



Sustainability Appraisal (SA) of the East Hampshire Site Allocations Plan



SA Report
April 2015

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URS Infrastructure and Environment UK Limited
 6-8 Greencoat Place
 London, SW1P 1PL
 Telephone: +44(0)20 7798 5000
 Fax: +44(0)20 7798 5001

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INTRODUCTION

1 BACKGROUND

1.1 Introduction

- 1.1.1 URS is commissioned to undertake Sustainability Appraisal (SA) in support of the emerging East Hampshire District Local Plan Part 2: Housing and Employment Allocations ('the Site Allocations Plan'). Once adopted, the Plan will allocate land for housing and employment around the District (within that part that falls outside of the South Downs National Park), in-line with the broad spatial approach prescribed by the adopted Joint Core Strategy.

2 SA EXPLAINED

- 2.1.1 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Local Plan is a legal requirement.¹

- 2.1.2 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.²

- 2.1.3 The Regulations require that a report - which for the purposes of SA is known as **the SA Report** - is published for consultation alongside the draft plan and then taken into account, alongside consultation responses, when finalising the plan.

- 2.1.4 Essentially, the SA Report must present information on the draft plan and reasonable alternatives. More specifically, the SA Report must answer **four questions**:

1. What's the scope of the SA?
2. What has Plan-making / SA involved up to this point?
 - There must have been at least one earlier plan-making / SA iteration. 'Reasonable alternatives' must have been appraised.
3. What are the appraisal findings at this current stage?
 - i.e. in relation to the draft plan.
4. What happens next?

- 2.1.5 These questions are derived from Schedule 2 of the Regulations, which presents 'the information to be provided within the report'. **Table 2.1** explains the links between the regulatory requirements and the four SA questions.

3 THIS SA REPORT

- 3.1.1 This document is the SA Report for the Site Allocations Plan and hence needs to answer all four of the questions listed above with a view to providing the information required by the Regulations.

Structure of the report

- 3.1.2 Each of the four questions is answered in turn.

N.B. This report is structured in the same way, and presents very similar information to, the Interim SA Report published alongside the plan consultation document in December 2014.

¹ Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that local planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012). The Town and Country Planning (Local Planning) (England) Regulations 2012 require that an SA Report is 'Published' alongside the 'Proposed Submission' plan document.

² Directive 2001/42/EC

Table 2.1: Questions to answer in the SA Report in order to meet Regulatory³ requirements

SA REPORT QUESTION		IN LINE WITH SCHEDULE II THE REPORT MUST INCLUDE...
What's the scope of the SA?	What's the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What's the sustainability 'context'?	<ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What's the sustainability 'baseline'?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues & objectives that should be a focus?	<ul style="list-style-type: none"> Key problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) appraisal
What has plan-making / SA involved up to this point?		<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives appraisal / a description of how environmental objectives and considerations are reflected in the draft plan.
What are the appraisal findings at this current stage?		<ul style="list-style-type: none"> The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan
What happens next?		<ul style="list-style-type: none"> A description of the monitoring measures envisaged

N.B. The right-hand column of Table 2.1 does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in **Appendix I** of this report.

³ Environmental Assessment of Plans and Programmes Regulations 2004

PART 1: WHAT'S THE SCOPE OF THE SA?

4 INTRODUCTION (TO PART 1)

4.1.1 The SA scope is introduced, in summary form, in this Part of the report. Further details regarding the SA scope can be found within the SA Scoping Report (2014).⁴

4.1.2 The SA scope is explained by 1) outlining the broad scope of the Local Plan; 2) presenting a review of the sustainability 'context' and 'baseline'; and 3) listing the key issues and objectives (as established through context/baseline review). As such -

Chapter 5 answers the question – *What's the Plan seeking to achieve?*

Chapter 6 answers the question – *What's the sustainability context?*

Chapter 7 answers the question – *What's the sustainability baseline?*

Chapter 8 answers the question – *What are the key issues / objectives that should be a particular focus of SA?*

4.2 Consultation on the scope

4.2.1 The Regulations require that: "*When deciding on the scope and level of detail of the information that must be included in the [SA] Report, the responsible authority shall consult the consultation bodies [who] by reason of their specific environmental responsibilities are likely to be concerned by the environmental effects of implementing plans*". In England, the consultation bodies are Natural England, the Environment Agency and English Heritage.⁵

4.2.2 As such, an SA Scoping Report was published for consultation in early 2014. Responses received have been taken into account, i.e. are reflected in the final version of the Report⁴ and are reflected in the summary of the SA scope presented in chapters 5 to 8 below. Interested parties are welcome to comment further on the SA scope at the current time.

⁴ Available at <http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Site+Allocations+Plan+Sustainability+Appraisal>

⁵ In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because '*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme*.'

5 WHAT IS THE PLAN SEEKING TO ACHIEVE?

The SA Report must include...

- An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes.

5.1.1 The adopted Local Plan: Joint Core Strategy (JCS) is the overarching planning policy document for the District. The JCS establishes a spatial vision and objectives (economic, social and environmental) and the amount, type and broad location of development needed to fulfil those objectives. The Site Allocations Plan will allocate specific sites suitable for development in order to meet the JCS's requirements for housing and employment and in so doing make a major contribution to delivering the objectives within the JCS.

5.1.2 The Site Allocations Plan will directly take forward JCS policies CP3: New Employment Provision and CP10: Spatial Strategy for Housing. Policy CP10 of the JCS sets an overall target of 10,060 new homes to be built over the plan period (up to 2028). The majority of that target is accounted for in existing planning permissions, existing undeveloped allocations from previous plans and from estimates of development on small sites (windfalls). The Site Allocations Plan will allocate sites to meet the residual requirement.

5.1.3 The Site Allocations Plan will cover the 43% of the District outside the South Downs National Park (SDNP). Within the SDNP the Park Authority is the Local Planning Authority and will be producing a separate Local Plan for the whole of the South Downs National Park.

5.1.4 It is also important to note that Whitehill & Bordon, the second largest town in the district and currently a base for the military who are in the process of relocating, is not a focus of the Site Allocations Plan. The town is identified in the JCS as a strategic allocation for up to 4,000 dwellings (2,725 over the Plan period to 2028), and this allocation is proceeding on the basis of policy guidance provided in the JCS, a masterplan and a series of planning applications.

5.1.5 The Site Allocations Plan will set out what type of development is supported at specific sites, thereby providing more certainty for local communities, landowners, developers and infrastructure providers; however, specific development proposals for the sites identified in the Plan will need to gain planning permission before development can take place.

Plan objectives

5.1.6 The objectives of the Site Allocations Plan are the same as those set out in section 3 of the adopted Local Plan: Joint Core Strategy.

5.2 What's the plan not seeking to achieve?

5.2.1 It is important to emphasise that the plan will be strategic in nature. Even the allocation of sites should be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the development management process). The strategic nature of the plan is reflected in the scope of the SA.

6 WHAT'S THE SUSTAINABILITY 'CONTEXT'?

The SA Report must include...

- The relevant sustainability objectives, established at international / national level; and
- Any existing sustainability problems / issues which are relevant to the plan including, in particular, those relating to any areas / populations etc. of particular importance.

6.1 Introduction

6.1.1 An important step when seeking to establish the appropriate scope of an SA involves reviewing sustainability context messages in relation to broad problems / issues and objectives. A context review has been undertaken, and key outcome messages are summarised below. More information can be found, fully referenced, in the Scoping Report.⁴

N.B. This context review is **unchanged** from the 2014 Interim SA Report.

6.2 Biodiversity

The National Planning Policy Framework (NPPF)

6.2.1 Key messages include -

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.
- Protect internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.
- Promote the 'preservation, restoration and recreation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.
- Account for the long-term effects of climate change. Adopt proactive strategies to adaptation and manage risks through measures including multifunctional green infrastructure.
- Encourage the effective use of land through the reuse of land which has been previously developed, provided that this is not of high environmental value.

East Hampshire District specific context

6.2.2 The East Hampshire **Biodiversity Action Plan** (BAP) provides a vision and a framework for future action to preserve and enhance biodiversity in the District. It has a two-tier system for action: District-wide and specific, area-based actions. These projects do not exclusively cover the sites with maximum biodiversity; many projects will relate to the wider countryside around these sites. It notes that supporting biodiversity effectively requires long term vision.⁶

6.2.3 The East Hampshire **Green Infrastructure Strategy** assesses the existing green infrastructure of the district, identifies where there are gaps in its provision and explores opportunities to improve the green infrastructure network. Key conclusions include:⁷

- East Hampshire's GI is valuable, but is increasingly coming under pressure.
- Strategic improvements can be made in areas of deficit, delivering multiple benefits.
- Opportunities exist for working cross-boundary, through existing or new partnerships.

⁶ EHDC (2009) Biodiversity Action Plan for East Hampshire [online] available at:

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/FormsbyName/76450F7388583B8F8025758A003D0126/\\$File/BAP+2009.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/FormsbyName/76450F7388583B8F8025758A003D0126/$File/BAP+2009.pdf) (accessed 11/2014)

⁷ EHDC (2011) Green Infrastructure Strategy 2011 – 2028, Part 1 - Main Strategy [online] available at:

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/B3C9B34103B2058E80257BB900384963/\\$File/Part+1+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2028.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/B3C9B34103B2058E80257BB900384963/$File/Part+1+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2028.pdf) (accessed 11/2014)

6.3 Climate change mitigation

The NPPF

6.3.1 Key messages include -

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.
- There is a key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 2008⁸. Specifically, planning policy should support the move to a low carbon future through:
 - planning for new development in locations and ways which reduce GHG emissions;
 - actively supporting energy efficiency improvements to existing buildings;
 - setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
 - positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
 - encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

Hampshire County specific context

6.3.2 As a partner in the European Spatial Planning: Adapting to Climate Events Project, Hampshire County Council commissioned a **Response to climate change** study which looked to further understanding of how local authorities can bring about the changes necessary to meet the challenges posed by climate change. This report concludes that the development of 'resilient and creative communities and services that can flourish in a significantly carbon-constrained world (i.e. with 20% or less of current levels of carbon emissions)' is a priority.⁹

6.3.3 The Hampshire County Council **Local Transport Plan 2011-2031** sets out a long term (20 year) vision for how to improve the transport network of Hampshire. The overall aim of the plan is to provide safe, efficient and reliable ways to get around a prospering and sustainable Hampshire. The report notes the council's commitment to reducing carbon emissions and other negative impacts from transport, with this requiring improved local travel options, so that public transport, walking and cycling, can provide viable, attractive alternatives to the car.¹⁰

6.4 Community and wellbeing

The NPPF

6.4.1 Key messages include -

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.
- Facilitate social interaction and creating healthy, inclusive communities'.
- Promote retention and development of community services / facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

⁸ The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline.

⁹ Hampshire County Council (2007) Hampshire's response to climate change; in search of an agile strategy and an achievable action plan [online] available at: <http://www.espace-project.org/part1/publications/reading/HCC Hampshire's Response to Climate Change.pdf> (accessed 11/2014)

¹⁰ Hampshire County Council (2012) Local Transport Plan [online] available at: <http://www3.hants.gov.uk/transport/local-transport-plan.htm> [accessed 11/2014]

- Set strategic policy to deliver the provision of health facilities.
- Sufficient choice of school places is of 'great importance' and there is a need to take a 'proactive, positive and collaborative approach'.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the local 'individuality'.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- Prevent new or existing development from being 'adversely affected' by soil pollution or land instability and be willing to remediate and mitigate 'where appropriate'.

Hampshire County and East Hampshire District specific context

- 6.4.2 The **Hampshire Sustainable Community Strategy** identifies a number of quality of life issues and long term ambitions to achieve the vision that 'Hampshire continues to prosper, providing greater opportunity for all without risking the environment'. The **East Hampshire Sustainable Community Strategy 2008-26**¹¹ seeks to implement the Hampshire strategy at the local level, taking into account local needs and aspirations. The Strategy sets out a detailed list of 'priority outcomes' that are to be achieved by 2026. These outcomes are listed under the three themes of 'safe and strong communities', 'economic prosperity and lifelong learning', and 'environment, infrastructure and transport'.

6.5 Economy and employment

The NPPF

- 6.5.1 Key messages include -
- The planning system can make a contribution to building a strong, responsive economy by 'ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure'.
 - Capitalise on 'inherent strengths', and meet the 'twin challenges of global competition and of a low carbon future'.
 - Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.
 - Support competitive town centre environments, including where there are active markets. Edge of town developments should only be considered where they have good access and there will not be detrimental impact to town centre viability in the long term.

Hampshire County specific context

- 6.5.2 The **Hampshire Economic Assessment** provides a comprehensive analysis of local economic conditions in order to enable the County Council and many other economic development organisations in the area to support economic prosperity. Whilst the study takes the form of an assessment, not a strategy, it sets out six indicative priorities for the county:¹²
- Nurturing an innovative, entrepreneurial and globally competitive knowledge-based economy;

¹¹ East Hampshire Community Partnership (2008) East Hampshire Sustainable Community Strategy [online] available at: http://www.easthampshirecommunitypartnership.org/images/stories/Community_Strategy_2008_-_2026.pdf [accessed 11/2014]

¹² Hampshire County Council (2011) Hampshire Economic Assessment - Executive Summary [online] available at: http://www3.hants.gov.uk/hea_executive_summary_2011.pdf (accessed 11/2014)

- Investing in the skills of the current and future workforce;
- Investing in key infrastructure, recognising that new resourcing solutions will need to be found;
- Addressing persistent worklessness, improving economic participation (particularly among young people), and encouraging greater attainment;
- Defining – and investing in – key economic roles for cities and towns within the Hampshire Economic Area; and
- Realising economic potential from the Hampshire Economic Area’s locational and environmental assets, and the quality of life they provide.

6.5.3 The **PUSH South Hampshire Strategy** provides the framework to inform regional planning under the ‘duty to cooperate’ given the revocation of the South East Plan. It is not a statutory plan but rather a jointly-agreed strategy for the region. Provision for the region between 2011 and 2026 is for 580,000m² of net additional floorspace, 550,000m² of net additional manufacturing and distribution space, and 55,600 net additional dwellings. The majority of this development will be located in the cities of Portsmouth and Southampton, and the Fareham Development Area. The relevant figures for East Hampshire are for 3,000m² of offices, 1,000m² of manufacturing and distribution and 1,050 net additional homes.¹³

6.6 Heritage

The NPPF

6.6.1 Key messages include -

- Set strategic policy to deliver conservation and enhancement of the natural and historic environment, including landscape.
- Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk.
- Look for opportunities within Conservation Areas, and within the settings of heritage assets, to enhance or better reveal their significance.

6.7 Housing

The NPPF

6.7.1 Key messages include -

- To ‘boost significantly the supply of housing’, local planning authorities should meet the ‘full, objectively assessed need for market and affordable housing’ in their area.
- Plans for housing mix should be based upon ‘current and future demographic trends, market trends and the needs of different groups in the community’.
- With a view to creating ‘sustainable, inclusive and mixed communities’ authorities should ensure provision of affordable housing onsite or externally where robustly justified.

¹³ Partnership for Urban South Hampshire (2012) South Hampshire Strategy [online] available at: http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm (accessed 11/2014)

- Design should reinforce local distinctiveness and address the connections between people and place. Development should improve the quality of the area over its lifetime, not just in the short term.
- Larger developments are sometimes the best means of achieving a supply of new homes.

6.8 Landscape and townscape

The NPPF

6.8.1 Key messages include -

- Set strategic policy to deliver conservation and enhancement of the natural and historic environment, including landscape.
- Protect and enhance valued landscapes. Give particular weight to conserving scenic beauty.

Hampshire County and East Hampshire District specific context

6.8.2 The Hampshire **Landscape Strategy** is a strategic land management plan aimed at those who are directly or indirectly involved in shaping the Hampshire landscape in the future. The report provides a comprehensive framework for other strategies and plans and is intended to provide a focus for harnessing and directing the environmental actions, advice and policies of numerous organisations. The strategy sets out a series of main aims to enhance the character, quality and diversity of the landscape of the county. These include:¹⁴

- Landscape character and diversity: To maintain and enhance the overall quality and diversity of landscape character across the whole county the distinctive sense of place and individual identity of each particular area; and
- Development: Ensure that new development respects and where practicable contributes towards enhancing the character and local sense of place of the landscape scarce and irreplaceable landscapes are recognised and respected when development proposals are being considered.

6.8.3 The East Hampshire **Green Infrastructure Strategy** notes that the districts landscape character is important in helping to define the 'sense of place' of parts of the district, and that this landscape is changing. The strategy highlights the opportunities that exist to strengthen the distinctive and varied character of the districts landscape including:¹⁵

- Protecting the gaps between settlements;
- Enhance the rural setting of small towns and villages;
- Preserving areas of tranquility; and
- Addressing poor landscape quality.

¹⁴ Hampshire County Council – The Hampshire Landscape: a Strategy for the Future [online] available at: <http://www3.hants.gov.uk/hampshire-landscape-strategy-complete.pdf> (accessed 11/2014)

¹⁵ EHDC (2011) Green Infrastructure Strategy 2011 – 2028, Part 1 - Main Strategy [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/B3C9B34103B2058E80257BB900384963/\\$File/Part+1+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2028.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/B3C9B34103B2058E80257BB900384963/$File/Part+1+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2028.pdf) (accessed 11/2014)

6.9 Water and flood risk

The NPPF

6.9.1 Key messages include -

- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply and wastewater.
- Take account of the effects of climate change in the long term, including factors such as 'flood risk, coastal change, water supply and changes to biodiversity and landscape'. Planning authorities are encouraged to 'adopt proactive strategies' to adaptation.
- Development should be directed away from areas at highest risk from flooding, and should "not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding". Where development is necessary, it should be made safe without increasing risk elsewhere.
- Use opportunities offered by new development to reduce the causes and impacts of flooding.
- Safeguard land from development that is required for current and future flood management
- Encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions, such as flood risk mitigation.

East Hampshire District specific context

6.9.2 East Hampshire contains three river catchments which have their own **Catchment Flood Management Plans**.¹⁶ The CFMPs give an overview of flood risk across the catchment, and recommends ways of managing those risks both immediately and over the next 50-100 years. The CFMP identifies flood risk management policies to assist all key decision makers in the catchment. Priorities across the three CFMPs are to use natural processes to address flood risk where possible.

6.9.3 The East Hampshire **Strategic Flood Risk Assessment** provides policy recommendations and guidance on the means of addressing flood risk in the district through the plan-making process. The key messages from this document include the following:¹⁷

- The floodplain is one of the most important measures against flood risk, and should be protected and, where possible, increased;
- Flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk; and
- In exceptional circumstances, where development is necessary in areas of flood risk, it should be made safe without increasing the risk elsewhere and, where possible, should reduce the overall flood risk.

6.9.4 The assessment also points to the importance of adopting SuDS approach to the management of flood risk. It notes that large increases in impermeable areas can result in significant increases in surface runoff volumes and peak flows and could increase flood risk without the appropriate use of SuDs techniques. The importance of adopting such techniques may also apply to developments which are at low risk of flooding themselves, such as those in Flood Zone 1 that are without localised flooding. This is due to the risk of increase the risk of flooding elsewhere, particularly downstream of the areas discharge.

¹⁶ Environment Agency (2009) Catchment Flood Management Plans [online] available at: <http://www.environment-agency.gov.uk/research/planning/127387.aspx> (accessed 11/2014)

¹⁷ EHDC (2008) Strategic Flood Risk Assessment for Local Development Framework [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/5BE6D7E0D55C07E98025798E004AB6C9/\\$File/StrategicFloodRiskAssessment.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/5BE6D7E0D55C07E98025798E004AB6C9/$File/StrategicFloodRiskAssessment.pdf) (accessed 11/2014)

7 WHAT'S THE SUSTAINABILITY 'BASELINE'?

The SA Report must include...

- The relevant aspects of the current state of the sustainability baseline and the likely evolution thereof without implementation of the plan;
- The characteristics of areas / populations etc. likely to be significantly affected; and
- Any existing sustainability problems / issues which are relevant to the plan including, in particular, those relating to any areas / populations etc. of particular importance.

7.1 Introduction

7.1.1 The baseline review is about expanding on the consideration of problems/issues identified through context review so that they are locally specific. Once the baseline has been established it can be used a 'benchmark' for predicting/evaluating significant effects (associated with site options / alternatives / the draft plan). A baseline review has been undertaken, and key outcome messages are summarised below. More information can be found, fully referenced, in the Scoping Report.⁴

N.B. This baseline review is **unchanged** from the 2014 Interim SA Report.

7.2 Biodiversity

7.2.1 East Hampshire is one of the most diverse areas in the County for wildlife and habitat, with this diversity resulting from the area's complex geology. Some of these habitats and the species they support are extremely rare and represent significant strongholds in Britain and Europe. Land use pressures such as urban growth, agricultural intensification and forestry have had great impact upon the biodiversity of Hampshire over the last century.¹⁸

7.2.2 In East Hampshire, the most important habitats for biodiversity are heathland, ancient and semi-natural woodland on chalk and upper greensand, unimproved chalk grassland and the Rother, Wey and Meon River systems. Many areas in the district contain habitats which are protected under various designations.¹⁸ The table below indicates the key considerations related to East Hampshire that potential development could impact upon. Many of the protected sites in the District are regarded as being fragmented, with poor connectivity of habitats in certain locations, particularly between urban and rural areas. Despite an abundance of woodland in the District, more trees are required within settlements, especially along road corridors and in urban areas.

Table 7.1: Areas designated for biodiversity in East Hampshire

Designation	Presence in East Hampshire (inc. SDNPA area)
Special Areas for Conservation	The East Hampshire Hangers SAC (comprised of seven Sites of Special Scientific Interest) feature rare European woodland habitats.
Special Protection Areas	The Wealden Heaths Phase II SPA is internationally recognised for supporting significant populations of birds associated with lowland heathland habitat. Also, the south of the district there is a need to give consideration to the proximity of any development to the coastal 'Natura 2000' sites.
Sites of Special Scientific Interest	The District's SSSIs cover around 5% of its area, totalling 2666 hectares, with Woolmer Forest accounting for 1293 hectares
National Nature Reserves	These sites represent some of the most important SSSIs in the country, and in East Hampshire include Butser Hill and the Ashford Hangers.

¹⁸ EHDC (2009) Biodiversity Action Plan for East Hampshire [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/\\$File/BAP+2009.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/$File/BAP+2009.pdf) (accessed 11/2014)

Designation	Presence in East Hampshire (inc. SDNPA area)
Local Nature Reserves	There are a number of LNRs in the District, including Buriton Chalk Pit.
Sites of Importance for Nature Conservation	The District has a total of 555 SINC's wholly or partly within the district, covering an area of over 6000 ha.
Tree Preservation Orders	Almost 900 TPOs have been made to protect important trees

7.3 Climate change mitigation

- 7.3.1 The general affluence and rural nature of East Hampshire means that its ecological footprint is high.¹⁹ East Hampshire residents are the highest consumers of energy in Hampshire, with a similar pattern observed for water and raw materials.²⁰ In 2010/11 East Hampshire recycled 37% of household waste, less than the national average of 41%.²¹
- 7.3.1 Total CO₂ emissions per capita have fallen from 8.0 tonnes in 2005 to 6.6 tonnes by 2011. This decline can be broken down as follows: transport emissions have fallen by 0.5 tonnes, domestic emission by 0.5 tonnes and industrial and commercial emissions by 0.4 tonnes. Total emissions per capita are above the average of the County as a whole (5.7 tonnes) and far above the 2011 average for England (4.6 tonnes). Due to the rural nature of the district transport is one of the major producers of CO₂ emissions.²²
- 7.3.2 According to 2011 statistics, more people drive a car or van to work in East Hampshire (67.7%) than the regional (60.8%) or national (57.0%) average. Only 1.4% of people travel to work via bus, minibus or coach in comparison to the South East average of 4.5% and English average of 7.5%. Only 2% travel by bicycle and 9% walk. This compares to 3% cycling and 11% walking at the regional level and national levels.²³
- 7.3.3 Traffic in Hampshire has been growing at a rate of 2% per year and 1% on motorways and trunk roads, but the recession has stopped this growth and in 2008 traffic flow dropped by around 1%.²⁴ However, it is predicted that the designation of the SDNP will result in increased levels of visitor traffic.²⁵ In addition, services are increasingly becoming 'centralised' in the larger urban centres, which could encourage travel and reduce accessibility to facilities.²⁴ The County Council expects the private car to remain the dominant form of transport across most of the county.²⁶

¹⁹ DECC (2010) Local and Regional CO₂ dataset – Per Capita Emissions [online] available at

http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/gg_emissions/laco2/laco2.aspx (accessed 11/2014)

²⁰ East Hampshire Community Partnership (2008) East Hampshire Sustainable Community Strategy [online] available at:

http://www.easthampshirecommunitypartnership.org/images/stories/Community_Strategy_2008_-_2026.pdf (accessed 11/2015)

²¹ Guardian (2011) Recycling rates in England: how does your town compare? [online] available at:

<http://www.theguardian.com/news/datablog/2011/nov/04/recycling-rates-england-data> (accessed 11/2014)

²² Ricardo-AEA (2013) Local and Regional CO₂ Emissions Estimates for 2005-2011 [online] available at:

<https://www.gov.uk/government/publications/local-authority-emissions-estimates> (accessed 11/14)

²³ ONS - Neighbourhood Statistics: Method of Travel to Work, 2011 [online] available at:

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275086&c=east+hampshire&d=13&e=61&q=6428924&i=1001x1003x1032x1004&o=1&m=0&r=1&s=1400077378914&enc=1&dsFamilyId=2567> (accessed 11/2014)

²⁴ East Hampshire Community Partnership (2008) East Hampshire Sustainable Community Strategy [online] available at:

http://www.easthampshirecommunitypartnership.org/images/stories/Community_Strategy_2008_-_2026.pdf (accessed 11/2014)

²⁵ SDNPA (2012) State of the National park 2012 [online] available at: <http://snpr.southdowns.gov.uk/files/default.html> (accessed 11/2014)

²⁶ Hampshire County Council (2012) Local Transport Plan [online] available at: <http://www3.hants.gov.uk/transport/local-transport-plan.htm> (accessed 11/2014)

7.4 Community and well-being

- 7.4.1 The 2011 Census shows that East Hampshire has a population of 115,608.²⁷ This gives a population density of 2.2 persons per hectare; well below the South East and English averages (4.5 and 4.1 respectively). According to ONS census 2010-based sub-national population projections, the population is projected to increase by 11,706 people over the period 2011 to 2028.²⁸
- 7.4.2 A high proportion of the population is over 45 years of age and the population is older and less ethnically diverse than regional and national averages. Between 2001 and 2011 the population aged 65+ increased by 38.2% in Rowlands Castle; 27% in Alton; and 19.9% in Horndean. Of the Hampshire population, 18.5% is aged 65+ compared to 17.2% regionally and 16.3% nationally. Around 28.8% of Hampshire's population will be aged 65+ in 2021, above regional (25.8%) and national averages (24.3%).²⁹
- 7.4.3 East Hampshire is one of the least deprived districts in Hampshire and indeed in England. It is ranked 332 out of 354 districts (354 being the least deprived); however, there are inequalities across the district.³⁰ Relative deprivation is found in the vicinity of Alton and Bordon.
- 7.4.4 The health of people in East Hampshire is considered to be generally better than the England average, with life expectancy in the district comparing favourably with national and regional averages.³¹ Despite the generally good health of the district's residents, males in the most deprived areas are estimated to die 4.1 years younger than those in the least deprived areas (1.6 years for females). The rate of road injuries and deaths is also worse than the England average. In terms of childhood obesity, in 15.6% of Year 6 children are classified as obese, better than the average for England.
- 7.4.5 The 2011 Census found that 6.4% of the East Hampshire population had a long term health problem or disability which limited day-to-day activities a lot, with an additional 8.5% reporting a long term health problem or disability which limited day-to-day activities a little.³² Correlated (to some degree) with the 'ageing population' trend is a trend that shows an increasing number of people identifying day-to-day activities being limited by health/disability. According to the 2011 Census, between 2001 and 2011 the percentage of the population identifying day-to-day activities being limited by health/disability increased by 16.8% in Rowlands Castle; 16.6% in Alton; and 13.6% in Horndean.³¹
- 7.4.6 Some locations in the district with identified issues relating to an ageing population and/or a high prevalence of health/disability issues also have an identified shortfall in terms of the community infrastructure need to support such a population.³³ In particular:
- Clanfield is known to have no care home provision; and
 - Horndean is known to be somewhat constrained in terms of access to health facilities.

²⁷ Office for National Statistics – Neighbourhood Statistics [online] available at: <http://www.neighbourhood.statistics.gov.uk/dissemination>

²⁸ EHDC and SDNPA (2013) East Hampshire SHMA and Local Housing Requirements Study [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/\\$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf) (accessed 11/2014)

²⁹ NHS Hampshire & Hampshire County Council (2012) Joint Strategic Needs Assessments [online] available at: <http://www3.hants.gov.uk/factsandfigures/jsna.htm> (accessed 11/2014)

³⁰ Office for National Statistics – Neighbourhood Statistics [online] available at: <http://www.neighbourhood.statistics.gov.uk/dissemination>

³¹ Office for National Statistics, Neighbourhood Statistics – Life Expectancy at Birth (January 2007 – December 2009) www.statistics.gov.uk (accessed 11/2014)

³² EHDC and SDNPA (2013) East Hampshire Strategic Housing Market Assessment and Local Housing Requirements Study [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/\\$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf) (accessed 11/2014)

³³ 'Settlement profiles' prepared by East Hampshire District Council

- 7.4.7 Whilst issues around access to health facilities for those that have particular needs (i.e. the elderly and the disabled) are discussed above, there is also a need to consider issues relating to access to service and facilities more generally. The baseline situation is one whereby 'access' varies considerably across the district.³³
- Alton has limited schools / college capacity, i.e. significant development would give rise to a need for expansion. The same can also be said for health facilities. There is also limited capacity in terms of sports facilities.
 - Horndean is known to be 'all-round' constrained in terms of community infrastructure, i.e. in terms of education, health, and leisure.
 - Bohunt School, Liphook, is full and forecasted to remain so. This has a bearing on the potential for housing growth at Liphook.
 - At Liphook there is also a deficit in parks and sports facilities.
 - In Four Marks it is known that the high levels of development in the past have not been matched by improvements to facilities, resulting in a deficit in play areas, parks and recreation grounds.
 - At Clanfield, there is a deficit in community facilities, however new development at Green Lane provides a new community building and sports facility.
- 7.4.8 Whilst the level of access to health facilities in the district's main settlements is mixed, East Hampshire has generally good provision of parks, recreation ground and open spaces, although there is an under provision of children and young people's play spaces and allotments. There is also an existing shortfall for most forms of leisure provision.³⁴

7.5 Economy and employment

Economy

- 7.5.1 When compared with the South East region, East Hampshire has levels of economic activity which are above average, a low rate of unemployment and high levels of business start-ups, although there is a tendency for such start-up companies to remain relatively small. In terms of challenges, poor transport and infrastructure are considered to present barriers to services in some rural parts, whilst long term unemployment and worklessness remain an issue in pockets of deprivation across the district.³⁵
- 7.5.2 The economy is dominated by the A3 corridor, with the central and southern parts looking to the urban areas of the south Hampshire coast, for both major employers and services, and the north of the district looks towards the Blackwater Valley/Western Corridor (M3/M4 areas). The construction of the new Hindhead Tunnel in 2011 is considered likely to create new opportunities, particularly in the north of the district.³⁶
- 7.5.3 The district's industrial base is mainly engineering, financial services, information technology and business services. Industrial employment land use is mainly based in Alton and around Whitehill & Bordon. However, there has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining and office space buildings are

³⁴ EHDC (2008) Open Space, Sports and Recreation Study [online] available at:

[http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/0/16353304F0A8B1C580257991004F7ED7/\\$File/Part+1+Main+Report.pdf](http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/0/16353304F0A8B1C580257991004F7ED7/$File/Part+1+Main+Report.pdf) [accessed 11/2014]

³⁵ EHDC & SDNPA (2013) East Hampshire Strategic Housing Market Assessment and Local Housing Requirements Study [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/\\$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf) (accessed 11/2014)

³⁶ East Hampshire Community Partnership (2008) East Hampshire Sustainable Community Strategy [online] available at: http://www.easthampshirecommunitypartnership.org/images/stories/Community_Strategy_2008_-_2026.pdf (accessed 11/2014)

mainly second hand, older buildings.³⁷ Generally the lowest quality employment sites tend to be located in isolated rural locations and the best in the main towns such as Alton.³⁸ Horndean is considered a good employment location due the good access from the A3 and general good quality of existing sites.³⁹

- 7.5.4 The number of large firms (50+ employees) in a local economy is often a key factor contributing to an area's competitiveness. In 2008, East Hampshire had a low proportion (1.7%) of such firms, employing 43.1% of all employees. This is below the national (3.4% of all firms, 55.1% of employees) and regional levels (3.0% of all firms, 51.3% of employees).⁴⁰

Employment

- 7.5.5 In 2012/2013, levels of economic activity (84.7%) in the district were higher than those in the South East (80.0%) and Great Britain (77.4%). The district performs favourably in terms of the percentage of working age residents who are unemployed (4.4%), which is better than both the South East (5.7%) and Great Britain (7.5%).⁴¹
- 7.5.6 Employment in East Hampshire grew 26% during 1996 -2009, with an average annual rate of growth of 1.84% compared with a South East average of 1%.⁴² Latest forecasts of job growth for East Hampshire over the period to 2028 suggest an annual average of 406 jobs over the period 2011-2028, leading to overall growth of 6,910 jobs. This rate is considerably lower than 890 jobs per annum rate of growth achieved in the district over the period 1997-2011, with this trend reflecting the post-recession economic climate.⁴³
- 7.5.7 The number of people aged between 16 and 64 has been falling in the district over the past ten years. In 2004 63.2% of the population was in this age range, but by 2012 this had fallen to 61.2%. This is quicker than both regional and national rates of decline.⁴⁴
- 7.5.8 In terms of educational attainment, data for 2013 reveals that 60.1% of the population East Hampshire has an NVQ level 3 or above, with this being above regional (59.3%) and national levels (55.8%). However, 35.3% of the population has a NVQ level 4, which is below the figure for the South East of 38.3%. The percentage of district residents with no qualifications (7.1%) also above the regional level (6.5%), but far below the national level (9.3%).⁴⁴
- 7.5.9 In 2012, gross average weekly earnings (£600) of full time workers in the district were higher than average for the South East (£559) and Great Britain (£518).⁴⁵ There is a locally recognised economic out migration to better paid jobs.⁴⁶

³⁷ Roger Tym and Partners (2008) Assessment of Employment Needs and Floorspace Requirements [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/93F295FEB3409FED802579870040400E/\\$File/Employment+Needs+Study+May+08.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/93F295FEB3409FED802579870040400E/$File/Employment+Needs+Study+May+08.pdf) (accessed 11/2014)

³⁸ EHDC and SDNPA (2012) Employment Land Review - September 2012 Update [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/5B22703B2526FB6B80257A800048429A/\\$File/CD11+E14+Employment+Land+Review+Assessment+of+Potential+Sites+September+2012+update.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/5B22703B2526FB6B80257A800048429A/$File/CD11+E14+Employment+Land+Review+Assessment+of+Potential+Sites+September+2012+update.pdf) (accessed 11/2014)

³⁹ Partnership for Urban South Hampshire (2012) South Hampshire Strategy [online] available at: http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm (accessed 11/2014)

⁴⁰ Hampshire County Council (2011) A Profile of Hampshire 2011 [online] available at: http://www3.hants.gov.uk/profile_of_hampshire_2011_final_version.pdf?bcsi_scan_AB11CAA0E2721250=0&bcsi_scan_filename=profile_of_hampshire_2011_final_version.pdf (accessed 11/2014)

⁴¹ Nomis – Labour Market Profile: East Hampshire [online] available at: <http://www.nomisweb.co.uk/reports/lmp/la/1946157301/report.aspx> (accessed 11/2014)

⁴² East Hampshire District Council (2011) Local Housing Requirements Study [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/26170015D4A6E77D8025798E003DB21B/\\$File/12701+EHDC+Local+Housing+Requirements+Study+FINAL+Re-issue+18-07-11.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/26170015D4A6E77D8025798E003DB21B/$File/12701+EHDC+Local+Housing+Requirements+Study+FINAL+Re-issue+18-07-11.pdf) (accessed 11/2014)

⁴³ EHDC and SDNPA (2013) East Hampshire Strategic Housing Market Assessment and Local Housing Requirements Study [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/\\$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf)

⁴⁴ Nomis – Labour Market Profile: East Hampshire [online] available at: <http://www.nomisweb.co.uk/reports/lmp/la/1946157301/report.aspx> (accessed 11/2014)

⁴⁵ Nomis – Labour Market Profile: East Hampshire [online] available at: <http://www.nomisweb.co.uk/reports/lmp/la/1946157301/report.aspx> (accessed 11/2014)

⁴⁶ Source: 2001 Census available at <http://www.neighbourhood.statistics.gov.uk/dissemination> (accessed 11/2014)

7.6 Heritage

- 7.6.1 There are over 1,342 statutory listed buildings in the whole of the district including 16 Grade I buildings and 71 Grade II* buildings.⁴⁷ There are 43 designated Conservation Areas in East Hampshire.⁴⁸ The number of historic buildings at risk within the district has risen from 34 in 2011/12 to 36 in 2012/13, whilst the English Heritage, 'Heritage at Risk Register' indicates that there are ten Scheduled Monuments and five Buildings with innate heritage value 'at Risk' in the district.^{49 50}
- 7.6.2 It is important to consider that the historic environment includes not only those areas and buildings with statutory protection, but also those which are locally distinctive, valued and important. Non-designated features of local historic or architectural interest and value can contribute to creating a sense of place and local identity.⁵¹ Such non-designated assets include Scheduled Ancient Monuments, of which there are 161 in East Hampshire; and the eight Registered Park or Garden's located in the district.⁵²
- 7.6.3 Focusing on the settlements with the potential to receive significant growth, it is notable that Conservation Areas are found in most. It is notable that:⁵³
- Clanfield and Four Marks lack a Conservation Area, although Clanfield does include a cluster of listed buildings and the nearby village of Catherington is designated as a Conservation Area;
 - The Conservation Area within Horndean is located very much at the edge of the settlement (to the east of the A3); and
 - Four separate Conservation Areas fall within the settlement boundary of Alton.
 - In terms of Historic Gardens, there is a cluster of five located close to the eastern edge of Horndean (to the east of the A3); and several gardens are found around or in close proximity to Liphook.

7.7 Housing

- 7.7.1 The average house price in East Hampshire is high when compared to county and regional averages. As of April to June 2013, an average home in East Hampshire cost £324,324. This is higher than the county (£269,801) and regional average (£281,148).⁵⁴ The house price to income ratio (annual average gross pay of resident workers) has increased from five times salary in 1997 to more than eleven times in 2013. As a result, those on low incomes are often unable to afford to buy their own homes.⁵⁵

⁴⁷ East Hampshire District Council – Heritage: Listed Buildings [online] available at:

<http://www.easthants.gov.uk/ehdc/HeritageWeb.nsf/webpages/Listed+Buildings> (accessed 11/2014)

⁴⁸ East Hampshire District Council – Heritage: Conservation Areas [online] available at:

<http://www.easthants.gov.uk/ehdc/HeritageWeb.nsf/webpages/Conservation+Areas> (accessed 11/2014)

⁴⁹ East Hampshire District Council (2013) Annual Monitoring Report [online] available at:

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/\\$File/BAP+2009.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/$File/BAP+2009.pdf) (accessed 11/2014)

⁵⁰ English Heritage – Heritage at Risk Register [online] available at: [http://risk.english-](http://risk.english-heritage.org.uk/register.aspx?rs=1&rt=0&pn=1&st=a&di=East+Hampshire&ctype=all&crit=)

[heritage.org.uk/register.aspx?rs=1&rt=0&pn=1&st=a&di=East+Hampshire&ctype=all&crit=](http://risk.english-heritage.org.uk/register.aspx?rs=1&rt=0&pn=1&st=a&di=East+Hampshire&ctype=all&crit=) (accessed 11/2014)

⁵¹ English Heritage (2013) Personal communication

⁵² Hampshire County Council (2013) Archaeology and Historic Buildings Record Search [online] available at:

<http://historicenvironment.hants.gov.uk/ahbsearch.aspx> (accessed 11/2014)

⁵³ 'Settlement profiles' prepared by East Hampshire District Council

⁵⁴ BBC (2013) UK house prices: April to June 2013 [online] available at:

http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/regions/html/region9.stm (accessed 11/2014)

⁵⁵ Department for Communities and Local Government - Live tables on housing market and house prices: ratio of median house price to median earnings by district, from 1997 [online] available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices> (accessed 11/2014)

- 7.7.2 The number of dwellings per annum (dpa) completed in the district rose from 280 in 2006 to 580 during 2008/09. However, in the following year numbers fell to 266 dpa, although have recovered year on year since then. An increase in demand for housing is occurring as a result of population growth and a trend towards smaller households. The housing requirement in the adopted Joint Core Strategy for the district is of 10,060 dwellings, or 592 dpa between 2011 and 2028. For the East Hampshire area outside the SDNP, this equates to 492 dpa.
- 7.7.3 Data from January 2013 reveals that 1,837 households were on the housing waiting list in the priority band of 1 to 4. Households in this band have a clear priority need, or find that they are unable to meet their needs within the market on the basis of their income. Most of those households identified as being in housing need require one (53.4%) or two bedroom properties (31.5%).⁵⁶ However, it is considered important to secure a proportion of larger homes through new development in order to create a chain of lettings, so providing the opportunity for those occupying smaller properties move up the ladder.⁵⁷
- 7.7.4 On the basis of current population trends, the district will have an increasingly aged population in future with implications for the type of housing that will be needed. At present the number of elderly households (where all members are aged 65 or more) is 11,381 or 24.1% of all households. It was estimated that the number of such households increased by around 7,629 over the period 2011-2013. This represents more than 90% of expected net household growth. There is an increasing need for specialist housing provision for the elderly population.
- 7.7.5 As of 2013 the area of East Hampshire outside of the SDNP contained 25 permanent pitches for Gypsies and Traveller's, with a current notional need for an additional need for 2.5 pitches. Including this current level of need the Hampshire Traveller Assessment identifies that an additional 22 pitches will be needed in the area by 2027.⁵⁸

7.8 Landscape and townscape

- 7.8.1 East Hampshire is considered to have a uniquely complex geology and is influenced by two climatic zones, so resulting in a varied landscape. The district's landscape is characterised by two distinct geological formations: the chalk uplands and the Wealden lowlands.⁵⁹ The majority of the land in the district is best quality grade 1-3. The best land tends to be found to the west and north of the district, with a large proportion of non-agricultural land to the east due to the presence of important nature conservation areas.
- 7.8.2 Approximately 57% of the district lies within the South Downs National Park, reflecting the exceptional national quality of the natural and cultural landscape of this area.⁶⁰ As a whole, the National Park is regarded as having a rich and complex landscape character which features significant local variation and contrast.⁶¹ Although the Site Allocations Plan is not focused on the National Park, cross boundary effects are an important consideration.

⁵⁶ EHDC and SDNPA (2013) East Hampshire SHMA and Local Housing Requirements Study [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/\\$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/529C08EAA71C2B6380257BF10034B2F6/$File/12701+-+East+Hampshire+Strategic+Housing+Market+Assessment+-+Update+Version+-+August+2013+Final+-+06-09-13.pdf) (accessed 11/2014)

⁵⁷ Joseph Rowntree Foundation (2013) International Review of Land Supply and Planning Systems [online] available at: <http://www.jrf.org.uk/sites/files/jrf/land-supply-planning-full.pdf> (accessed 11/2014)

⁵⁸ Forest Bus (2013) Hampshire Traveller Assessment 2013 [online] available at: <http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Gypsy+and+Travellers+Assessment+2013> (accessed 11/2014)

⁵⁹ EHDC (2009) Biodiversity Action Plan for East Hampshire [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/\\$File/BAP+2009.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/$File/BAP+2009.pdf) (accessed 11/2014)

⁶⁰ East Hampshire District Council (2011) Green Infrastructure Strategy 2011 – 2028, Part 1 - Main Strategy [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/B3C9B34103B2058E80257BB900384963/\\$File/Part+1+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2028.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/B3C9B34103B2058E80257BB900384963/$File/Part+1+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2028.pdf) (accessed 11/2014)

⁶¹ SDNPA (2012) State of the National park 2012 [online] available at: <http://snpr.southdowns.gov.uk/files/default.html> (accessed 11/2014)

7.9 Water and flood risk

- 7.9.1 There are two main rivers in East Hampshire – the Slea and Wey – as well as a number of streams, brooks and ditches. The watercourses within the Wey catchment are moderate or poor ecological quality due to pollution, high phosphate levels and modified rivers which can act as barriers to fish migration, but this should improve due to interventions and management actions by the Environment Agency. Watercourses that require water quality improvements include the Caker Stream, graded as biologically poor, and the Lavant Stream, graded as chemically fair, both of which are located to the south of Alton.⁶²
- 7.9.2 There are considered to be a range of opportunities along river corridors in terms of green infrastructure. Specifically, there are opportunities around improving biodiversity and flood protection capabilities through a reduction in culverting, and utilising new river corridor buffer zones to deliver benefits for wildlife and water quality.⁶²
- 7.9.3 Flood risk is categorised as low to moderate across the district, although there are areas at risk. The Strategic Flood Risk Assessment (SFRA) provides detailed information, whilst Table 7.2 provides a summary.

Table 7.2: Flood Risk at East Hampshire's main settlements (outside the SDNP)

Settlement	Commentary on flood risk
Alton	The floodplain of the River Wey and its tributaries the Caker Stream and Lavant Stream run through the town, and historical flooding has occurred at the northern end. Defences are present for the downstream reach of the River Wey but the estimated standard of protection is only 5 years.
Liphook	The northeast border of Liphook is bounded by the floodplain of the River Wey and the floodplain of the Deadwater approaches quite close to the town at points. There may have been sewer system flooding in the past and groundwater emergence maps suggest a risk of groundwater flooding.
Horndean	Floodplains of tributaries of the Lavant Stream and River Wallington run through the town, although the latter is indicated as only Flood Zone 2. There are many examples of sewer flooding. There might be a possibility of groundwater flooding although not as extensive as elsewhere.
Clanfield	The floodplain of the Lavant Stream tributary extends through Clanfield and that of the River Wallington tributary stops just short of the town. Flooding is known to have occurred further north along the roads through which the floodplains run. Sewer-related incidents have also occurred.
Rowlands Castle	The floodplain of the Lavant Stream runs through the town and historical incidents have occurred, both fluvial and groundwater related, along with one sewer related incident.
Four Marks / Medstead	No flooding issues are known for Four Marks or Medstead; however, as these settlements are located in a chalk area there is considered to be a risk of groundwater flooding.

⁶² UE Associates Ltd (2011) Green Infrastructure Study for East Hampshire [online] available at: [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/26719B8A008980C6802579270033E32C/\\$File/GreenInfrastructureStudy.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/26719B8A008980C6802579270033E32C/$File/GreenInfrastructureStudy.pdf) (accessed 11/2014)

8 WHAT ARE THE KEY ISSUES AND OBJECTIVES THAT SHOULD BE A FOCUS?

The SA Report must include...

- Key problems / issues and objectives that should be a focus of / provide a framework for appraisal.

8.1.1 The final scoping step involves drawing on the context / baseline review to identify a concise list of issues / objectives that can then be used as a methodological 'framework' for appraisal, with a view to ensuring that appraisal is suitably focused (a key aspect of best practice).

8.1.2 Presented below is the list of key issues and objectives established, subsequent to context/baseline review, for the Site Allocations Plan.

N.B. This discussion of issues/objectives is **unchanged** from the 2014 Interim SA Report.

Table 8.1: The SA framework

Topic	Issues	Objectives
Biodiversity	<ul style="list-style-type: none"> • Land use pressures have resulted in declines in the district's biodiversity • The district's numerous protected habitats are fragmented and sometimes in poor condition • More trees are required within East Hampshire's settlements. • There is a need to protect biodiversity on brownfield sites rich in wildlife 	<ul style="list-style-type: none"> • Protect and enhance local, national and international nature conservation interests with a view to maintaining biodiversity. • Protect, enhance and make accessible for enjoyment, the district's public open spaces and countryside.
Climate change mitigation	<ul style="list-style-type: none"> • The ecological footprint of East Hampshire's residents tends to be high • Transport is one of the major producers of the districts CO2 emissions • Levels of travel by walking and cycling are below regional level and national levels 	<ul style="list-style-type: none"> • Address the causes of climate change, including transport emissions • Reduce the need to travel by car and shorten the length / duration of journeys • Support the use of sustainable forms of transport, particularly in rural areas
Community and wellbeing	<ul style="list-style-type: none"> • The population of the district is projected to increase and to become older • An increasing number identify day-to-day activities as being limited by health/disability • Relative deprivation is found in the vicinity of Alton and Bordon • Residents in East Hampshire generally feel safe during the day but less so at night • Facilities are lacking in some of the districts settlements • There is a need to maintain and enhance the range of shops, facilities and services in town and village centres 	<ul style="list-style-type: none"> • Consider the effects of the populations changing age structure • Deliver the benefits of development to those who are in the most need • Improve the health and well-being of the population • Improve accessibility to all facilities and services, particularly in rural areas. • Take into account current and future needs for essential infrastructure • Create and sustain vibrant, attractive and clean town and village centres

Topic	Issues	Objectives
Economy and employment	<ul style="list-style-type: none"> Poor transport and infrastructure present barriers to services in some rural parts Rates of job growth are considerably below pre-recession levels 	<ul style="list-style-type: none"> Promote a vibrant, thriving and prosperous local economy Ensure high and stable employment Encourage the development of a buoyant, sustainable tourism sector Improve accessibility to employment and training by public transport, other sustainable means of travel and digitally.
Heritage	<ul style="list-style-type: none"> There are a number of monuments and building in the district considered 'at risk' Many of the districts settlements contain conservation areas Development pressure may pose a threat to the district's heritage assets 	<ul style="list-style-type: none"> Conserve and enhance the historic and cultural heritage of the District
Housing	<ul style="list-style-type: none"> Without reducing under occupancy there will be a need for new build family housing An increasingly aged population will have implications for future housing needs There is a need to adapt the built environment in light of a changing climate 	<ul style="list-style-type: none"> Ensure residents have the opportunity to live in home that meets their needs Create homes and communities which are well adapted to future climate change
Landscape and townscape	<ul style="list-style-type: none"> There is a need to ensure new development reflects local styles and enhances rural settings Efforts should be made to address poor landscape quality and preserve tranquil areas The majority of the land in the district is best quality agricultural grade 1-3 	<ul style="list-style-type: none"> Protect and enhance the intrinsic local character of the district's landscape Make the most efficient use of previously developed land and buildings Protect and enhance soil quality and structure
Water and flood risk	<ul style="list-style-type: none"> Some waterways and groundwater bodies require water quality improvements Freshwater resources are heavily exploited in the region Areas of the district are at risk of flooding from fluvial, groundwater, and sewage sources Climate change may result in both flooding and water shortages 	<ul style="list-style-type: none"> Enhance the natural water environment and achieve sustainable water management Reduce the risk of flooding and the resulting effects on the district's population

PART 2: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

9 INTRODUCTION (TO PART 2)

The SA Report must include...

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in-light of alternatives appraisal (and hence, by proxy, a description of how environmental objectives and considerations are reflected in the draft plan).

9.1.1 This part of the report explains how SA has informed and helped to shape development of the Proposed Submission Site Allocations Plan. In particular, this part of the report explains how appraisal of **alternatives** has fed-in to the development of a preferred approach to allocations.

9.1.2 Specifically, this part of the report explains how, prior to developing the Proposed Submission Site Allocations Plan for consultation, work was undertaken to develop and then appraise...

... alternative approaches to allocating land so as to achieve the **housing targets** prescribed (for each settlement) by the Joint Core Strategy (JCS).

9.1.3 Table 9.1 presents the housing targets established for each settlement by the JCS.

9.1.4 The table also presents the **employment land targets** set through the JCS for Alton and Horndean. The preferred approach to employment land allocation has been determined subsequent to appraisal of site options, although not alternatives per se. This part of the report also aims to explain this aspect of the plan-making / SA 'story'.

Table 9.1: JCS targets that must be addressed through the Site Allocations Plan

Settlement ⁶³	JCS target <i>The Site Allocations Plan must ensure land supply for...</i>	
	Dwellings	Employment Land
Alton	700	7 ha
Horndean	700	2 ha
Clanfield	200	-
Liphook	175	-
Four Marks/South Medstead	175	-
Rowlands Castle	150	-
Other villages outside the National Park	150	-

9.1.5 SA has also fed-into plan-making in another way, besides through the appraisal of options / alternatives. Specifically, appraisal findings in relation to an early version of the plan (namely the draft plan published for consultation in December 2014) have been taken on-board and reflected in the current ('proposed submission') version of the plan. However, this part of the SA Report does not attempt to explain that aspect of the plan-making / SA story. Rather, references to past appraisal work, and how the plan has changed subsequently, are made within Part 3 of this report.

⁶³ It is important to recall that the Site Allocations Plan deals only with settlements outside of the National Park.

Structure of this part of the report

- 9.1.6 In order to tell the full 'story' of site options and alternatives consideration, this part of the report is structured as follows:
- Chapter 10 - Explains reasons for selecting the alternatives dealt with

N.B. It is here that there is a discussion of site options appraisal (and hence discussion of employment land).
 - Chapter 11 - Presents alternatives appraisal findings
 - Chapter 12 - Explains the Council's reasons for developing the preferred approach to housing and employment land allocation - as set out in the Proposed Submission Site Allocations Plan - in-light of the appraisal.
- 9.1.7 These questions reflect the regulatory requirement for the SA Report to present 1) appraisal findings for 'reasonable alternatives' and 2) 'an outline of the reasons for selecting the alternatives dealt with'.
- 9.1.8 Enabling timely, open and informed consideration of alternatives is also important from a 'soundness' perspective. The Local Plan will eventually be examined by a Planning Inspector who will consider whether the plan is 'justified' in that it is *'the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence'*.

10 REASONS FOR SELECTING THE ALTERNATIVES DEALT WITH

10.1 Introduction

- 10.1.1 Considerable plan-making / SA work was necessary before the Council was in a position to establish reasonable alternatives for each of the settlements (i.e. alternative approaches to discharging the JCS housing land requirements introduced above).
- 10.1.2 The aim of this chapter is to explain this early plan-making / SA work, with a view to demonstrating the 'reasonableness' of the approach taken and hence the reasonableness of the alternatives ultimately selected.
- 10.1.3 The work undertaken essentially involved giving consideration to **site options** in isolation (through a process of *screening* followed by a process of *appraisal*), and then drawing on this to establish **reasonable alternatives**, i.e. alternative ways in which site options might be brought forward in combination to deliver on JCS targets and wider plan objectives.

10.2 Screening site options

Housing sites

- 10.2.1 Site options were screened-out through a process of Strategic Housing Land Availability Assessment (SHLAA). The SHLAA involved identifying and assessing all land parcels ('site options') in the District which could potentially be available for housing development in the period up to 2028.
- 10.2.2 A Site Assessment Form was prepared for each site option. The site assessment form includes space for considering site options against a range of criteria, with criteria presented under three broad headings:
- Strategic constraints
 - Other constraints
 - Availability and achievability.
- 10.2.3 The SHLAA criteria relate closely to the issues/objectives that comprise the SA framework, as demonstrated in **Appendix II** of this report.
- 10.2.4 The outcome of the SHLAA work was a list of **c.130 reasonable housing site options** that should be taken forward, i.e. subjected to detailed appraisal (SA).⁶⁴
- 10.2.5 Other sites can essentially be 'screened-out' on the basis of the SHLAA. It is worth noting that, through the consultation on a draft plan in 2014, several promoters of screened-out sites made representations suggesting that their site had been screened-out unduly. The Council has reviewed all representations received and does not feel that there is sufficient new evidence to warrant revisiting the screening process, i.e. the SHLAA.

N.B. Sites with planning permissions were not necessarily screened-out, and indeed were automatically screened-in. This is because it was recognised that there is merit to including an allocation policy for sites even where there is planning permission, given that planning permissions expire after a certain period of time (two or three years, depending).

⁶⁴ More information about the SHLAA, including maps showing the location of all site options that fed in, can be found at: www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/The+Strategic+Housing+Land+Availability+Assessment

Employment sites

- 10.2.6 In relation to employment land, a long list of site options was established (in Alton and Horndean only, given JCS requirements) from -
- SHLAA sites deemed unsuitable for housing but potentially suitable for employment use; and
 - sites submitted by landowners specifically for employment use.
- 10.2.7 For each site an assessment of their potential for allocation was determined by:
- preparing a Site Assessment Proforma (covering both planning aspects and marketing attractiveness) for each of the site options;
 - assessing Economic Suitability for each site option using a scoring system (adopted from the Employment Land in Hampshire Large Site Assessment Study⁶⁵ and ODPM ELR Guidance 2004) and taking into consideration key factors which may affect suitability of the site for employment e.g. location, access, site layout and character of the area; and
 - assessing Planning Suitability by the consideration of strategic and physical constraints, including factors such as land contamination, flood risk and topography.
- 10.2.8 The procedure/ criteria adopted for the employment land assessments is closely linked to the issues/ objectives in the SA framework (see Section 8, above) and the Employment Land Review Update 2013 (NLP) Site Assessment Criteria.
- 10.2.9 The outcome of the assessment was a list of **six reasonable employment site options in Alton and two in Horndean**. These were taken forward for detailed appraisal (SA).

⁶⁵ Hampshire Economic Partnership Large Sites Assessment Criteria 2009

10.3 Appraising reasonable site options

Introduction

10.3.1 Essentially, site options were appraised against the SA framework developed through scoping (see Chapter 8, above) and then a 'proforma' developed for each site option.

10.3.2 The aim of this section is to introduce the methodology in detail, and then introduce readers to the proformas (which are presented in **Appendices IV – X** of this report).

Methodology

10.3.3 The first step involved adapting the SA framework for the purpose of site options appraisal. **Appendix III** explains the links between the SA framework and the site options appraisal methodology.

10.3.4 Most site options were appraised drawing on:

- 1) Quantitative analysis undertaken using GIS software (i.e. analysis of 'proximity to' and 'percentage overlap' with features that are mapped digitally);
- 2) Desktop analysis;
- 3) Site visits;
- 4) A series of focused workshops;
- 5) Consultation with District Councillors; and
- 6) Consultation responses received through the December 2014 consultation on a Draft Plan / Interim SA Report.

10.3.5 However, it is not true to say that all site options have been appraised in this way. Specifically, the two site options, discussed above, that emerged only after the December 2014 consultation have been appraised drawing-on 1 – 3 only.

10.3.6 **Box 10.1** considers each of the six evidence-base 'threads' (and the limitations that have applied) in greater detail.

Box 10.1: Evidence-base 'threads' available to inform site options appraisal

- Quantitative (**GIS**) analysis was based upon available datasets.
 - Although datasets were limited, the GIS analysis was supplemented through desktop review of other sources of evidence (including the District Council's 'Settlement Hierarchy' background paper, which provides information on the range of services and facilities in the various settlements).
- **Desk-top review** focused primarily upon a review of the Local Interim Planning Statements (LIPS) prepared by the Council for each settlement.
 - There are numerous other sources of information that might have been interrogated - including information gathered / analysis undertaken by site promoters (and possibly objectors) – but were not, in-light of time and resources available, and the need to avoid any potential for bias / ensure a 'level playing field'.
 - There is the potential for the Council to take further information into account when determining a preferred approach. Any information besides SA findings that has a bearing on the development of the preferred approach is explained below (within the 'Reasons for selecting the preferred approach' chapter) and/or will be explained within the SA Report published alongside the 'Publication' version of the plan.
- Most **site visits** were made by two teams of two consultants (with each team comprising a planning / SA specialist and a landscape specialist). The visits involved completing a proforma for each site, and annotating maps. It was difficult to attain views of some sites.
 - Most site visits were undertaken in 2014. Subsequently, two new 'reasonable site options' emerged that required site visits in 2015. These visits were made by Council Officers including the Council's Landscape Officer for the site in Beech.
- An initial **workshop** was held on 16th / 17th September 2014, and a second on 1st October 2014. The aim of the first workshop was to present site options appraisal findings and discuss the merits of site options (including those with planning permission) for each settlement in turn; whilst the aim of the second was to take this further and determine alternatives for each settlement.
 - In addition to 3 or 4 URS consultants, both workshops were attended by about 15 officers from East Hampshire District Council and the South Downs National Park Authority. In addition to policy officers, the workshops were attended by development management officers and specialists on housing, landscape specialist and heritage.
 - The presence of development management officers meant that for some sites it was possible to establish development principles that would likely be reflected in any planning application. However, caution was exercised in this respect given that pre-application discussions are more advanced at some sites than others, and there is a need to appraise site options 'on a level playing field'.
 - A shorter Alton focused workshop was also held 22nd September 2014, attended by URS consultants, East Hampshire policy officers and members of Alton Town Council.
- East Hampshire District **Councillors** were invited to provide their views (where evidence-based) on issues associated with the site options at the outset of the site options appraisal process; and a number took up this offer. A workshop with District Councillors was then held on 8th October 2014 in order to discuss the draft site options appraisal findings for each settlement.
- **Consultation responses** received through the December 2014 consultation on the Draft Plan / Interim SA Report have also been taken onboard. However, no changes have been made to site options appraisal findings (i.e. the proformas presented within the appendices to this report).

Outputs (proformas)

- 10.3.7 Drawing on the available evidence, a 'proforma' has been completed for each reasonable site option (including those with planning permission). Completed proformas can be seen in **Appendices IV – X** (with each appendix dedicated to a particular settlement).
- 10.3.8 Site options appraisal proformas have been completed as a collaborative effort between the SA consultants and the Council, with the Council taking editorial control.
- 10.3.9 At a maximum of two pages in length the completed proformas for each site option attempt to strike a balance between conciseness and a desire to be systematic. Where an issue is not mentioned within a completed proforma, this is because it is not relevant – i.e. an issue in terms of which the site option in question does not perform particularly well or particularly poorly, either in absolute terms or relative to other site options at the settlement in question.
- 10.3.10 Four headings are used to **structure the proformas**:
- The site – under which the site is introduced in broad terms and a detailed explanation given of features on-site, including boundary features.
 - Site context – under which consideration is given to the way in which the site relates to the surrounding built and natural environments (where this might have implications for the achievement of sustainability objectives).
 - Consideration was given to the potential for development to benefit or negatively impact upon: existing residents; residents of a future development; others who might use a given area; and various components of the environment.
 - Character – under which stand-alone consideration is given to issues around landscape and historic character.
 - Whilst reference to specific landscape and heritage features was made under the 'Site context' heading, it was deemed appropriate to also give stand-alone consideration to 'character' given that this is invariably a key / contentious issue in East Hampshire.
 - Conclusions – the primary aim was to establish the key site features or contextual issues that might suggest that the site in question performs relatively well (i.e. well relative to other site options for the settlement in question) or relatively poorly.
 - Where a notable constraint could potentially be addressed (and hence an issue / impact avoided) through masterplanning / design measures or infrastructure upgrades, this was highlighted. For example, the potential for a site to be made more suitable by reducing the yield and/or only developing part of the site was considered. The Council recognises the need to apply caution when making assumptions regarding infrastructure upgrades and what can / cannot be delivered on a site.
- 10.3.11 As discussed above, the site options appraisal proformas presented within the appendices to this report are grouped by settlement. As well as presenting a series of proformas, each settlement specific appendix begins with a discussion of key issues locally, and ends with a table summarising the relative merits of site options (in terms of the SA framework).
- 10.3.12 Furthermore, at the request of Natural England, **Appendix XI** presents a stand-alone summary of landscape related appraisal findings, i.e. an appendix that seeks to compare and contrast the merits of *all* site options in terms of landscape issues / objectives.

10.4 Establishing reasonable alternatives

Introduction

10.4.1 In light of site options appraisal findings, work was undertaken to establish reasonable alternatives – i.e.

alternative approaches that might be taken to the allocation of land for housing at each settlement in order to ensure sufficient land supply to meet the established JCS targets and also achieve wider plan objectives.

10.4.2 The aim of this section is to consider each settlement in turn, and explain the ‘thinking’ behind the alternatives established as ‘reasonable’ at the current time.

N.B. For each settlement the alternatives vary in terms of housing site options only. Whilst **employment site options** are also under consideration at Alton and Horndean, these are not reflected in the alternatives for either settlement. This is deemed a reasonable approach to take. As explained in Section 12, below, the appraisal of employment site options in isolation provides sufficient evidence to justify selection of a preferred approach.

A note on how understanding of reasonable alternatives has been refined over time

10.4.3 Reasonable alternatives were first discussed at the workshop (discussed above) held on 16th/17th September 2014. Subsequently URS prepared a short report on alternatives, and presented this at the subsequent workshop (discussed above) on 1st October 2014. The outcome of discussions at that workshop was a set of initial reasonable alternatives for each settlement. There was then some further discussion, before reasonable alternatives were settled-on for appraisal and consultation in December 2014.

10.4.4 Subsequently, it was recognised that there was a need to revisit and refine ‘the reasonable alternatives’ for some settlements, on the basis of planning permissions granted subsequent to December 2014 and consultation responses received.

10.4.5 The matter of refining alternatives is given explicit consideration within each of the settlement-specific sections below.

Alton

- 10.4.6 Alton is a special case. It is useful to give consideration to alternatives here; however, it is the intention that the preferred approach will eventually be determined through the Alton Neighbourhood Plan, rather than through the Site Allocations Plan.
- 10.4.7 The story of alternative consideration began formally in 2013, when a bespoke study (‘the Alton Study’) examined alternative growth scenarios for the town.

Table 10.1: The ‘Alton Study’ scenarios (2013; no longer current)

Site	Option 1 ‘Baseline scenario’	Option 2 ‘Northern extension’	Option 3 ‘Southern extension’
Treloars	290	290	290
Borovere Farm	50	50	720*
Will Hall Farm	170	170	170
Cadnams Farm	280	720	280
Total	790	1,230	1,460

* A major southern extension - extending the Borovere Farm site to the east with development wrapping around the southern aspect of Windmill Hill – is now understood to be unfeasible on landscape grounds.

- 10.4.8 By late 2014, when further work was undertaken to explore alternatives, it was recognised that the Alton Study work remained relevant only to a limited extent, particularly because the alternatives vary not only in terms of the spatial approach to growth, but also the total quantum of growth that could be delivered (reflecting the fact that the study was prepared prior to adoption of the 700 home JCS target). Also, it was recognised that the Option 3 was essentially an ‘unreasonable’ option, in-light of SHLAA analysis.
- 10.4.9 In-light of the Alton Study, further work undertaken by the Alton Town Council as part of the Neighbourhood Plan process and the analysis of 14 housing site options (see Appendix IV), reasonable alternatives were established for Alton in late 2014 – see **Table 10.2**.
- 10.4.10 These alternatives were subjected to appraisal, and appraisal findings presented within the December 2014 Interim SA Report.⁶⁶ However, subsequently things have moved on such that these can no longer be considered ‘reasonable alternatives’. Specifically, since December ‘resolution to grant planning permission’ has been established for the sites at Borovere Farm (230 homes) and Treloars Hospital (149 homes).⁶⁷
- 10.4.11 Given the resolutions to grant planning permission, there is now little strategic leeway with regards to the spatial strategy at Alton. As such – it is **not** an aim of this report to present an appraisal of alternatives for Alton. Nonetheless, alternatives appraisal findings from the December 2014 SA Report are presented as an appendix, for background purposes. See further discussion in Chapter 11. It is also important to note that SA work is being undertaken by Alton Town Council, who are leading preparation of the Neighbourhood Plan. The Town Council may wish to give further consideration to alternatives.

⁶⁶ The Interim SA Report also presented detailed text explaining the ‘reasonableness’ of the alternatives with reference to site options appraisal; however, that text is not repeated here for brevity.

⁶⁷ Although not with any bearing on the reasonableness of the 2014 alternatives, it is worth noting that there is also resolution to grant planning permission at Cadnam’s Farm (275 homes) and Will Hall Farm (180 homes).

Table 10.2: Reasonable alternatives for Alton (2014; no longer current)

Site	Option 1 The Town Council's initial draft approach	Option 2 The Town Council's latest preferred approach
Cadnams Farm	275	275
Will Hall Farm	200	200
Borovere Farm	200	0
Trelors Hospital	70	190
Wilsom Road	25	27
Land adj. to Convent	0	18
Total	770	710

Horndean

- 10.4.12 A minimum target of 700 homes was established for Horndean through the JCS.
- 10.4.13 In-light of the analysis of 14 housing site options (see Appendix V) and discussions with officers at East Hampshire District Council (October 2014), reasonable alternatives were established for Horndean in late 2014 – see **Table 10.3**.
- 10.4.14 These remain the reasonable alternatives at the current time. Whilst a planning application has been submitted for ‘East of Horndean’ (for a 700 home scheme)⁶⁸ the permission is yet to be granted, and so it remains appropriate to consider options that would involve a smaller scheme at East of Horndean (i.e. Options 2 and 3).

Table 10.3: Reasonable alternatives for Horndean

Location / site		Option 1 Land East of Horndean	Option 2 East of Horndean and Lovedean area	Option 3 East of Horndean and Dispersal
East of Horndean	Land at Hazleton Farm	660	433	430
	Land at Pyle Farm, Pyle Way			
	Land east of Blendworth			
Lovedean	Land at Woodcroft Farm, Woodcroft Lane	0	150	0
	211 Lovedean Lane	0	7	0
	Land to rear of 19-43 New Road	0	30	0
	191-209 Lovedean Lane	0	40	40
Land west of Five Heads Road		0	0	120
Land east of Church Centre, Blendworth Lane		0	0	40
Total		660	660	660

N.B. These alternatives were developed in the knowledge that since adoption of the JCS planning permission had been granted for 40 homes, i.e. developed in the understanding that the Site Allocations Plan must allocate land for a minimum of 660 homes.

- 10.4.15 The following statements – when read alongside the analysis of site options presented in Appendix V – explain the ‘reasonableness’ of the alternatives.
- **East of Horndean** is a ‘constant’ across all three options and consists of three SHLAA sites. It is a large site that could deliver all of the housing and employment requirement plus supporting infrastructure, including a primary school and small retail/community centre. Alternatively a smaller amount of housing would allow some growth elsewhere in Horndean. East of Horndean is the site that has the greatest support locally, as documented through the Horndean LIPS; however, there are issues at the site around a rare bat population, proximity to the South Downs National Park and traffic and congestion at the A3(M) junction.
 - Option 1 seeks to focus growth at the East of Horndean site. This approach would help to create a new centre at Horndean and support shops, services and facilities to the east of the A3(M). A large scheme would also give rise to opportunities around delivery of supporting infrastructure on-site.

⁶⁸ It might be suggested that because a larger scheme is now under consideration at East of Horndean, there is a need to revise understanding of ‘the reasonable alternatives’. However, the decision has been taken not to revise the alternatives in this instance. The difference between 660 homes and 700 homes is not significant (bearing in mind that the JCS target is a *minimum* target), i.e. is not likely to have a bearing on appraisal findings.

- Option 2 seeks to deliver less housing at East of Horndean and focus the remainder of growth at **Lovedean** in the south-west of Horndean. It is considered that this is the only other area that development could be focused; however, Lovedean is not an ideal location in some respects. Lovedean is relatively isolated from Horndean - having greater access to shops, services and employment at Waterlooville - and the sites there are constrained by landscape impacts to the west (the visibility of the hill slope) and flood risk along Lovedean Lane.
- Option 3 seeks to deliver less housing at East of Horndean and **disperse** growth across the remainder of Horndean; helping to ensure that the benefits and impacts of growth are spread across Horndean instead of located in one area.
- **Other site options** in Horndean were not considered appropriate for development for a number of reasons. Some sites would have a negative impact on Conservation Areas and/or the setting of Listed Buildings (HD028 and HD035). Site HD028 is also somewhat remote from the main settlement and has access issues. Site HD011 was deemed unsuitable due to the presence of woodland subject to TPOs and the effective role the site plays in separating the South Downs National Park. Although HD043 did not have any overwhelming constraints; it was considered that there were more sustainable sites that should form the reasonable alternatives.

Clanfield

- 10.4.16 A minimum target of 200 homes was established for Clanfield through the JCS.
- 10.4.17 In-light of the analysis of six housing site options (see Appendix VI) and discussions with officers at East Hampshire District Council (October 2014), reasonable alternatives were established for Clanfield in late 2014 – see **Table 10.4**.
- 10.4.18 These alternatives were subjected to appraisal, and appraisal findings presented within the December 2014 Interim SA Report.⁶⁹ However, subsequently things have moved on such that these can no longer be considered ‘reasonable alternatives’. Specifically, since December planning permission has been granted for 207 homes at Down Farm.⁷⁰
- 10.4.19 Given that permission has been granted for a level of growth (236 homes) that is above the minimum target in the JCS, the Site Allocations Plan will not allocate land in Clanfield *per se*.⁷¹ As such – it is **not** an aim of this SA Report to present an appraisal of alternatives for Clanfield. Nonetheless, alternatives appraisal findings from the December 2014 SA Report are presented as an appendix, for background purposes. See further discussion in Chapter 11.

Table 10.4: Reasonable alternatives for Clanfield (2014; no longer current)

Site	Option 1 Use of Down Farm only	Option 2 Less intensive use of Down Farm, with some development at South Lane
Down Farm	200	150
Land at South Lane	0	30
Total	200	180

N.B. These alternatives were developed, in 2014, in the knowledge that since adoption of the JCS planning permission had been granted for 29 homes, i.e. developed in the understanding that the Site Allocations Plan must allocate land for a minimum of 171 homes.

⁶⁹ The Interim SA Report also presented detailed text explaining the ‘reasonableness’ of the alternatives with reference to site options appraisal; however, that text is not repeated here for brevity.

⁷⁰ It is worth noting that planning permission was granted in-light of the December 2014 alternatives appraisal work, i.e. planning permission was granted taking into account the fact that allocation of Down Farm was the emerging preferred approach for Clanfield.

⁷¹ The Plan will include a policy for Down Farm (and two other sites in Clanfield) despite the fact that these sites have planning permission. In doing so, the Plan will ensure that sites can come forward in the future if the current planning permissions are not implemented. Planning permissions last for two (under the Interim Housing Policy Statement) or three years, and so it is unlikely that planning permissions will lapse and the allocation policies implemented. As such, for the purposes of SA it is essentially assumed that the plan will not have the effect of allocating land at Clanfield.

Liphook

10.4.20 A minimum target of 175 homes was established for Liphook through the JCS.

10.4.21 In-light of the analysis of seven housing site options (see Appendix VII) and discussions with officers at East Hampshire District Council (October 2014), reasonable alternatives were established for Liphook in late 2014 – see **Table 10.5**. These remain the reasonable alternatives at the current time.

Table 10.5: Reasonable alternatives for Liphook

Site	Option 1 Lowsley Farm and Land east of Bramshott Place	Option 2 Lowsley Farm
Lowsley Farm, south of the A3	135	175
Land east of Bramshott Place	40	0
Total	175	175

10.4.22 The following statements – when read alongside the analysis of site options presented in Appendix VII – explain the ‘reasonableness’ of the alternatives:

- **Lowsley Farm** is a constant across the two options as it is a large site that is less-constrained than others in Liphook, including from a National Park perspective. The site has reasonable access to Liphook village centre; however, there are issues over access at London Road/Headley Road/Longmoor Road roundabout in Liphook village centre (which affect all site options to the north of Liphook). The roundabout is soon to be at capacity, and any development would involve junction improvements. Recent planning permission was refused, however, it is assumed that the issues for refusal could be overcome.
- **Bramshott Place**, which has the potential to deliver an extension to the existing older people’s home, is considered to be the best site option other than Lowsley Farm; however, it is relatively isolated from Liphook, located north of the River Wey.
- **Other site options** in Liphook have very limited development potential mainly as a result of poor access (LIP013, LIP014), deliverability issues, topography, are within or adjacent to Conservation Areas (LIP034) or would lead to an unacceptable impact on the National Park (LIP014, LIP017) – the boundary of which is tightly drawn around the south of the town. A number of sites are also relatively small.

Four Marks / South Medstead

- 10.4.23 A minimum target of 175 homes was established for Four Marks / South Medstead through the JCS. In-light of discussions with officers at East Hampshire District Council in October 2014, it came to light that planning permission has been granted for over 175 dwellings and therefore there is no need to allocate additional sites in the Four Marks / South Medstead area.
- 10.4.24 In other words, subsequent to the completion of site options appraisal work (see Appendix VIII) it became apparent that there is nothing to be gained through the appraisal of alternatives for Four Marks / South Medstead area at the current time. As such, alternatives appraisal findings were not presented in the December 2014 Interim SA Report and it is **not** an aim of this SA Report to present an appraisal of alternatives for Four Marks / South Medstead.
- 10.4.25 In the future there may be a need to consider strategic options for the settlement(s), but this is something that would need to be taken forward through a review of the JCS.

Rowlands Castle

- 10.4.26 A minimum target of 150 homes was established for Rowlands Castle through the JCS.
- 10.4.27 In-light of the analysis of five housing site options (see Appendix IX) and discussions with officers at East Hampshire District Council (October 2014), reasonable alternatives were established for Rowlands Castle in late 2014 – see **Table 10.6**.
- 10.4.28 These remain the reasonable alternatives at the current time, essentially. Since December 2014 a resolution to grant planning permission has been made with regards to 34 dwellings at the former Brickworks site and permission has been granted for 17 dwellings at Bartons Road, Havant. However, this does not really have a bearing on the alternatives (because the two sites in question are constants across the alternatives). **Table 10.7** updates the situation, by removing reference to the two sites with planning permission.⁷²

Table 10.6: Reasonable alternatives for Rowlands Castle (2014; no longer current)

Site	Rowlands Castle focus	Rowlands Castle and dispersal
Land south of Oaklands	106	50
Land at Little Leigh Farm, Prospect Lane	0	50
Land at former Rowlands Castle Brickworks, The Drift	34	34
Land north of Bartons Rd (Eastleigh House cottages), Havant	17	17
Land at Deerleap	0	5
Total	157	156

Table 10.7: Reasonable alternatives for Rowlands Castle

Site	Rowlands Castle focus	Rowlands Castle and dispersal
Land south of Oaklands	106	50
Land at Little Leigh Farm, Prospect Lane	0	50
Land at Deerleap	0	5
Total	106	105

N.B. As discussed above, these alternatives are developed in the knowledge that since adoption of the JCS planning permission has been granted for 51 homes, i.e. developed in the understanding that the Site Allocations Plan must allocate land for a minimum of 99 homes.

- 10.4.29 The following statement – when read alongside the analysis of site options presented in Appendix IX – explains the ‘reasonableness’ of the alternatives:
- It is appropriate to consider the merits of a lower growth approach at **Land south of Oaklands** (given that there are some issues around biodiversity). If a lower growth approach were to be taken here then the other sites that would come into play are Land at Deerleap (although there are issues given the nearby Scheduled Ancient Monument and Conservation Area) and Land at Little Leigh Farm (although there are issues given the Rowlands Castle/Havant gap).

⁷² The Plan will include a policy for Land at former Rowlands Castle Brickworks (resolution to grant planning permission) and Land north of Bartons Rd (granted planning permission). In doing so, the Plan will ensure that sites can come forward in the future if the current planning permissions are not implemented. Planning permissions last for two (under the Interim Housing Policy Statement) or three years, and so it is unlikely that planning permissions will lapse and the allocation policies implemented. As such, for the purposes of SA it is essentially assumed that the plan will not allocate these sites.

Other villages outside the National Park

- 10.4.30 A minimum target of 150 homes was established for other villages outside of the National Park through the JCS.
- 10.4.31 In-light of the analysis of 34 housing site options (see Appendix X) and discussions with officers at East Hampshire District Council (October 2014), reasonable alternatives were established for villages outside of the National Park in late 2014 – see **Table 10.8**.
- 10.4.32 These alternatives were subjected to appraisal, and appraisal findings presented within the December 2014 Interim SA Report. However, subsequently things have moved on such that these can no longer be considered ‘reasonable alternatives’. Specifically, since December the Council has resolved to grant planning permission for ten homes at Cedar Stables, Medstead and 15 at Dunsells Lane/Gilbert Street, Ropley.⁷³
- 10.4.33 The two sites that now have resolution to grant planning permission were variables within the 2014 alternatives, and so there is now a need to update the alternatives. **Table 10.9** presents the reasonable alternatives as they are understood at the current time. The change made to the alternatives has simply involved deleting reference to the two sites.

Table 10.8: Reasonable alternatives for the other villages outside the NP (2014; no longer current)

Site	Bentley, Ropley and Medstead focus	Focus at other villages
Bentley (non-site specific) ⁷⁴	10	10
Land on corner of Dunsells Lane & Gilbert Street, Ropley	15	5
Land adjacent to Bullfinches, Park Lane, Ropley	15	5
Land off Hale Close, Ropley	5	0
Aurea Norma and associated land, inc. builders yard, Ropley Dean	5	0
Land rear of Junipers, Medstead	10	0
Land east of Cedar Stables, Castle Street, Medstead	10	0
Land adjacent to Linden, Fullers Road, Holt Pound	0	10
Land adj. Stream Cottage, Fullers Road, Holt Pound	0	10
Land at Crows Lane, Upper Farringdon	5	15
Land at Ashley Road, Bentworth	5	15
Land at Headley Nurseries, Glayshers Hill, Headley	5	15
Total	85	85

N.B. These alternatives were developed, in 2014, in the knowledge that planning permission had been granted for 26 dwellings, and the Council has granted a further 37 dwellings in Bentley, i.e. developed in the understanding that the Site Allocations Plan must allocate land for at least a further 87 dwellings.

⁷³ The Plan will include a policy for 10 at Cedar Stables, Medstead and 15 at Dunsells Lane/Gilbert Street, Ropley despite the fact that these sites have resolution to grant planning permission. In doing so, the Plan will ensure that sites can come forward in the future if the current planning permissions are not implemented. Planning permissions last for two (under the Interim Housing Policy Statement) or three years, and so it is unlikely that planning permissions will lapse and the allocation policies implemented. As such, for the purposes of SA it is essentially assumed that the plan will not allocate these sites.

⁷⁴ The figures presented for Bentley were actually erroneous within the December 2014 Interim SA Report (Table 10.7). The figure presented for both Options 1 and 2 was ‘50’ which failed to account for planning permission that had been made .

Table 10.9: Reasonable alternatives for the other villages outside the National Park

Site	Bentley, Ropley and Medstead focus	Focus at other villages
Bentley (non-site specific)	10	10
Land adjacent to Bullfinches, Park Lane, Ropley	15	5
Land off Hale Close, Ropley	5	0
Aurea Norma and associated land, inc. builders yard, Ropley Dean	5	0
Land rear of Junipers, Medstead	10	0
Land adjacent to Linden, Fullers Road, Holt Pound	0	10
Land adj. Stream Cottage, Fullers Road, Holt Pound	0	10
Land at Crows Lane, Upper Farringdon	5	15
Land at Ashley Road, Bentworth	5	15
Land at Headley Nurseries, Glayshers Hill, Headley	5	15
Total	60	70

N.B. These alternatives are developed in the knowledge that planning permission has been granted for 26 dwellings, and the Council has granted planning permission for 37 dwellings in Bentley, and a resolution to grant planning permission for 10 dwellings at Cedar Stables, Medstead and 15 dwellings at Dunsells Lane/Gilbert Street, Ropley. In other words, the alternatives are developed in the understanding that the Site Allocations Plan must allocate land for at least a further 62 dwellings.⁷⁵

10.4.34 The following statements – when read alongside the analysis of site options presented in Appendix X – explain the ‘reasonableness’ of the alternatives:

- Bentley** is in the process of preparing a Neighbourhood Plan, and the draft plan is currently out for consultation (March 2015). The preferred approach is to allocate a single small site (The Glebe House, School Lane), given that planning permission has recently been granted for 37 dwellings at Land west of Hole Lane. Despite the fact that the Site Allocations Plan will not allocate land in Bentley, it is appropriate to include a row for Bentley in Table 10.8 and include site appraisal proformas in Appendix X. It is not clear that there is a need to consider alternative approaches though. A relatively high growth strategy seems broadly appropriate given the large number of supporting services and facilities in the village, the rail service to London and Alton nearby and also the A31. Bentley is fairly self-sufficient for everyday services and facilities in that it has a convenience store, post office, primary school, GP surgery, community hall, public house, place of worship, recreational play areas and sports facilities. The Conservation Area and views out of the village to the south are important considerations, which rule out a number of site options.
- Ropley** is supported by a number of services such as convenience store, post office, primary school and recreational play areas and is therefore seen to be able to provide the facilities to support further growth. Also, with good transport links to the towns and larger villages via the A31 any lack of service provision can be supplemented. The appraisal of individual sites shows that Ropley has relatively few constraints to new development other than the Conservation Area and listed buildings. In addition to the 30 dwellings already permitted, Option 1 proposes 25 dwellings in the village dispersed on three sites and including one ‘in depth’ development; whilst Option 2 proposes five dwellings on one site (frontage only).

⁷⁵ With regards to the sites recently granted planning permission, or where a resolution to grant planning permission has recently been made, the Site Allocations Plan may include a policy but for the purposes of alternatives appraisal it is appropriate to remove these sites from consideration.

- **Medstead** village has a range of facilities, including primary school, convenience store and community centre. It is also close to the neighbouring small local service centre of Four Marks / South Medstead which has a variety of key services and facilities, such as a convenience store, post office, primary school and a significant amount of local employment. This area also lies along the A31 with a good bus service to Alton and Winchester. In addition to the 14 already permitted, Option 1 seeks to provide 10 further dwellings at one site (in-depth development); whilst Option 2 does not include further housing in the village.
- **Holt Pound** in the parish of Binsted has limited supporting facilities (public house, playing field) but is within easy access to Rowledge and Farnham to supplement the lack of its local service provision. However, the village has two sites that have been found to perform reasonably well in some respects. Option 1 would involve nil growth; whilst Option 2 would involve 20 dwellings across the two sites (in-depth development).
- **Upper Farringdon** has limited services (public house, meeting hall, place of worship) with some employment at Lower Farringdon. The village however has good access to Alton and other towns / larger villages via the nearby A32/A31. There is one site in the village where development could potentially respect the character of the village and the proximity of the boundary of the National Park. Option 1 tests five dwellings (frontage only) on the site and Option 2 tests 15 dwellings. There is currently a planning application pending for 14 homes.
- **Bentworth** has a limited range of facilities (school, public house, place of worship). There is one potential site in the village the development of which could respect the local character and aesthetic. Option 1 tests the sustainability of 5 dwellings (frontage only) on the site and Option 2 tests 15 dwellings (in-depth).
- **Headley** village has a number of supporting facilities, such as a primary school, GP surgery, community hall, place of worship and recreation areas. Headley Down has a convenience store, post office, community meeting hall, place of worship and children's' play area. However, housing growth is restricted in this area due to the close proximity to the Wealden Heaths Phase II Special Protection Area. Seven dwellings have already been approved at Headley Fields in Headley village. Option 1 seeks to allocate an additional five new dwellings at a sustainable site (Headley Nurseries) in Headley Down, whilst Option 2 seeks to test the appropriateness of 15 dwellings (in-depth development) on the same site.
- **Other site options** across the rural villages were not deemed appropriate for a number of reasons, and hence do not feature in the alternatives (despite having been the focus of appraisal 'in isolation' – see Appendix X).
 - Some sites were considered too remote from the main settlements (HEA013, ROP007)
 - Some had access issues (ROP001, ROP006, ROP013, ROP018)
 - Numerous sites were exceptionally large and would be out of keeping with the character of the rural nature of the villages (e.g. MED036 and ROP013)
 - Landscape issues are also associated with many of these sites and would also adversely affect local character (e.g. GRY002 and BEE005)
 - Flooding is an issue at some sites (notably HEA014)

N.B. BEE005 (Land at Snode Hill House, Beech) and HEA014 (Land east of Hatch House Farm, Headley) are reasonable site options that emerged subsequent to the December 2014 consultation.

11 APPRAISAL OF REASONABLE ALTERNATIVES

11.1 Introduction

11.1.1 The aim of this chapter is to present summary appraisal findings in relation to the sets of 'reasonable alternatives' introduced above. Detailed appraisal findings are presented in appendices.

11.2 Alton

11.2.1 As discussed within Chapter 10, it is now understood that there is no ('reasonable') need to present appraisal findings in relation to the allocation of land for housing at Alton. Alternatives appraisal findings were presented within the December 2014 Interim SA Report, but since that time a number of resolutions to grant planning permission have been made by the Council, so that there is now little leeway.

11.2.2 Nonetheless, alternatives appraisal findings from the December 2014 Interim SA Report are presented in **Appendix XII** for background purposes. It is important to note, however, that the Town Council is undertaking SA alongside development of the Neighbourhood Plan and may choose to undertake further alternatives appraisal.

11.3 Horndean

11.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XIII**. Appraisal findings are **unchanged** since December 2014.

11.3.2 The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference.

Table 11.1: Summary appraisal findings: Horndean

Topic	Categorisation / Rank of preference		
	Opt 1 Land east of Horndean	Opt 2 Land east of Horndean and Lovedean area	Opt 3 Dispersed
Biodiversity	3	2	★1
Climate change	★1	3	2
Community and well-being	★1	3	2
Flood risk	3	2	★1
Cultural heritage and landscape	3	★1	★1
The local economy	★1	3	2
Water	N/A	N/A	N/A

Horndean summary

All three options promote growth at land east of Horndean, with (1) promoting the highest quantum and (2) and (3) promoting less and the remainder in Lovedean and dispersed across the Parish respectively.

Land east of Horndean is a 'constant' across all three options and would lead to significant adverse effects in terms of biodiversity (protected species) and the setting of the South Downs National Park; however with mitigation it should be possible to reduce these effects to potential negative effects.

Despite these environmental issues, the land east of Horndean site is considered to be in the most sustainable location with the best access to day-to-day locations including shops, GPs, schools and employment sites. Therefore the site that focusses the most growth at this site, Option 1, was appraised to lead to a significant positive effect in terms of community and well-being, also noting that the site has a greater potential than the other options to deliver a new school. Option 2 (Lovedean) is the least accessible location and therefore performs least favourably. Due to its accessibility Option 1 was appraised to be the most beneficial in terms of the local economy through encouraging economic activity; whereas Option 2 was considered to divert activity into neighbouring Havant and Waterlooville.

The issue of accessibility is also key to determining the effect in terms of climate change mitigation. The most accessible sites (Option 1) were appraised to be the most beneficial in terms of reducing the need to travel (and therefore the fewest emissions); and it is also noted that through focussing development Option 1 has the greatest potential to deliver low-carbon energy generation.

Taking all of the topics into account, Option 1 is considered to be the best performing option as whilst all three options would lead to significant negative effects in terms of biodiversity and landscape, however only Option 1 would lead to significant positive effects in terms of community and well-being. Option 1 is also the best performing option in terms of climate change mitigation and the local economy.

11.4 Clanfield

- 11.4.1 As discussed within Chapter 10, it is now understood that there is no ('reasonable') need to present appraisal findings in relation to the allocation of land for housing at Clanfield. Alternatives appraisal findings were presented within the December 2014 Interim SA Report, but since that time planning permission has been granted by the Council, so that there is no need to allocate further land (although a policy on the recently permitted site at Down Farm is included in the Site Allocations Plan – see discussion in Chapter 10).
- 11.4.2 Nonetheless, alternatives appraisal findings from the December 2014 Interim SA Report are presented in **Appendix XIV** for background purposes.

11.5 Liphook

11.5.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XV**. Appraisal findings are **unchanged** since December 2014.

11.5.2 The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference.

Table 11.2: Summary appraisal findings: Liphook

Topic	Categorisation / Rank of preference	
	Opt 1 Lowsley Farm and land east of Bramshott Place	Opt 2 Lowsley Farm
Biodiversity	2	★1
Climate change	★1	★1
Community and well-being	★1	★1
Flood risk	N/A	N/A
Cultural heritage and landscape	★1	2
The local economy	2	★1
Water	N/A	N/A

Liphook summary

Both of the options perform similarly for all topics with both leading to a significant adverse effect on the Liphook Conservation Area due to required junction improvement works at the London Road/Headley Road/Longmoor Road roundabout as a result of development at Lowsley Farm. The only way that the options can be 'split' is in terms of biodiversity, landscape, soil quality and local economy effects. Bramshott Place and Lowsley Farm are close to the Wealden Heaths Phase II SPA and would require a site-specific HRA in order to ensure there are no significant adverse effects on biodiversity. By delivering a smaller quantum of development at Lowsley Farm Option 1 could help to avoid landscape and townscape effects by leaving the eastern portion of the site undeveloped. Additionally, Option 1 could help to avoid sterilisation of potential best and most versatile agricultural land. Option 2 may have a marginally better effect in terms of retaining local spending, although both options have the potential to discourage economic activity due to transport impacts.

11.6 Rowlands Castle

- 11.6.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XVI**. Appraisal findings are **unchanged** since December 2014 (despite the fact that the alternatives have been slightly updated since 2014 to reflect two recently granted planning permissions).
- 11.6.2 The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference.

Table 11.3: Summary appraisal findings: Rowlands Castle

Topic	Categorisation / Rank of preference	
	Opt 1 Focus at Rowlands Castle	Opt 2 Rowlands Castle and dispersal
Biodiversity	★1	★1
Climate change	2	★1
Community and well-being	2	★1
Flood risk	2	★1
Cultural heritage and landscape	★1	2
The local economy	★1	2
Water	-	-

Rowlands Castle summary

Whilst a concentration of development at Havant (with a small additional allocation in central Rowlands Castle) under Option 2 is the preferred alternative in a number of the SA topic areas, the margin by which it is preferred is often small. The advantage of Option 2 tends to be due to the proximity of a greater range of facilities in the larger urban settlement of Havant, so delivering advantages in terms of Climate Change (by encouraging the uptake of sustainable modes of transportation) and Community and wellbeing. However, Rowlands Castle is considered to have a good range of facilities in its own right, with the Oaklands site (where development would be focused under Option 1) found within reasonably close proximity to these. Whilst Option 2 would also likely provide employment opportunities nearby in Havant, Option 1's concentration of development in Rowlands Castle has a greater potential to boost the local economy of the village, whilst simultaneously providing opportunities to commute to other settlements for work.

In terms of constraints, both approaches have potential impacts on biodiversity that will need to be considered. It is hard at this stage to weigh up the relative effects of either of Option in this respect, given that mitigation (if required) may be possible in both instances. Option 1 would result in greater exposure of potential future residents to flood risk, but this tends to be of a low level, so potentially opening up opportunities for mitigation. Cultural heritage and landscape is a key constraint facing Option 2, with potential effects on a conservation area, SAM, and archaeological interest area from a heritage perspective. In terms of landscape, the Little Leigh Farm site which would be brought forward under this Option may result in unacceptable impacts should steps not be taken to appropriately screen the site. This site is also found within the Havant / Rowlands Castle gap.

As neither of the alternatives result in significantly positive or negative effects, it is hard to choose between

these two options in terms of a preferred approach. It will be important for plan-makers to consider the balance between the various advantages and disadvantages outlined in this appraisal and the specific pressures facing Havant and Rowlands Castle. A consideration in this respect may be the mix of housing that could potentially be brought forward in these two areas and how this relates to local needs. For instance, the LIPs process noted a local desire in Rowlands Castle for an increase in the availability of retirement housing.

11.7 Other villages outside the National Park

11.7.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XVII**. Appraisal findings are **changed** since December 2014 (because the alternatives themselves have changed – see discussion in Chapter 10).

11.7.2 The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference.

Table 11.4: Summary appraisal findings: Other villages outside the National Park

Topic	Categorisation / Rank of preference	
	Opt 1 Bentley, Ropley and Medstead focus	Opt 2 Greater focus at other villages
Biodiversity	★ 1	2
Climate change	★ 1	2
Community and well-being	★ 1	2
Flood risk	★ 1	2
Cultural heritage and landscape	★ 1	2
The local economy	★ 1	2
Water	N/A	N/A

Other villages outside the National Park: Summary

Option 1 ranks as the better-performing option across all topics as it more closely reflects the settlement hierarchy, and hence would likely lead to more sustainable travel patterns and support existing shops and services. Option 1 also promotes less development in and adjacent to Conservation Areas than Option 2, and there would be good potential to support 'frontage' development (rather than in-depth development) in-line with local character. Conversely, Option 2 would promote a distribution of development that would likely rely more heavily on the private car for transport and allocate sites in more sensitive landscape and biodiversity locations. Option 2 would also allocate one site in particular that is constrained in terms of flood risk.

The scale of development at the villages is not likely to lead to either positive or negative significant effects through either option, but taking all topics into consideration Option 1 is considered to be the more appropriate option for the Site Allocations plan.

12 IDENTIFYING A PREFERRED APPROACH IN-LIGHT OF APPRAISAL

12.1.1 This section sets out the District Council's reasons for selecting the preferred approach (to the allocation of land for new housing and employment at the various settlements) in-light of 'reasonable' alternatives (and other sources of evidence, including consultation responses).

12.2 Alton

N.B. The Submission Plan only sets out the employment site allocations for Alton as the housing allocations will be made through the Alton Neighbourhood Plan. Work on the Neighbourhood Plan, led by the Town Council, has been on-going for some time and a draft plan is currently out for consultation. The Alton Neighbourhood Plan Group will be determining their final preferred approach to housing in the town in due course.⁷⁶

12.2.1 Following the draft Site Allocations Plan consultation, the preferred approach for employment in Alton is still to allocate '**Lynch Hill**' and '**Wilsom Road**' (although since the consultation more detailed and specific site requirements have been attached to the sites to ensure the protection and enhancement of the river and to address flood mitigation). The preferred approach was determined subsequent to appraisal of six site options. A priority consideration in determining the most suitable sites for the 7ha of new land for employment in Alton is the landscape setting of the town, and hence the need to prevent new development from extending beyond existing defensible boundaries. The sites at Lynch Hill and Wilsom Road perform well in this respect, and are able to provide appropriate landscaping and screening to minimise the landscape impact of development.

12.3 Horndean

12.3.1 Following the draft Site Allocations Plan consultation, the preferred approach is still to focus growth at **East of Horndean** as per Option 1 appraised above (see Section 11.3). This site can deliver all the housing and employment requirement for Horndean, plus the supporting infrastructure required (including a primary school and small retail/community centre). Providing for the JCS requirement at this site is supported locally, and is deemed to perform well from a sustainable development perspective. It might also be suggested that a draw-back of focusing growth at East of Horndean relates to the fact that housing need would not be met elsewhere within the locality; however, 40 dwellings (meeting a part of the JCS requirement) have already been permitted at Lovedean; and there is also a site in Lovedean allocated in the Second Review Local Plan that has yet to be developed.

N.B. The preferred approach is in fact to deliver c.700 homes at East of Horndean, i.e. slightly more than appraised under Option 1. This increase reflects the findings of further detailed work that has been completed recently, and alternatives appraisal work does not flag-up reasons why a larger (700 home) scheme might not be appropriate; albeit there are site specific issues that will require further consideration going forward (e.g. around highway requirements, the setting of the National Park and the presence of a rare bat population).

12.3.2 With regards to employment, two sites were considered: **Hazleton Farm** and **Pyle Farm**, and the preferred approach (as per December 2014) is to bring forward both of these sites as a part of the Land East of Horndean scheme. The allocation is able to provide about 2 ha of land for industrial (B2) and business use (B1) close to Junction 2 of the A3(M) with access off the B2149.

⁷⁶ It is worth noting that the Alton Neighbourhood Plan Group are developing their plan alongside a process of Sustainability Appraisal. To date, they have been able to draw-upon the site options / alternatives appraisal work presented in the December 2014 Interim SA Report, and have also undertaken SA work themselves.

12.4 Clanfield

12.4.1 Since the draft Site Allocations Plan consultation the Council has granted planning permission for 207 homes at Down Farm. This was the preferred site in the draft Site Allocations Plan, although the decision has been taken to allow a slightly larger scheme than previously anticipated. A key factor is the potential to deliver landscape-focused mitigation measures possible on the edge of the site. The site at South Lane should remain undeveloped in view of the impact on the Clanfield/Old Clanfield gap. The alternatives appraisal work presented in the December 2014 Interim SA Report did not flag-up reasons why a slightly larger scheme might not be appropriate.

12.5 Liphook

12.5.1 Following the draft Site Allocations Plan consultation, the preferred approach is still to focus growth at the **Lowsley Farm** site as per Option 1 appraised above. Planning permission was recently refused, however, it is assumed that the issues for refusal can be overcome and the development of the Lowsley Farm site for 175 dwellings can still be regarded as the best performing option. There is merit to leaving the other site – Bramshott Place – undeveloped given its relative isolation from the centre of Liphook; however, it could potentially come forward as an extension to the older people's home at Bramshott Place in the future.

12.6 Four Marks/South Medstead

12.6.1 The Site Allocations Plan will not allocate sites in Four Marks / South Medstead, given that a total of 242 dwellings have been permitted already, a figure well above the minimum JCS target of 175 homes. This approach is clearly justified given the up-to-date nature of the JCS.

12.7 Rowlands Castle

12.7.1 Following the draft Site Allocations Plan consultation, the preferred approach is still to focus growth at '**Oaklands**' (106 dwellings) the '**former Brickworks**' (34 dwellings) and '**Bartons Road, Havant**' (17 dwellings) as per Option 1 appraised above. Since December 2014 resolution to grant planning permission has been made with regards to the former Brickworks scheme and permission granted at Bartons Road, Havant. Also, a planning application is pending at Oaklands.

12.7.2 The Deerleap site has issues relating to access and the potential impacts on the nearby Scheduled Ancient Monument and Conservation Area; and the Little Leigh Farm site is likely to have a detrimental impact on the landscape and the Rowlands Castle/Havant gap. In light of this, the south of Oaklands site should be allocated for about 100 dwellings provided that the biodiversity constraints can be satisfactorily overcome.

12.8 Other villages outside the National Park

12.8.1 The preferred approach has evolved significantly since December 2014 in-light of recent updates to Government's National Planning Policy Guidance (NPPG). Specifically, the NPPG now sets a national site threshold of 11 (net) new dwellings for seeking affordable housing (and other tariff style contributions), in areas outside of National Parks.

12.8.2 One of the key objectives of the JCS housing strategy is to meet the need for affordable housing, and so efforts have been made to identify sites where there is the potential to raise the development quantum above the 11 dwelling threshold.

12.8.3 This work, together with a consideration of comments received on the draft Site Allocations Plan, has resulted in the following amendments to the housing allocations in the Proposed Submission Plan:

- Ashley Road, Bentworth up from 6 to 12 dwellings
- Headley Nurseries, Headley Down up from 10 to 12 dwellings

- Linden, Fullers Road, Holt Pound up from 5 to 12 dwellings
- Junipers, South Town Road, Medstead up from 10 to 12 dwellings

12.8.4 Also, since December 2014, resolutions to grant planning permission have been made at Cedar Stables, Castle Road, Medstead (10 dwellings, up from 8) and Dunsells Lane/Gilbert Street, Ropley (15 dwellings, up from 10).

12.8.5 As such, the preferred approach is now as follows -

Village	Planning Permissions	Allocations	Total Provision
Bentley*	37	10	47
Bentworth	0	12	12
Upper Farringdon	0	8	8
Headley	7	12	19
Holt Pound	0	17	17
Medstead	14	12	26
Ropley	30	12	42
Total	88	83	171

* Bentley is preparing a Neighbourhood Plan, which will allocate sites. As such, the Site Allocations Plan will not allocate sites at Bentley.

12.8.6 The approach of allocating land for 76 dwellings in total is in line with the alternatives appraised (Option 1 having assumed 60 dwellings in total, and Option 2 having assumed 70 dwellings). In particular, the approach of supporting a relatively high growth strategy at Bentley and Ropley can be seen to perform well from an SA perspective, as these are villages where there is better access to shops, services and facilities within the village centre.

12.8.7 The one reasonable site option that features within the alternatives that have been appraised, but which is not allocated within the Proposed Submission Plan, is 'Aurea Norma and associated land, Ropley Dean'. Here, a site further south, within the settlement boundary, is already expected to come forward for approximately 10 dwellings. If both of these sites were to come forward it would potentially lead to over-development in Ropley Dean and have greater issues associated with access and highways.

PART 3: WHAT ARE THE SA FINDINGS AT THIS STAGE?

13 INTRODUCTION (TO PART 3)

The report must include...

- The likely significant effects associated with the draft plan approach; and
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan approach.

13.1.1 This part of the report presents appraisal findings in relation to the preferred approach, as presented within the Proposed Submission Site Allocations Plan. In other words, it presents an appraisal of the preferred site options 'in-combination', taking into account proposed development management policy.

14 APPRAISAL OF THE DRAFT PLAN

14.1 Methodology

14.1.1 The appraisal identifies and evaluates 'likely significant effects' of the draft plan on the baseline, drawing on the sustainability topics and issues identified through scoping (see Part 1) as a methodological framework. To reiterate, the sustainability topics considered in turn below are as follows:

- | | |
|-----------------------------|---------------------------|
| • Biodiversity | • Heritage |
| • Climate change mitigation | • Housing |
| • Community and wellbeing | • Landscape and townscape |
| • Economy and employment | • Water and flood risk |

14.1.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration, and understanding of the baseline.⁷⁷ Given uncertainties there is inevitably a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

14.1.3 It is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations.⁷⁸ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the draft plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the appraisal as appropriate.

⁷⁷ The implication being that it is difficult, if not impossible, to identify a 'cause-effect relationship' with any certainty.

⁷⁸ Environmental Assessment of Plans and Programmes Regulations 2004

Updates to the appraisal since the 2014 Interim SA Report

- 14.1.4 The appraisal has been updated since the December 2014 Interim SA Report. Notably -
- References to **Clanfield** have been removed, as it is now the case that the plan will not make an allocation in the village *per se* (given that the JCS requirement has been met);
 - The Draft (Proposed Submission) Plan does include allocation policies for sites in Clanfield that have planning permission, as well as sites elsewhere with planning permission. In doing so, the Plan does show support for these sites, as the effect will be to ensure that the sites can come forward even if the current planning permission lapses. However, it is unlikely that the current planning permissions will lapse and the allocation policies be implemented (given that permissions have a lifetime of two (under the Interim Housing Policy Statement) or three years). As such, the appraisal of the draft plan presented below does not take much account of allocation policies presented, within the plan, for sites that have planning permission. There are no instances where the Draft Plan presents an allocation policy for a site that differs significantly from the conditions of the planning permission presented within the decision notice.
 - It is also worth noting that, whilst it is not appropriate to suggest that the plan will have an *effect* at Clanfield, it can nonetheless be important to take into account planned growth at Clanfield as an aspect of *the baseline*.
 - Appraisal findings have been updated to reflect the change made to the preferred approach to site allocation in the **villages outside the National Park** (notably the decision to increase the scale of development at several sites in order to ensure delivery of affordable housing); and
 - Appraisal findings have been updated to reflect changes that have been made to **site specific policy** (whether to increase or decrease stringency).
- 14.1.5 Efforts are made to reference changes that have been made to allocations / policies since 2014, as it is these aspects of the plan that are somewhat marginal and hence potentially 'up for debate'.

14.2 Biodiversity

- 14.2.1 In terms of the potential for impacts to internationally designated sites, there are particular issues in relation to Liphook (given the Wealden Heaths Phase II SPA) and Rowland's Castle (given the Solent SPAs, SACs and Ramsar sites). For neither settlement is it thought to be the case that the spatial strategy chosen (i.e. the sites that are proposed for allocation) leads to increased potential for impacts, although this is a factor that will be given further consideration through an ongoing process of **Habitats Regulations Assessment (HRA)**. The spatial strategy with regards to the villages in the north of the district is another issue that will be the focus of HRA. It is noted that the decision has been taken to focus growth (albeit a small amount) at Headley and Holt Pound, which are in proximity to the Wealden Heaths Phase II SPA. At Headley the scale of growth proposed (allocations for 12 in addition to the existing planning permission for seven) is less than might be expected given the size of the settlement / range of services and facilities locally, and this reflects HRA considerations. At all the sites in proximity to an internationally designated site (six in total) development management policy is set to be put in place. For sites at Rowlands Castle it is known that this will take the form of financial contributions towards mitigation to address the impacts of recreational disturbance on the Solent SPAs, SACs and Ramsar sites; whilst for other sites (in proximity to the Wealden Heaths Phase II SPA) further work will need to be undertaken to ascertain what measures (if any) are required.
- 14.2.2 There are no issues in terms of impacts to nationally designated Sites of Special Scientific Interest (SSSIs); however, Land South of Oaklands at **Rowlands Castle** is in close proximity to Oaklands Woodland, which is a locally designated 'Site of Interest for Nature Conservation (SINC)'. Development management policy is set to be put in place to ensure "*implementation of a plan to manage, maintain and enhance the adjacent Oaklands Woodland SINC's ecological integrity and interest*". Onsite vegetation is also a consideration at Land South of Oaklands, where development management policy will seek "*implementation of a scheme to include measures to protect mature trees and hedgerows [and] provision of a network of green infrastructure that integrates all existing trees (whether protected or not) with other vegetation on the site and its boundaries*". Onsite vegetation is also an issue at another Rowlands Castle Site where there is resolution to grant planning permission (Land at former Brickworks, the Drift), where there is set to be "*a scheme to include measures to protect protected trees, including veteran tree and woodland*".
- 14.2.3 Biodiversity issues are also an important factor at **Horndean**, where the preferred strategy is to focus growth at a single large site - Land East of Horndean. This site is associated with populations of protected species, including Bechstein Bats, which is an indication of high quality habitat. This also applies to the sites in **Rowlands Castle**, where each of the sites will be delivered alongside a targeted 'Biodiversity Enhancement and Mitigation Scheme'.
- 14.2.4 At **Alton** there is a need to give consideration to the role of the river/stream valleys as ecological corridors, and components of the local green/blue infrastructure more generally. Both of the proposed employment sites could potentially impact on a river / stream corridor: the large 'Land at Lynch Hill' site sits just above the River Wey (separated by a woodland strip), whilst the Caker Stream (with some associated bankside vegetation) flows through the smaller 'Land at Wilsom Road' site. Both sites are fairly close to one another and form part of the same Biodiversity Opportunity Area, and so there is a need to consider the potential for 'in-combination' effects. It is also important to consider the potential for development of these employment sites to impact when considered 'in-combination' with planned housing developments; however, in actual fact it is not anticipated that housing growth at Alton will impact negatively on the town's 'blue corridors'. One housing site (Will Hall Farm) is likely to come forward adjacent to the source of the River Wey (to the west of the town, away from the two proposed employment sites), but it is likely that the effect will be to stimulate *enhancement* of the river corridor. In terms of development management policy, at the Wilsom Road site there is a notable requirement to provide "*a buffer zone between the bank of the river and any buildings to protect and enhance the biodiversity value of the river corridor*." This approach reflects the appraisal findings presented in the 2014 Interim SA Report.

14.2.5 Finally, at **Bentley** (where the effect of the Site Allocations Plan will be to support the allocation of land, through the emerging Neighbourhood Plan, for c.10 homes in addition to the 37 with planning permission) the site options work appraisal highlights that a number of sites are of some biodiversity value due to existing mature vegetation and links with wider GI network. It will be important that the emerging Neighbourhood Plan takes biodiversity into account when determining the best site to allocate. The site with planning permission (Land West of Hole Lane) seems to have some biodiversity value, as does the site currently 'preferred' within the emerging Neighbourhood Plan (The Glebe House, School Lane).

14.3 Climate change mitigation

14.3.1 In terms of the potential to support reduced car dependency / distance travelled by car and encourage travel by sustainable modes (i.e. walking, cycling and public transport), the following points are noted:

- The employment growth strategy at **Alton** focuses development in the river valley to the east of the town, which is in walking distance to the train station. The alternative approach of focusing some or all employment growth to the south of the town would result in sites that are less accessible (although employment growth in proximity to housing growth could potentially lead to opportunities around district heating networks).
- At **Horndean** the preferred strategy of focusing growth at a single large site - Land East of Horndean – performs well. A primary school and other community facilities would be delivered as part of the scheme, and development management policy is also set to require “provision of new footpaths through the site to link with Horndean Village, Hazleton Common and the South Downs National Park”. It is assumed that there will be the potential to ensure a high quality bus service to Waterlooville, Havant and Portsmouth to the south.
- At **Liphook** the proposed approach (175 homes at Land at Lowsley Farm) is less than ideal given that the site is somewhat removed from the village centre; however, it is recognised that there is likely no alternative approach that would perform better. Traffic congestion is a major issue at this site that will be explored further, and so as part of this there should be the potential to ensure that measures are put in place to encourage sustainable travel etc. as far as possible.
- At **Rowlands Castle** the preferred approach is to direct the majority of growth to Rowlands Castle itself (106 homes at Land south of Oaklands, in addition to the 34 homes at Land at former Brickworks that have resolution to grant planning permission), and only a small amount of growth to the edge of Havant (17 homes at Land north of Bartons Road, which has planning permission). This is an appropriate approach, given that this part of Havant is a residential area, not particularly well connected to the main facilities in Havant (although schools are nearby). Land south of Oaklands is not well connected to village centre and the train station, although it is noted that development management policy is set to require improvements to an offsite public right of way.
- At the villages, the preferred strategy has been developed taking into account the services/facilities available locally (i.e. in-light of the need to avoid a situation whereby residents are highly dependent on the car to meet even day to day needs, as far as possible). The 10 dwellings assumed for **Bentley** along with the planning permission for 37 dwellings at land west of Hole Lane reflects the large number of supporting services and facilities, and its rail service to London. It is fairly self-sufficient for everyday services and facilities in that it has a convenience store, post office, primary school, GP surgery, community hall, public house, place of worship, recreational play areas and sports facilities. **Ropley** (35 homes in total) is supported by a number of services such as convenience store, post office, primary school and recreational play areas and is therefore seen to be able to provide the facilities to support further growth. This will not only help ensure that local needs are met but will help retain the existing services. With good transport links to the towns and larger villages via the A31 any lack of service provision can be supplemented. **Medstead** (26 homes in total) has a range of its own facilities, including primary school, convenience store and community centre. It is also close to the neighbouring small local service centre of

Four Marks/South Medstead, which has a variety of key services and facilities, such as a convenience store, post office, primary school and a significant amount of local employment. This area also lies along the A31 with a good bus service to Alton and Winchester. **Headley** (19 homes in total) has a number of supporting facilities, such as a primary school, GP surgery, community hall, place of worship and recreation areas. Headley Down has a convenience store, post office, community meeting hall, place of worship and childrens' play area. **Holt Pound** (17 homes in total) in the parish of Binsted has limited supporting facilities (public house, playing field) but is within easy access to Rowledge and Farnham to supplement the lack of its local service provision. **Upper Farringdon** (8 homes in total) has limited services (public house, meeting hall, place of worship) with some employment at Lower Farringdon. The village however has good access to Alton and other towns and larger villages via the nearby A32/A31. **Bentworth** (12 homes in total) has a limited range of facilities (school, public house, place of worship).

- 14.3.2 There is also a need to consider whether the proposed strategy supports the achievement of carbon reductions associated with the built environment. Generally, larger schemes will lead to economies of scale that mean that development viability increases, and there is greater potential for developers to fund decentralised heat/power generation and a district heating network. At larger schemes there may also be greater potential for the council to require the achievement of higher standards of sustainable design and construction, i.e. higher standards of the Code for Sustainable Homes and BREEAM (which is the equivalent standard for non-residential development). An ideal scheme would involve a combined heat and power (CHP) generation plant fuelled by biomass, and such schemes are generally understood to potentially become viable where development is at a scale of c.500 homes; as such, there will be opportunities at **Land East of Horndean**, where a scheme is proposed that would involve 700 homes plus employment development. No specific development management requirements are set in this respect, although along with all other sites there is an expectation that, where feasible or viable to do so, the developer will work with the District Council to ensure that the principles of the Council's Energy Strategy are applied.

14.4 Community and wellbeing

- 14.4.1 Key 'community and wellbeing' issues around access to community services and facilities ('**community infrastructure**') are discussed under the 'climate change mitigation' heading above, but to recap: The preferred approach at Horndean performs well in that new residents will have good access to existing community infrastructure, and development will support delivery of targeted improvements; the preferred strategy at Liphook and Rowlands Castle performs less well in this respect; and the approach to growth at the villages performs well (once it is accepted that heavy reliance on the car is something of a 'given').
- 14.4.2 It is worth noting here that there are similar issues at **Alton**, where there are opportunities to: improve the offer of the town overall so that it better serves its rural hinterland; improve the offer of particular parts of the town (e.g. the developing 'hub' at the town's southern extent, around the Treloars Hospital and the leisure centre site); and address some existing deficiencies (e.g. around school provision in the south of the town); however, it is not thought that the strategy for employment growth has a significant bearing.
- 14.4.3 Other important 'community and wellbeing' issues that it is appropriate to discuss here relate to relative deprivation; traffic congestion (an issue that for some plans counts as an 'economy and employment' issue, but for this plan relates more to 'community and wellbeing'); road safety; access to openspace, greenspace and recreational/leisure facilities; and environmental quality/amenity. N.B. other issues are discussed under the heading of 'Housing', below.
- 14.4.4 In terms of redressing issues of **relative deprivation**, the main factor relates to the extent to which the plan can support regeneration in neighbouring Havant. The preferred strategy for Rowlands Castle is to not allocate any sites on the edge of Havant in addition to the one site that has planning permission (for 17 homes). It is not thought likely that this will have a notable effect.

- 14.4.5 In terms of **traffic (and road safety)**, it is noted that:
- At Horndean the preferred strategy of focusing growth at a single large site - Land East of Horndean – should not give rise to major issues given the adjacent junction of the A3 and the potential to masterplan this large (mixed use) site.
 - At Liphook there are significant issues to consider/address, both in relation to traffic on local residential roads and traffic within the village centre. Development management policy includes the implementation of appropriate measures to reduce the traffic impacts of the development on adjoining residential roads and Longmoor Road.
 - At Rowlands Castle there are issues associated with traffic impacts on residential roads adjoining the two larger sites.
 - At the villages the development schemes are unlikely to create problems of traffic congestion, although road safety can be an issue on rural lanes. It might be that the decision taken – since December 2014 – to increase the size of several schemes (from between five and ten homes, to 12 homes) creates some additional concerns with regards to road safety at junctions; however, it is likely that issues can be sufficiently addressed, e.g. through traffic calming measures and/or signage. It is also noted that the decision was taken to allocate Land adjacent to Bullfinches (Park Lane, Ropley) only after discussions with Hampshire County Council regarding access issues.
 - Also with regards to road safety, it is noted that the smaller of the two proposed Alton employment allocations could potentially be accessed from the B3004 Wilsom Road, which is a rural lane with less than ideal lines of sight at some points. There is also likely to be a housing development on land on the opposite side of Wilsom Road (although it is not entirely clear whether this would be accessed directly from Wilsom Road). It is noted that the *previous* version of the policy referred to the need for ‘satisfactory means of access’.
- 14.4.6 With regards to **environmental quality/amenity**, there is an issue around traffic noise at schemes proposed at Horndean and Liphook (and a small site at Holt Pound). At Horndean, development management policy is set to require “*provision of appropriate noise mitigation measures including noise bunds and barriers, to reduce traffic noise from Havant Road and A3(M)*”. There is also thought to be some ground contamination at some of the sites, although it can be assumed that sufficient ‘remediation’ would occur prior to development for housing.

14.5 Economy and employment

- 14.5.1 The proposed approach to **employment allocation** (two sites at Alton and employment floorspace as part of a large mixed-use scheme at East of Horndean) is assumed to perform well from an ‘economy and employment’ perspective. There is market demand for these sites at the current time (with a key factor being access to the A-road network), and there is no reason to suspect that this might change in the future. Equally, there is no reason to believe that the proposed approach to housing allocations will conflict with the success of employment locations – current or new.
- 14.5.2 Other points to note under this heading are as follows:
- At **Horndean** development management policy is set to require delivery of an ‘Enterprise Centre’ alongside / as part of industrial and employment floorspace. It is also fair to say that residents within the new East of Horndean community will be well placed to access employment opportunities in Portsmouth and throughout the Partnership for Urban South Hampshire (PUSH) sub-region. If the effect of growth here (in-combination growth at Clanfield) was to create traffic congestion problems on the A3, then this would be an issue of sub-regional significance (i.e. an issue of interest to the Solent Local Enterprise Partnership); however, it is not thought that this will be the case.
 - The **north of the district** falls within the ‘Enterprise M3’ Local Enterprise Partnership (LEP) area. The M3 LEP recently published a ‘Housing Evidence-base’ study on the basis that the lack of housing locally is a major issue for businesses. The study finds that there is a need

to: “identify strategic sites for development of sustainable new communities in the longer term, to ensure an adequate pipeline of new housing provision in the Enterprise M3 into the longer term. This should focus on the Step Up Towns (Camberley, Aldershot, Andover, Whitehill and Bordon and Staines upon Thames) and Growth Towns (Basingstoke, Farnborough, Guildford and Woking).” Other towns in East Hampshire (e.g. Alton) are given little reference in the report; however, the fact remains that the LEP will be supportive of any efforts to ensure a supply of land for housing in the sub-region.⁷⁹

- It is not thought that any of the sites that are proposed for housing use might alternatively be used / suitable for significant employment uses, although it is recognised that a number of the sites comprise productive **agricultural land**.
- The strategy for **the villages** seeks to ensure a level of growth necessary in order to ensure the ongoing ‘vitality’ of village centres, which could lead to indirect benefits in terms of supporting rural businesses. It is perhaps most notable that the Draft Plan is supportive of a relatively high growth approach at Bentley, i.e. the Draft Plan assumes that the Bentley Neighbourhood Plan will allocate land for c.10 homes so that (given planning permission for 37 homes) the village will deliver about 47 homes in total.

14.6 Heritage

14.6.1 Most of the towns and villages that are a focus of the town are associated with one or several Conservation Areas, and there is also a need to consider the setting of listed buildings outside of Conservation Areas and other designated assets (in particular Scheduled Ancient Monuments).

14.6.2 The following points are noted –

- At **Alton** the larger of the two proposed employment allocations is in close proximity to a small cluster of locally listed buildings that are associated with the former milling role of this land along the River Wey. However, the setting of the buildings is already very much influenced by surrounding modern employment uses, and so it is not thought likely that additional development will have an impact.
- Three Conservation Areas (CAs) are associated with the **Horndean** area - at Blendworth, Horndean and Catherington – but all of these areas are away from the proposed allocation at Land East of Horndean. There will nonetheless be the potential for impacts (primarily as a result of increased traffic) that will need due consideration, and it is also the case that there are a small number of historic buildings (Pyle Farm and Hook Cottage) in the vicinity that will need to be a factor when masterplanning.
- At **Liphook** the proposed allocation is away from the village centre Conservation Area (and the River Wey Conservation Area), but it is understood that there is the potential for impacts nonetheless as traffic in the village centre is already an issue, and the proposed scheme could worsen the situation (albeit possibly only to a small extent).
- At **Rowlands Castle**, Land at the former Brickworks, which has resolution to grant planning permission for 34 homes, is in close proximity to the Conservation Area and also the site of a Motte and Bailey Castle, now designated as a Scheduled Ancient Monument. However, mitigation measures are set to be in place and it is not clear that the decision to allocate Land south of Oaklands (for 106 homes) will lead to in-combination effects.
- At the **villages**, the proposed allocations at Bentworth and Farringdon are in close proximity to Conservation Areas, although their small size limits the potential for impacts. It is also noted that at Bentley (where the Site Allocations Plan is supportive of a relatively high growth approach) there a number of listed buildings and an extensive Conservation Area; however, it is anticipated that these issues can be addressed through the Neighbourhood Plan, which will allocate a sites (or a site) as necessary.

⁷⁹ Regeneris Consulting (2014) Enterprise M3 Housing Evidence Study [online] available at: <http://www.enterprisem3.org.uk/uploads/a2f7384192424fffb669c77afad3ca33115ddf.pdf> (accessed 12/14)

14.7 Housing

- 14.7.1 A key challenge locally is the provision of affordable housing, with Policy CP13 of the adopted JCS seeking a 40% element of affordable housing (35% in Whitehill and Bordon) to be provided on all new housing sites. In the December 2014 Draft Plan the intention was to require (or at least to seek) affordable housing on all allocated sites; however, subsequently a change to national policy meant that a number of the allocations it was not possible to take this approach because the sites were below a size threshold (11 homes). As such, the decision was taken to increase the size of schemes at several sites, so that they are above the 11 home size threshold and hence it is possible to set policy requirements in relation to affordable housing provision. This approach performs very well from a 'housing' perspective, given the issues that exist with regards to rural housing affordability (i.e. issues that mean that residents have to move away from the village that they associate with). Whilst there are potential draw-backs (notably in relation to 'townscape, discussed below) it is noted that a targeted approach has been taken, i.e. the Council has only sought to increase the scale of the allocations at a select few sites, where there is greatest capacity.
- 14.7.2 Policy CP14 of the JCS also allows the allocation of sites solely for affordable housing at those settlements with a settlement policy boundary that have a specific local need. Whilst this was a consideration when assessing site options, the Draft Plan does not allocate any such sites.
- 14.7.3 Provision of specialist housing, and in particular housing for the elderly, is also a priority issue locally. It is noted that at Land East of Horndean development management policy is proposed that would seek "provision of accommodation for the elderly, including extra care".

14.8 Landscape and townscape

- 14.8.1 Landscape considerations are important locally, with all of towns / larger villages under consideration through the Plan abutting the South Downs National Park, and also being associated with landscape character of more local importance.
- 14.8.2 The following points are noted –
- At **Alton** the proposed employment allocations are away from the National Park (which abuts the southern edge of the town), but will impact on the landscape setting of Alton to some extent.
 - Development of the larger site to the north would fill in the gap between the existing commercial area and the A31, which would then form a defensible boundary for the long term. However, this land is considerably higher than other land developed for commercial uses along the eastern extent of Alton (much of which sits within the floodplain of the River Wey). It is thought that the site will be visible from the A31 (where as currently motorists look across an open field towards Alton, albeit with employment development visible), although there will be good potential for screening. It is not thought that other viewpoints (e.g. from Alton) will be impacted, assuming that higher ground is left undeveloped.
 - As for the smaller site to the south, there may be some visibility from the A31, but this is unclear. Development would certainly be highly visible to motorists entering Alton from the east, along the B3004 Wilsom Rd. Currently, motorists pass under the A31 and met by a pleasant (albeit fairly fleeting) view across an open field (with vegetation and the Caker Stream flowing through) before being met by the employment area further down the road.
 - At **Horndean** the proposed large scale allocation abuts the National Park, and so there are considerable landscape related issues. Development management policy is set to require "provision of appropriate landscaping and screening to minimise the impact of development on the setting of the South Downs National Park".

- The proposed approach at **Liphook** performs well from a landscape perspective, as the single proposed allocation is located away from the National Park (which abuts the southern edge) and would fill a gap between the village and the A3.
- At **Rowlands Castle** the northern-most site is in close proximity to the National Park, but is fairly well enclosed (although given the prevailing tranquil woodland character, development on this site has the potential to negatively affect those using the adjacent bridleway).
- At the **villages**, ‘townscape’ is an important consideration. The preferred approach of December 2014 involved a clear preference for ‘frontage’ development rather than ‘in-depth’ development, with a view to ensuring schemes in keeping with existing character. However, the decision has now been taken (in-light of affordable housing considerations, discussed above) to allow more ‘in depth’ development. The Council has taken a targeted approach – i.e. has only sought to increase capacity at those sites where there is thought to be the capacity to deviate from ‘frontage only’ develop – however, the potential some negative effects to village character cannot be ruled-out.
- Views in from the National Park are also a consideration at the villages, including at Bentley (where the Site Allocations Plan is supportive of a relatively high growth approach); however, it is anticipated that these issues can be addressed through the Neighbourhood Plan, which will allocate a sites (or a *site*) as necessary.

14.8.3 Finally, it is important to consider the potential for growth at numerous settlements to impact on the integrity of the National Park ‘in-combination’, taking into account the fact that proposed allocations would be brought forward in-combination with sites that have planning permission (including at Clanfield, where the large Down Farm scheme is visible from an important viewpoint within the Park, but extensive landscape is set to be put in place to mitigate effects) and also in combination with sites in neighbouring authorities. Ultimately, it is not thought that significant negative effects are likely, with point to note including the following –

- There might be some potential for those walking from Havant north into the National Park (in the direction of the Queen Elizabeth Country Park) to experience new developments at Rowlands Castle, Horndean and Clanfield, but only if some detours are taken.
- The emerging preferred approach for Haslemere, in neighbouring Waverley District, is to follow a low growth strategy, which should mean that there is low likelihood of growth at nearby Liphook leading to in combination effects.

14.9 Water and flood risk

14.9.1 There are six proposed allocations that are notable for intersecting with an area of river (‘fluvial’) flood risk (Flood Zones 2 and/or 3). These are considered further in the supporting East Hampshire District Council Strategic Flood Risk Assessment: Supplement (December 2014) and were discussed at a workshop between East Hampshire Policy Officers and the Environment Agency.

14.9.2 Surface water flood risk is also known to be an issue at a number of sites, and where this is the case then development management policy is set to require provision of on-site Sustainable Drainage Systems (SuDS) and to avoid built development in low lying areas.

14.9.3 With regards to other ‘water’ related issues, it is noted that the proposed schemes at Horndean and Rowlands Castle will be required to *“demonstrate that any development will not result in contamination of groundwater as the site lies within groundwater source protection zone 1 and water should be directed away from the most sensitive areas of the site identified in order to protect the aquifer”*. The SPZ covers the majority of these two settlements, and so it is not the case that an alternative approach would enable impacts to be avoided.

14.10 Conclusions

14.10.1 Taking each settlement in turn, it is possible to draw the following conclusions –

- The approach to employment development at **Alton** gives rise to some issues – including around landscape and biodiversity – but in many respects it seems logical to seek to meet the target (7ha) through extension of the existing employment area along the eastern side of the town. It will be important to consider whether there are any synergies between the strategy for employment growth (set to be determined through the Site Allocations Plan) and the strategy for housing growth (set to be determined through the Alton Neighbourhood Plan).
- The proposal to meet the housing and employment growth targets at **Horndean** through development of a single large scheme at Land East of Horndean gives rise to a number of opportunities (e.g. in terms of community infrastructure delivery, and potentially low carbon measures), but the site is associated with a number of issues (e.g. around biodiversity). There will be good potential to work with the scheme promoters to ensure that potential negative impacts of development are avoided/mitigated, and opportunities realised.
- At **Liphook** the proposed allocation is not ideal in that it is slightly removed from the existing village and close to a main road; however, in other respects it is not notably constrained. There are issues with traffic at Liphook, although the proposed allocation does not necessarily give rise to particular concerns.
- At **Clanfield** the plan is not set to allocate any sites as the JCS target will be met through existing planning permissions (albeit the plan does include policies for the permitted sites, which will be implemented in the event that the permissions should lapse).
- The proposed allocation at **Rowlands Castle** (106 homes) is sensitive from a biodiversity perspective, and there is a need to consider the potential for ‘in-combination’ effects given that another site with resolution to grant planning permission (which is smaller) is also sensitive. A small site on the edge of Havant has planning permission, and no other allocations are proposed on the edge of Havant; as such, there is no expectation that the plan will contribute to the achievement of objectives for Havant (e.g. around addressing relative deprivation).
- At **Four Marks / South Medstead** the plan is not set to allocate any sites as the JCS target will be met through existing planning permissions; however, work on the plan has highlighted potential opportunities for growth, which may be explored further in the future (through a review of the JCS). There are opportunities around village/town centre development, and it is also the case that the area is relatively unconstrained in environmental terms.
- At the **villages** a number of the proposed allocations are in sensitive locations (e.g. near to Conservation Areas), but each allocation is small (albeit the size of a number of schemes has been increased since December 2014) and so the potential for impacts is limited. The proposed approach takes careful account of ‘community and wellbeing’ considerations, in that a level of growth is generally supported that is in-line with the services/facilities available locally. Finally, it is important to note that the Site Allocations Plan supports sites (or a site) to be allocated through the Bentley Neighbourhood Plan, so that the total of new homes to come forward will be in the region of 47. Bentley is associated with a number of constraints and opportunities.

14.10.2 Taking each sustainability topic in turn, it is possible to draw the following conclusions –

- **Biodiversity** – a number of sites are associated with sensitivities, including in relation to onsite vegetation, adjacent locally designated sites and known populations of protected bat species. In each instance where this is the case, targeted policy is proposed that should ensure that suitable mitigation is achieved. Potential for incombination effects is noted at Alton and Rowlands Castle, but there is much uncertainty. **Significant effects are unlikely.**

- **Climate change mitigation** – a key consideration relates to support for walking/cycling and use of public transport, as opposed to dependency on the private car. In this respect, the plan performs fairly well, although not all proposed allocations are ideal. Another consideration relates to the degree to which the proposed strategy supports the achievement of carbon reductions associated with the built environment. In this respect, the decision to allocate a large site at 'East of Horndean' performs well, although it is noted that policy requirements are perhaps not as stringent as they might be (reflecting viability considerations and competing priorities). **Significant effects are unlikely.**
- **Community and well-being** – the draft plan supports the realisation of notable opportunities at Horndean through the decision to allocate land for a large, 700 home scheme. Another issue relates to the need to support regeneration at Havant, and in this regard it is notable that the plan will have little effect. Finally, there are notable issues around access and road safety, which will require further detailed consideration at the planning application stage. On balance, the plan should lead to **significant positive effects.**
- **Economy and employment** – the proposed employment allocations should be built-out and hence ensure the JCS economic growth strategy is achieved. It is not clear that the housing growth strategy has significant economy/employment implications, although it is notable that the decision to allocate a large site at East of Horndean does lead to some opportunities. **Significant effects are unlikely.**
- **Heritage** – the need to avoid direct impacts to Conservation Areas and other sensitive assets has been a major consideration, although the potential for some indirect (e.g. through traffic) and in combination effects cannot be ruled-out. Some development management policy is set to be put in place to ensure that effects are avoided/mitigated. **Significant effects are unlikely.**
- **Housing** – a decision was taken by the Council to increase the size of several housing allocations within the villages outside the National Park so that they would be above the size threshold whereby it is possible to require provision of affordable housing. On this basis, **significant positive effects** are predicted.
- **Landscape and townscape** – there are major sensitivities given proximity to the South Downs National Park, but it is not clear that significant negative effects will result, given the development management policy that will be in place. It is noted that a particularly sensitive site at Clanfield was recently granted planning permission, on the basis that impacts to the setting of the National Park can be mitigated through careful masterplanning / design / landscaping. The potential for growth at numerous settlements to impact on the integrity of the National Park in combination has been explored, with the conclusion reached that such effects seem unlikely. There are also more 'local' landscape and townscape considerations, including in the villages where the decision has been taken to allocate larger, 'in-depth' sites where 'frontage' development might be more in character. On balance, it is appropriate to conclude that there is some **uncertainty, i.e. the potential for significant negative effects.** There will be a need to give further consideration to landscape matters at the planning application stage.
- Flood risk is not a major issue at the proposed housing sites. Perhaps most notable is the decision to allocate to employment sites in Alton that are quite closely associated with the corridor of the River Wey. **Significant effects are unlikely.**

PART 4: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

15 INTRODUCTION (TO PART 4)

The SA Report must include...

- Measures envisaged concerning monitoring.

15.1.1 This Part of the report explains next steps that will be taken as part of plan-making / SA.

16 PLAN FINALISATION, ADOPTION AND MONITORING

16.1 Plan finalisation

16.1.1 Subsequent to the current consultation the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the Plan (as well as a summary of representations received) will be submitted for Examination.

16.1.2 Alongside the plan, the Council may also submit a schedule of proposed modifications. If this is the case, then the SA Report will be updated to reflect the Plan as modified. It may also be appropriate to update the SA Report to reflect the latest understanding of the evidence-base, e.g. to reflect issues raised through the most recent consultation.

16.1.3 A Government appointed Planning Inspector will then oversee the Examination of the Local Plan. At the Examination the Inspector will consider representations (both written and verbal) and the SA Report, before then either reporting back on the Plan's soundness or identifying the need for modifications. If the Inspector identifies that modifications to the Plan are necessary, these will developed with SA input and also through consultation.

16.2 Adoption and monitoring

16.2.1 Once found to be 'sound' the Plan will be formally adopted by the Council. At the time of Adoption a 'Statement' must be published that sets out (amongst other things) *'the measures decided concerning monitoring'*.

Monitoring

16.2.2 At the current time there is a need to present a discussion of *'measures envisaged concerning monitoring'*.

16.2.3 Chapter 10 of the Joint Core Strategy 'Infrastructure, Implementation and Monitoring' sets out how its objectives and policies are to be achieved and also sets out the general monitoring arrangements that are in place. The JCS monitoring framework is also appropriate for monitoring implementation of the Site Allocations Plan.

16.2.4 The delivery of housing in each of the settlements where allocations are being made through a Neighbourhood Plan (Bentley and Alton) will also be monitored. If these Neighbourhood Plans do not become adopted and form part of the Development Plan by the end of 2015, the Council will assess the need for it to identify sites through a subsequent Development Plan Document (DPD).

16.2.5 For site-specific monitoring there are long-established monitoring arrangements between the District Council and Hampshire County Council which cover housing, employment, retail and leisure development. Housing monitoring is particularly detailed and includes agreed phasing schedules which set out anticipated delivery of housing allocations and permissions. This in turn indicates whether there might be problems with housing delivery which might require intervention (i.e. triggering a review of plans or delivery mechanisms). The 'Housing Trajectory' is also used to assess the availability of the five year housing land supply, as required by national planning policy.

- 16.2.6 With regards to monitoring recommendations stemming from the appraisal of the draft plan presented in Part 3 of this report, it is recommended that there should be a focus on monitoring –
- The health of town and village centres (and local centres within the towns), including with a view to establishing where there are opportunities for expansion.
 - Traffic generation and secondary implications, most notably in Liphook and in/around the villages outside the National Park.

APPENDIX I – REGULATORY REQUIREMENTS

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 lists the information that must be included in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below ‘interprets’ Schedule 2 requirements.

<u>Annex 1</u>	<u>Interpretation</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the Plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	i.e. answer - <i>What's the 'baseline'?</i>
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What are the key issues & objectives?</i>
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach)	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i>
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the appraisal findings at this current stage?</i>
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i>

i.e. answer – *What's the scope of the SA?*

APPENDIX II – SITE OPTIONS SCREENING METHODOLOGY

Introduction

As described within Chapter 10 (within Part 2) of this report, a process of Strategic Housing Land Availability Assessment (SHLAA) was applied in order to ‘whittle’ a long list of site options down to a short list of *reasonable* site options. In other words, SHLAA was used to screen-out unreasonable site options.

The aim of this Appendix is to introduce the SHLAA methodology and demonstrate its ‘fit’ with the SA methodology, i.e. the SA framework. It is not essential that the SHLAA methodology ‘fits’ the SA methodology, but it is appropriate for this to be the case.

The SHLAA methodology essentially involved completing a Site Assessment Form for each site option.

The Site Assessment Form

The Site Assessment Form reflects a three stage approach to assessment. Stage A involved investigating the strategic constraints of the site. This was used as a filter, in order to ensure only those sites meeting minimal requirements were taken forward for more detailed consideration. Strategic constraints relate to potential flood risk, environmental designations and location factors in terms of the sites relationship with settlements.

All sites that passed Stage A were then tested against the Stages B and C criteria. Stage B involved looking at ‘other possible constraints’, whilst Stage C involved consideration of ‘availability’ and ‘achievability’.

The Site Assessment Form uses a traffic light system to score the potential suitability of a site for housing development. A green light is where there is no impact or issue; amber is where there is an impact or issue that could be mitigated or is not significant. A red light is where there is a significant issue and without further information would restrict potential housing development.

Scoring was informed by GIS analysis, desk-top assessment and site visits. In some cases there was a need to score the performance of sites on the basis of subjective judgement informed by best available information.

Table 2A shows the Site Assessment Form and links to the SA framework.

Table 2A: The SHLAA methodology and links to the SA framework

SHLAA Criteria	Issue	Red (Site does not satisfy criterion)	Yellow (Criterion could potentially be satisfied)	Green (Criteria is satisfied)	Links to the SA framework
Stage A – Strategic Constraints					
Flooding	Is the site within a functional floodplain and subject to flooding?	The majority of the site is within Flood Zone 2 or 3 and not suitable for development.	Parts of the site are affected by Flood Zone 2 or 3 and/or have significant surface water flood risk and further investigation is required (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.	An SA objective is to “Reduce the risk of flooding and the resulting effects on the district’s population”
Environmental Designations	Does the site fall within or significantly affect any other site of designated International, Regional or local value? This could include a Special Protection Area, Ramsar Site, Site of Special Scientific Interest, National Nature Reserve a Site of Nature Conservation Importance, or Special Areas of Conservation.	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.	An SA objective is to “Protect and enhance local, national and international nature conservation interests with a view to maintaining biodiversity.”
Strategic Location	Does the site conform with Strategic Policy for development distribution / Settlement Hierarchy?	Greenfield site not within or adjoining an existing site boundary.	Brownfield site not within or adjoining an existing settlement boundary.	Brownfield or Greenfield site that is within or adjoins an existing settlement boundary.	A number of ‘community and wellbeing’ SA objectives reflect the importance of locating development in ‘accessible’ locations.
Stage B – Other Constraints					
Access	Is there sufficient access to the site?	There are significant issues with access.	Although there are access issues, these can be overcome or alternative access can be provided.	There is sufficient access to the site.	A related SA objective is to “Create and sustain vibrant, attractive and clean town and village centres”
Trees	Are there any Tree Preservation Orders (TPOs) or is a large proportion of the site covered in trees?	There is considerable tree cover across the site and/or there are a large number of group TPOs that would restrict development.	Although there are trees on the site and/or some of them have TPOs on them, this would not hinder development.	There are limited trees on the site and none are designated as a TPO.	An ‘issue’ that sits within the SA framework relates to the fragmentation of important habitats locally.

SHLAA Criteria	Issue	Red (Site does not satisfy criterion)	Yellow (Criterion could potentially be satisfied)	Green (Criteria is satisfied)	Links to the SA framework
Topography	Could the topography constrain development of the site?	The topography would have a significant adverse impact and cannot be mitigated.	The topography would have an adverse impact, although it could be mitigated.	No topography constraints.	A number of 'community and wellbeing' SA objectives reflect the importance of locating development in 'accessible' locations.
Open Space	Would development of the site result in the loss of open space or recreation facilities?	Open space or recreation facilities would be lost and there is no possibility of replacement provision.	There would be some loss of open space or recreation facilities, but replacement provision is possible next to or near to the site as part of the development	There would be no loss of recreation or open space facilities.	An SA objective is to "Improve the health and well-being of the population"
Historic Environment	Would there be an impact on the historic, cultural or built environment? This includes Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Historic Parks and Gardens, as well as Sites of Archaeological Importance.	The site is likely to result in substantial harm to the significance of a Scheduled Monument, Grade I or II* Listed Building, or a Grade I or II* Registered Park and Garden.	The site could result in harm to elements which contribute to the significance of a designated heritage asset, which require further investigation.	The site is unlikely to harm the significance of any designated heritage asset or its setting.	An SA objective is to "Protect and enhance the historic and cultural heritage of the District"
Local Character	How would the site impact on existing character of the settlement?	There would be significant adverse impacts on the local character, which cannot be mitigated.	There would be an adverse impact on the existing character of the settlement, however this could be mitigated.	There is either the opportunity to enhance the local character or there is no adverse impact.	An SA objective is to "Protect and enhance the intrinsic local character of the district's landscape"
Contamination or Unstable Land Issues	Is there any potential land contamination or unstable land issues on site?	The site is located on or adjacent a landfill site or the land is as unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.	An SA objective is to "Improve the health and well-being of the population"
Environment and Ecology	Are there any other environmental constraints, such as Local Nature Reserves or Local Wildlife Sites, or does it contain any Biodiversity Action Plan Priority Species or Habitats?	There are significant adverse impacts in terms of the natural environment that cannot be mitigated against.	Although there are some identified adverse impacts in terms of the natural environment, there is the possibility of mitigation.	There are no known natural environment related constraints and/or there is the opportunity to enhance the natural environment.	An SA objective is to "Protect and enhance local, national and international nature conservation interests with a view to maintaining biodiversity."

SHLAA Criteria	Issue	Red (Site does not satisfy criterion)	Yellow (Criterion could potentially be satisfied)	Green (Criteria is satisfied)	Links to the SA framework
Infrastructure / Utilities	Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	There are significant infrastructure constraints, for example, strategic infrastructure is required.	There are infrastructure constraints, however, they can be overcome through developer contributions.	There is sufficient infrastructure in place to serve the development.	An SA objective is to "Take into account current and future needs for essential infrastructure"
Cables, Pylons, Electricity Lines, Oil pipelines	Are there any cables, pylons, electricity lines or oil pipelines, on or in close proximity to the site?	There are constraints in terms of electricity or oil pipelines, which would be deemed 'high risk' on the relevant national grid risk table.	There are constraints in terms of electricity or oil pipelines, which would be deemed 'moderate risk' on the relevant national grid risk table.	There are no identified constraints in terms of electricity or oil pipelines.	N/a
Access to Public Transport	How far is the nearest bus stop or railway station?	Over 1600m or and ineffective service.	Between 800m and 1600m.	Less than 800m.	A number of 'community and wellbeing' SA objectives reflect the importance of locating development in 'accessible' locations.
Access to Educational Facilities	How far is the nearest first/primary school?	Over 1600m.	Between 800m and 1600m.	Less than 800m.	As above
Access to Retail Facilities	How far is the nearest shop or post office?	Over 1600m.	Between 800m and 1600m.	Less than 800m.	As above
Access to Health Facilities	How far is the nearest health centre or GP Surgery?	Over 1600m.	Between 800m and 1600m.	Less than 800m.	As above
Access to Employment	How far is the nearest designated employment?	Over 1600m.	Between 800m and 1600m.	Less than 800m.	A number of 'economy and employment' SA objectives.
Other Issues	Are there any other constraints that could impact on potential development?	There are other issues that would constrain development and are unlikely to be overcome.	There are other issues that would constrain development, however, mitigation is possible.	There are no other issues that would constrain development.	Numerous SA objectives.

Stage C – Availability and Achievability					
Availability	Who owns the land?	The land is in unknown ownership.	There are multiple land owners.	The land is in a single ownership.	N/a
Achievability	What is the anticipated timeframe that the site will be available for development?	The site is not expected to be available until after the Plan Period (2028).	The site is expected to come forward within a period of 5 to 14 years (2020 to 2024).	The Site is expected to come forward within the next 5 years (2014 to 2019).	N/a

APPENDIX III – SITE OPTIONS APPRAISAL METHODOLOGY

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to ‘reasonable alternatives’ - i.e. alternative approaches to meeting the Joint Core Strategy housing target through development at a combination of site options - being established for each settlement. The aim of this appendix is to demonstrate the links between the site options appraisal methodology and the SA framework established through scoping.

N.B. A draft version of this site options appraisal methodology was presented within the draft Scoping Report, which was published for consultation in May 2014. At that point in time the intention was to rely heavily on GIS analysis to inform site options appraisal; however, it was subsequently recognised that there is a need to rely more heavily on qualitative analysis – i.e. analysis informed by desk-top review, site visits, discussion / targeted consultation with specialists, planning officers and elected Councillors. It is appropriate to limit the reliance placed on GIS analysis wherever possible, as there is the potential for analysis of distance / percentage overlap to overstate some issues and understate others, particularly when performance rules / thresholds are applied for the purposes of communication that are somewhat arbitrary.

Table 3A: Links between the site options appraisal methodology and the SA framework

SA topic	SA objectives	Coverage in the site options appraisal methodology
Biodiversity	<ul style="list-style-type: none"> Protect and enhance local, national and international nature conservation interests with a view to maintaining biodiversity Protect, enhance and make accessible, public open spaces and countryside 	<ul style="list-style-type: none"> GIS analysis highlighted proximity to designated sites, and also whether sites intersected a Biodiversity Opportunity Area (BOA) or contained protected trees (TPOs) Notes were also made of onsite and boundary vegetation, although specialist ecologists were not employed.
Climate change mitigation	<ul style="list-style-type: none"> Address the causes of climate change, including transport emissions Reduce the need to travel by car and shorten the length and duration of journeys Support the use of sustainable forms of transport, particularly in rural areas 	<ul style="list-style-type: none"> For some sites it was possible to suggest that development would enable low car dependency / help to minimise distance travelled by car amongst new residents, and vice versa. As part of this, consideration was given to proximity to village / town centres and through site visits it was possible to give some (limited) consideration to walking/cycling routes (taking into account topography).

SA topic	SA objectives	Coverage in the site options appraisal methodology
Community and wellbeing	<ul style="list-style-type: none"> Consider the effects of the populations changing age structure Deliver the benefits of development to those who are in the most need Improve the health and well-being of the population Improve accessibility to all facilities and services, particularly in rural areas Take into account current and future needs for essential infrastructure Create and sustain vibrant, attractive and clean town and village centres 	<ul style="list-style-type: none"> Through GIS analysis, desk-top review, site visits and discussions with planning officers it was possible to gain an appreciation of the degree to which each site option would enable easy access to service/facilities ('community infrastructure') including for those without access to a car / less mobile. Consideration was also given to potential issues around traffic congestion at busy junctions, road safety, environmental quality (in particular related to noise pollution) and also visual amenity (i.e. the potential for development to impact on adjacent residents).
Economy and employment	<ul style="list-style-type: none"> Promote a vibrant, thriving and prosperous local economy Ensure high and stable employment Encourage the development of a buoyant, sustainable tourism sector Improve accessibility to employment and training by public transport, other sustainable means of travel and digitally. 	<ul style="list-style-type: none"> This was not a main focus of the site options appraisal methodology. GIS analysis was able to show the distance to the nearest employment site; however, this is not a major factor when giving consideration to the suitability of a housing site option.
Heritage	<ul style="list-style-type: none"> Conserve and enhance the historic and cultural heritage of the District 	<ul style="list-style-type: none"> GIS data was available to show the location of designated heritage assets, including locally listed buildings. Site visits were then used to 'ground truth' the GIS analysis, i.e. give consideration to lines of site, the extent of land that might fall within the 'setting' of heritage assets and also the potential for other 'impact pathways' (e.g. traffic). A heritage officer from East Hampshire District Council was involved throughout, and undertook a programme of targeted site visits himself subsequent to the URS site visits. An archaeological specialists from the County Council was also consulted, who was able to explain the datasets that should be used when giving consideration to archaeological potential.

SA topic	SA objectives	Coverage in the site options appraisal methodology
Housing	<ul style="list-style-type: none"> • Ensure residents have the opportunity to live in homes that meets their needs • Create homes and communities which are well adapted to future climate change 	<ul style="list-style-type: none"> • This was not a main focus of the site options appraisal methodology in most instances, although there was one instance of a site obviously having the potential to be developed as an extension to an existing elderly care home.
Landscape and townscape	<ul style="list-style-type: none"> • Protect and enhance the intrinsic local character of the district's landscape • Make the most efficient use of previously developed land and buildings • Protect and enhance soil quality and structure 	<ul style="list-style-type: none"> • This was a major focus of the site options appraisal methodology. A specialist landscape surveyor attended all site visits (except for Alton), which added a degree of rigour. Consideration was given to viewpoints / sensitive receptors (e.g. those enjoying popular sites within the National Park, or footpaths that are likely to form popular walking routes) although it was sometimes not possible to establish all lines of site / viewpoints. There were problems appraising some of the larger sites with limited views in from adjacent public rights of way. It is also the case that only a guess could be made regarding the implications of buildings at height. • A landscape officer from East Hampshire District Council attended three meetings/workshops and was able to input, e.g. by highlighting characteristic features of local landscapes.
Water and flood risk	<ul style="list-style-type: none"> • Enhance and protect the natural water environment and achieve sustainable water management • Reduce the risk of flooding and the resulting effects on the district's population 	<ul style="list-style-type: none"> • GIS data was available to show the extent of fluvial and surface water flood risk. It was also possible to draw on some anecdotal evidence of surface water flooding.

APPENDIX IV – SITE OPTIONS APPRAISAL: ALTON

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to consideration of 'reasonable alternatives' - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options.

The aim of this appendix is to present site options appraisal findings for **Alton**.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁸⁰
 - AL001 - Land at Borovere Farm*
 - AL002 - Land at Lord Mayor Treloar Hospital*
 - AL005 - Land at Cadnam Farm, Upper Anstey Lane*
 - AL026 - Land between nos. 60-86 Wilsom Road
 - AL033 - Land at Will Hill Farm*
 - AL034 - Land at Weysprings
 - AL042 - Land adjacent to Convent, Anstey Lane
 - AL044 - Highmead House, Old Odiham Road
 - AL047 - Land west of Old Odiham Road
 - AL050 - Land at London Road, Holybourne
 - AL051 - Land at the Triangle, Selborne Road
 - AL054 - Land at Wilsom Road
 - AL064 - Land off Howards Lane, Holybourne
 - EMP1, 2, 3 & 8 – Land within the south Alton 'triangle'
 - EMP5 – Land at Wolfs Lane, south of Alton
 - EMP9 – Land east of the A31 roundabout
 - EMP11 – Land at Lynch Hill, southwest of the A31 roundabout
 - EMP12 – Southern extension to the commercial area, Wilsom Road
 - EMP13 – Land north west of the A31 roundabout
 - Summarises the relative merits of site options in terms of each element of the SA framework.

* Four of the sites listed above now have either planning permission or 'resolution to grant planning permission', and as such there is no longer a need to present information on these sites. However, the information is retained within the report nonetheless. As such, the information presented in this section is **unchanged since the December 2014 Interim SA Report**.

⁸⁰ N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

Introducing the site options and some of the relevant issues

Figure 4A shows the 13 housing site options and Figure 4B shows the 9 employment site options that have been identified as ‘reasonable’ for Alton (subsequent to initial screening – see Appendix II).

Figure 4A: Reasonable housing site options in and around Alton⁸¹

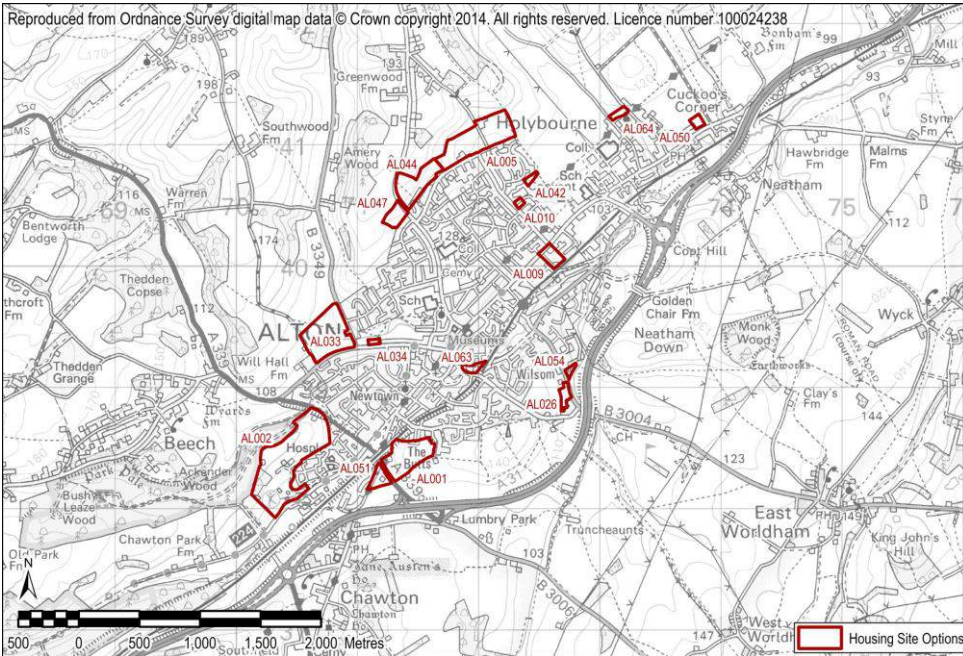
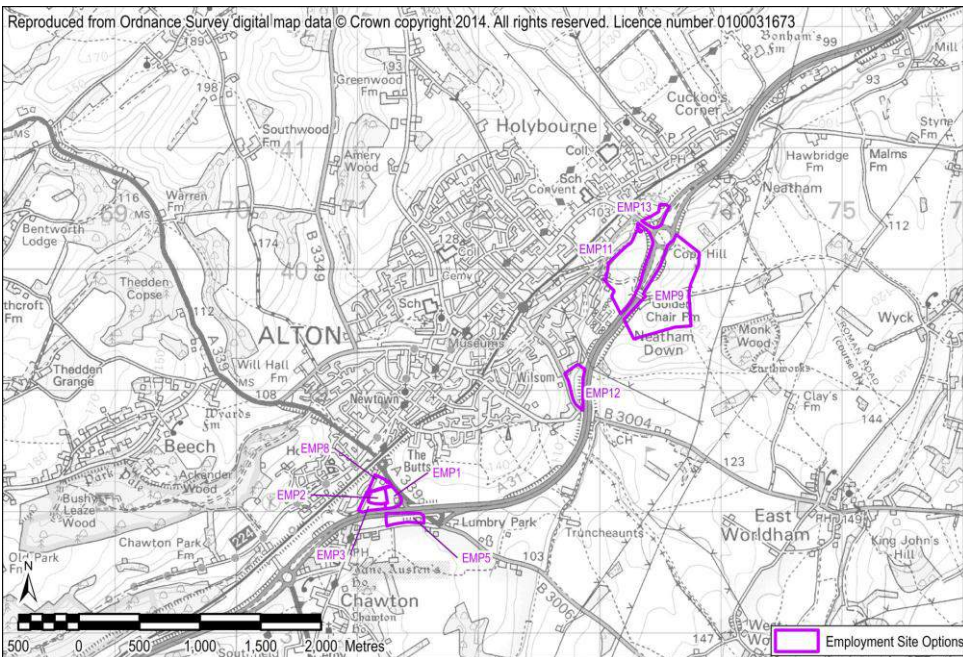


Figure 4B: Reasonable employment site options in and around Alton



Landscape and heritage issues

Four Conservation Areas (CAs) are associated with Alton. From south to north, these are at: The Butts, Alton Town Centre, Anstey, and Holybourne. Three housing site options – 064, 009 and 034 – are in close proximity to a CA and several others are in close proximity. None of the employment site options are in close proximity.

⁸¹ Three of these site options – AL009, AL010 & AL063 – are in actual fact not being considered through the Site Allocations Plan (because they are within the settlement policy boundary), and hence no appraisal proforma is presented below.

The four CAs are shown in Figure 4C. The National Park extends almost to the southern edge of Alton, encompassing the historic village of Chawton.

Figure 4C: Housing site options and Conservation Areas in and around Alton

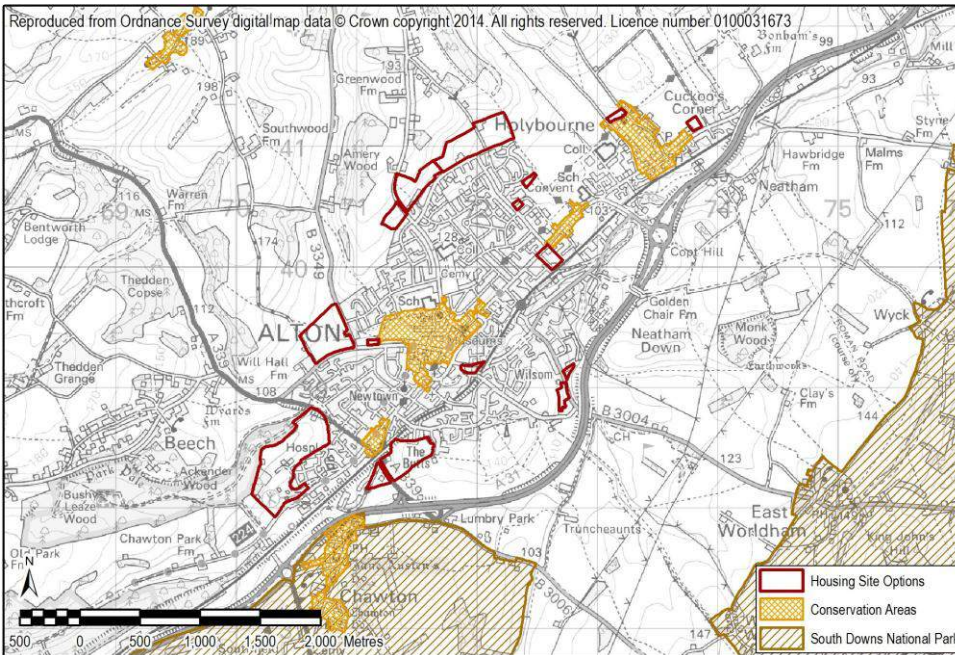
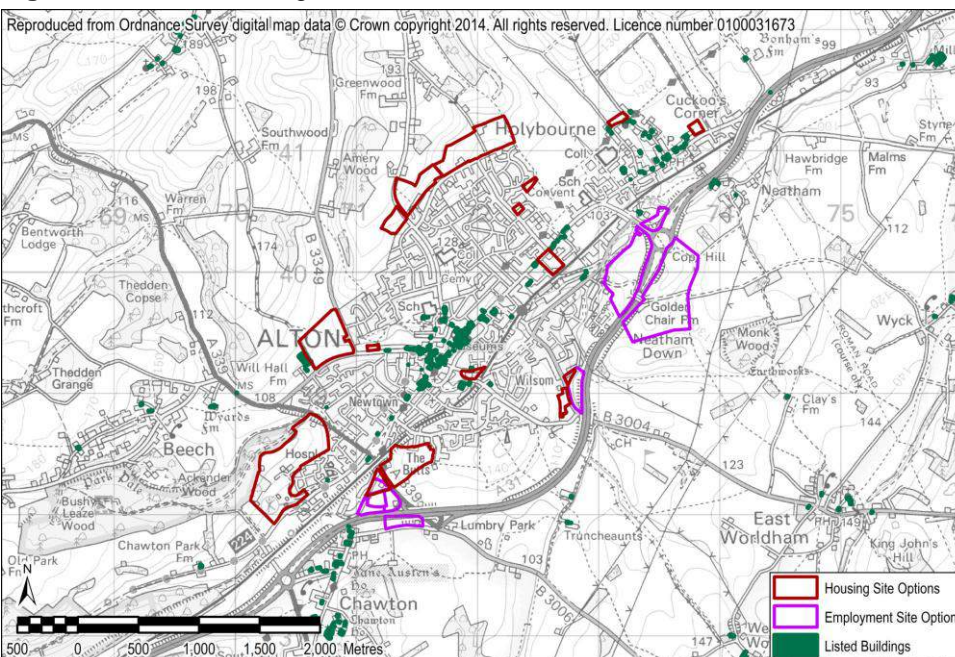


Figure 4D shows the location of housing and employment site options in relation to listed buildings (showing all listed buildings, i.e. those that are ‘locally’ listed in addition to those that are nationally listed). One site (AL002) includes a listed building, whilst five sites (AL033, AL034, AL064, AL009, and AL063) are within 20m. Two employment site options (EMP11 and EMP13) are also in proximity to listed buildings.

Other applicable landscape and heritage constraints include -

- ‘Gaps’ which are defined (by the East Hampshire District Local Plan) at land between Alton and Chawton and land between Alton and Holybourne.
- Scheduled Ancient Monuments – one of which is found at Holybourne.

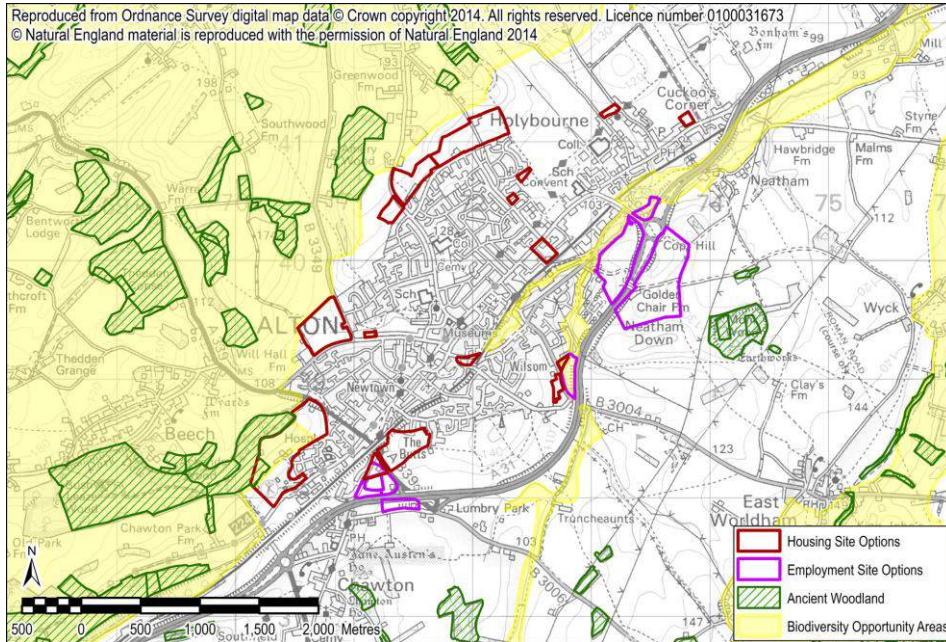
Figure 4D: Listed buildings



Biodiversity

'Biodiversity Opportunity Areas' (BOAs) have been identified for the river corridors that pass through the town, and the countryside to the west of Alton is also identified as a BOA on account of the high density of ancient woodland. These features can be seen in Figure 4E. There are no nationally or internationally important sites that need be considered as part of this appraisal.

Figure 4E: Biodiversity Opportunity Areas and ancient woodland patches in and around Alton



Flood risk

Figure 4F shows the extent of 'lesser surface water flood risk', which essentially equates to the extent of minimal flood risk. Within the areas highlighted are smaller zones of considerably greater flood risk. Table 4A lists the housing and employment site options roughly in order of susceptibility to flood risk.

N.B. Employment land is less vulnerable to flood risk, i.e. it can be appropriate to locate employment land in an area of flood risk where it would not be appropriate to locate housing.

Figure 4F: Housing site options and the extent of lesser surface water flood risk in and around Alton

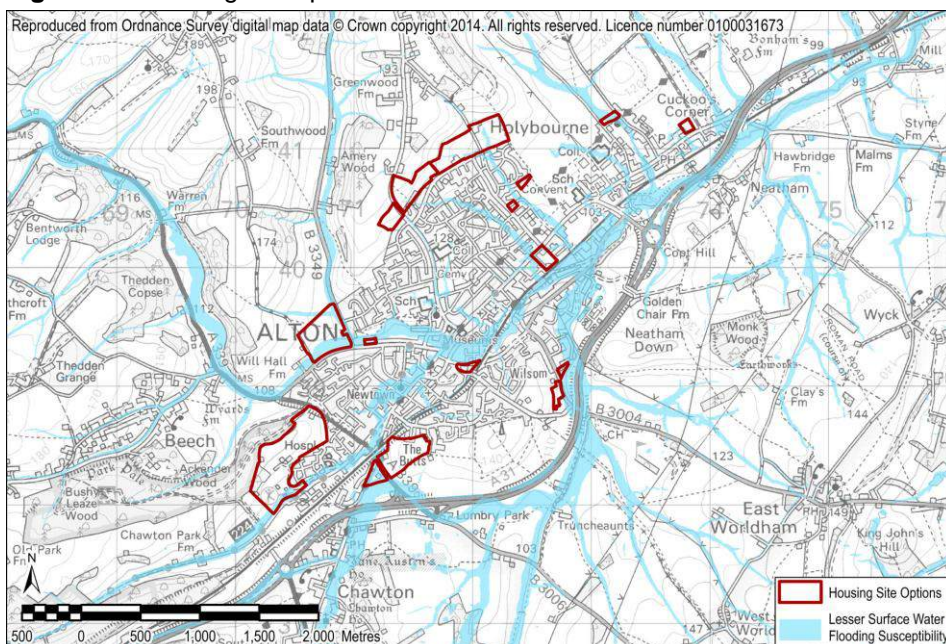


Table 4A: All housing site options, listed in order of susceptibility to flooding⁸²

Site ID	% overlap with an EA flood risk zone		% overlap with an area of surface water flooding susceptibility		
	Zone 3 (higher risk)	Zone 2 (lower risk)	Higher risk	Medium risk	Lesser risk
AL051	19.4	19.4	18.6	53.6	75
AL033	17.5	19.2	14	31	38.4
AL034	0.1	6.7	0.00	95.9	100.00
AL054	0	0	6.6	9.5	10.6
AL002	0	0	0.7	4.1	5.5
AL064	0	0	0.00	48.7	68.2
AL001	0	0	0.00	1.6	3.4
AL005	0	0	0.00	0.00	9
AL050	0	0	0.00	0.00	8.3
AL044	0	0	0.00	0.00	1.1
AL026	0	0	0.00	0.00	0.00
AL010	0	0	0.00	0.00	0.00
AL042	0	0	0.00	0.00	0.00
AL047	0	0	0.00	0.00	0.00

In terms of the employment site options, EMP1, EMP2 and EMP3 (the three site options clustered closely together to the south of Alton) are significantly constrained, with relatively large areas intersecting with flood zone 3. EMP12 on the east of Alton also includes a significant area of land within flood zone 3. EMP8 is also somewhat constrained, and EMP13 includes an area of lesser surface water flood risk.

Other environmental constraints

GIS data also highlights a range of other environmental constraints that are of lesser concern. Mapped data is shown below.

⁸² The order of the housing site options in the list firstly reflects the % overlap with flood risk zone 3, then flood risk zone 2, then 'higher' surface water flood susceptibility, then 'medium' surface water flood susceptibility and then 'lower' surface water flood susceptibility. This ordering is therefore **indicative** of overall risk

Figure 4G: Agricultural land classification

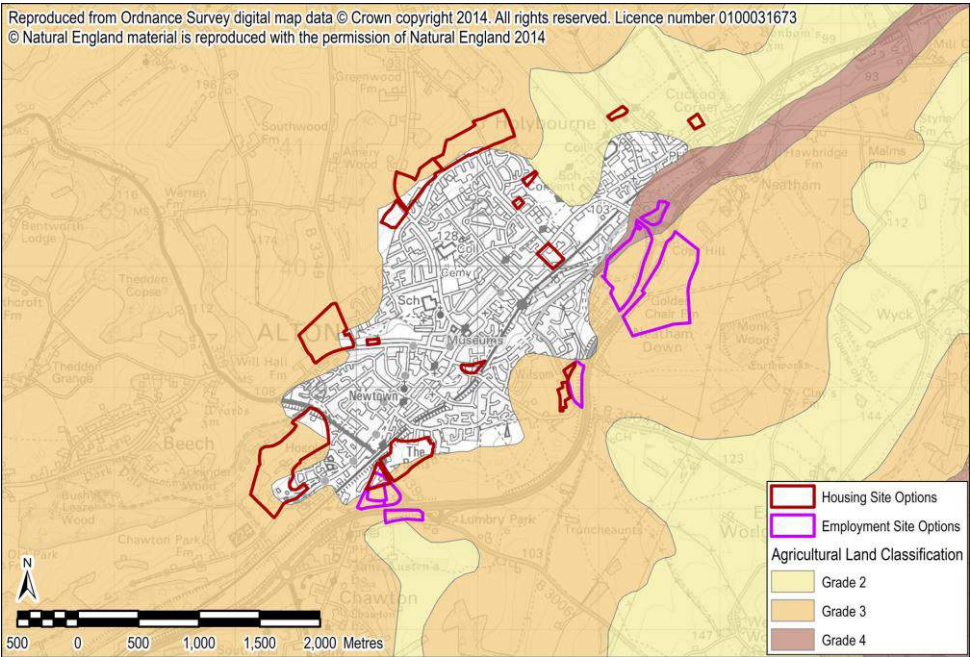


Figure 4H: Land farmed under an agri-environment scheme

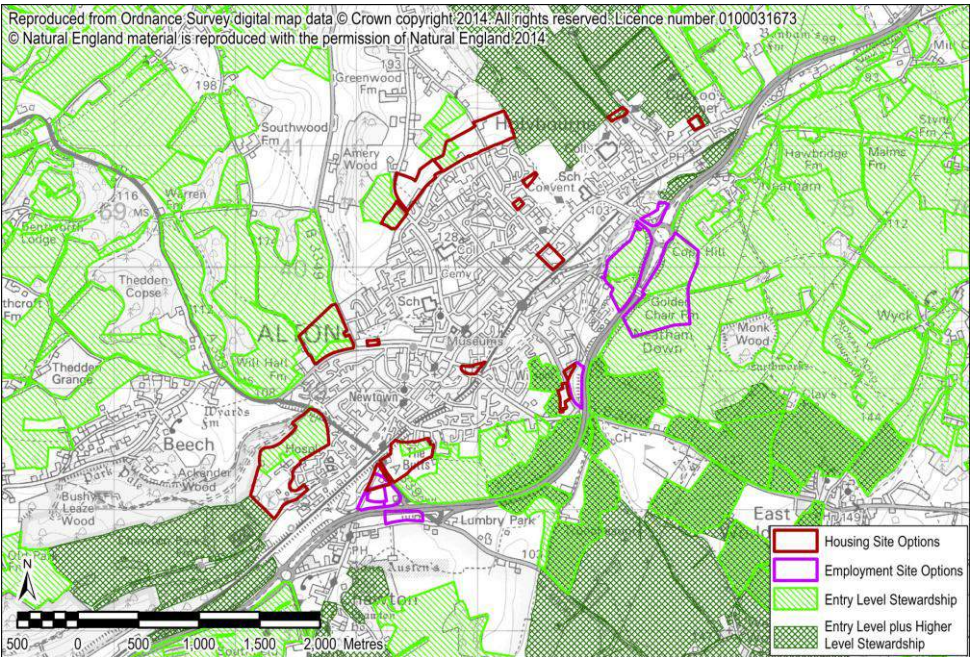


Figure 4I: Housing site options and contaminated land

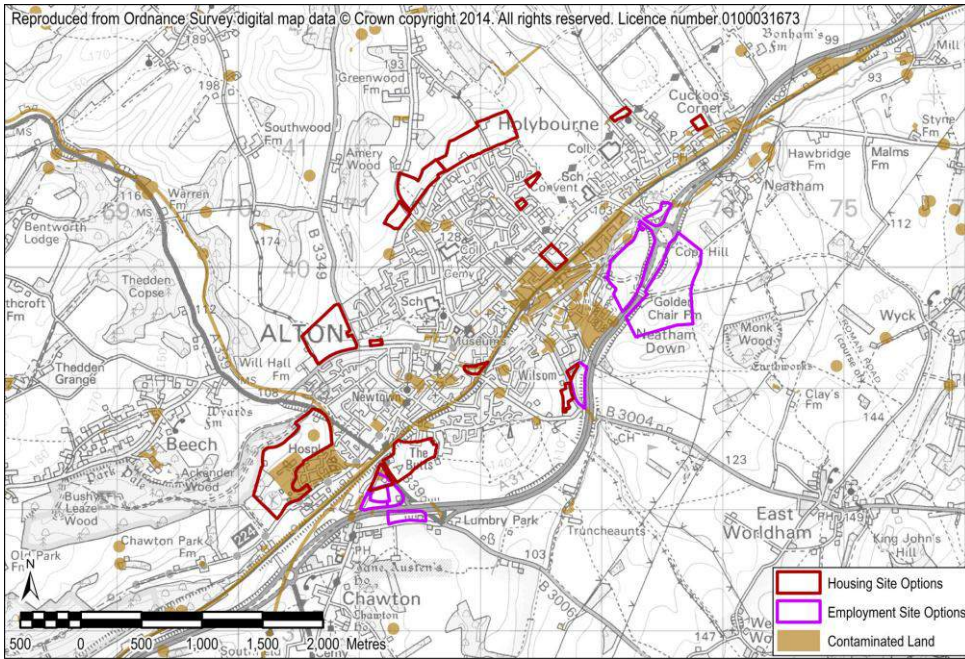


Figure 4J: Tree protection orders

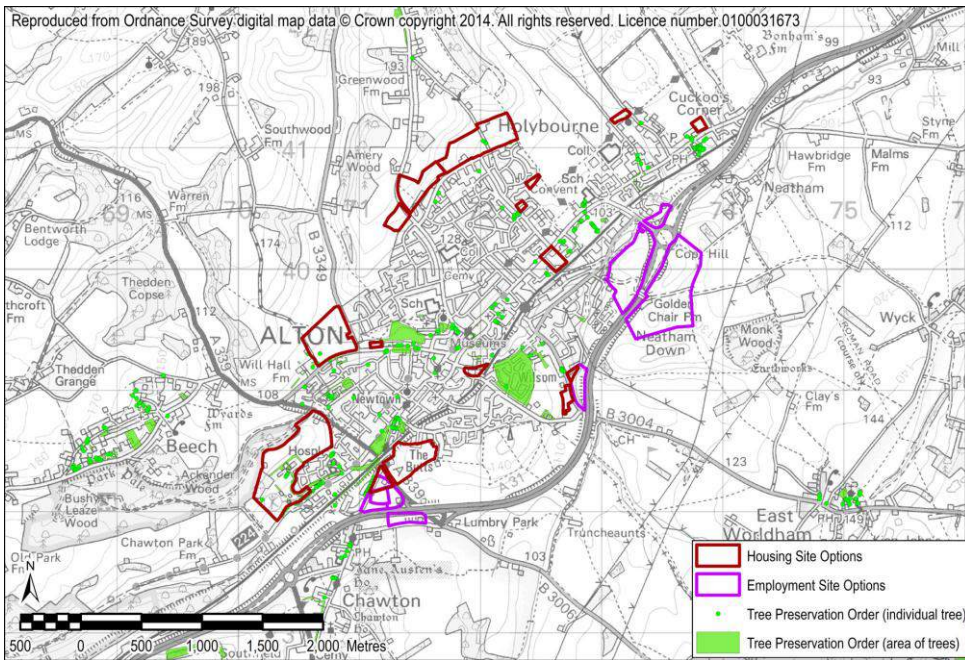
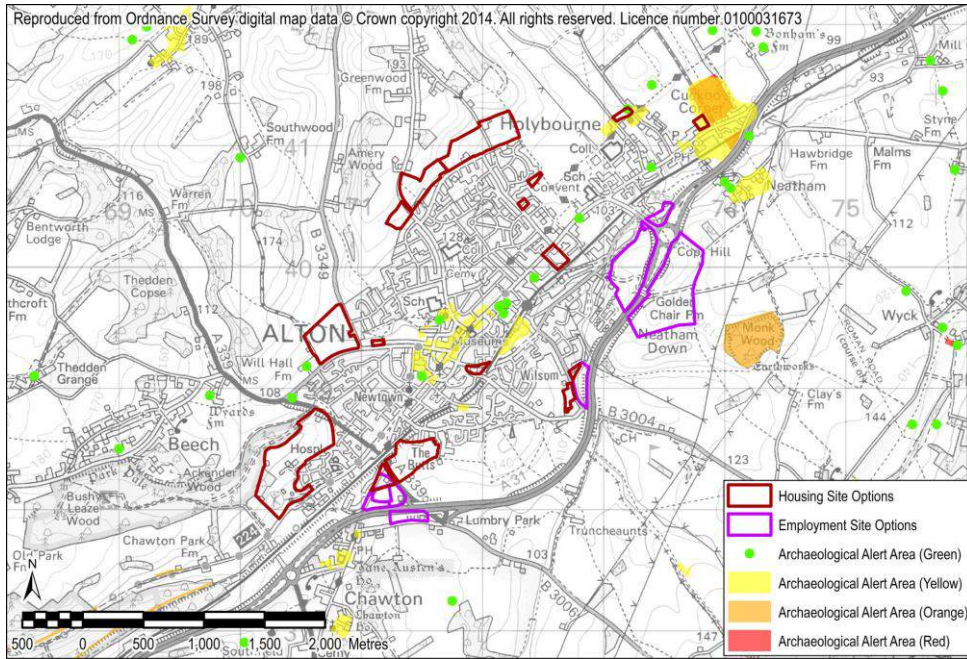


Figure 4K: Archaeological 'alert' areas



Community assets

Figure 4L: Bus stops

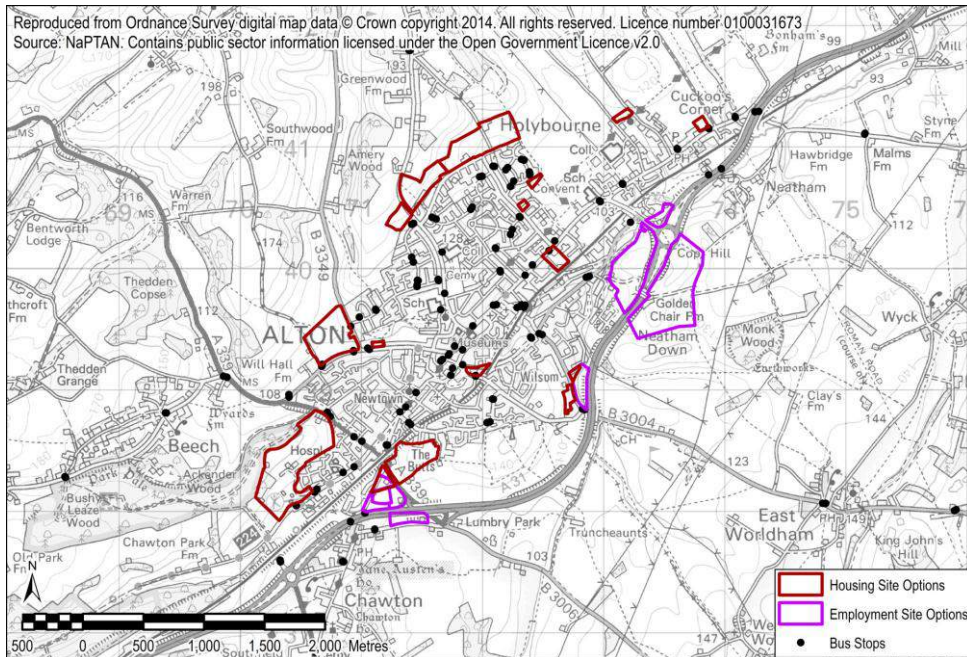
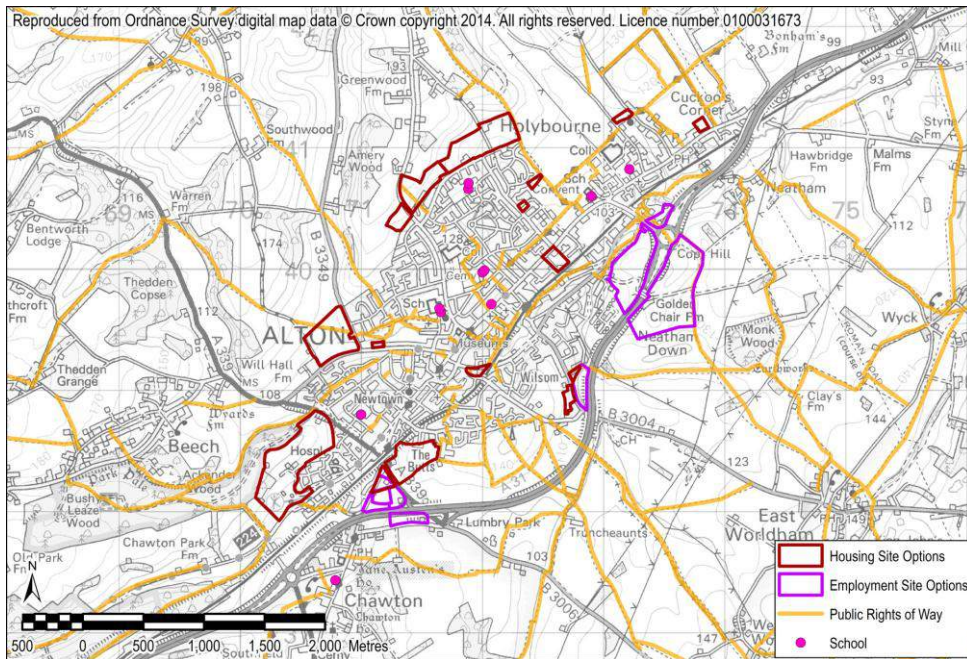


Figure 4M: Public rights of way and schools



Other issues (and options)

Infrastructure issues discussed within the Local Interim Planning Statement (LIPS) include the following -

- Ease and safety of travel could be maintained and enhanced through improving junctions, footpaths, cycleways and parking. As to junction improvements, it was felt that a number of upgrades are needed both within Alton and at the Butts Bridge junction. A western bypass is also favoured.
- The Flood Meadows and Sports Centre are seen as the most frequently used facilities in Alton. The Sports Centre building is now thoroughly outdated and the District Council has plans for its upgrading or replacement. It is therefore important that the site of the Sports Centre is protected and land reserved for future expansion where necessary.
- At a certain point of growth (around 1400 additional houses) there will be a requirement for a new primary school. Currently schools are all situated to the North and East of the geographic centre line of Alton and it would be ideal to have a new primary school in the South West.
- Access to health care and social services is also an issue. The town has three doctors surgeries; seven dentists, two orthodontists; and three pharmacies. Access to the major hospitals (Basingstoke and Winchester) has been shown to be particularly problematic, although the Alton Community Hospital is valued by the town as a means of mitigating some aspects of this problem.

The Town Council’s Housing Evidence-base document builds on this with respect to **waste water treatment** infrastructure, highlighting evidence of capacity issues at Alton Sewage Works and issues with the sewer network. Pollution of the River Wey, east of Holybourne, was ongoing for two weeks in the winter of 2013-14. This is a notable issue, although not necessarily one that should have a direct bearing on the development strategy.

The following is a useful summary of **landscape and townscape** considerations, taken from the LIPS:

“The town initially developed linearly along the High Street and then, in the inter-war period, predominantly to the north and west but with some development towards Windmill Hill to the south. After the Second World War development in the town continued further to the north again... Sited within a valley, the essence of the town resides in the fact that the town is ‘hidden’ from the landscape whilst being an integral part of it. Development has been constrained from breaking the green skyline formed by the neighbouring hills, which can be seen from all parts of the town. The undulating, yet open, nature of the land allows panoramic views which give a sense of space, freedom and tranquillity. From most viewpoints surrounding the town, the town disappears within the landscape as development has not been extended to the skyline. The A31 which bypasses the town

to the south-east skirts the town and is at its furthest only a kilometre away, yet the town can barely be seen. The town is hidden behind Lynch Hill and Windmill Hill at the eastern entrance and behind the wooded railway embankment at the western one."

The Town Council's Housing Evidence-base document makes reference to the East Hampshire **Green Infrastructure Strategy**. This strategy establishes the need to –

- Develop a Blue Corridor initiative to include the River Wey through a series of projects focusing on multifunctional benefits including recreation, landscape, flood management and biodiversity.
- Improve wetland habitat of the floodplain of the northern branch of the River Wey and North Wey Valley Biodiversity Opportunity Area and enhance the river corridor of the Caker Stream at Alton.

The Town Council's Housing Evidence-base document makes reference to anecdotal reports of **surface water flooding**, including to the North of Alton down Old Odiham Road and within the Greenfield and Wooteys Estate housing areas.

The LIPS discusses general **ambitions for the town** (in-light of those that have been established through past strategies). Headline messages are –

- There is a desire to take a proactive approach to growth, with a view to ensuring the town's role as a focus for leisure and a cultural hub in East Hampshire, a place that welcomes business and a great place for families to live.
- New homes will be located where they can benefit from local facilities and services including shops, schools and public transport. In turn these facilities will benefit from new customers, and equally new employment areas will be located where they are easily accessible.
- Any development needs to be provided 'in step' with infrastructure and to ensure that highway impacts are mitigated. This is likely to involve both significant enhancements and local solutions.
- The location of new housing and employment areas will respond to the landscape setting with homes sited where they have minimal impact on views to and from the town.
- Development should preserve or enhance the character of any Conservation Area and should not be susceptible to flooding.
- A mix of residential tenures will be provided with affordable homes provided to address needs.

The LIPS discusses the outcomes of a survey that sought opinions on the six largest **housing site options**. Responses identified land at Treloars as the most welcome location for growth and land at Will Hall Farm the least preferable. On the basis of the survey, the LIPS tentatively suggests a preferred approach to growth:

- Development at Treloars has some public support, although it should not breach the skyline and should not prejudice an Alton western bypass if this is identified as a preferred solution under the Alton Transport Study. This may mean that the upper (north-western) part of the site is unsuitable for development.
- Some residential development at land to the east of Selborne Road (adjacent to Butts Bridge) is 'the least unacceptable'. Development must be set below the skyline to ensure that longer distance views are not prejudiced, particularly from the National Park. Protection of perimeter landscaping will be necessary.
- To the north of Alton, residential development at Cadnams Farm is second most acceptable site. However, any building here would need to be located on the southern (lower) part of the site.
- Highmead House would extend from Cadnams to the Old Odiham Road and is the second most resisted for development given skyline and other issues. However, some limited development of the site could be accommodated alongside mitigation measures.
- The Will Hall Farm site performs less well than others as it would result in the loss of views and vistas into and out of the town, while also potentially impacting the source of the River Wey and the flood plain. Having said this, development would not breach the skyline, i.e. would still sit within the Alton geographic bowl. Despite issues associated with the site, in order to deliver the number of dwellings identified in the JCS, this site should be considered acceptable provided that it delivers due protection of the wider landscape and assures a sustainable perimeter to Alton. Any development here would also

need to deliver a substantial area of public open space around the source of the River Wey and would need to consider the setting of listed buildings.

With regards to **employment** site options, the LIPS identifies that it would be most preferable if one of the present employment areas could be extended. Given the location of site options, this would mean extending to the east of Mill Lane. There are some issues of skyline, which would need to be resolved, possibly by appropriate landscaping, and there would be a need to take due account of transport impacts.

Some **additional issues** were also highlighted through workshops and engagement -

- In terms of transport infrastructure and access issues, ideas around the potential for major upgrades of the Butts Bridge Junction and (lesser) upgrades of other junctions were discussed, although it was recognised that there is a need to avoid prejudging the forthcoming Alton Transport Strategy.
- The potential to develop the leisure centre site / area as a community hub was also discussed, although again it was recognised that technical work is ongoing to explore options. The potential for focused growth with a view to more easily securing funds for major infrastructure upgrades was discussed.
- Responses were also received from Councillors in relation to several of the site options (both housing and employment). Comments focused on flooding, views and the importance of maintaining the Alton/Chawton Gap.
- Work is ongoing to explore options for major transport upgrade work at Alton.

AL001 - Land at Borovere Farm

Site:

- Overall size 10.6ha.
- Comprises three agricultural pastures rising from the A339 to adjoin Borovere Lane on the south-eastern edge of Alton.
- Northern-most field, adjacent to existing housing estate, is on a hill-top (136m). The two southern fields are on land steeply sloping down towards the main road.
- Site is bordered / divided by thick hedgerows.

Site context:

- The site lies within the Alton/Chawton gap.
- Major road investment at Butts Bridge would enable access from the A339.
- A relatively small number of houses in the estate (Borovere Lane and Berehurst Lane) could have views of new development.
- At the end of Borovere Lane, where the housing estate ends and the site begins, is a farm and a small business park.
- There is no neighbourhood centre local to the site, and so it would be necessary to walk to Alton town centre (800-1000m). A primary school is, however, within 400m; and there are bus stops on the Ridgeway. Walking/cycling access to the southwest, i.e. in the direction of the hospital/leisure centre etc would be required.
- Site is otherwise bordered by the railway line, the main road and open farmland.
- Small part of the low-lying, southern part of the site intersects an area of 'lesser surface water flooding susceptibility'. Anecdotal evidence suggests that flooding is an issue here.

Character:

- From the hill top, i.e. the flat part of the site, there are distant views to the south (i.e. the National Park).
- Site is well screened from the main road.

Conclusions:

- Access should be via the A339. Improvements to Butts Bridge would be required before housing development could commence.
- Landscape impacts are a major consideration, given views from the National Park and approach to Alton from the south. The flat hill-top is most sensitive from a landscape perspective and should remain undeveloped.
- Any local flooding issues would have to be addressed.
- The Alton/Chawton gap would be compromised.
- Landscape mitigation, e.g. consideration of trees would be required.

AL002 - Land at Lord Mayor Treloar Hospital

Site:

- Overall size 26.4ha, complex site.
- A complex site. Part of this site is already allocated for housing in the East Hampshire District Local Plan: Second Review (5ha, 150 dwellings). The site wraps around the southern extent of Alton, i.e. around the 1970s housing estate, very recent housing estate and recently developed community hospital that sit south west of the A339.
- Much of the land comprises mown grassland, rather than grassland used for pasture (despite some of the land being entered into the Environmental Stewardship agri-environment scheme). Much of the site is used recreationally (i.e. for dog walking), despite signs highlighting that it is private property. There is a discrete, smaller pastoral field at the western end of the site.
- Alexandra Wood/Ackender Wood – locally important ancient woodlands - borders and intersects the site. The site is otherwise bordered by thick, overgrown hedgerows and tall tree belts. Several overgrown hedges including trees with TPOs cross the site.
- Land rises steeply from the east, and from the south, to a high point near to the north-west corner, where a water tower is located. Views from the high point are extensive.
- A large proportion of the site is identified as being contaminated (associated with a past hospital use), although this contamination has not prevented development of the recent adjacent housing development.

Site context:

- There are two adjacent housing estates – one very recent, with a good mix of housing, and one c.1970s, where the urban realm ‘has seen better days’. The older housing estate is below the site, and a number of properties have views in. The recent housing estate is very well screened by a mature tree-belt. The site allocated in the existing Local Plan lies to the southwest of the recent housing estate; this site has not come forward because of the need for improvements at Butts Bridge.
- This part of Alton comprises a community ‘hub’. The hospital site includes a GP surgery and pharmacy, and on the other side of Chawton Park Road is a leisure centre with associated sports clubs and skate-park. Within the new residential area is a small children’s play area.
- There is a good bus service running to both Petersfield and Winchester, and Chawton Road forms part of a National Cycle Route, with Four Marks located about 2.5 miles to the southwest.
- Access would be onto Chawton Park Road. The western-most field could possibly provide an access point, with fairly minimal loss of hedgerow / tree belt. Drainage and footpath improvements would be required in this area. Most of Chawton Park Road is wide, with good footpaths. A roundabout is already in place where the road branches off into the recent housing estate.
- The junction with Whitedown Lane (in the direction of Alton) would need to be improved along with the junction onto Basingstoke Road.

Character:

- From the hill top there are distant views north, over Alexandra Wood to rolling countryside north of Alton, and also views across large parts of Alton. The northern part of the site is visible from higher ground within the National Park from some distance. The lower parts of the site – to the east and southwest – are less constrained in landscape terms. The site is well screened from most adjacent uses, other than some properties within the older housing estate.

Conclusions:

- Improvements to Butts Bridge would be required before housing development could commence,
- The site has a number of constraints, including in relation to on-site biodiversity, the adjacent ancient woodland and long distance views to the north and south. If the higher part of the site is left undeveloped, the land could potentially be used by the local community as a recreational resource. If this part of the site is developed, the ancient woodland would be put under extreme recreation pressure.

- This part of Alton already functions as a community hub, and there would be the potential to develop this role further, including the re-provision of sports facilities.
- The two water towers and Robertson House, both of local historic interest, should be retained.
- The TPOs need to be taken into account and mitigation measures should be included as required.
- Junction improvements are needed at both Chawton Park Road/Whitedown Lane and Whitedown Lane/Basingstoke Road
- Any surface water flooding would need to be addressed

AL005 - Land at Cadnam Farm, Upper Anstey Lane

Site:

- Overall size 7.9ha.
- Comprises three agricultural fields. One is to the east of Anstey Lane, and two are to the west. The eastern two fields are used for grazing horses. The westernmost of the three fields is entered into the Environmental Stewardship scheme. The site encompasses two farms, each quite compact but with a range of farm buildings.
- Site is bordered mainly by hedgerows and modern planting of variable, but overall limited quality.
- The land is relatively high (c.135m) up the northern slopes above Alton although within the site the topography varies notably. Parts of the site have distant views, whilst others less so given vegetation and local variations in topography.

Site context:

- The bungalows and other 20th century homes adjacent to the south are screened from the site to some, variable extent by the intermittent hedgerow / tree belt.
- Site is surrounded to the north by open countryside. A footpath borders the eastern edge.
- Movement towards Alton town centre would be down Anstey Lane. About 500m south along Anstey Lane is something of a community hub, with a Tesco Express store, playing fields and a large children's play area. There is also a small row of shops on Wooteys Way which is in need of improvement.
- Alton Town Council's Housing Evidence-base report highlights some issues of surface water flooding.

Character:

- Land rises to some extent, but past work has found much of the site to sit within a 'bowl' and have relatively little potential to impinge upon the skyline.
- There are limited views into / out of the site to the east (although there will be views in from the adjacent footpath).
- There are views from the road across the two eastern-most fields, and so the site will currently be valued as providing a rural setting to the estate by those who live locally.

Conclusions:

- Not significantly constrained on the assumption that development can be contained within the 'bowl' and therefore within the wider landscape; would not impinge on long distance views. The site is on the east side of the housing estate and therefore close to the Anstey Lane community hub and the Wooteys Way shops; albeit the site is distant from the town centre.
- New buffer planting required for the northern site edge
- Improvements to the local highway network, including wider street enhancements and speed reductions along Gilbert White Way, would be required. Particular improvements required at junction of Anstey Lane and Anstey Road, as well as Golden Pot junction.
- The TPOs need to be taken into account and mitigation measures should be included as required.
- Bus services would require improvements to improve sustainability of location

AL026 - Land between nos. 60-86 Wilsom Road**Site:**

- Overall size 1.4ha.
- There is a steep bank from Wilsom Road up to the site.
- Part of the site is wooded (albeit possibly recent woodland) with vegetation elsewhere.
- Site is linear, and stretches down almost as far as Windmill Lane. It is assumed that access would be off Wilsom Rd (B3004).

Site context:

- There is a small row of properties along this part of Wilsom Road. The site wraps around behind the gardens to these properties.

Character:

- Existing properties are set back, and overall Wilsom Road has the character of a rural lane at this point (albeit cars travelling towards Alton will have just passed under the A31 and will soon reach the industrial estate).

Conclusions:

- There is merit to further housing in this area given the relative proximity to the town centre and train station (on the assumption that it would be possible to ensure a safe walking route)
- Safe access is an issue given the steep bank up to the site and the speed of traffic on Wilsom Road; however, a small development (of c. 20 homes) may pose few issues in this respect.

AL033 - Land at Will Hill Farm

Site:

- Overall size 13ha.
- The majority of the site comprises an arable field.
- Sloping land rises to the north-west, away from Basingstoke Road. A footpath crosses this field, taking walkers from Alton towards attractive open countryside to the north-west.
- The southern third of the site is a separate field that has the characteristics of a 'water meadow'. It is signposted and marked on the Ordnance Survey map as 'the source of the river Wey'. The stream is visible running through the field, as is vegetation associated with the stream / marshy ground.
- One house is found on the eastern side of the site, which has some character. It is quite well screened from the road.

Site context:

- Site sits at the junction of two 'B' roads, one leading to Basingstoke and the other to Odiham, Hook and J5 of the M3. Cars travel fairly fast down these roads, and the existing roundabout is quite busy, but the roads benefit from being straight with good lines of sight. Major issues with vehicular access are not anticipated.
- Residential properties line the opposite side of both roads. The western side of the site borders a lane that is unsuitable for cars, but marked as a footpath. Will Hall Farm – a large listed farm house, with other associated listed buildings including oast houses - is found here.
- The southern field is within flood zone 3 and source protection zone
- Although without any formal designation, the southern field is an important site along the River Wey 'corridor'.

Character:

- Landscape 'character' is an important consideration here. There are currently long distance views over the site to the wooded hills beyond. Those leaving Alton town centre (the Conservation Area being less than 500m to the east), and those arriving at Alton from the north along the B3349, would have a different perception of Alton and its rural setting if the site were developed.
- Another important view that would be impacted is that from the hill to the north east of the site. This hill, on the northern edge of Alton, is crossed by a footpath and is likely to be popular with walkers.
- There would be other views into the site from the north and west, but only from high ground given tall screening vegetation. Most of the hill tops that are visible in these directions are wooded, and so it is not thought likely that there are important viewpoints in these directions that would be impacted.
- Will Hall Farm is well screened and so not very apparent in the landscape. The oast houses are visible to walkers using the footpath that crosses the site, but they could quite easily be missed.

Conclusions:

- Development of this site would change the perception of the setting of Alton's rural entranceway setting but there is already housing to the east of the site and to the south of Basingstoke Road.
- Development of the upper field would have a major adverse effect by intruding into the downland landscape affecting its character. Development should be kept below the 115m contour.
- It is recognised, however, that there may be opportunities to enhance the role / prominence of the river corridor (which could not be developed given flood risk). The river corridor to the east is 'accessible' and enjoyed by the community in a way that the 'source of the Wey' field within the development site is not currently.
- Consideration will need to be given to the setting of Will Hall Farm, a heritage asset, There could be gains as well as losses (given the above discussion of the potential to enhance access to the river corridor).
- The TPOs need to be taken into account and mitigation measures should be included as required

- Benefits of development also relate to its relative proximity to the town centre (about 800m on a flat route, with a good footpath in place) and also south Alton (location of the community hospital, leisure centre etc.). There are also good bus services passing this site.
- Development should be avoided within the high flood risk areas and within the area of protection for the public water supply.

AL034 - Land at Weysprings

Site:

- Overall size 1ha.
- On the far side of the field, away from the road, runs the River Wey. The source of the River Wey lies just beyond New Odiham Road to the west.
- The field is separated from the road by a wire fence, rather than a hedgerow. There is no vegetation on site, or other features to speak of. A footpath crosses the site, leading to the river and associated flood meadows (themselves crossed by popular footpaths) at the back of the site.

Site context:

- Site is slightly higher than the river and therefore sits just outside the identified flood plain.
- An adjacent locally listed building marks the start of the town centre Conservation Area.
- Houses opposite are raised above the road and overlook the site. However, many of these houses are well screened by conifers.
- Mature vegetation (including large trees with Tree Preservation Orders) runs along the river bank at the back of the site. It is assumed that this vegetation would be maintained as part of any development scheme, and that some enhancement would occur.

Character:

- This field contributes to the setting of the town centre Conservation Area. Those entering Alton will experience this open field, possibly recognising that the vegetation visible on the far side is the bankside vegetation of the River Wey, they will see the attractive locally listed building on the left and then recognise they have entered the historic centre of Alton.
 - It is noted that the current fence between the road and the field is rather old and unattractive, that a road sign partially blocks the view of the locally listed building and that there are quite a few buildings (and one recent development) between the site and the historic centre that are not in keeping with the Conservation Area.

Conclusions:

- This land contributes to Alton's landscape setting and historic character, forming a part of the open corridor of land along the River Wey that extends towards the town centre. It is currently not being optimally utilised in this respect. The source of the River Wey lies immediately to the west.
- The site is a good location for housing from a communities-perspective, given good access to the town centre. It may be that a high quality development can enhance this gateway into the town.

AL042 - Land adjacent to Convent, Anstey Lane**Site:**

- Overall size 0.5ha.
- Surplus land at the back of the Convent School. The land appears to have been neglected and allowed to become overgrown / develop into woodland.
- There is no road frontage, and a footpath is adjacent on one side.

Site context:

- The site lies within the Alton/Holybourne gap
- Assuming that access would not be through the Convent School, then it would be via the adjacent housing estate. The estate comprises mid-20th century housing, including a high proportion of bungalows.
- A bus service runs through the housing estate.
- Site is close to Anstey Park, with its sports pitches and large children's play area. There is also a Tesco Express shop nearby.

Character:

- Views into the site are currently very restricted, even from the adjacent footpath.

Conclusions:

- Even though the site is within the Alton/Holybourne gap, it is relatively unconstrained.
- On the assumption that access can be achieved via the housing estate and the onsite woodland holds limited biodiversity value, the site has some potential for housing growth from a communities perspective.

AL044 - Highmead House, Old Odiham Road

Site:

- Overall size 26.4ha.
- Two agricultural fields in arable use, divided by a thick hedgerow.
- Land rises quite steeply to the north-west, so that at the 'top' of the site (i.e. the north-western extent) there are distant views over Alton, to the rolling countryside beyond.
- A footpath crosses the site.

Site context:

- The site borders Gilbert White Way, a main estate road; Glebe Close, a minor cul-de-sac; and the Old Odiham Road, a main north/south route in to and out of Alton. It is assumed that access onto the Old Odiham Road would not be achievable as there is a thick hedgerow and bank to contend with, and the road has the character of a rural lane (i.e. winding and narrow). It is also the case that increased traffic on the Old Odiham Road is perhaps not desirable given the location of Alton College, a short distance to the south, with associated traffic and pedestrians.
- The site is screened from the Old Odiham Road, but a number of adjacent houses in the estate have views in.
- A primary school is located nearby in the estate, and the small row of shops on Wooteys Way is just a few hundred metres away. However, the local community hub on Anstey Lane is to the south east of the estate, i.e. on the opposite side of the estate to this site.

Character:

- Views of the site from Alton and high points in the hills to the south and east of Alton (although not necessarily the National Park) are an important consideration.
- A footpath crosses the site, and so the site will obviously be valued as providing a rural setting to the estate by those who live locally.

Conclusions:

- Landscape impacts are a key consideration, with long distance views of any development on the site especially on the higher ground. It is also the case that residents of the estate most likely use the footpath and enjoy being able to access open countryside and gain views over Alton.
- Development would be somewhat isolated and hence is not ideal from a communities perspective.
- Movement from the estate in the direction of Alton may be down Old Odiham Road, rather than through the estate, which possibly gives rise to some traffic management issues near Alton College.

AL047 - Land west of Old Odiham Road**Site:**

- Overall size 2.5ha.
- Currently in arable use, bounded by thick hedgerows.

Site context:

- The site would be an extension to the housing estate on the west side of the Old Odiham Road, which is much less extensive than the estate the other (eastern) side of the road. It is assumed that access to the site would be directly onto Old Odiham Road.
- A number of adjacent properties would have views in, but that views in from the Old Odiham Road would be well screened (unless there is a new junction from the road).

Character:

- The land rises to the north-west in a similar fashion to the site on the opposite side of Old Odiham Lane (AL044, which can be accessed via a footpath). There would be distant views of development on the higher parts of the land, although it is noted that only the lower part of the site is proposed for development.

Conclusions:

- As only the lower part of the site is proposed for development, landscape impacts would not be severe.
- A new access from Old Odiham Road would have an impact on the character of the area.

AL050 - Land at London Road, Holybourne

Site:

- Overall size 0.72ha.
- Currently comprises a children's play area and open area of grassland used by children for football etc.
- Site is flat and open, with views in from the road and surrounding fields. Site is surrounded by a low wire fence.

Site context:

- Borders the London Road and represents the edge of the village. Opposite the site is a garage and two recent residential cul-de-sacs.
- To the north of the site are open fields that rise gently to the north. The St Swithun's Way long-distance footpath crosses a field about 250m to the north.
- To the east of the site is a small open field which forms part of a scheduled ancient monument (SAM) – a Roman site that extends to the east.
- Beyond the adjacent field to the east is a bridleway (New Lane) that leads into attractive rolling countryside, and is signposted as also taking users to the Roman site.
- Whilst not overlapping the SAM, the site does intersect an area of likely archaeological importance. Excavations would need to be undertaken as part of any development.

Character:

- Development would affect views of the countryside from the London Road. Views north would still be possible from other locations, including across the adjacent field to the east which it is assumed is likely to remain undeveloped in perpetuity given its designation as a SAM.
- The site sits outside the Holybourne Conservation Area, which begins about 50m further along the London Road in the direction of the village.

Conclusions:

- It is not clear that the adjacent SAM constrains the site significantly, although this is a matter that will need careful consideration by specialists.
- Views to the north would be affected, but views would remain across the open field to the east.
- An important consideration relates to the relocation of the children's play space and playing field.

AL051 - Land at the Triangle, Selborne Road

Site:

- Overall size 2ha.
- Triangle of land bounded by the A339 to the east, the A31 to the south and Winchester Road to the west.
- A farmhouse is on the site.
- The site is bounded in part by thick hedgerows, but can be seen from the A339 within this important access point into Alton.

Site context:

- The site lies within the Alton/Chawton gap.
- Access would be onto Winchester Road, a historic routeway, that is now a quiet cul-de-sac as it is cut off by the A31. Whilst cars can no longer travel down the road beyond the A31, there is an underpass for walkers and cyclists, and it is clear that this is a popular route for those walking to Chawton – a historic village that is popular with tourists as the location of Jane Austen’s House museum. It is also apparent that cyclists travel this way to access the Selborne Road, i.e. the lane to the historic village of Selborne.
- Winchester Road is quiet, and is wide with a good footpath; there is a Travis Perkins builders yard further along the road, and so there will be some traffic associated with this.
- As well as a thick hedgerow / tree belt, there is also a bank from the Winchester Road down to the site along much of the boundary.
- Winchester Road meets the A339 at a busy double roundabout. This junction is currently very challenging for pedestrians to negotiate, given that it is also constrained by the presence of the Butts railway bridge. However, it is likely that this junction and bridge will be improved due to increased traffic resulting from the residential development of other sites in the area.
- Almost 20% of the site intersects flood risk zone 3, and much of the remaining area is susceptible to surface water flooding. This is the most constrained housing site option in terms of flood risk.
- Noise from the A31 and A339 is a factor.

Character:

- Whilst the site is quite well screened, motorists leaving Alton along the A339 probably recognise that they have reached the edge of Alton / the start of open countryside at this point. Perhaps a more important consideration, however, relates to the perception of walkers and cyclists along Winchester Road. They will recognise that there are busy main roads around – this being evident from the sound of traffic – but may appreciate this small countryside gap between Alton and Chawton.

Conclusions:

- Flood risk is a significant consideration, which weighs against this option given other sites that are sequentially better performing.
- This triangle of land performs an important function as part of the Alton/Chawton gap.
- Traffic and pedestrian access are important considerations.

AL054 - Land at Wilsom Road

Site:

- Overall size 4.9ha.
- This is a small site of pastoral land on the eastern edge of Alton.
- It is a fairly steep area of land that slopes down to the River Wey. On the lower part of the site there is considerable bankside and vegetation associated with the river corridor.

Site context:

- Located on the edge of an industrial / employment park. This would mean that access would be relatively easy to achieve, i.e. it would not be necessary to add a new junction to Wilsom Road.
- A footpath borders the northern edge of the site.
- The A31 is above the site to the east, and beyond that is higher land of Neatham Down.
- The site is just outside of the floodplain.
- Biodiversity considerations are important, given the need to buffer the River Wey / enable natural vegetation along its banks and on its floodplain. The whole site falls within the Biodiversity Opportunity Area that follows the river corridor.

Character:

- Walkers along the footpath will enjoy views down to the river; however, if only the higher / flatter part of the site was developed then these attractive views would remain.

Conclusions:

- Flood risk and biodiversity considerations are important; however, if only the higher / flatter part of the site were developed for a small number of houses, then effects on the area would be insignificant and some targeted habitat enhancement work could be possible.
- This may not be an ideal location from a communities perspective, on the assumption that there is limited potential to walk/cycle to the town centre along a safe route. The site is also adjacent to employment uses.
- May be merit in considering the suitability of this site for employment use due to the proximity of the industrial uses nearby (further consideration is give to this sites under Employment)

AL064 - Land off Howards Lane, Holybourne**Site:**

- Overall size 1 ha.
- Consists of arable land.

Site context:

- The site is adjacent to Holybourne Conservation Area and close to the historic parish church and historic lanes and buildings.
- Whilst the site benefits from being accessed by two roads / lanes, both are quite narrow with junctions that are quite tight.
- Footpaths run adjacent to the site, including the long distance St. Swithun's Way.
- There is no bus service that runs past this site, and so residents would have to walk to a bus stop on the London Road (460m 'as the crow flies').
- The land is higher grade (Grade 2) agricultural land, and is farmed under an agri-environment agreement.
- The adjacent housing area is protected by a planning policy that seeks to maintain its low density character.

Character:

- There would be considerable impacts to the Conservation Area, and hence the historic character of Holybourne.
- There are also long distance views into the site from the rolling countryside to the north and east.

Conclusions:

- This would not be an appropriate location for development given the historic sensitivities and other issues.

EMP1, 2, 3 & 8 – Land within the south Alton ‘triangle’

Site:

- Overall size 6.17ha.
- These sites together make-up the triangle of land bounded by the A339 to the east, the A31 to the south and Winchester Road to the west.
- Two of the sites comprise a single field, whilst one (EMP3) comprises two, i.e. is divided by a hedgerow.
- Farmhouses are found on two of the sites (EMP1 and EMP8).
- The Lavant Stream flows through the area and much of the southern part of the triangle is affected by flood risk. EMP8 is least affected.

Site context:

- The site lies within the Alton/Chawton gap.
- Access would need to be onto an improved junction in the vicinity of Butts Bridge. Winchester Road is obviously a historic routeway that is now a quiet cul de sac as it is cut off by the A31. Whilst cars can no longer travel down the road beyond the A31, there is an underpass for walkers and cyclists, and it is clear that this is a popular route for those walking to Chawton – a historic village that is popular with tourists as the location of Jane Austen’s House museum. It is also apparent that cyclists travel this way to access the Selborne Road, i.e. the lane to the historic village of Selborne.
- Whilst Winchester Road is quiet, and is wide with a good footpath, there is a Travis Perkins builders yard further along the road, and so there will be some traffic associated with this.
- Winchester Road meets the A339 at a busy double roundabout. This junction is currently very challenging for pedestrians to negotiate, given that it is also constrained by the presence of the Butts railway bridge. However, it is likely that this junction will be improved due to increased traffic resulting from residential development of other sites in the area.
- The ‘triangle’ as a whole is bounded by thick hedgerows, and is well screened (at least from the west and south; it is less clear whether there are views in from the A339). Views from the south are important given the National Park.
- Within the triangle, the density of the hedgerows that divide the fields are variable.

Character:

- Whilst ‘the triangle’ is quite well screened, motorists leaving Alton along the A339 probably recognise that they have reached the edge of Alton / the start of open countryside at this point. Perhaps a more important consideration, however, relates to the perception of walkers and cyclists along Winchester Road. They will recognise that there are busy main roads around – this being evident from the sound of traffic – but may appreciate this small countryside gap between Alton and Chawton.
- Each of the sites is quite small individually, but development of any one would impact on the integrity of this ‘triangle’ of land as a gap between Alton and Chawton. There would be a risk that development of any one site would set a precedent for development of all.

Conclusions:

- This triangle of land performs an important function as part of the Alton/Chawton gap
- Traffic and pedestrian access are important considerations.
- Much of the area is subject to flood risk, the potential impact of which would have to be mitigated.

EMP5 – Land at Wolfs Lane, south of Alton**Site:**

- Overall size 2.5ha
- Between the A31 and Wolfs Lane, to the east of Chawton.
- Comprises two fields, currently used for grazing horses.

Site context:

- The site borders the National Park, but is well screened from the south.
- The site lies within the Alton/Chawton gap.
- Wolfs Lane is an historic lane between the historic villages of Chawton and the Selborne Road. It is used by recreational cyclists.
- A moderate amount of additional traffic would not necessarily cause major issues; the lane is not particularly narrow, and there are quite good lines of sight.
- Traffic from an employment site would have to be restricted from entering Chawton and directed to the nearby junction onto the A31 / A339.
- A bus route from Alton passes down the lane, with a bus stop close to the site.

Character:

- Whilst an historic lane, it does not possess particular historic character at this point. However, cyclists and motorists passing from Chawton to the Selborne Road may enjoy the views (albeit limited) of farmland to the north, given that there are very limited views south into the National Park.

Conclusions:

- Despite its proximity to a major road junction the site is remote from the built up areas of both Alton and Chawton.
- The site is screened but there would be some landscape impacts on a site adjacent to the National Park. Low rise buildings could potentially minimise this.

EMP9 – Land east of the A31 roundabout**Site:**

- Overall size 27.9ha
- Large, rolling arable field on sloping land that rises away from Alton towards the East
- Sitting within the site is Golden Chair Farmhouse, and associated farm buildings.
- A footpath runs along the edge of much of the site.

Site context:

- The northeast of the site reaches almost to the summit of 'Copt Hill' (summit 130m), whilst the south-eastern part of the site includes the summit of Golden Chair Hill (139m). The western part of the site is considerably lower,
- The site is adjacent to the north Alton junction of the A31.

Character:

- There are extensive views south and west from the high points of the site.

Conclusions:

- This land is close to a major junction on the A31.
- This land performs an important role in terms of establishing the landscape setting of Alton. Development on the higher land would be extremely prominent in the landscape, whilst development of the lower land could potentially be well-screened
- The A31 is currently a defensible boundary to the growth of Alton in this direction.

EMP11 – Land at Lynch Hill, southwest of the A31 roundabout**Site:**

- Overall size 14.3ha
- Large, arable field that sits between the River Wey / the eastern edge of Alton and the A31.

Site context:

- The land rises from the river to Lynch Hill, at 127m.
- Site would form an extension of the existing commercial area that stretches down much of the eastern side of Alton.
- The northeast of the site is adjacent to the north Alton junction of the A31.
- Access could be from Waterbrook Road or potentially off A31 roundabout junction via A339.
- Along the western edge of the site is an area of locally important woodland. Within the woodland, the land slopes sharply down to the River Wey. An attractive footpath runs through the woodland.
- At its south-western extent the site is separated from the River Wey by a small 'wet grassland' type field.

Character:

- Views into the site from land to the west are limited, given the woodland.
- All but the small part of the site that is on the north facing slope of Lynch Hill is visible from a short stretch of the A31 where the road is level with the site, although this could be reduced with additional screening. The road to the north is within a cutting, and the road to the south is raised above the adjacent sewage treatment work (screening vegetation) meaning that views are restricted.

Conclusions:

- Development of this site would fill in the gap between the existing commercial area and the A31, which would then form a defensible boundary for the long term. However, this land is considerably higher than other land developed for commercial uses along the eastern extent of Alton (much of which sits within the floodplain of the River Wey). Landscape impacts and protection of trees are an important consideration but could be addressed through careful consideration of the topography of the site and mitigation through planting.
- The River Wey corridor is also a consideration. There is a need to buffer the River Wey, rather than 'squeeze it' between commercial areas on both sides. It is recognised that the woodland strip performs this role to a large extent, but the value of the woodland strip might be eroded over time if it is the case that it is abutted by commercial development.

EMP12 – Southern extension to the commercial area, Wilsom Road

Site:

- Overall size 3.5ha
- On the eastern edge of Alton, between Wilsom Road and the A31. It would represent a southern extension to the existing commercial area.
- The site is divided into two by the Caker Stream (a tributary of the Wey). Most of the is used for agricultural pasture.
- Bankside vegetation is found along the length of the stream, as is some other vegetation associated with wet marshy ground.
- Thick vegetation screens the site from the A31 to the east, whilst the site is unscreened from Wilsom Road to the west for much of its length.

Site context:

- The majority of the site falls within flood zone 2, and a significant part of the site (either side of the stream) falls within flood zone 3.
- Whilst vegetation along the A31 presents views of the road from ground level, it could well be that buildings of two or more storeys high would be visible from the road. Similarly, there would likely be views from Neatham Down, which rises quite sharply to the east of the A31 (to 152m).
- This is the only employment site under consideration that is not located near to a junction with the A31, which implies that there could be some issues associated with traffic generation.
- Traffic speeds can be high on Wilsom Road, and there is also a long bend in the vicinity of the site. Safe access to the southern part of the site could be a challenge. It might be that a double roundabout could be put in place to allow access to the site at its southern extent, whilst also enabling safe turning into / out of Windmill Lane. Equally, it might be that access can be achieved relatively easily from the existing commercial estate.
- Biodiversity considerations are important, given the need to buffer the River Wey / enable natural vegetation along its banks and on its floodplain. The whole site falls within the Biodiversity Opportunity Area that follows the river corridor.
- The site excludes the northeast corner of the parcel of land (bounded by the roads and the commercial estate) within which it sits. This would appear sensible, as this patch of land has dense vegetation associated with the river corridor.
- There is a row of houses on the opposite site of Wilsom Road that would be impacted, but the houses are fairly well screened.
- A footpath borders the northern edge of the site.

Character:

- Overall Wilsom Road has the character of a rural lane at this point, albeit cars travelling towards Alton will have just passed under the A31 and will soon reach the commercial estate. There is perhaps an important (albeit fairly fleeting) vista looking north across the site from the road, with the stream visible flowing through the field.
- Walkers along the footpath will enjoy views down to the river, across the northern part of the site.

Conclusions:

- Whilst this site would appear a logical 'completion' of the commercial area, it is some distance from the A31 junction and there are potential environmental impacts that would need to be mitigated. Masterplanning and design solutions might mitigate impacts to flood risk and the functioning of the river as a biodiversity corridor, but significant effects could result nonetheless. There are also question-marks around safe access.

EMP13 – Land north west of the A31 roundabout**Site:**

- Overall size 1.9ha.
- A relatively small site divided roughly into two areas, split by a grown-out hedge / tree belt.
- Considerable onsite vegetation and small scale topographical variation. The grass sward is perhaps 'semi-improved' and hence would necessitate further investigation to establish any biodiversity value.
- The northern part of the site intersects the flood plain of the River Wey (primarily flood zone 2) and here there is also a number of mature trees.
- A footpath crosses the southern part of the site.
- The site is mostly bordered by mature tree belts, although there is less screening to the west, i.e. in the direction of Upper Neatham Mill Farm.

Site context:

- The site is identified as falling within the Biodiversity Opportunity Area that follows the River Wey corridor.
- The setting of the nearby listed mill building at Upper Neatham Mill Farm (and associated buildings of character, set within well maintained grounds) is a consideration. It is also noted that the farm is run as a bed and breakfast.
- It is assumed that access would be off the A31 roundabout, which would likely necessitate some loss of mature vegetation. There is also a steep bank to contend with.

Character:

- Given that a footpath crosses this site, it is fair to assume that it is appreciated to some extent. However, there is evidence to suggest that the footpath is not well used. Continuing along the footpath to the east involves crossing the A31 roundabout.

Conclusions:

- It may not be appropriate to extend the employment area of Alton north of the B3004. There are also sensitivities, not least associated with the nearby farm / listed mill building. However, this site perhaps benefits from being relatively enclosed / less visible in the landscape.

Conclusions on the Alton site options

In-light of the analysis presented above, this section summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve of mention.

To reiterate, appraisal findings are **unchanged** since the December 2014 Interim SA Report.

Table 4B: Summary appraisal of housing site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> • AL002 & AL033 stand out as having particular issues. The former site is adjacent to an ancient woodland, and likely includes some biodiversity interest (which is perhaps unsurprising given its size). The latter includes an area of land that is clearly an important component of the River Wey corridor (albeit the river corridor is not designated as a Biodiversity Opportunity Area at this point). Two other small site options include mature vegetation onsite that is assumed to have little biodiversity value, and another small site is adjacent to the Caker Stream. • However, it is not clear significant impacts to biodiversity would be likely to result from the development at any of the site options under consideration. It is recognised that development schemes can include targeted habitat creation and enhancement.
Climate change mitigation	<ul style="list-style-type: none"> • There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus and train (see discussion in the row below).
Community and wellbeing	<ul style="list-style-type: none"> • Sites on the northern edge of Alton – AL047, AL044 & AL005 - stand-out as being somewhat distant from the town centre, and it is also the case that they are on a hill (and hence walking/cycling will be a challenge for some). Of the three, AL005 is marginally preferable as it is relatively easy to access the neighbourhood centre on Anstey Lane. • AL001 to the southeast is also quite isolated from the town centre, and as things stand it would be a challenge to access the local community hub at South Alton (although it is recognised that junction / access upgrades could address this). • The two sites in Holybourne are obviously distant from the services and facilities of Alton town centre, with AL064 standing-out as particularly isolated given the lack of a nearby bus stop. • AL002 is distant from the town centre, but the centre is accessible along a flat route; and this southern part of Alton functions as a community hub, with the potential to expand this role.
Economy and employment	<ul style="list-style-type: none"> • Given the options under consideration, it is not clear that the preferred housing strategy will have a significant bearing on the achievement of economy/employment related objectives. Of the two housing site options that intersect with employment site options, it is AL054 that stands out as comprising land that might alternatively be suitable for employment.

<p>Heritage</p>	<ul style="list-style-type: none"> The primary issues relate to the two sites at Holybourne – AL064 & AL050. AL034 is a small site, but adjacent to the Alton Conservation Area which leads to issues. AL033 would affect the listed buildings at Will Hall Farm, although it is not clear that significant negative effects would result. AL051 sits within the South Alton ‘Triangle’ that is arguably important from a heritage perspective, as well as a landscape perspective. Sites on the northern edge of Alton – AL047, AL044 & AL005 – are entirely unconstrained. AL001 is also unconstrained other than on the basis of its location within the ‘gap’ that was established to protect the setting of Chawton. AL033 is unconstrained other than in relation to the onsite locally listed water tower (which, it is assumed, would be conserved).
<p>Housing</p>	<ul style="list-style-type: none"> It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations); however, this is uncertain.
<p>Landscape and townscape</p>	<ul style="list-style-type: none"> Landscape is a potentially major constraint to growth at sites on the northern edge of Alton – AL047, AL044 & AL005 – and also A001 & A002 on the southern edge of Alton. However, in practice it is recognised that it will be possible to develop only the lower lying, less exposed parts of these sites. Landscape is also a major consideration at AL033 on the western extent of Alton, although considerations are more ‘local’ on the basis that there is no potential for development to break the skyline / impact on the ‘Hidden Town’ characteristic of Alton. AL051 is also constrained given its location within an identified ‘Gap’. Development of virtually all other site options on the edge of the town – i.e. all with the exception of AL026 - also give rise to some (more ‘local’) landscape concerns.
<p>Water and flood risk</p>	<ul style="list-style-type: none"> Flood risk is a major constraint at AL051, within the South Alton Triangle. Other site options intersect areas of flood risk, but it is likely that areas at risk could be left undeveloped. Further investigation will be needed for a number of sites to consider whether there is the potential for increased run-off to increase down-stream flood risk, most notably at AL033. The potential for development of several sites in the south of the town to impact on surface water flows into the Lavant stream has also been highlighted. There is also some suggestion that surface water flooding issues are associated with the Wooteys Estate, which would suggest that a northern extension - AL047, AL044 and AL005 – could lead to problems. Water resource issues are a consideration at Alton; however, it is not clear that issues are ‘strategic’ in that they need to influence the choice of a preferred housing growth strategy. Rather, it is assumed that issues could be addressed at the planning application stage.

Table 4C: Summary appraisal of employment site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> • EMP12 & EMP13 are both constrained in that they intersect the Biodiversity Opportunity / the Caker Stream.
Climate change mitigation	<ul style="list-style-type: none"> • There is little to suggest that development at any location would lead to opportunities around district heating. • There is also little potential to differentiate between the site options in terms of the potential to support commuting by walking, cycling, bus and train.
Community and wellbeing	<ul style="list-style-type: none"> • Traffic generation is a primary consideration, and in this respect EMP12 performs less well as it is located some way from the A31 junction. • There are similarly traffic considerations that would likely constrain development of the land within the South Alton Triangle – EMP1, 2, 3 & 8. The Butts Bridge junction is at capacity and hence a major upgrade would be necessitated.
Economy and employment	<ul style="list-style-type: none"> • It is assumed that business would choose to locate at any of the site options.
Heritage	<ul style="list-style-type: none"> • Impacts to the setting of a listed building is an issue at EMP13, and less so at EMP11.
Housing	<ul style="list-style-type: none"> • EMP8 & EMP12 include areas of land also being considered for housing, although it is not clear that development of either would have a significant bearing on the potential to achieve housing related objectives.
Landscape and townscape	<ul style="list-style-type: none"> • All of the site options are constrained. • Any development of land within the South Alton Triangle – EMP1, 2, 3 & 8 – could set a precedent for total development of this land (although flood risk might act as a constraint). • EMP5 abuts the National Park, although it is not clear that development would have a significant effect on views from the National Park / the setting of the National Park, and the site is otherwise relatively unconstrained in landscape terms. It is however remote from built up areas. • Development of EMP12 would impact on a view from Wilsom Rd that is likely to be valued to some extent locally, and it may also be that development would be visible from the A31. • EMP9 & EMP11 both include land that is high and visible within the landscape, although it is recognised that there would be the potential to develop lower parts of the sites only. EMP11 would involve extending Alton beyond the A31, which would risk setting a precedent. EMP9 would impact on views from the A31. • EMP13 perhaps stands out as being less visible in the landscape, although extending the commercial area north of the B3004 would risk setting a precedent.
Water and flood risk	<ul style="list-style-type: none"> • Flood risk is an issue at sites within the South Alton Triangle – EMP1, 2, 3 & 8 – and at EMP12.

APPENDIX V – SITE OPTIONS APPRAISAL: HORNDEAN

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to consideration of 'reasonable alternatives' - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options.

The aim of this appendix is to present site options appraisal findings for **Horndean**.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁸³
 - HD006: Land at Woodcroft Farm, Woodcroft Lane, Waterlooville
 - HD008: Land west of Lovedean Lane
 - HD011: Crookley Park House, Blendworth Lane
 - HD015: Land at Pyle Farm
 - HD019: 211 Lovedean Lane
 - HD020: Land at Hazleton Farm
 - HD028: The Dairy, Roads Hill, Catherington
 - HD034: 191-209 Lovedean Lane
 - HD035: Land adjacent to Church Centre, Blendworth Lane
 - HD043: Land off Chalk Hill Road
 - HD045: Land west of Five Heads Road
 - HD048: Land east of Church Centre, Blendworth Lane, Blendworth
 - HD050: Land to rear of 19-43 New Road, Lovedean
 - HD051: Land east of Blendworth
 - EMP6 – Hazleton Farm
 - EMP10 – Pyle Farm
- Summarises the relative merits of site options in terms of each element of the SA framework.

N.B. the information presented in this section is **unchanged since the December 2014 Interim SA Report**.

⁸³ N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

Introducing the site options and some of the relevant issues

Figure 5A shows the 14 housing site options and Figure 5B shows the 2 employment site options that have been identified as ‘reasonable’ for Horndean (subsequent to initial screening – see Appendix II).

Figure 5A: Reasonable housing site options in and around Horndean

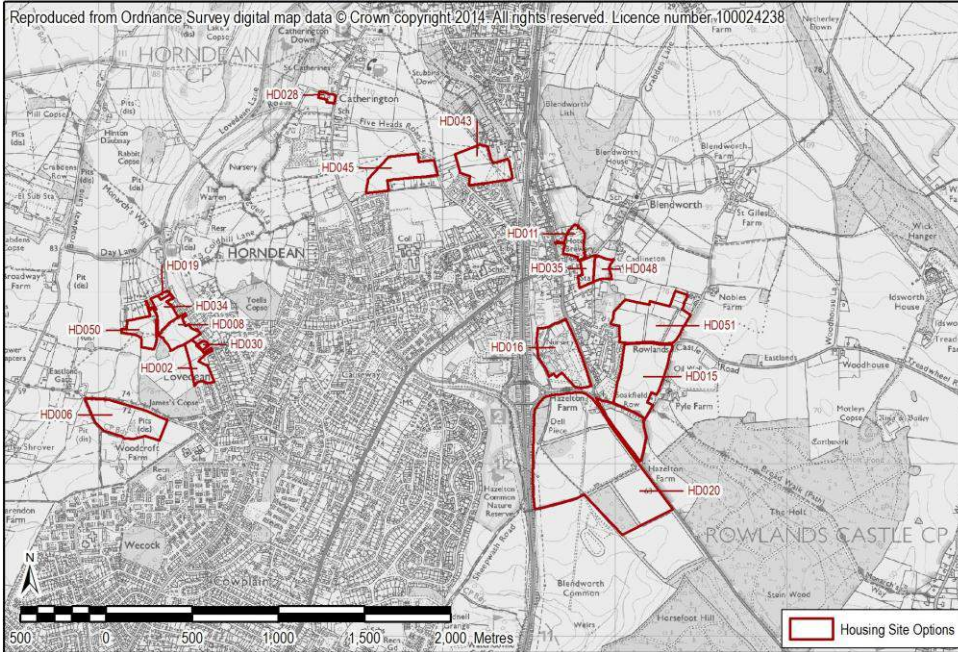
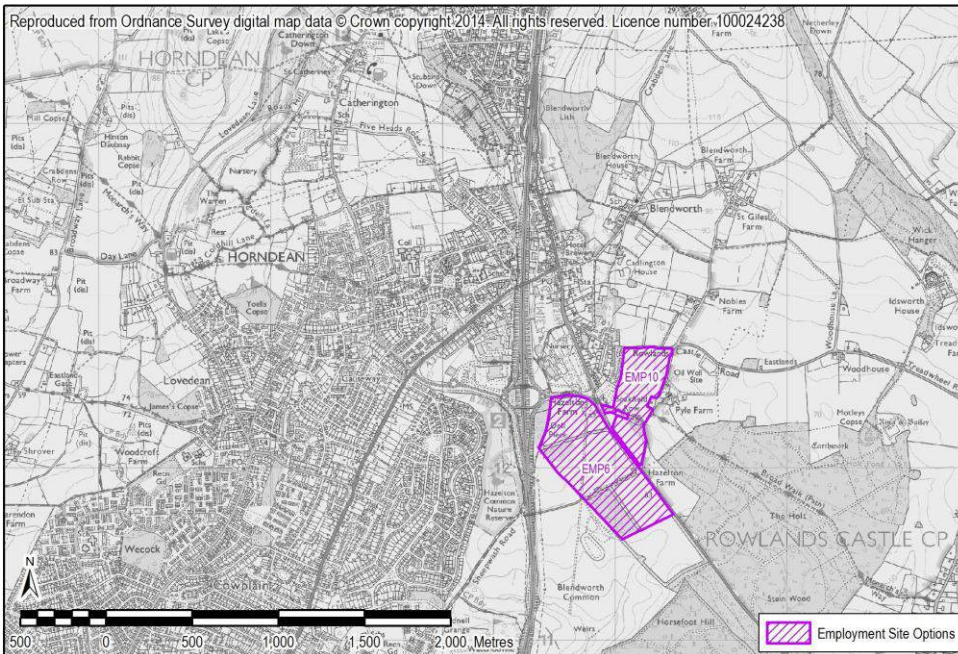


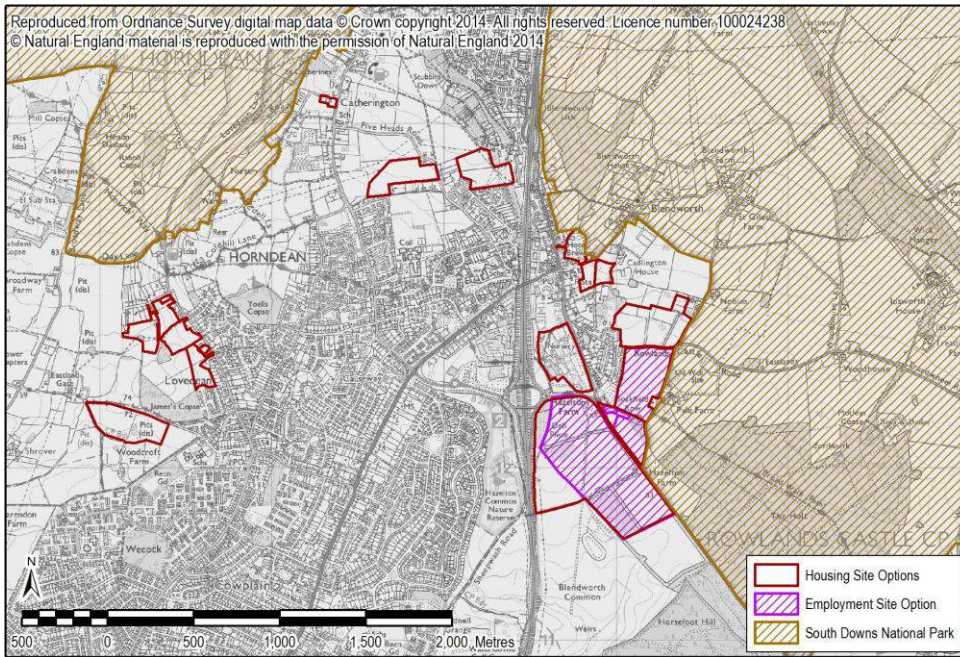
Figure 5B: Reasonable employment site options in and around Horndean



Landscape and heritage

Horndean adjoins the South Downs National Park to the east. Site options HD011, HD051, HD015, HD020, EMP6 and EMP10 adjoin the National Park and others are located nearby. Figure 5C shows the location of sites and the South Downs National Park boundary.

Figure 5C: Horndean and the South Downs National Park area

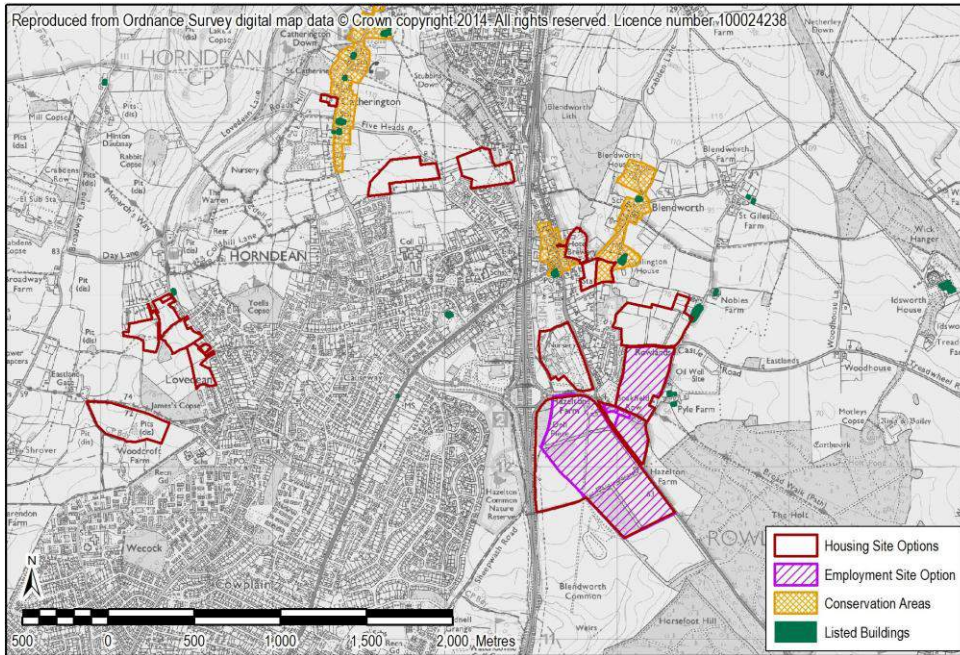


In order to understand the relation of the site options to the existing built form of Horndean, it is helpful to consider their location in relation to the Conservation Areas that indicate the historic settlement pattern.

Three Conservation Areas (CAs) are associated with the Horndean area; at Blendworth, Horndean and Catherington. Three housing site options – HD011, HD035 and HD028 – are adjacent to CAs, and HD048 is located within the Blendworth CA.

There are also a number of Listed Buildings in the vicinity of the site options, but no site options contain a Listed Building. The Three Conservation Areas and Listed Buildings are shown in Figure 5D below.

Figure 5D: Conservation Areas and Listed Buildings in and around Horndean



GIS data also highlights 'Gaps' between Horndean and Blendworth, and between Horndean, Catherington and Clanfield.

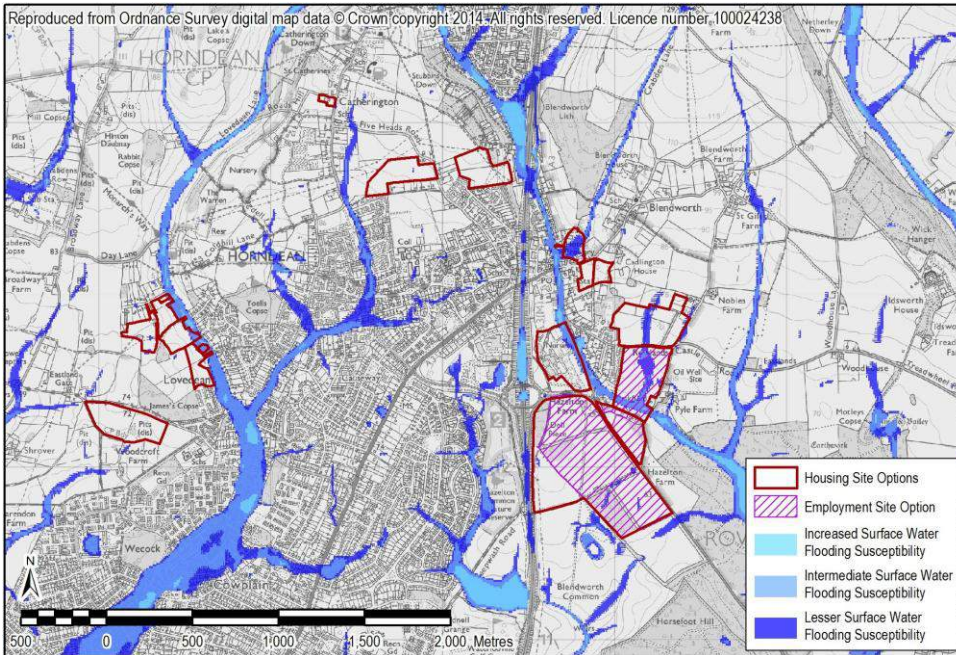
Biodiversity

There are no nationally or internationally important sites that need be considered as part of this appraisal. The site is not within a Biodiversity Opportunity Area.

Flood risk

Figure 5E shows the extent of ‘surface water flood risk’. Within the areas highlighted are smaller zones of considerably greater flood risk. Table 1 lists the housing site options roughly in terms of susceptibility to flood risk.

Figure 5E: Surface Water Flooding Susceptibility in and around Horndean



N.B. Employment land is less vulnerable to flood risk, i.e. it can be appropriate to locate employment land in an area of flood risk where it would not be appropriate to locate housing.

Table 5A: All housing site options, listed in order of susceptibility to flooding⁸⁴

Site ID	% overlap with an EA flood risk zone		% overlap with an area of surface water flooding susceptibility		
	Zone 3 (higher risk)	Zone 2 (lower risk)	Higher risk	Medium risk	Lesser risk
HD015	4.829	5.953	0.41	13.97	30.45
HD020	0.004	0.01	0.00	0.00	1.45
HD019	0	13.315	0.00	18.75	27.53
HD034	0	1.345	0.00	3.32	4.92
HD011	0	0	0.00	4.50	56.10
HD051	0	0	0.00	0.09	8.47
HD050	0	0	0.00	0.00	2.71
HD045	0	0	0.00	0.00	0.46
HD006	0	0	0.00	0.00	0.00
HD028	0	0	0.00	0.00	0.00
HD035	0	0	0.00	0.00	0.00
HD043	0	0	0.00	0.00	0.00
HD048	0	0	0.00	0.00	0.00

⁸⁴ The order of the housing site options in the list firstly reflects the % overlap with flood risk zone 3, then flood risk zone 2, then ‘higher’ surface water flood susceptibility, then ‘medium’ surface water flood susceptibility and then ‘lower’ surface water flood susceptibility. This ordering is indicative.

In terms of the employment site options, EMP10 is significantly constrained, with relatively large areas intersecting with flood zone 3 and with intermediate surface water flooding susceptibility. EMP10 contains HD015 which is the most constrained housing site option. EMP6 is less constrained although it adjoins an area of flood zone 3 to the south and contains small patches of lesser surface water flooding susceptibility.

Other environmental constraints

GIS data also highlights a range of other environmental constraints that are of lesser concern. Mapped data is shown below.

Figure 5F: Housing site options and contaminated land

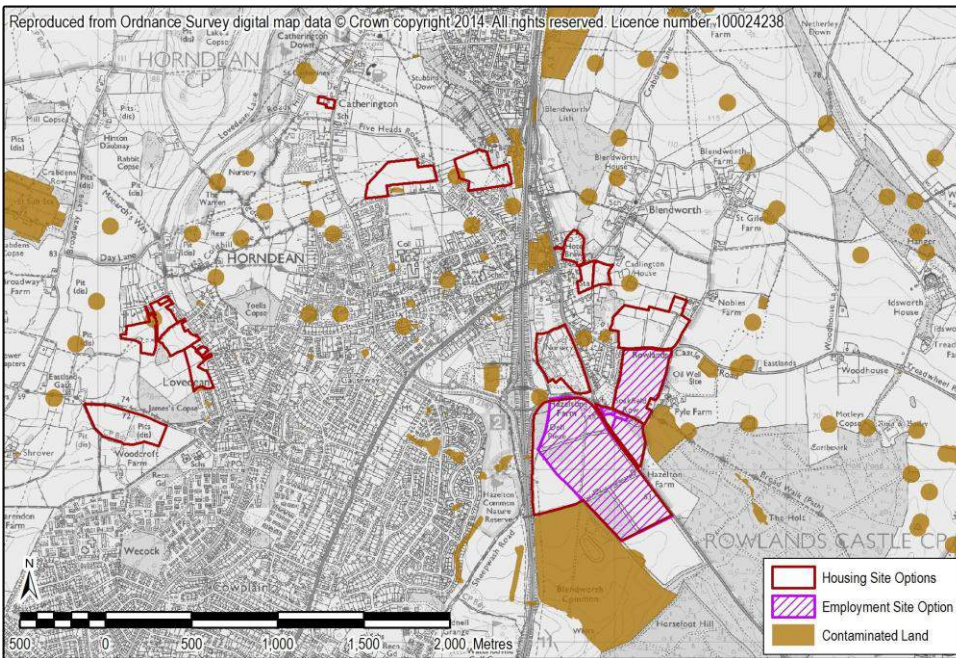
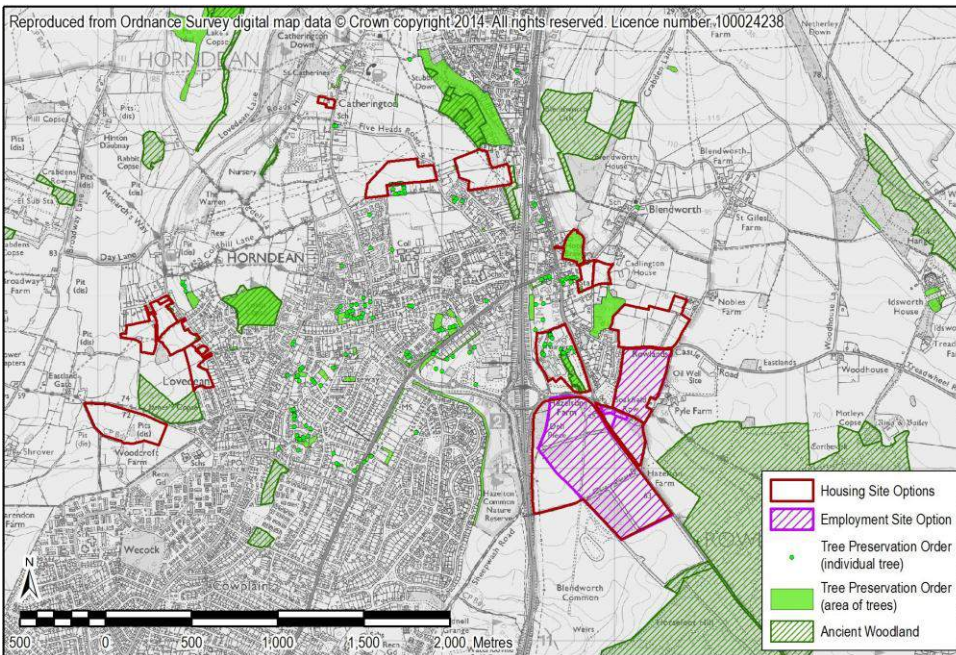


Figure 5G: TPOs and Ancient Woodland



All of the sites are Grade 3 in the Agricultural Land Classification. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of 'Best or Most Versatile' status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling.

Community assets

Figure 5H: Bus stops

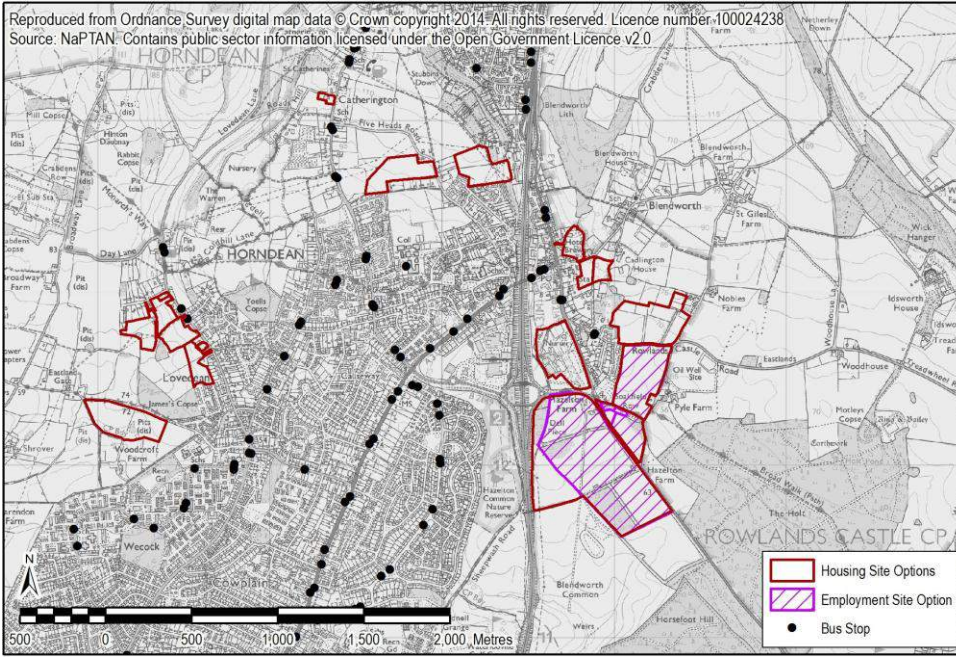
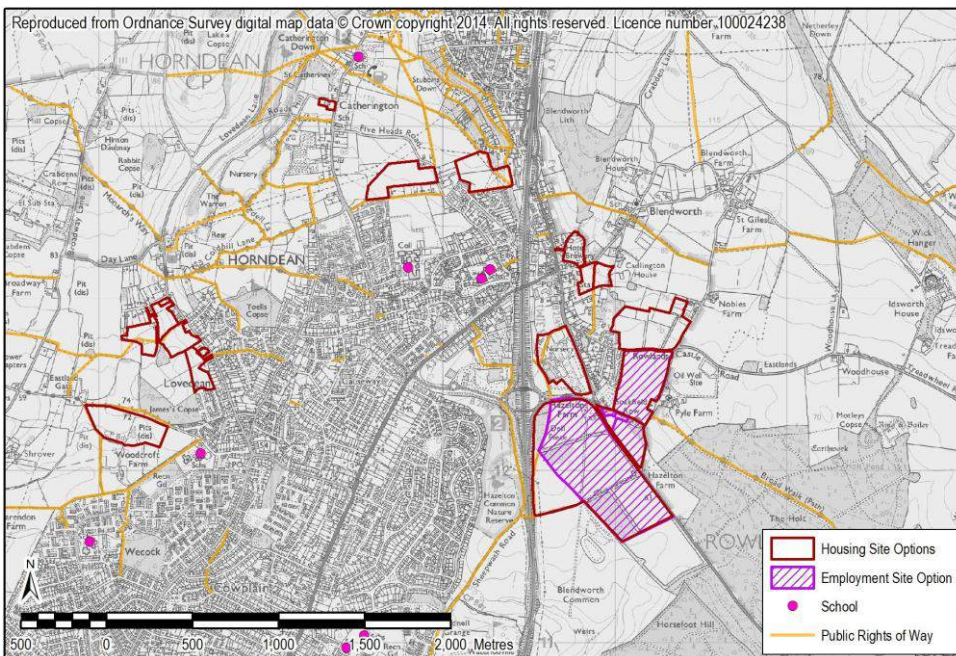


Figure 5J: Public rights of way and schools



Other issues (and options)

Infrastructure issues discussed within the Local Interim Planning Statement (LIPS) include the following –

- There are local aspirations for improved public services, schools and doctors to support new development.
- Residents would like to improve and enhance green infrastructure and nature conservation; and access to public open space.
- Residents identified the need to make improvements to the village centre.

The LIPS discusses general **ambitions** for the town (in-light of those that have been established through past strategies). The headline message is that whilst Horndean has a reasonable range of facilities they are however fragmented and dispersed across the parish. There is a need to create a new focus for facilities in an area that can environmentally and economically sustain the growth and achieve social improvement for the southern part of Horndean.

The LIPS discusses the outcomes of a survey that sought opinions on the **housing site options**. There is a clear and overwhelming preference for the East of Horndean sites to come forward over the White Dirt Lane / Catherington and Lovedean sites due to the accessibility of the site, potential to provide a mixed development to provide community facilities, shops and jobs, least environmental impacts and maximise community benefits.

On the basis of the survey, the LIPS tentatively suggest a preferred approach to growth focused at the East of Horndean sites.

From the LIPS there is an identified need to focus facilities in an area that can environmentally and economically sustain the growth will bring a sustainable social improvement by retaining the separate parts of Horndean with a new future focus.

HD006: Land at Woodcroft Farm, Woodcroft Lane, Waterlooville**Site:**

- Overall size 7.2ha.
- Consists of pasture and open grassland.
- Open site enclosed by thick mature hedgerows.
- The site is slightly undulating with thick woodland screening to the north (SINC) and mature and veteran trees along boundaries which provides glimpsed views of the site from the footpaths.
- Likely limited biodiversity on-site although the site has an area of scrub and semi-mature trees which shows as a disused pit on OS mapping.
- Currently an access through gate to the south west of the site.

Site context:

- Public footpath along northern and western boundaries.
- The site to the south, within Havant Borough, has planning permission for residential development. Access to this residential development would be through this area.
- Adjacent to ancient woodland and open fields. Numerous hedgerows adjoin the site boundary.
- Telecommunications tower adjacent to the northern boundary.

Character:

- The existing character of the site will change when the area to the south is developed. There will be good access to facilities at Lovedean and Wecock.

Conclusions:

- Potential for this site to be developed as an extension to the housing proposed in Havant Borough with access provided to the range of facilities at Wecock.
- Has the potential to contribute towards green infrastructure and link the ancient woodland at James's Copse to the wider landscape.
- Any impact on trees should be mitigated.

HD008: Land west of Lovedean Lane**Site:**

- Overall size is 2.4ha.
- The site is an arable field located to the west of Lovedean Lane.
- Access to the site is from two separate gates from Lovedean Lane almost opposite The Curve and Woodland View. Only the northern access is used currently.
- The site is bounded to the north, south and west by mature trees, hedgerows and ruderal vegetation; with an area of mature woodland to the west on top of the slope. The site is bounded to the east by residential dwellings with fences and low hedges. Two TPO trees form part of the south eastern site boundary.
- Low voltage power lines run across the site.
- The east of the site contains some flood zone 2 and is susceptible to surface water flooding.

Site context:

- The site slopes from west to east and is clearly visible (although intermittently) from Lovedean Lane and residential properties further up the hill to the east of Lovedean Lane.
- The site is bounded by two storey detached residential dwellings to the east which has open views into the site; particularly from the first floor.
- A church is located adjacent to the northern access.
- The woodland area to the west of the site is a notable feature in the landscape; as evidenced by the residential street 'Woodland View' to the east of the site.
- A public footpath runs along the northern boundary to the site from Lovedean Lane to the woodland on top of the slope. The slope contributes towards flooding directly to the residential properties to the east of the site which is susceptible to surface water flooding and is part of flood zone 2.
- The site is under Entry Level Environmental Stewardship and forms part of the wider rural landscape to the west, linking strong hedgerows with ancient woodland.
- Site is some way distance to the nearest doctor or employment site.

Character:

- The site is located in the rural/urban fringe of Horndean and forms a hill slope towards areas of woodland to the west. The site forms the setting of the woodland on top of the hill.
- The site is largely quiet however traffic noise is evident from Lovedean Lane.

Conclusions:

- The site forms part of the rural setting for Horndean situated at the bottom of wooded slopes to the west. Development all the way to the western boundary of the site would be visible from Lovedean Lane and residential properties to the east. Development in the east of the site is likely to be less visible and prominent.
- The site has the potential to strengthen green infrastructure connections locally through linking the wider rural area to mature and ancient woodland.

HD011: Crookley Park House, Blendworth Lane**Site:**

- Overall size 1.48ha.
- Consists of treed area (including blanket TPO with a large number of mature and veteran trees) surrounding Crookley Park House, a large workshop building and café.
- Access is via a narrow and winding lane from the London Road (outside the TPO) or via Blendworth Lane.
- Located on a steep hill that slopes from north east to south west.
- Site is at risk of surface water flooding.

Site context:

- Includes a number of veteran and mature trees and adjoins the South Downs National Park to the east. The trees adjoin a larger area of woodland to the north.
- Residential properties to the west and south including a number of properties under construction at the former Gales brewery site. A public house and fire station are located to the south.
- The mature trees on-site form a wooded screen to the South Downs National Park to the east preventing views out of the National Park towards the A3(M) and Horndean.
- Crookley Park House is not listed, but is considered to be of strong “local interest” (a non-designated heritage asset) and is within a conservation area.

Character:

- The site is in the rural/urban fringe of Horndean and the mature and veteran trees on-site provide an effective screen between the adjacent National Park and Horndean. The trees contribute towards a strongly wooded character despite the workshop building on-site.

Conclusions:

- The site is unlikely to be suitable. The presence of the mature/ veteran treed area and the effective role that the site plays in separating the National Park, the urban area of Horndean and the A3(M) is fundamental to the area. In addition, the loss of employment use on the site would also need to be addressed.

HD015: Land at Pyle Farm

Site:

- Overall size 9.69ha.
- Large pastoral field that undulates with a slight slope from east to west.
- Two existing access points on the single track country lane that runs along the eastern boundary either side of a residential property that is outside the site boundary.
- Bordered by a low hedgerow with some pioneer trees to the west and mature trees to the south. Well-maintained but low hedgerows border the site to the east and north. Some mature trees border the site around the residential property to the east of the site.
- The site borders the South Downs National Park to the east.
- Contains land in Flood Zone 3 and is susceptible to surface water flooding.
- Low voltage power lines travel from north to south towards the western boundary.
- Site is some way distant from the nearest school.

Site context:

- Bordered by residential properties to the west that overlook the site; particularly from upper floors. An additional residential property on the east of the site overlooks the site. A place of worship and car park borders the site to the west although the hedgerow largely screens views into the site.
- Low hedgerows to the east and north provide clear views into the open field; including from the neighbouring South Downs National Park.
- Pyle Farm is a Listed Building and lies to the east with views in to the site over the hedgerow.
- Site surrounds a residential property on three sides on the eastern boundary.
- A public footpath runs along the southern boundary through an area of mature trees, woodland and wetland that is of high biodiversity value. Reptile traps indicate potential lizard and snake habitat and the site also contains potential hazel dormice habitat.
- The site is some way distant to the nearest school.

Character:

- Site is in the urban/rural fringe of Horndean and is within the setting of the National Park. The site is tranquil and the pastoral field is overlooked by road users, the National Park to the east and residential properties to the west.

Conclusions:

- Site is contained and if developed could form a defensible boundary to the east of Horndean.
- The potential impact on the setting of the National Park will have to be carefully considered.
- Access will need to be carefully considered to achieve a safe form of access taking account of the area susceptible to flooding (Zone 3).
- If a junction with Rowlands Castle Road to the north is required, concerns relating to visibility will need to be addressed.
- Setting of the Listed Building; Pyle Farm will need to be taken into account with any forthcoming proposals.
- May also be considered as part of wider proposals relating to Hazleton Farm/ East of Horndean development.

HD019: 211 Lovedean Lane**Site:**

- Overall size 0.2ha.
- Consists of a disused barn and another shed-type structure with a paddock to rear. Ruderal vegetation exists around the edges of the site.
- Access is via a gate on Lovedean Lane on the western boundary.
- Low voltage power lines run across the site.
- Some Flood Zone 2 lies within the site and an area of surface water flooding susceptibility. There is also some contaminated land to the south west.
- Site is some way distant to a GP and employment site.

Site context:

- Site slopes from west to east.
- Site is bounded by wooden fences with clear views in and out of the site from the road to the north and east. The boundary to the west and east is mature trees.
- Site is within a residential area bounded by residential properties to the north, east and south-east. Area to the south west is site HD034 which is an area of scrub, ruderal vegetation and young to mature trees.
- A thatched cottage to the north east of the site is a listed building.
- Clear views of the wider rural landscape around the site to the south west and to the east.

Character:

- Rural character with Listed Building opposite (a thatched cottage). Adjacent to a more modern housing estate.

Conclusions:

- Site has a rural feel and open views of rural landscapes to the south west and east. The barn itself is derelict and prominent.
- Any development should take care to not adversely affect the setting of the listed building and the rural landscape; although there is an opportunity to improve the townscape through redeveloping the site and derelict buildings.

HD020: Land at Hazleton Farm**Site:**

- Overall size 39ha.
- Accessed from the B2149 Dell Piece East with good access to the A3(M).
- Contains woodland in the north west and south west; equestrian/farm buildings to the north east; some commercial buildings to the east and the remainder pastoral land.
- Individual fields are large and open with intermittent mature trees in the centre of the site.
- Large pylons run from north to south through the site in the south west field.
- Site is bordered by mature trees and hedgerows to the north and west. The east of the site along the B2149 is bordered by hedgerows. Mature trees and hedgerows subdivide the site into smaller fields. The field in the south west is bordered by pioneer trees and wire fencing.
- Site is likely to be of biodiversity importance due to the areas of woodland on-site.
- Contains contaminated land (former landfill) and a small area of Flood Zone 3.

Site context:

- A large flat contained site with no views in or out in the north and west. The south and east is more exposed with views in from the National Park. A large area of ancient woodland to the east screens some long-distance views.
- Rare bat species are known to use the site.
- The A3 borders the site to the west which is a noticeable source of noise. The B2149 is also a busy road. Horndean Raceway is adjacent to the site in the south which could also generate noise when in use.
- No residential dwellings border the site and the B2149 severs the site from Horndean village.
- A bridleway runs through the west of the site from north to south. A pedestrian footbridge to the south west provides access from the site to Hazelton Common Nature Reserve and the footpath extends into the Keydell Nursery site to the north.
- There is a SINC to the southeast of the site.

Character:

- The site is large and open but contained and feels separated from the urban area of Horndean. The site in the north east feels more rural although traffic noise is apparent. The site to the west feels less rural as it is noisier, has large pylons and wire fencing. Moving further south the site becomes increasingly isolated from Horndean and nearer to the National Park; the boundary being the other side of the B2149 from the south-eastern part of the site. The B2149 acts as a barrier between Horndean and the site.

Conclusions:

- Although the site feels separated from Horndean and is in a largely rural landscape the scale of development that could be accommodated provides the opportunity to meet many of the housing, employment and possibly education needs of Horndean. The A3(M), B2149 and Horndean Raceway noise and amenity issues would have to be addressed. The B2149 currently acts as a barrier between the site and Horndean.
- May also be considered as part of wider proposals relating to Pyle Farm/ East of Horndean development.
- Any development in the south-eastern part of the site would have to respect the setting of the National Park.
- Any loss of trees should be mitigated.
- Mitigation measures will be required to mitigate the incidence of bats.

HD028: The Dairy, Roads Hill, Catherington**Site:**

- Overall size 0.4ha.
- Level site consists of farm buildings, vehicles, and hardstandings; access is via the driveway to these buildings along the narrow Roads Hill Lane.
- There is thick, tall hedgerow and occasional Sycamore on the northern edge of the site against Roads Hill Lane, and some tall bushes and trees bordering Catherington Lane.
- To the south, the site appears to be essentially open, with low wire fences bordering paddocks.
- Hedges and trees bordering the site may have some value for biodiversity.

Site context:

- The topography of the surrounding area is generally flat, with a very slight slope towards the south.
- There is an area of pasture to the south of the site, beyond which a public footpath runs from Catherington Lane to the west; the site is visible from this footpath⁸⁵ over low hedge and wire fences.
- Site is adjacent to a conservation area and lies close to nearby Catherington House.
- Site is visible over a low hedge from Roads Hill Lane, but is well screened from nearby residences.
- Lies some way to the south-east of Clanfield and north of Horndean, and is some way distant to the nearest employment site.
- Within 150m of the National Park boundary.
- There is an independent, fee-paying school within 100m and an infant school 300m to the north along Catherington Lane.
- The hedgerow to the north spreads westwards along Roads Hill Lane; vegetation to the east links into woodland to the south and a block trees directly across Catherington Lane.
- Site is just over 150 m from an area designated as both a SSSI and LNR; it is also within 4.5km of an area designated as both a NNR and SAC.

Character:

- The area has a quiet rural character, broken by the busy nature of Catherington Lane to the east.

Conclusions:

- Access to the site via a narrow lane would need to be resolved.
- The site is well screened from nearby residences, although there are views from the footpath and paddock to the south of the site and from Roads Hill Lane to the west. Species rich planting on the southern and western edges of the site may strengthen the area's ecological network, whilst increasing screening (including potentially reducing any disturbance to the paddock, which may be sensitive to development).
- Site is somewhat remote from the main settlements, and employment sites.
- The proximity of the conservation area and setting of listed buildings at Catherington House will need to be taken into account. Whilst the site is quite well screened, the vegetation could give rise to winter views and these historic areas may also be sensitive to construction activity. Any loss of employment would also need to be addressed.

⁸⁵ A local resident pointed out that this footpath should run on the southern side of the abandoned barn that lies on the paths southern boundary (see the left hand side of the panoramic image). This alternative route seems to be confirmed by OS maps, but the footpath appears to be well established in its current location

HD034: 191-209 Lovedean Lane**Site:**

- Overall site 1.9ha.
- Irregular field of pastoral land.
- Access is from Lovedean Lane.
- Disused pastoral land containing scrub, ruderal vegetation and young trees. South western part of the site contains a thick belt of mature trees that divides the site in two.
- The site contains a mix of habitats and could be of biodiversity interest. There is the potential for dormice on site.
- Slopes from west to east and a low voltage power cable crosses the site to the north.
- Site is partially within Flood Zone 2 and at risk from surface water flooding. An area in the west of the site contains contaminated land.
- Site is some way distant from the nearest GP and employment site.

Site context:

- Site slopes from west to east towards Lovedean Lane.
- The site is bordered by residential properties to the north, north-west and east. A Listed Building is located to the north east of the site. An area of mature woodland directly adjoins the south-west corner of the site. Open fields border the site to the south and west.
- The site is well-screened to the west and south however there are views in from New Road and Lovedean Lane. Residential properties to the east have views overlooking the site.

Character:

- The site has a rural character adjacent to site HD019 due to the barn, mature vegetation, exposed wooden fencing and paddock to rear of site. There is a listed building to the north east (thatched cottage). The site is adjacent to more modern housing to the east.

Conclusions:

- The site has a rural feel to the south west in the open field. Development along the frontage of New Road and Lovedean Lane could potentially come forward without significantly affecting the more rural landscape to the south west; and avoiding overlooking from existing properties.

HD035: Land adjacent to Church Centre, Blendworth Lane**Site:**

- Overall site 1.25ha.
- Site is largely flat but slopes from east to west at the western boundary up to a plateaued ridge east of Horndean.
- Open field of enclosed grassland bordered by intermittent mature trees and a wire fence to the east and west and thick mature trees and hedgerows to the north and south. There is a small patch of woodland to the north east and south west including TPO protected trees.
- Site access is in the north east corner of the site to the narrow Blendworth Lane between the entrance to Cadlington House and a TPO protected tree.
- Site is likely to be of little biodiversity benefit other than at the edges of the site where the hedgerows and tree belts link to woodland.
- The site borders the National Park to the north east. The site lies within the Horndean/ Blendworth Gap and adjacent to a Conservation Area.

Site context:

- The site is located in the rural/urban fringe of Horndean between the urban area and the National Park.
- Residential dwellings are located to the west and south of the site although these are screened by the mature trees along the boundary.
- A fire station and church centre lie to the west of the site. The church centre and car park have open views into the site.
- An open field exists to the east which forms part of the setting for the Grade II listed Cadlington House and grounds.
- A public footpath runs along the eastern boundary of the site linking Horndean to the National Park.

Character:

- The site appears rural as it forms part of the setting to Cadlington House and its estate. The public footpath that runs along the eastern boundary is enclosed by barbed wire fencing which detracts from the character of a planted row of mature trees. There are limited views of Horndean to the west although the neighbouring church is prominent. Views to the National Park are screened by mature vegetation and Cadlington House.

Conclusions:

- There are exposed views east and west from the neighbouring church and Cadlington House that would be affected by development at the site.
- Access to the site from Blendworth Lane would need to take particular account of mature hedgerows and any TPO trees.
- Any proposals would need to take careful consideration of Cadlington House, Listed Grade II and its setting.

HD043: Land off Chalk Hill Road

Site:

- Overall size 4.6ha.
- Large pastoral field subdivided by wire fencing to keep horses.
- Ruderal grassland to the boundaries with thick mature vegetation to the south east, east and north east of the site. The east and south east of the site is bordered by ancient woodland. The west of the site is more exposed with low hedgerows and wire fences. The north of the site is bounded by a wire fence.
- The site slopes steeply from west to east in the eastern portion of the site.
- Large high voltage cabling crosses the site and one such pylon is located within the site boundary in the north east.
- Access is via Chalk Hill Road off of Five Heads Road which is also the access to other residential properties. Chalk Hill Road is poorly maintained and Five Heads Road is narrow with a blind bend to the north.
- Site lies within the Horndean/ Catherington/ Clanfield Gap and an area in the west of the site contains contaminated land.

Site context:

- Site is within the rural/urban fringe of Horndean. Residential dwellings to the south west have open views in to the site. Properties to the south have views from upper floors. Site would be visible from afar.
- Site has public access via footpaths that run along the southern, eastern and north eastern boundaries; and also cut through the site roughly following the pylons.
- There is Ancient Woodland to the north, south and east of the site which screens the site from the A3(M). This reduces the effect of traffic noise however it still remains a significant source of noise.

Character:

- The site contains poor quality and neglected pastoral land. The pylons further detract from the quality of the landscape. Some mature trees are visible in the wider landscape but the site does not feel part of the rural landscape. Traffic noise from the A3(M) further detracts from the rural character of the land making it feel increasingly urban.

Conclusions:

- Access could be from Five Heads Road via Durlands Road and Chalk Hill Road.
- The east of the site is a steep slope towards the A3.
- Pylons crossing the site could affect area available for construction.
- The site is of poor quality and has little landscape character.
- The adjacent ancient woodland could benefit from improved green infrastructure links.

HD045: Land west of Five Heads Road**Site:**

- Overall size 10ha.
- Open agricultural land (arable) and slopes from north east to south west.
- Access is from Five Heads Road through an existing farm gate. The road is narrow and has a blind bend to the north of the access.
- High voltage power cables clip the north of the site although there are no pylons within the boundary.
- An area of mature trees (including TPOs) adjoins the site to the south and forms part of the southern boundary.
- Site is bounded by thick mature hedgerows to the south west; and dispersed mature trees and low hedgerows to the south, east and north east. The northern boundary is a wire fence.
- Site is within the Horndean/ Catherington/ Clanfield Gap.

Site context:

- Site is surrounded on three sides by detached residential dwellings with glimpsed views of the site at ground level and directly overlooking the site from upper floors. Glimpsed views are also possible from the Five Heads Road.
- Open fields lie to the north and west. The field to the north is clearly visible through a wire fence; whilst the field to the west is screened by a hedgerow and intermittent trees.
- A bridleway runs along the southern boundary, however there are only limited views of the site from the bridleway.

Character:

- Site is an open arable field within the rural urban fringe of Horndean although large high voltage pylons detract from the rural landscape. The site is overlooked by low density residential properties to the south and east; with the pylons bounding the site to the west.

Conclusions:

- There are issues regarding overlooking due to the lack of screening and the site being close to residential development. The bridleway to the south has limited views of the site. Development would alter views of an open field for surrounding properties. The existing landscape character is not, however, entirely rural with existing development and electricity pylons.

HD048: Land east of Church Centre, Blendworth Lane, Blendworth**Site:**

- Overall size 2.5ha.
- Largely flat site that slopes from east to west at the western boundary up on a plateaued ridge east of Horndean.
- Open field of enclosed grassland bordered by intermittent mature trees to the west. The site is subdivided by a wire fence and intermittent mature trees running from north to south. To the north east the site is bounded by exposed wooden fencing that forms the driveway entrance to Cadlington House. A thick tree belt of mature trees screens the site to the south east.
- There is a small patch of woodland to the north, south east and south west including TPO protected trees.
- Site access is in the north of the site to the narrow Blendworth Lane using the existing entrance to Cadlington House.
- Site is likely to be of little biodiversity benefit other than at the edges of the site where the hedgerows and tree belts link to woodland and the National Park.
- The site borders the National Park to the north; is within the Horndean/ Blendworth Gap and within a Conservation Area.

Site context:

- Site is located in the rural/urban fringe of Horndean between the urban area and the National Park.
- Residential dwellings are located to the west and south of the site although these are screened by the mature trees along the boundary.
- A fire station and church lie to the west of the site. The church and car park have open views into the site.
- An open field lies to the east which forms part of the setting for the Grade II listed Cadlington House and grounds, most notably the tree-lined driveway to the estate.
- A public footpath runs north to south through the middle of the site linking Horndean to the National Park.

Character:

- The site feels rural as part of the setting to Cadlington House and its estate. The public footpath that runs through the centre of the site and is enclosed by barbed wire fencing which detracts from the character of a row of mature trees.
- There are limited views of Horndean to the west although the neighbouring church is prominent. Views to the National Park are screened by mature vegetation and Cadlington House. The eastern field feels more connected to Cadlington House than the western field.

Conclusions:

- There are exposed views east and west from the neighbouring church and Cadlington House that would be affected by development at the site. Access from Blendworth Lane would need to take account of the mature hedgerow and/ or TPO trees.
- Any proposals would need to take careful consideration of Cadlington House, Listed Grade II, and its setting, as well as Blendworth Conservation Area.

HD050: Land to rear of 19-43 New Road, Lovedean**Site:**

- Overall site 3ha.
- Located to the rear of properties on New Road, with access to the site from a narrow track between properties on New Road.
- Open, flat pastoral land including a paddock in the north west corner. The north east corner, has a derelict shed or stable structure; an abandoned caravan and overgrown ruderal vegetation.
- There is a small pond to the south west of the site surrounded by mature trees, including a veteran oak.
- Site has thick mature trees on the boundary to the south and east whereas the boundaries to residential properties are a combination of fences and low hedges.
- Site is likely to have minor biodiversity value at the fringes around the pond and mature woodland to the east.
- A low voltage power cable crosses the site at the north. The site contains an area of contaminated land in the north east of the site.
- The site is some distance from an employment site and GP.

Site context:

- Site is adjacent to an area of mature woodland to the south east. This provides screening to the east and southern boundaries.
- Two storey residential properties to the north and west have views overlooking the site.
- A public footpath crosses the site east to west.
- The eastern and southern boundaries act as a green infrastructure corridor linking an area of ancient woodland to the south with the woodland to the east.

Character:

- The site feels rural and disconnected from the urban area of Horndean. The area is used as pastoral agricultural land although the north eastern corner of the site is of poor quality with derelict structures and overgrown, rough grassland.

Conclusions:

- The site is rural and disconnected from Horndean and is overlooked by residents to the west and north. The north eastern corner near the access is of lesser quality and not as overlooked and would lead to less of an effect on the landscape.

HD051: Land east of Blendworth**Site:**

- Overall size 13.7ha.
- The northern site contains a number of small compartmentalised pastoral fields and paddocks. The paddocks are subdivided by fences although there are hedgerows and some young trees that also form the boundaries. There is a mature belt of trees towards the east and the paddocks have sparsely distributed mature and veteran trees.
- Site is bordered to the north-west by mature trees protected by TPOs and new residential properties to the south west with glimpsed views above fences and a hedgerow.
- The north site is accessed to the south on Rowlands Castle Road. There is another access to the east along a narrow country lane.
- The northern site is largely flat and borders the National Park to the east.
- The southern site is a pastoral field that is largely flat but slopes sharply in the north east corner. This site is bordered by the B2149 to the south and a country lane to the east; where the access to the site lies. There is a third party access to the site to the Gas Distribution Station from the B2149.
- The site is bordered by hedgerows to the south and east with ruderal vegetation and mature and veteran woodland to the north. There is an area of wetland habitat to the north west of the site which is likely to be of high biodiversity benefit. There are reptile traps which indicate the potential presence of snakes and lizards; and potential dormice habitat.
- Site has an area of surface water flooding susceptibility.

Site context:

- The northern site has open views between paddocks to the west. Hook Cottage (a Listed Building) is largely screened by the mature tree belt.
- Residential dwellings to the west of the northern site have glimpsed views into the site over the hedgerow and fencing.
- The northern site borders the National Park to the east, with agricultural land to the north, south and east. There are glimpsed views into the site from the National Park over the hedgerows. An area of Ancient Woodland screens long-distance views from the South Downs.
- There is a place of worship immediately to the north of the southern site which also borders the SDNP.
- A public footpath runs along the northern boundary of the site and links Horndean to the National Park.

Character:

- There are historic buildings around Hook Cottage adjoining the northern site to the north east. The small subdivided paddocks form the setting of these buildings and contribute towards a strong rural landscape character. The northern site is tranquil.
- The southern site feels isolated from the urban area of Horndean due to the thick belt of mature trees to the north of the site. Road traffic is audible along the B2149 and from further afield from the A3(M).
- Both sites lie within the setting of the National Park.

Conclusions:

- The northern area has a strong rural character and contains a number of mature and veteran trees. The site borders TPO trees, the National Park and some historic farm buildings at Hook Cottage.
- The southern site is isolated from Horndean, contains high biodiversity value along the northern boundary, is adjacent to the National Park with glimpsed views in to the site; has access issues and is affected by traffic noise.
- There may be the possibility of the two sites forming a part of a larger area (including Hazleton Farm and Pyle Farm) to create the potential for large scale development. This larger area would have more scope for the mitigation of potential impacts on historic heritage, biodiversity and the National Park.

EMP6 – Hazleton Farm

Site:

- Overall size 39ha.
- Accessed from the B2149 Dell Piece East with good access to the A3(M).
- Site contains woodland in the south west; equestrian/farm buildings to the north east; some commercial buildings to the east and the remainder is pastoral land.
- Individual fields are large and open with intermittent mature trees in the centre of the site.
- Site is bordered by mature trees and hedgerows to the north and west. The east of the site along the B2149 is bordered by hedgerows. Mature trees and hedgerows subdivide the site into smaller fields. The field in the south west is bordered by pioneer trees and wire fencing.
- The site is likely to be of biodiversity importance due to the areas of woodland on site.
- Site contains contaminated land and a small area of Flood Zone 3.

Site context:

- The site is large, flat and contained with no views in or out in the north and west. The south and east is more exposed with views in from the National Park although there is a large area of ancient woodland to the east that screens any long-distance views.
- The A3 borders the site to the west which is a noticeable source of noise. The B2149 is also a busy road. Horndean Raceway is adjacent to the site in the south which could also generate noise when in use.
- No residential dwellings border the site and the B2149 severs the site from Horndean.
- There is a bridleway that runs through the west of the site from north to south. A pedestrian footbridge to the south west provides access from the site to Hazleton Common Nature Reserve and the footpath extends into the Keydell Nursery site to the north.

Character:

- The site is large and open but is contained and feels separated from the urban area of Horndean. The site in the north east feels more rural although traffic noise is apparent. The site to the west feels less rural as it is noisier, has large pylons and wire fencing. Moving further south, the site becomes increasingly isolated from Horndean and nearer the National Park; with the field in the south east directly bordering it. The B2149 acts as a barrier between Horndean and the site.

Conclusions:

- The site is well placed for employment provision being in close proximity to the A3(M).
- The site feels separated from the urban area and is in a largely rural landscape with mature trees and woodland.
- The A3(M), B2149 and Horndean Raceway would likely lead to noise and amenity issues whilst the B2149 acts as a barrier between the site and Horndean.
- Any development in the south-eastern part of the site would have to respect the setting of the National Park.

EMP10 – Pyle Farm

Site:

- Overall size tbc.
- The northern field is a large pastoral field that undulates with a slight slope from east to west. The southern field is a pastoral field that is largely flat but slopes sharply in the north east corner.
- There are existing access points on the country lane that runs along the eastern boundary; including two adjacent to a residential property that is outside of the site boundary.
- The site is bordered by a low hedgerow with some pioneer trees to the west and mature trees to the south. Well-maintained but low hedgerows border the site to the east and north. Some mature trees border the site around the residential property to the east of the site.
- The site is bordered by the B2149 to the south and a country lane to the east; where the access to the site lies. There is a third party access to the site to the Gas Distribution Station from the B2149.
- The site is bordered by hedgerows to the south and east with ruderal vegetation and mature and veteran woodland across the centre. There is an area of wetland habitat in the centre of the site which is likely to be of high biodiversity benefit. There are reptile traps which indicates the presence of snakes and lizards; and potentially dormice habitat.
- There are low voltage power lines that travel from north to south towards the western boundary and the site contains a Gas Distribution Station.
- Site contains some Flood Zone 3 and areas of surface water flooding susceptibility.

Site context:

- Site is bordered by residential properties to the west that overlook the site; particularly from the upper floors. And additional residential property on the east of the site overlooks the site. A place of worship and car park borders the site to the west although the hedgerow largely screens views into the site.
- Low hedgerows to the east and north provide clear views into the open field; including from the neighbouring National Park. Pyle Farm (Listed Building) to the east has views in to the site over the hedgerow.
- The site surrounds a residential property on three sides on the eastern boundary.
- There is a public footpath that runs along the southern boundary to the National Park through an area of mature trees, woodland and wetland that is of biodiversity value. Reptile traps indicate potential lizard and snake habitat and the site also contains potentially dormice habitat.

Character:

- The northern field is in the urban/rural fringe of Horndean and is within the setting of the National Park. The site is tranquil and the pastoral field is overlooked by road users, the National Park and residential properties to the west and east.
- The southern field feels isolated from the urban area of Horndean due to the thick belt of mature trees to the north of the site. Road traffic is audible along the B2149 and from further afield from the A3(M).
- Both sites are within the setting of the National Park.

Conclusions:

- Site is contained and if developed could form a defensible boundary to the east of Horndean.
- The potential impact on the setting of the National Park will have to be carefully considered.
- Access will need to be carefully considered to achieve a safe form of access taking account of the area susceptible to flooding (Zone 3).
- If a junction with Rowlands Castle Rd to the north is required, visibility issues will need to be addressed.
- Setting of Pyle Farm will need to be taken into account with any forthcoming proposals.
- May also be considered as part of wider proposals relating to Hazleton Farm/ East of Horndean.

Conclusions on Horndean site options

In-light of the analysis presented above, this Chapter summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve mentioning.

To reiterate, appraisal findings are **unchanged** since the December 2014 Interim SA Report.

Table 5B: Summary appraisal of housing site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> There are no nationally or internationally important sites that need be considered as part of this appraisal. The site is not within a Biodiversity Opportunity Area. Rare bat species are known to use site HD020 and an area of veteran trees and wetland is located in site HD015 which could be hazel dormice, snake and reptile habitat. Other sites that are likely to be of relative biodiversity value due to their location in relation to SINC, TPO and the wider Green Infrastructure network include HD006, HD008, HD011, HD028, HD034, HD050, HD051. It is not clear that significant impacts to biodiversity would be likely to result from the development at any of the site options under consideration. It is recognised that development schemes can include targeted habitat creation and enhancement.
Climate change mitigation	<ul style="list-style-type: none"> There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A group of housing schemes together in one location delivering the 700 dwelling JCS target may provide a critical mass to enable low carbon energy infrastructure. A further consideration is the need to support movement by walking, cycling, bus and train (see discussion in the row below).
Community and wellbeing	<ul style="list-style-type: none"> There are local aspirations for improved public services, schools and doctors to support new development. Grouping sites together to deliver the 700 dwelling JCS target could provide the critical mass to provide some of these features on-site. All sites have good access to a bus stop. Three sites have poor access to schools, HD015, HD019 and HD051. Of these three, two are at Horndean and one at Lovedean. Two sites have poor access to a shop, sites HD019 (Lovedean) and HD028 (Catherington). Sites HD006, HD008, HD019 and HD050 (all at Lovedean), HD028 (Catherington) and HD045 (Lovedean) have poor access to a GP. GP access is relatively better at the sites in Horndean. Four sites in Horndean have good access to facilities:HD011, HD020, HD035 & HD048. HD028 Catherington is relatively remote from most facilities compared to other site options in the Horndean area.
Economy and employment	<ul style="list-style-type: none"> Given the options under consideration, it is not clear that the preferred strategy will have a significant bearing on the achievement of economy/employment related objectives. HD011 and HD020 contain employment land on site. Housing site options HD015, HD020 and HD051 intersect with employment site options and stand out as comprising land that might alternatively be suitable for employment owing to their access to the A3(M).

Heritage	<ul style="list-style-type: none"> • Three Conservation Areas (CAs) are associated with the Horndean area; at Blendworth, Horndean and Catherington. Three housing site options – HD011, HD035 and HD028 – are adjacent to CAs, and HD048 is located within the Blendworth CA. • No site contains a Listed Building however some sites are within the setting of Listed Buildings. • HD015 is within the setting of Listed Pyle Farm. • HD019 and HD034 are within the setting of a Listed thatched cottage. • HD028 is in the setting of Listed Catherington House. • HD035 and HD048 are within the setting of Listed Cadlington House. • HD051 is within the setting of Listed Hook Cottage. • Additionally HD011 Crookley Park House is not listed, but is considered to be of strong “local interest” (a non-designated heritage asset).
Housing	<ul style="list-style-type: none"> • It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations); however, this is uncertain.
Landscape and townscape	<ul style="list-style-type: none"> • Horndean adjoins the South Downs National Park to the east. Site options HD011, HD051, HD015 and HD020 adjoin the National Park and others, notably HD028, are located nearby and are slightly further away but still within the setting of the National Park. • HD011 is a blanket TPO area across the entire site, screening the South Downs National Park from the A3(M). The site plays an important role in the landscape and TPO trees should be maintained within the site. • Access for sites HD035 and HD048 could harm TPO trees along the boundary. • Gaps are defined in the adopted East Hampshire District Local Plan and seek to prevent coalescence of the different parts of the Horndean area. Land between Horndean and Blendworth is identified as a Gap, as is land between Horndean, Catherington and Clanfield. Site options HD035, HD043, HD045, HD048 are located within a Gap and would effectively reduce the size of the Gap between settlements in the Horndean area. • Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites HD006, HD008, HD015, HD020, HD028, HD035, HD043, HD045, HD048, HD050 and HD051. Development at these sites would likely detract from views of the landscape and townscape from these public receptors. • HD008 is visible due to the surrounding topography, and there is a lack of screening at HD045 and HD050, which could lead to adverse landscape impacts. • Sites HD019, HD034, HD043 and HD050 all contain contaminated land that would be remediated as part of development proposals.
Water and flood risk	<ul style="list-style-type: none"> • Two site options stand out as being notable in terms of flood risk, sites HD015 and HD019. HD015 contains almost 5% Flood Zone 3 and site HD019 contains around 13% Flood Zone 2. • Sites HD015, HD019 and HD011 have notable percentages (i.e. over 10%) of surface water flooding susceptibility. Surface water flood risk mitigation should be considered as part of any proposals to develop these sites.

Table 5C: Summary appraisal of employment site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> • EMP10 is likely to be of high biodiversity importance due to mature and veteran woodland and an area of wetland habitat within the site boundary. • EMP6 is likely to be of lesser biodiversity importance due to the areas of woodland on site. The site is near Hazelton Common Nature Reserve.
Climate change mitigation	<ul style="list-style-type: none"> • There is little to suggest that development at any location would lead to opportunities around district heating. • There is also little potential to differentiate between the site options in terms of the potential to support commuting by walking, cycling, bus and train.
Community and wellbeing	<ul style="list-style-type: none"> • Traffic generation at employment sites is a primary consideration, and in this respect both sites EMP6 and EMP10 perform favourably in terms of their location adjacent to the A3(M). – location to A3(M).
Economy and employment	<ul style="list-style-type: none"> • It is assumed that business would choose to locate at any of the site options.
Heritage	<ul style="list-style-type: none"> • Impacts to the setting of a listed building is an issue at EMP10, and less so at EMP6.
Housing	<ul style="list-style-type: none"> • EMP6 and EMP10 include areas of land also being considered for housing, although it is not clear that development of either would have a significant bearing on the potential to achieve housing related objectives.
Landscape and townscape	<ul style="list-style-type: none"> • Site options EMP6 and EMP10 adjoin the National Park. Any development in the south-eastern part of the sites would have to respect the setting of the National Park. • Both sites contain public footpaths and a bridleway. Development at these sites would likely detract from views of the landscape from these public receptors. • EMP6 contains contaminated land that would be remediated as part of development proposals.
Water and flood risk	<ul style="list-style-type: none"> • EMP10 is significantly constrained, with relatively large areas intersecting with flood zone 3 and with intermediate surface water flooding susceptibility. EMP10 contains HD015 which is the most constrained housing site option. • EMP6 is less constrained although it adjoins an area of flood zone 3 to the south and contains small patches of lesser surface water flooding susceptibility.

APPENDIX VI – SITE OPTIONS APPRAISAL: LIPHOOK

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to consideration of 'reasonable alternatives' - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options.

The aim of this appendix is to present site options appraisal findings for **Liphook**.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁸⁶
 - LIP004: Lowsley Farm, south of the A3
 - LIP013: Land at Headley Road
 - LIP014: Land at Chiltley Farm, 63 Chiltley Lane
 - LIP017: Land at Old Shephards Farm, Highfield Lane
 - LIP027: Land at Church Road, Bramshott
 - LIP033: Land East of Bramshott Place
 - LIP034: Land east of Stonehouse Road and north of Haslemere Road
- Summarises the relative merits of site options in terms of each element of the SA framework.

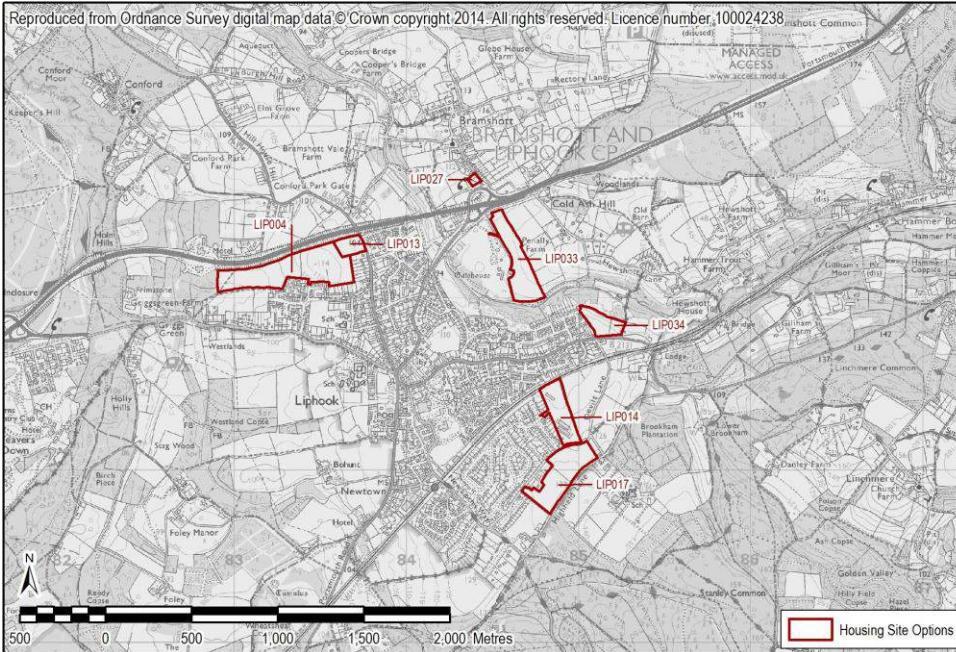
N.B. The information presented in this section is **unchanged since the December 2014 Interim SA Report**.

⁸⁶ N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

Introducing the site options and some of the relevant issues

Figure 6A shows the 7 housing site options that have been identified as ‘reasonable’ for Liphook (subsequent to initial screening – see Appendix II).

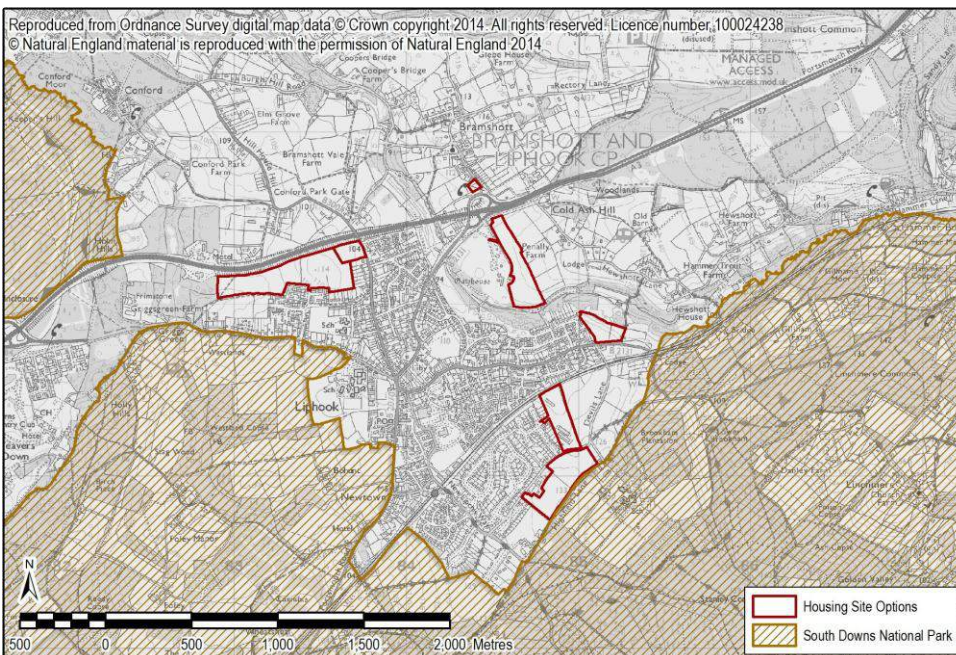
Figure 6A: Reasonable site options in and around Liphook



Landscape and heritage

Liphook adjoins the South Downs National Park to the south and south west of the village. Only one of the site options – LIP017 – adjoins the National Park. Figure 2 shows the location of sites and the South Downs National Park boundary.

Figure 6B: Liphook and the South Downs National Park area

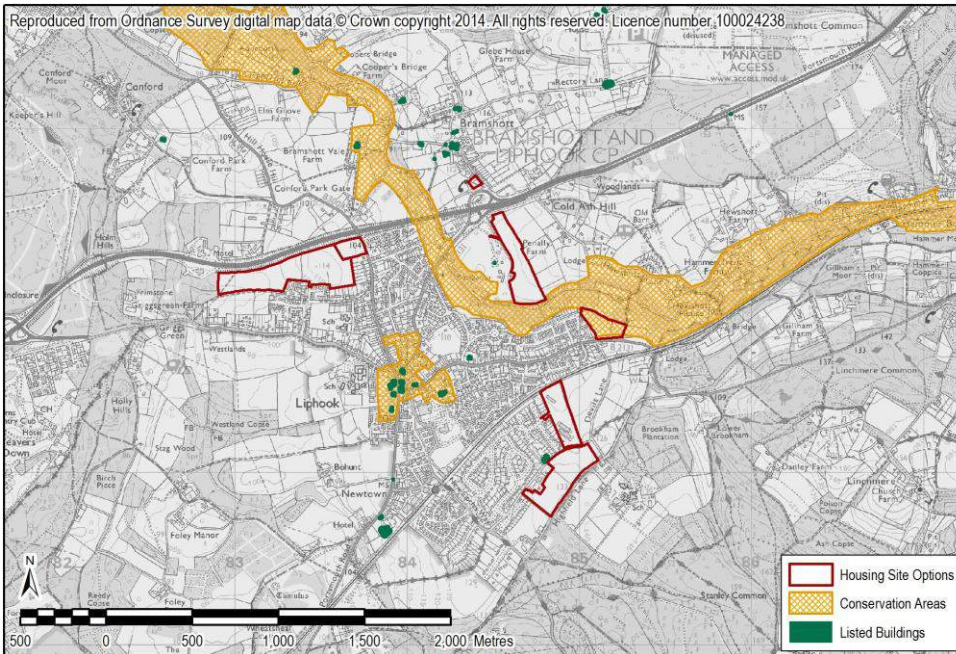


In order to understand the relation of the site options to the existing built form of the village, it is helpful to consider their location in relation to the Conservation Areas that indicate the historic settlement pattern.

Two Conservation Areas are associated with Liphook; the River Wey Conservation Area and the Liphook Conservation Area. One housing site option – LIP034 – lies within a Conservation Area, and LIP033 adjoins the River Wey Conservation Area.

There are a number of Listed Buildings in Liphook however none of the sites contain a Listed Building. The Two Conservation Areas and Listed Buildings are shown in Figure 6C below.

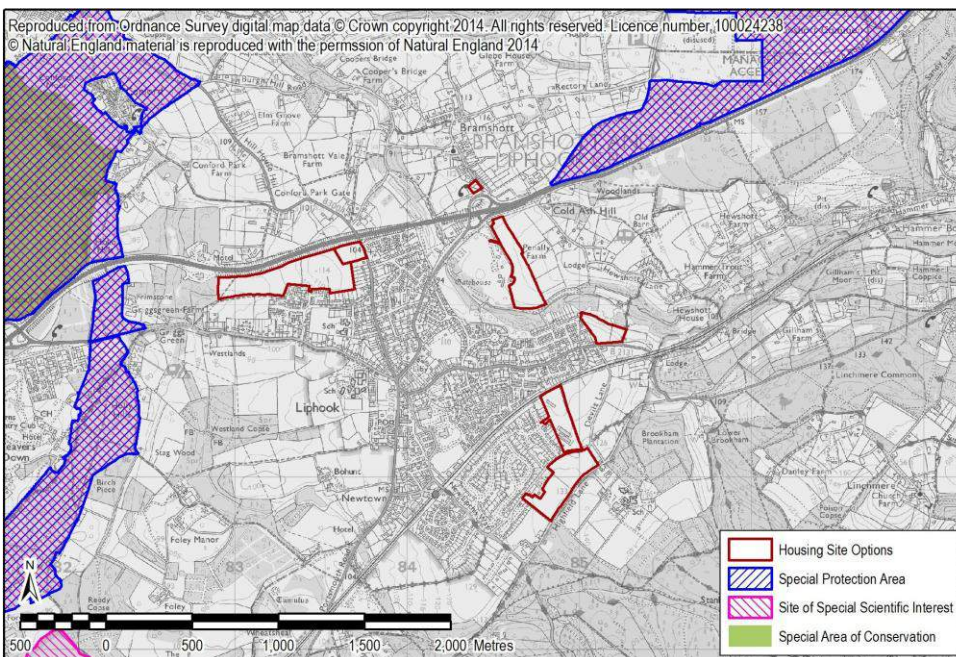
Figure 6C: Conservation Area and Listed Buildings in and around Liphook



Biodiversity

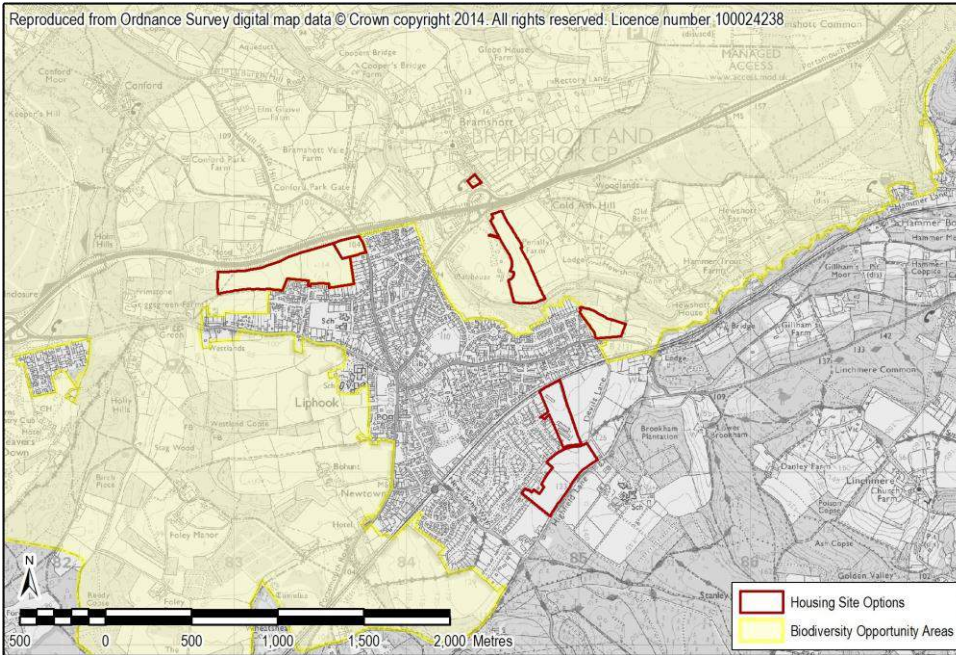
Liphook is located between two internationally designated sites for biodiversity, to the north east is the Wealden Heaths SPA; and to the west Woolmer Forest is a SAC and an additional part of the Wealden Heaths SPA. Housing development is not normally permitted within 400m of the SPA and is restricted within 5km. Liphook is entirely within 5km of the SPA. Figure 6D shows the location of the SPA, SAC and SSSI in and around Liphook.

Figure 6D: SPA, SAC and SSSI in and around Liphook



The village of Liphook is surrounded a Biodiversity Opportunity Area, as shown in Figure 6E.

Figure 6E: Biodiversity Opportunity Areas in and around Liphook



Flood risk

Figure 6F shows the extent of 'surface water flood risk'. Within the areas highlighted are smaller zones of considerably greater flood risk. Table 6A lists the housing site options roughly in terms of susceptibility to flood risk.

Figure 6F: Surface Water Flooding Susceptibility in and around Liphook

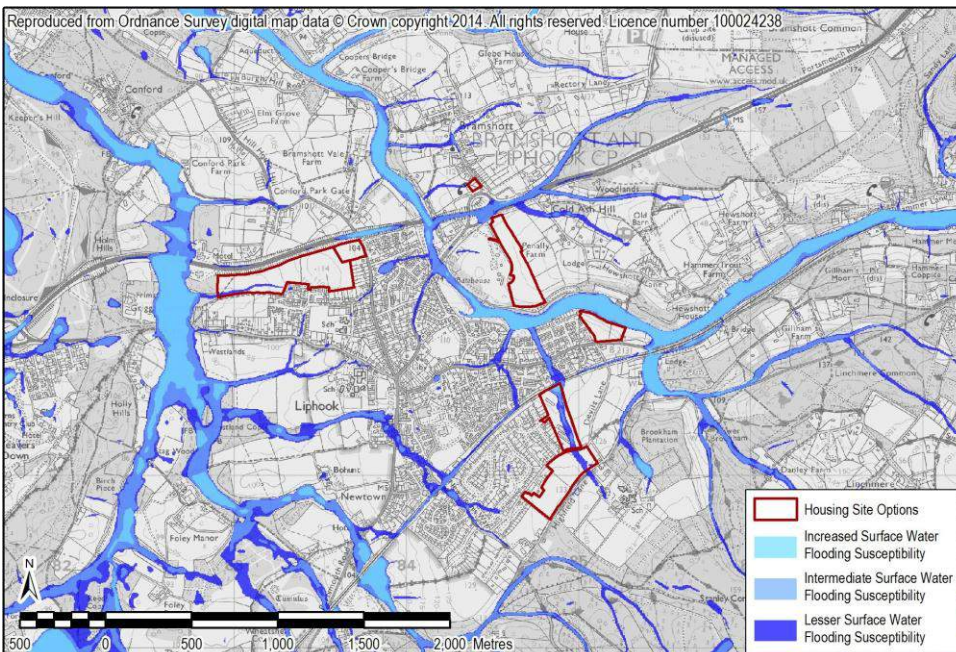


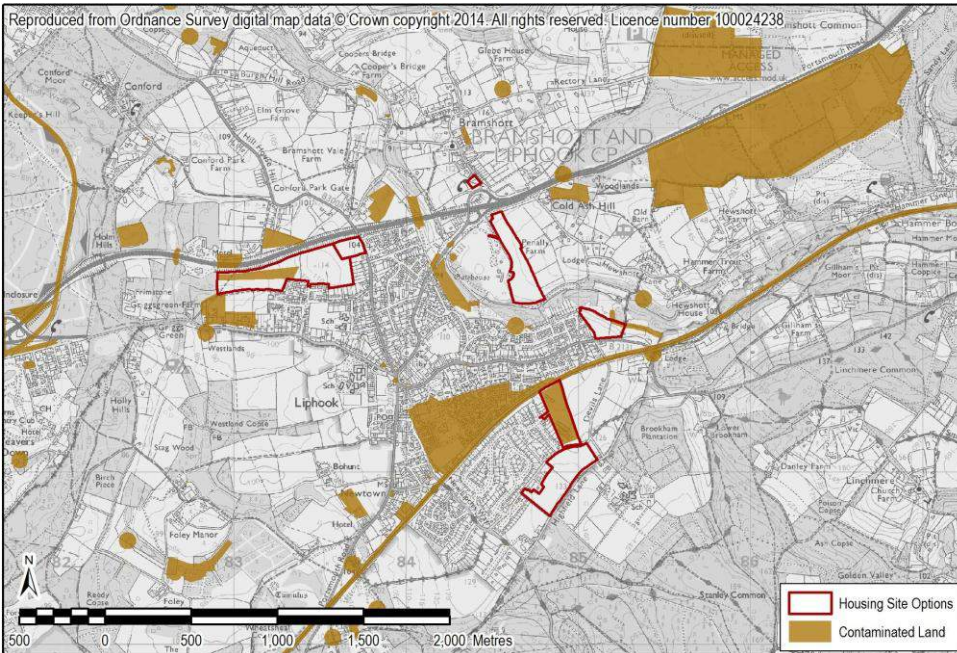
Table 6A: All housing site options, listed in order of susceptibility to flooding⁸⁷

Site ID	% overlap with an EA flood risk zone		% overlap with an area of surface water flooding susceptibility		
	Zone 3 (higher risk)	Zone 2 (lower risk)	Higher risk	Medium risk	Lesser risk
LIP034	0	3.377	0.00	0.06	0.13
LIP014	0	0	3.42	14.80	33.88
LIP017	0	0	0.00	0.00	7.39
LIP004	0	0	0.00	0.00	4.66
LIP027	0	0	0.00	0.00	1.78
LIP033	0	0	0.00	0.00	0.00

Other environmental constraints

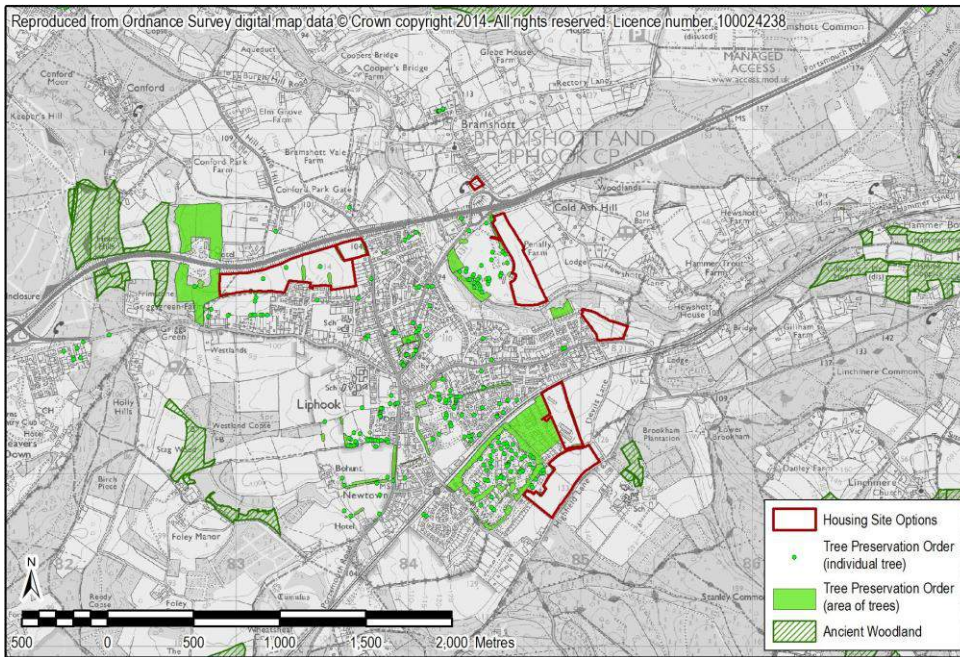
GIS data also highlights a range of other environmental constraints that are of lesser concern. Mapped data is shown below.

Figure 6G: Housing site options and contaminated land in and around Liphook



⁸⁷ The order of the housing site options in the list firstly reflects the % overlap with flood risk zone 3, then flood risk zone 2, then 'higher' surface water flood susceptibility, then 'medium' surface water flood susceptibility and then 'lower' surface water flood susceptibility. This ordering is indicative.

Figure 6H: Tree protection orders in and around Liphook



Sites LIP004, LIP013, LIP014 and LIP017 are Grade 3 in the Agricultural Land Classification. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of 'Best or Most Versatile' status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling. The remainder of sites are on brownfield land or Grade 4.

Community assets

Figure 6I: Bus stops

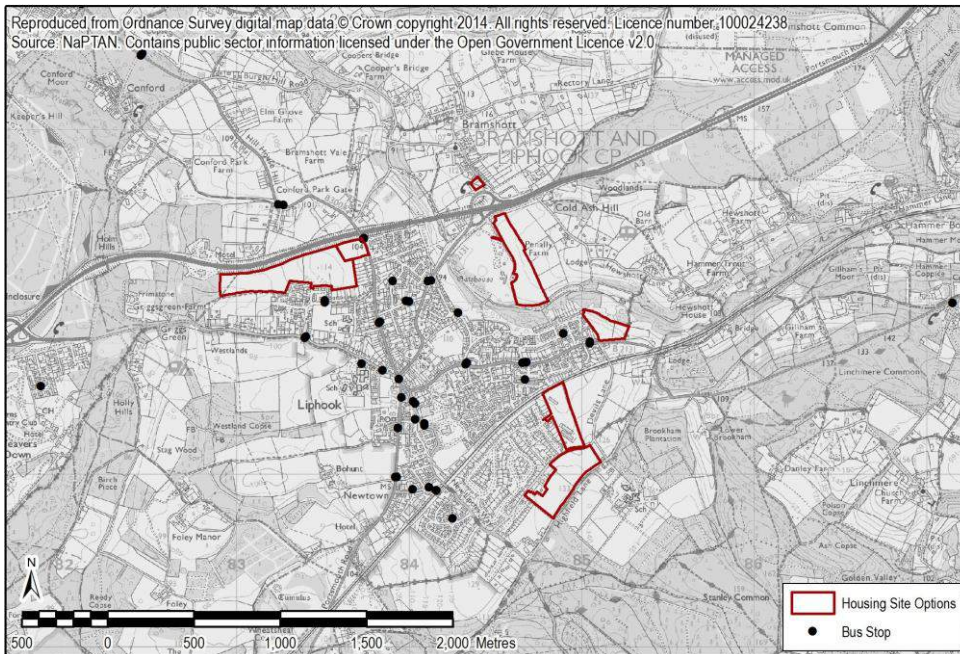
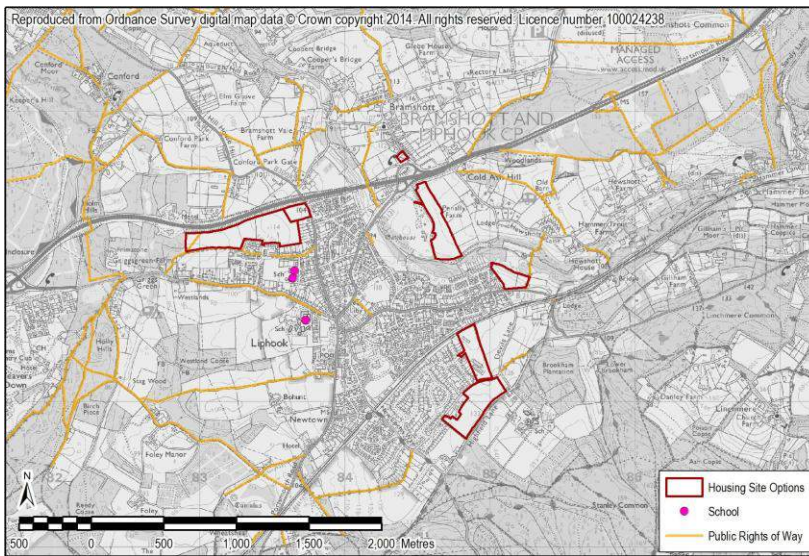


Figure 6J: Public rights of way and schools



Other issues (and options)

Infrastructure issues discussed within the Local Interim Planning Statement (LIPS) include the following –

- There is a clear preference for transport improvements in Liphook with great concern being expressed over the existing poor road system around the Square and centre of the village being increased with more development. Improvements to the train service and village bus services were also suggested.
- There is significant pressure on public services, schools and doctors that need to be addressed.
- Improved recreation and leisure facilities have been identified as necessary for Liphook
- There is significant demand for affordable housing in the parish.

The LIPS discusses general **ambitions** for the town (in-light of those that have been established through past strategies). The key recommendations from the emerging Bramshott and Liphook Parish Plan are to:

- Encourage investment,
- Encourage tourism,
- Enhance local medical facilities,
- Deliver more affordable housing,
- Develop a Sustainable Traffic Management Plan and traffic calming measures around the village centre and improve village car parking.

The LIPS discusses the outcomes of a survey that sought opinions on the **housing site options**. Responses identified land at Bohunt Manor and Longmoor Road as the most preferable locations; however both lie within the South Downs National Park and are therefore outside the remit of the draft Site Allocations Plan as they lie outside the plan area.

In terms of those sites that are within the plan area; three sites were identified as preferable: Land south of the A3 (Lowsley Farm); Chitley Lane and Penally Farm. Only Lowsley Farm would deliver the full 175 dwelling target for Liphook but this site and the others potentially have infrastructure problems with their deliverability.

Lowsley Farm has the highest preference although it could exacerbate the transport and infrastructure issues. Other sites to the east are likely to generate more traffic along narrow lanes and through the Square and are therefore more problematic in addressing the overriding transport congestion issues of Liphook which characterise the future sustainability of the village.

On the basis of the survey, the LIPS tentatively does not suggest a preferred approach to growth and states that the Council would be supportive of a Neighbourhood Plan approach to plan for housing in the area, working with the South Downs National Park Authority and the local community.

LIP004: Lowsley Farm, south of the A3**Site:**

- Overall size 17.2ha.
- Consists of two arable fields divided by a mature treed hedgerow.
- Bounded by mature hedgerows to the west, south west, north and east. The boundary to the south and south east is a wooden fence. The southern boundary west of the residential area is a diverse and species-rich treed hedgerow, forming a wildlife corridor.
- Contains two tree belts, three individual trees in the centre of the site and parts of the north east and southern boundary are protected by TPOs.
- Access is through a farm gate from Lark Rise to the south.
- Slopes steeply from east to west, with a mound in the eastern field marked with a mature oak tree.
- Site is crossed by low voltage power cables along the western boundary.
- Southern boundary contains a culvert and drainage ditch.
- Part of the site is an area of historic landfill and therefore contains contaminated land.
- A small area is shown as being of lesser surface water flood risk.

Site context:

- Large area of woodland to the west of the site with a watercourse running through it. Agricultural land to the south of the site; the A3 to the north which runs in cutting.
- Bordered by residential area to south, east and south east. The residential is in the form of bungalows in the east of Lark Rise (south east of site) and larger detached properties to the south of the site (Yeomans Lane and west of Lark Rise).
- Well screened by vegetation other than the entrance along Lark Rise where there are clear views in through the wooden fence and of the sloped field.
- East of the site is more exposed to views from Lark Rise due to topography. The east is the highest point of the site and is prominent above Lark Rise.
- West-facing properties in the west of Lark Rise overlook the western field and have upper floor views down the slope.
- A footpath runs east to west along the southern boundary and a further footpath runs from the south-western corner diagonally through the site towards the A3. The footpaths appear well-used (i.e. footpath erosion visible) however footpath down embankment to cross the A3 is not well used due to brambles.
- Hedgerow in the south west of the site forms part of a green infrastructure network linking in to the woodland to the west.
- Site is within 800m of a Special Area of Conservation (SAC) and 500m of a Special Protection Area (SPA). The site is within a Biodiversity Opportunity Area.
- Site is 1.1km from the nearest employment area.

Character:

- The site is in the rural/urban fringe of Liphook. The housing locally is relatively high density with cul-de-sacs and small gardens. There are a large number of mature trees locally.
- A notable feature of the site is the traffic noise from the A3 which makes the site feel more urban.
- The eastern part of the site is visually prominent and the mature oak is a key feature of the site.

Conclusions:

- Eastern field should be retained as open space. Site is prominent above bungalows and the mature oak is a key characteristic of the site and the landscape north of Liphook.
- Western site is less visible and could be developed without significant adverse impacts.
- Development should consider sound mitigation such as acoustic barriers to reduce exposure to noise pollution.
- The traffic generated by the residential development of the site could require improvements to the Longmoor Road access on to the northern roundabout in The Square. These improvements could potentially involve the removal of trees that could significantly affect the character of The Square. This matter would have to be satisfactorily resolved with the Highway Authority and District Council.
- SANG provision for both this site and that relating to the previous housing allocation will be addressed by provision elsewhere.

LIP013: Land at Headley Road**Site:**

- Overall size 1.5ha.
- Arable field that slopes gently from west to east.
- Access is from the B3004 Headley Road.
- Bordered to the west, north and south by mature treed hedgerows. The eastern boundary consists of ruderal vegetation and a wooden fence to the north, and some mature trees to the southern section.
- Western boundary and three individual trees along the eastern boundary are protected by TPOs.

Site context:

- Contained and well-screened to the south, west and north. The hedgerow is fragmented to the east (Headley Road).
- A church is located to the south east of the site but is well-screened by tall mature trees.
- Views in from the east are possible from the junction with residential road Hunters Chase which could form the access point. A signalised junction or roundabout for safe access may be required. Proximity to the bridge over the A3 (running in cutting) may be a constraint to junction improvements.
- Bus stop adjacent to site for route 13.
- Headley Road is relatively busy and the A3 to the north is noisy.
- Northern boundary of the site provides a green infrastructure corridor along the banks of the A3 cutting linking mature woodland, the River Wey and a tributary of the Wey.
- Site is within 1.3km of the nearest SAC and 1.2km from the nearest SPA.
- Site is distant from the nearest employment site.

Character:

- Site is on the edge of residential development at Liphook and is located next to the A3 and a busy local road (B3004). Both of these roads, but the A3 in particular, generate noise at the site. The site does not have a strong character although the mature trees contain the site. The field currently separates Liphook from the A3.

Conclusions:

- The site is not of great landscape character or visually prominent however safe access is an issue so close to the A3 and the junction with Hunters Chase opposite. The site is noticeably noisy however there is the potential for the site to deliver sound attenuation improvements.
- In view of the proximity to the SPA a site specific HRA would be required. Natural England state that 35/40 dwellings on the site might be appropriate.

LIP014: Land at Chitley Farm, 63 Chitley Lane**Site:**

- Overall size 4.4ha.
- Site would be accessed from Willow Gardens (housing estate) as Chitley Lane is a narrow and winding lane with a dangerous junction to Devil's Lane to the east.
- Slopes from south to north and is sunken into the ground with a steep drop at the south.
- Contains three poultry sheds surrounded by grassland, a number of low voltage power cables and an electricity substation.
- Site is bounded by mature treed hedgerows to all sides with occasional fencing and mature hedgerows along the western boundary adjacent to residential properties. The south eastern corner contains an area of dense vegetation. The majority of the eastern and southern boundaries are protected by TPO.
- Site is at risk of surface water flooding and contains contaminated land.

Site context:

- Bordered by the Portsmouth to Waterloo rail line to the north, residential to the west and arable fields to the east and south.
- Site is well-screened by the mature hedgerows and trees. There is limited overlooking from the upper floors of some residential properties to the west over fences. The residential area to the west has a blanket TPO.
- Southern boundary is thick and dense with mature trees and links into the wider landscape including an area of woodland nearby to the east.
- Site is visible from the National Park
- Site is 1.1km from the nearest SPA.
- Site is some way distant from the nearest bus stop and GP
- Site suffers from surface water flooding.

Character:

- Site is well-contained by mature trees and hedgerows with a sunken area at the southern end. The site is in the rural/urban fringe of Liphook and is largely tranquil but for occasional noise from trains passing along the north of the site. The settlement pattern locally is for relatively modern winding cul-de-sac developments with detached houses including bungalows and two storey properties.

Conclusions:

- The site could be developed in-line with the adjacent residential character however the access is an issue running through a residential estate. Chitley Lane is narrow and winding with a dangerous junction with Devils Lane to the east. Additional housing in this area may cause traffic problems on Midhurst Road.
- Development would introduce urbanising influences on the adjacent narrow lanes within the setting of the National Park
- The southern section of the site is possibly unsuitable for development due to the ground levels.
- In view of the proximity to the SPA a site-specific HRA would be required.
- Issues relating to surface water flooding would have to be resolved.
- There is a significant amount of electricity infrastructure that would need relocating should this site be developed.

LIP017: Land at Old Shephards Farm, Highfield Lane**Site:**

- Overall site 7.42ha.
- Arable farmland, undulates but slopes south to north.
- Made up of two fields divided by a treed hedgerow.
- Mature trees along the north and south boundary. Western and eastern boundaries are low hedgerows. The border to the north is a low hedgerow with occasional mature tree.
- Access to the site would be from the south (Highfield Lane) which has a wider road and better surface than Chittley Lane to the north; although it is still narrow.
- Contains an area of lesser surface water flood risk in the eastern field.

Site context:

- Residential properties are located to the north and one further property adjoins the site to the east. There is a small new housing development being constructed to the north west.
- School playing fields adjoin the site to the south west; an area of woodland joins to the south; arable farmland adjoins to the south east and a school adjoins to the south east. Overlooking the school playing fields may be an issue.
- The residential areas to the north west and playing field to the south west have intermittent views of the site between mature trees and over the hedgerow. The residential property to the east has limited views of the site due to screening.
- The residential area to the north includes a Listed Building which has clear views of the eastern part of the site.
- The site adjoins the South Downs National Park to the south. Views in are limited due to the screening of the site and the significant amount of woodland to the south east of Liphook that block views out of the Park to the north west.
- The eastern parcel is less screened to the south than the western parcel. The western parcel has better screening from vegetation as it is denser.
- Site is 1.5km from the nearest SPA.
- Site is distant to the nearest shop.

Character:

- Site has a rural feel due to the low levels of traffic locally and limited visible residential development. The character to the north of the site is for relatively modern winding cul-de-sac developments with detached houses including bungalows and two storey properties. The western field feels more 'urban' than the eastern field due to visible housing and playing fields.

Conclusions:

- The western field could be developed with sensible screening from the school playing field and the South Downs National Park. The eastern field is more exposed to the National Park and a Listed Building to the north and currently contains no residential development; whereas the western field has been 'bitten into' by residential development and adjoins a residential area to the north west.
- In view of the proximity of the SPA a site-specific HRA would be required. Natural England suggest that SANG provision would be required if the site were to be developed for housing (at least 4ha).
- Additional housing in this area may cause traffic problems on Midhurst Road.

LIP027: Land at Church Road, Bramshott**Site:**

- Overall site 0.31ha.
- Agricultural land left to become overgrown with tall grass, scrub and ruderal vegetation. Dense vegetation on-site that looks like 'set aside' land that has been colonised by pioneer species.
- Site is accessed from Church Road and has good access to the A3. The access is shared with access to the farm buildings further west.
- Contains a thick belt of mature trees to the east and south. The northern boundary is a wooden fence and the western boundary is open.

Site context:

- Located on the edge of a small rural village. Two storey semi-detached properties border the site to the east and the north. The residential area to the east is screened by the mature trees. The residential area to the north overlooks the site over the wooden fence.
- Pastoral farmland beyond the site to the west is clearly visible as there is no boundary to the west. A small area of woodland is located to the south which screens the site from the A3.
- Within 400m of the nearest SPA.
- Within a Biodiversity Opportunity Area.
- Site is distant from the nearest school, shop, GP and employment site.

Character:

- Site is located in a quiet village that is characterised by development set back from the road but facing the road with large gardens. There is limited backland development locally. The trees on the eastern boundary help to separate the site from the A3.

Conclusions:

- The site could potentially be developed to deliver two to four dwellings (either detached or semi-detached respectively) fronting the road with a residential garden to the rear in order to be in-keeping with the character of Bramshott of residential fronting the street. This level of housing is below the threshold for the allocation of a site in the Local Plan.
- The development would involve losing most of the mature trees on the eastern boundary that help to screen the site from the A3. These trees should be retained where possible.
- In view of the proximity to the SPA a site-specific HRA would be required.

LIP033: Land East of Bramshott Place**Site:**

- Overall site area 6.9ha.
- Accessed from King George's Drive, a shared access from an over-55's housing complex.
- Slopes gently from east to west and contains a large area of long grass which is potentially species rich. A number of rabbits and birds were recorded on-site. The site appears to have 'made ground' on-site as small mounds are visible in the field.
- Power transmission cables run north/south through the site.
- All four boundaries are bounded by mature treed hedgerows. The boundary to the east contains some gaps in vegetation. The western boundary, mostly protected by TPO, is thick and contains a number of mature trees and an amenity footpath for residents of the adjacent housing site.
- Southern boundary is an area of woodland surrounding the River Wey.

Site context:

- Well-screened to the west from the adjacent over-55's housing complex.
- The A3 runs to the north which provides good access to the strategic road network; site is rather isolated from Liphook being north of the River Wey.
- Some views of the pastoral fields to the east due to gaps in the vegetation.
- Woodland and River Wey to the south provides a strong green infrastructure corridor which is linked to the site by the mature trees along the site boundary.
- Within 400m of the nearest SPA.
- Within a Biodiversity Opportunity Area and adjoins a Conservation Area to the south.
- Site is distant from the nearest school, GPs and employment site.

Character:

- Site is in the rural urban fringe of Liphook between the village and the A3. Some noise is apparent from the A3 to the north, however, the site feels rural as it is contained by the strong vegetation and is physically separate from Liphook due to the River Wey corridor and woodland.

Conclusions:

- In view of the proximity to the SPA a site-specific HRA would be required. On-site mitigation through the provision of SANG may be acceptable.
- The site is isolated from Liphook however it could be suitable as an extension of the over-55s housing complex adjacent which provides for the needs of its residents on-site.

LIP034: Land east of Stonehouse Road and north of Haslemere Road**Site:**

- Overall size 2.4ha.
- The site is made up of two fields of pastoral land and paddock with associated stable structures. The site currently has a caravan on-site. The fields are split by a tree belt.
- The site slopes steeply towards the River Wey in the north east.
- The site is bounded by fencing and hedgerows to the east with occasional mature trees; mature hedgerows to the south and woodland to the north.
- The site is accessed from a gate on the B2131 Haslemere Road.
- The site is likely to be of minor biodiversity value however it is adjacent to an important green infrastructure corridor in the River Wey and surrounding woodland.
- The site contains a pylon, adjoins an area of Flood Zone 3 and contains contaminated land.

Site context:

- The site is adjacent to a residential area to the west, woodland to the north and rough grassland to the south and east.
- The residential area to the west overlooks the site due to the low fences and hedgerows.
- A bridleway runs along the eastern boundary of the site which has no views into the site due to the thick vegetation along the boundary.
- The area to the north east is the steep valley of the River Wey and is within a Conservation Area. The site is not visible from the north east due to the thick vegetation.
- The site is within a Biodiversity Opportunity Area, and 800m of the nearest SPA.
- The site is some way distant from the nearest school, shops, GP and employment site.

Character:

- Currently, residential development at Liphook does not extend west of the line of Devil's Lane which acts as a defensible boundary. The existing settlement pattern to the west is for relatively high density detached residential dwellings with narrow plot widths and small gardens in cul-de-sacs. The area to the east of Liphook is characterised by small irregular fields with mature trees along the boundaries.

Conclusions:

- Due to topography the only part of the site that is suitable for development is the south western corner.
- Development at the site would break the boundary of Devil's Lane.
- Any development should seek to retain the mature trees that are a characteristic of the River Wey valley and Conservation Area to the north east.
- In view of the proximity of the SPA a site-specific HRA would be required.
- Flooding issues would have to be overcome.
- In view of the above the potential for housing on the site is very limited.

Conclusions on Liphook site options

In-light of the analysis presented above, this Chapter summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve mentioning.

To reiterate, appraisal findings are **unchanged since the December 2014 Interim SA Report**.

Table 6B: Summary appraisal of site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> Liphook is located between two internationally designated sites for biodiversity, to the north east is the Wealden Heaths SPA; and to the west Woolmer Forest is a SAC and an additional part of the Wealden Heaths SPA. Housing development is not normally permitted within 400m of the SPA and is restricted within 5km. Liphook is entirely within 5km of the SPA. Two sites are within 400m of the SPA, sites LIP027 and LIP033. Other sites in Liphook are within 5km but should lead to no significant adverse effect through delivering SANG in accordance with the JCS. Liphook area is also surrounded on three sides by a Biodiversity Opportunity Area (BOA), with only two site options (LIP014 and LIP017) sitting to the south-east of the village and hence outside of the BOA.
Climate change mitigation	<ul style="list-style-type: none"> There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus and train (see discussion in the row below). Site LIP004 will be required to deliver improvements to Longmoor Road to ensure congestion is not worsened as a result of the scheme.
Community and wellbeing	<ul style="list-style-type: none"> LIP014 is distant from a bus stop and a GP which could encourage car use. Sites to the north east of Liphook, LIP027, LIP033 and LIP034 are distant from a school, doctor and employment site. Sites LIP027 and LIP033 are nearest to the A3 which may also encourage car use and travelling out of Liphook to access facilities.
Economy and employment	<ul style="list-style-type: none"> Given the options under consideration, it is not clear that the preferred housing strategy will have a significant bearing on the achievement of economy/employment related objectives.
Heritage	<ul style="list-style-type: none"> Two Conservation Areas are associated with Liphook; the River Wey Conservation Area and the Liphook Conservation Area. One housing site option – LIP034 – lies within a Conservation Area, and LIP033 adjoins the River Wey Conservation Area. There are a number of Listed Buildings in Liphook however none of the sites contain a Listed Building. There is a Listed Building within the setting of LIP017.
Housing	<ul style="list-style-type: none"> It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations); however, this is uncertain.

<p>Landscape and townscape</p>	<ul style="list-style-type: none"> • Liphook adjoins the South Downs National Park to the south and south west of the village. Only one of the site options – LIP017 – adjoins the National Park. LIP014 is within the setting of the National Park slightly further away. • Eastern part of LIP004 is exposed to views due to topography. East of site should be retained as open space. • LIP017 overlooks a school playing field. • Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites LIP004 and LIP033. Development at these sites would likely detract from views of the landscape from these public receptors. • Sites LIP004, LIP014, LIP034 contain contaminated land that would be remediated as part of development proposals. • Sites LIP004, LIP013, LIP014 and LIP017 are Grade 3 in the Agricultural Land Classification. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of ‘Best or Most Versatile’ status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling. The remainder of sites (LIP027, LIP033 and LIP034) are on Grade 4.
<p>Water and flood risk</p>	<ul style="list-style-type: none"> • Only one site (LIP034) contains an area of Flood Zone 2, which at just over 3% of the site area could relatively easily be accommodated within the site without increasing flood risk elsewhere. • In terms of surface water flooding susceptibility, one site stands out as performing poorly. Site LIP014 contains areas of Higher, Medium and Lesser susceptibility and one third of the site falls within the ‘Lesser’ category. Surface water flood risk mitigation should be considered as part of any proposals to develop these sites.

APPENDIX VII – SITE OPTIONS APPRAISAL: CLANFIELD

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to consideration of 'reasonable alternatives' - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options.

The aim of this appendix is to present site options appraisal findings for **Clanfield**.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁸⁸
 - CL010: Land at Chalton Lane, South Lane and Sunderton Lane
 - CL011: Down Farm, Green Lane*
 - CL012: Land at South Lane, rear of Trafalgar Rise
 - HD018: Land at White Dirt Farm, White Dirt Lane
 - HD023: 102-120 Downhouse Road
 - HD046: Land at Charity Farm, Drift Road, Horndean
- Summarises the relative merits of site options in terms of each element of the SA framework.

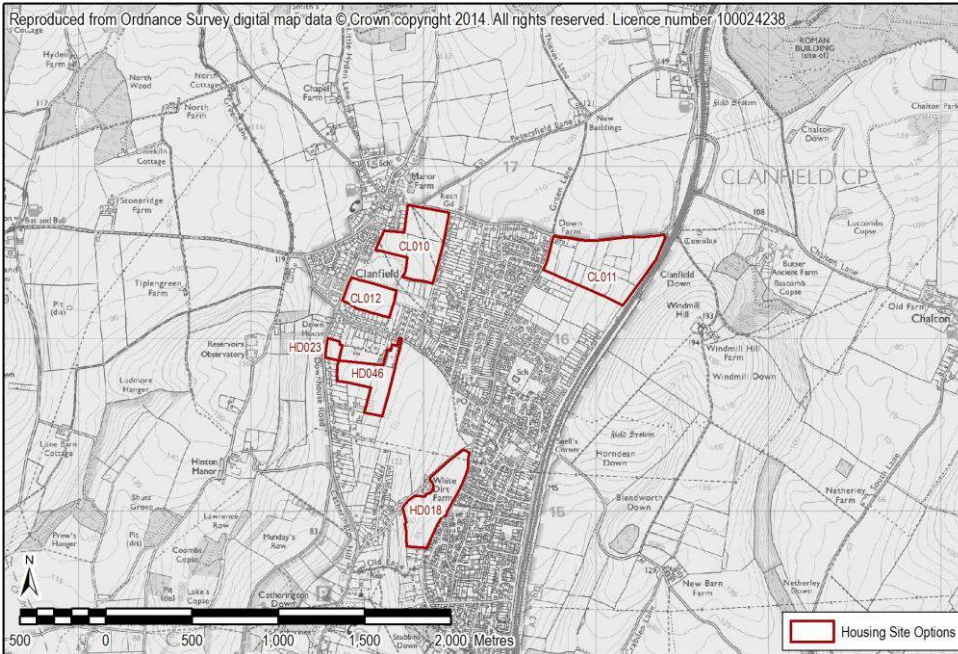
* Down Farm now has planning permission and as such there is no longer a need to present information on this site (or any other site in Clanfield given that planning permission at Down Farm means that the JCS requirement for Clanfield is met, and the Site Allocations Plan need not allocate further land). However, the information is retained within the report nonetheless. As such, the information presented in this section is **unchanged since the December 2014 Interim SA Report**.

⁸⁸ N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

Introducing the site options and some of the relevant issues

Figures 7A shows the 6 housing site options that have been identified as ‘reasonable’ for Clanfield (subsequent to initial screening – see Appendix II).

Figure 7A: Reasonable site options in and around Clanfield



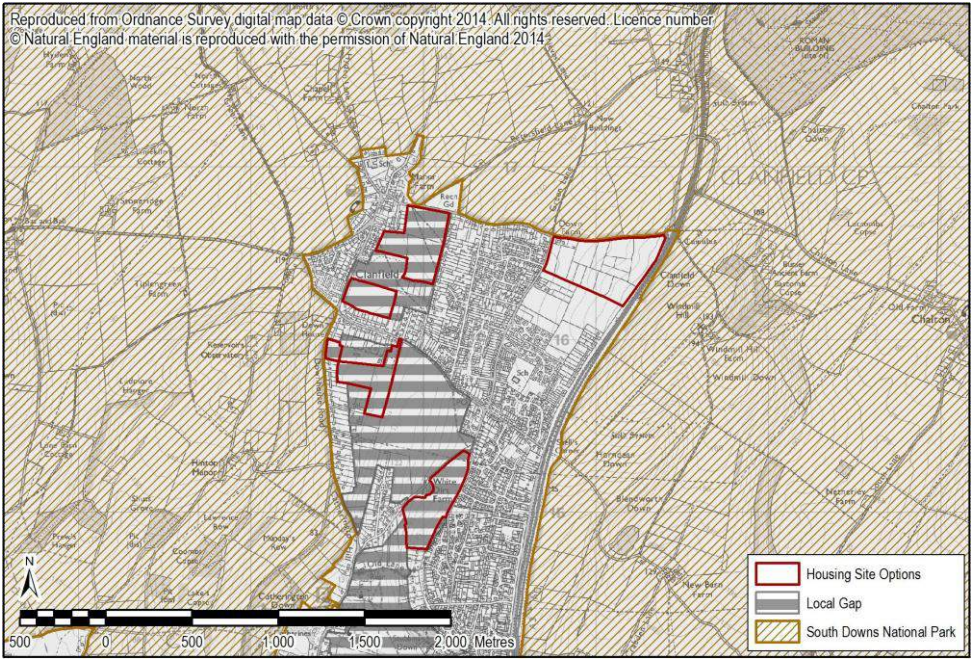
Landscape and heritage

The potential effects of new development on landscape character are an important consideration in Clanfield due to its position at the tip of a slim peninsula of development extending north from Horndean. The National Park boundary lies just to the east, west and north of the settlement (Figure 7B). The land available for development in Clanfield to the north of Drift Road is restricted to a few areas of green space as a result of the proximity of the Park. Land within the National Park tends to be higher than that within Clanfield, particularly Windmill Hill which lies to the east. To the south of Drift Road the landscape is more open with a ridge running south towards the western part of White Dirt Lane.

Available land in Clanfield includes an area to the north-east of the settlement (CL011). This site is close to the Park boundary and Windmill Hill. Within this northern part of Clanfield the only other undeveloped land is a strip running north-south between South Lane and Sunderton Lane. This area is designated as a Gap in the East Hampshire JCS. Both CL012 and CL010 are situated within this gap.

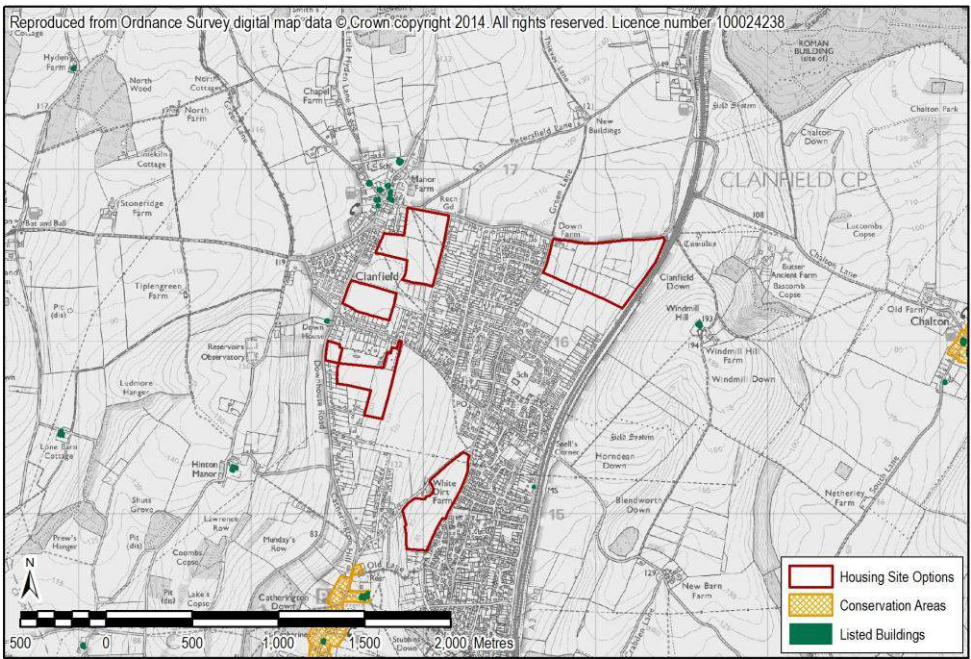
The three sites to the south of Drift Road lie within the Horndean/Clanfield/Catherington Gap. Site HD018 would be very visible from the residential area to the east but is more distant from the SDNP than the other sites. HD023 lies within a gap in the built up frontage on Downhouse Road.

Figure 7B: The Gap and the South Downs National Park



There are also a number of listed buildings associated with the settlement (Figure 7C). These include a cluster of buildings in the historic core of Old Clanfield.

Figure 7C: Housing site options and listed buildings



Biodiversity

The Clanfield area is relatively unconstrained from a biodiversity perspective and is not classified as a Biodiversity Opportunity Area (BOA)

Flood risk

As can be seen in Figure 7D below, site CL011 is affected by an area of 'lesser' and 'intermediate' surface water flood risk, primarily to the west of the area. Site CL012 is also affected by smaller patches of lesser flood risk. CL010 appears to be unconstrained in terms of flood risk.

Figure 7D: Extent of surface water flood risk susceptibility

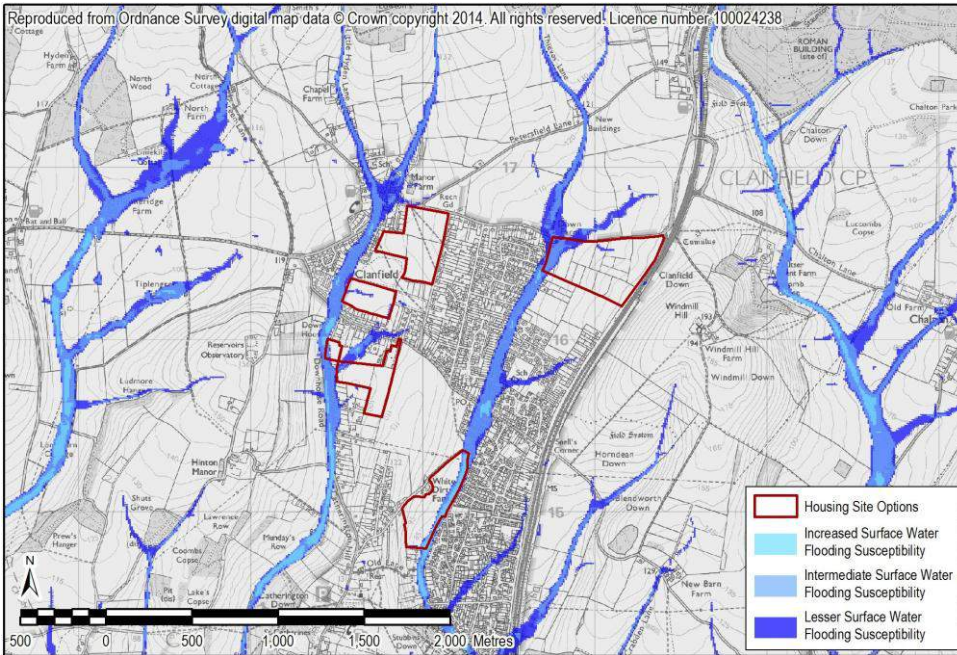
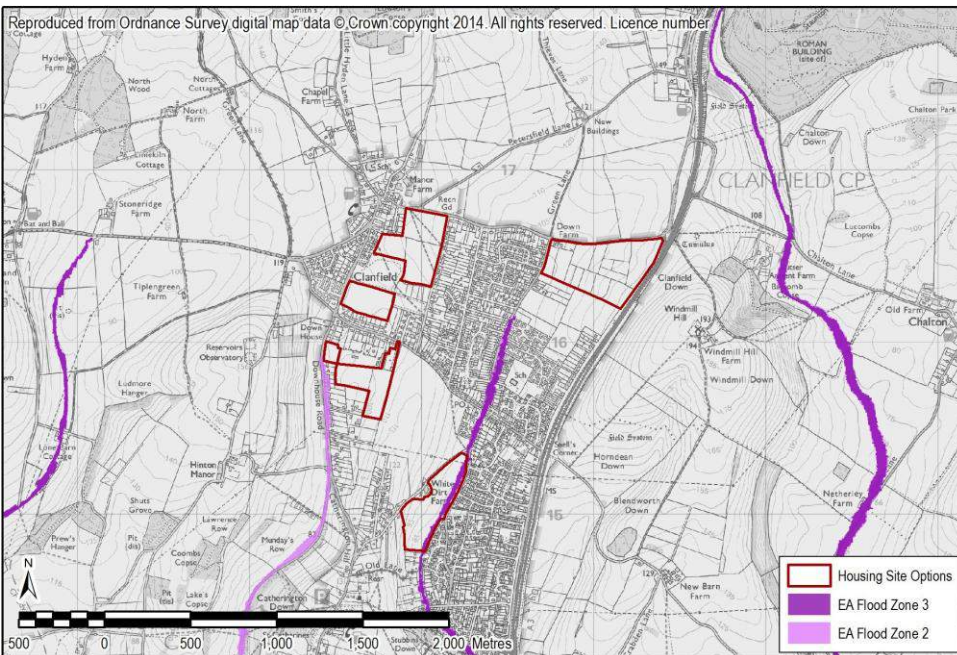
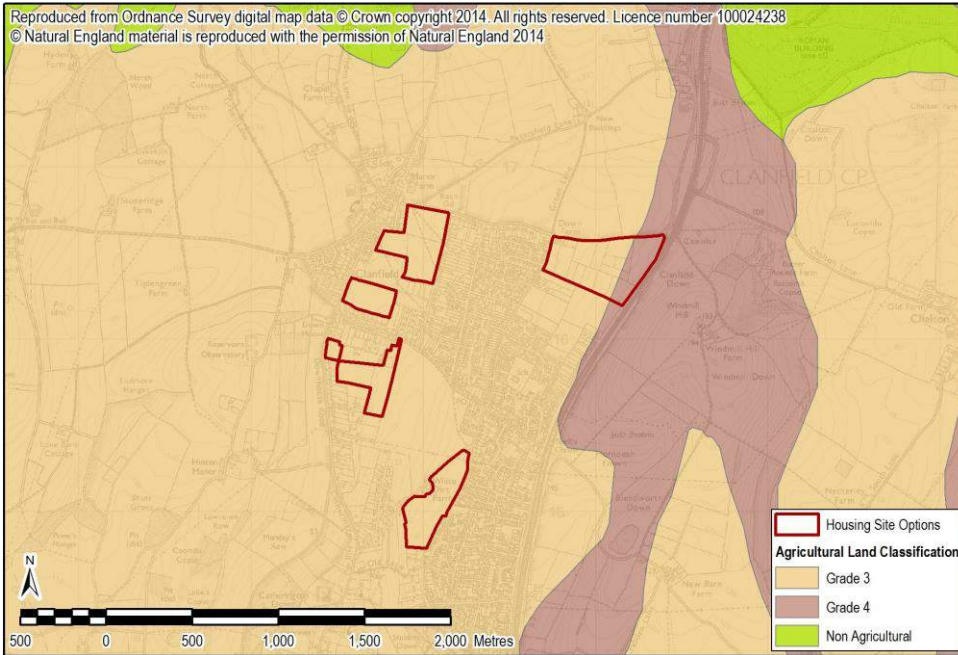


Figure 7E: Extent of Flood Risk



Other environmental constraints

Figure 7F: Agricultural Land Classification



Community assets

Figure 7F: Bus stops

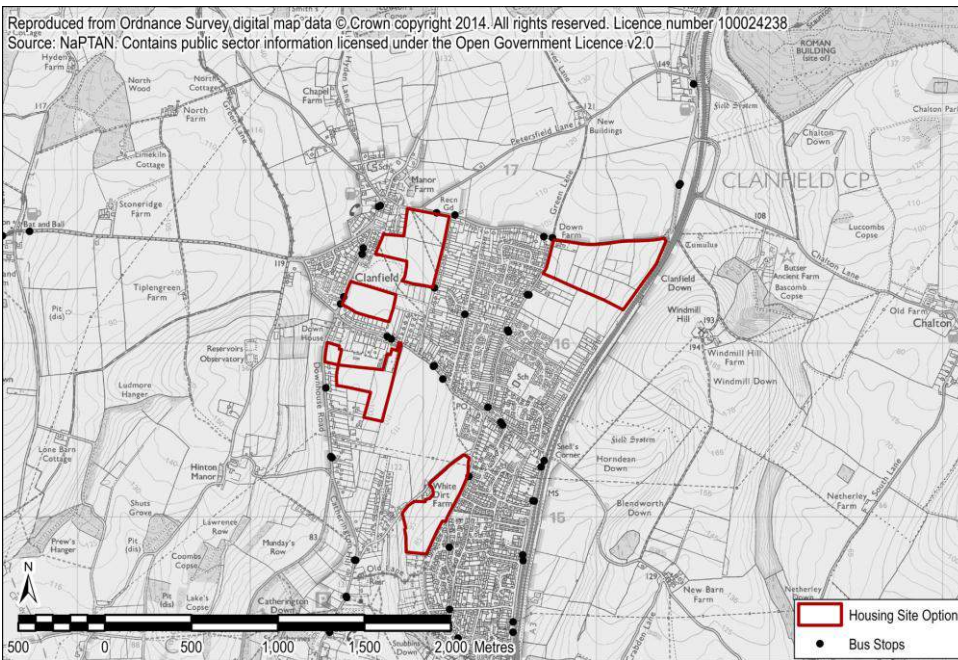
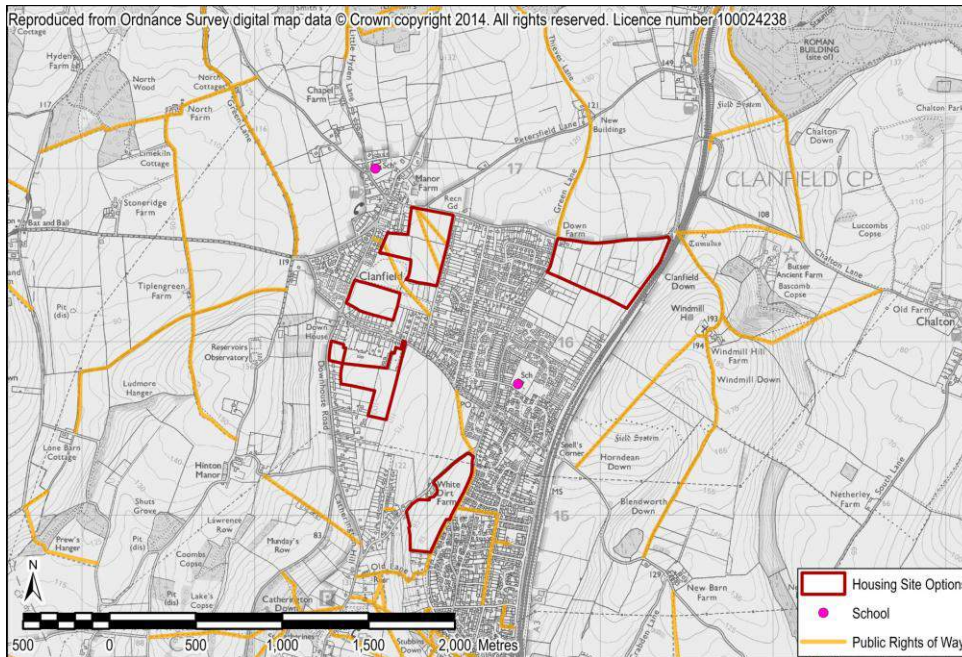


Figure 7G: Public rights of way and schools



Other issues (and options)

Infrastructure issues discussed within the Local Interim Planning Statement (LIPS) include the following -

- There is concern that public infrastructure such as schools and doctors are getting to capacity, particularly given the recent new development in Green Lane (Windmill View) which has placed additional pressure on these facilities.
- Given Clanfield’s status as a commuter village, there is a high degree of reliance on cars. Roads in the village can become congested at peak times, such as the school run. In addition to road capacity, adequate parking and traffic calming were also concerns.
- Access to public open space is considered important, whilst the provision of flood risk mitigation and telecoms services were also infrastructure concerns held by residents.

It is noted in the LIPS that recent development at Windmill View has provided gains for the local community in terms of a community sports facility and allotments.

The following is a useful summary of **landscape and townscape** considerations:

“The fact that the South Downs National Park encloses the vast majority of Clanfield leaving only the four areas covered by the SHLAA sites undeveloped is a critical point. A strong point in the Parish Plan and again in the comments at the LIPS event was the desire to retain the rural character associated with Old Clanfield and the undeveloped gap that provides the separate identities of the Old and New parts of the village.”

In addition to these landscape concerns, the LIP also notes that the heritage buildings, in conjunction with the surroundings on the edge of the South Downs are “fundamental” to Clanfield character as a place.

Whilst **ambitions** for Clanfield are not discussed explicitly in the LIPS, it seems reasonable to conclude from the consultation responses received that residents’ desire preservation, but accept the reality of development on the condition of appropriate mitigation and given sufficient planning ‘gain’. The LIPS document notes that larger scale ambitions are not appropriate given that Clanfield has limited space for development as a result of its relationship with the Park and is not a location for significant commercial/business development. It concludes, however, that there is scope for protecting and enhancing the facilities that are available in the village, so reducing the need to travel elsewhere other than for work.

The Parish Plan, although written prior to the NPPF and the JCS, sums up the ambitions of residents well:

“The majority of respondents (69%) do not believe the village can absorb new housing but most are prepared to accept that this is not a practical option....It is acknowledged that new development in the village is unavoidable for political and practical reasons and the objective is, therefore to ensure that the development which does take place is acceptable in terms of the phasing of construction, the range of dwelling types, the external appearance, that any new development takes account of appropriate “eco” technology and that the resources and infrastructure of the village expand at an appropriate pace to create a balanced community”.

The LIPS discusses the outcomes of a survey that sought opinions on four **housing sites** within Clanfield Parish⁸⁹. Of these, only the sites at South Lane (CL012) and Down Farm (CL011) were considered to be particularly preferable by respondents, with these sites scoring 38% and 54% of preferences respectively. It is considered likely that the Down Farm site gained the highest preference as it may have the least impact on existing residents and could be considered to be completing the current Windmill View development.

Given these preferences, the LIPS notes that either of these sites could potentially accommodate the 200 dwelling minimum target for Clanfield⁹⁰, but that the sustainability credentials of these two sites needed to be fully assessed and understood by the local community. In addition, the LIPS also highlights the potential for homes designated south of the Parish boundary to contribute to the settlements target. This is on the basis that the built form of Clanfield extends southwards into Horndean Parish, and so development in this area would directly relate to the settlement.

The importance of the Old Clanfield/Clanfield gap in which CL010 and CL012 are situated was reiterated, with the sensitivity of this area highlighted due to its positioning on a hill brow and the presence of open space. The role of the gap in separating Old Clanfield from the ‘extension of Portsmouth’ and keeping it associated with the rural landscape of the National Park.

The potential for highways concerns and landscape related objections from the National Park were highlighted as potential constraints in the north-east corner of the settlement where CL011 is situated. However, the potential for mitigation measures were raised in terms of landscape, with a buffer of open space currently proposed on the eastern edge of the site (similar to that put in place with the new Windmill View development adjacent to the site).

⁸⁹ An additional nine in the Park and one outside of the Parish boundary were surveyed

⁹⁰ NB. The potential housing capacity for CL012 according to the SHLAA is 100-150, and so the minimum target of 200 appears not to be reachable through this site alone. Site CL011 has a potential housing capacity of 221.

CL010: Land at Chalton Lane, South Lane and Sunderton Lane

Site:

- The site is 10.79ha (1.68ha estimated developable area) located to the north-west of the settlement. Features of the site are as follows:
 - An arable field sloping upwards to the north.
 - A low wire fence is on the northern boundary against Charlton Lane, which is slightly sunken here; the eastern boundary of the site is made up of a low hedge; to the south, the hedgerow is taller and well defined, with occasional trees. The western boundary of the site seems to consist of low residential hedges, and occasionally fences.
 - The site is crossed by three public footpaths which fan out to the south-easterly from their access which is on the north-western border of the site on Charlton Lane; these appear well used.
 - Biodiversity value is likely to lie predominately in the more established field hedges; there are TPO designated trees in the north-west corner of the boundary.
 - Site access is from Charlton Lane via a gate to the north-west; it is directly next to the entrance to the public footpath and near to the recreation ground.

Site context:

- Situated in rolling countryside, with residential areas to the west and east. There are few properties to the north, with much of this area covered by Peel Park Recreation Ground which is well screened. There are likely to be first floor views into the site to the east from properties on Sunderton Lane; views are also likely from properties to the west on Nickleby Lane.
- Another recreation area lies to the south-west of the site, including a cricket pitch and an area used by dog walkers; there are local facilities including a post office on South Lane just to the west.
- The site links into the hedgerow network, particularly to the south where hedgerows border a number of fields (including CL012) that separate areas of residential development to the east and west.
- The site is within the Clanfield/Old Clanfield gap.

Character:

- There is a tranquil countryside, suburban-edge feel to the area. This is most likely to be appreciated by those crossing the site en route to the recreation area, and by those who own properties that currently overlook the site.

Conclusions:

- The area appears to be well used by dog walkers and forms part of a series of fields and recreation grounds separating two parts of the settlement. Development here would mean that the 'gap' would be reduced and enclosed by development compromising the separation of the two built-up areas and the character of the area.
- Residents would benefit from the proximity of recreation areas to the south and north, and village facilities, such as a post office, close by to the west.
- Strengthening of the site's northern and western boundaries with species rich planting could benefit biodiversity and increase screening, although upper floor views may still be likely.

CL011: Down Farm, Green Lane

Site:

- The site is 18ha (6.2ha estimated area for development) located to the north-east of Clanfield near to the A3. Features of the site are as follows:
 - The terrain gently slopes upwards towards the east, with this rise becoming steadily steeper.
 - The area is pasture, or has been left fallow, with the land covered by mixed ruderal grassland and the remnants of discarded field boundaries.
 - The western and eastern boundary of the site is made up of a country hedgerow with gaps. On the northern and southern boundaries of the site there is thick, mixed species hedgerow. These hedges and the fallow ruderal grassland onsite may have some biodiversity value.
 - The western part of the site is at risk of surface water flooding.
 - There is a disused farm in the north-western corner of the site; access to the site is found here.

Site context:

- The National Park boundary is close by to the north and the east. The surrounding landscape is made up of rolling hills and ridges; to the east Windmill Hill dominates, with extensive views onto the site. The windmill on top of Windmill Hill is a listed building
- On the southern boundary of the site there is a new build development which is well screened by thick hedgerow, although there may be upper floor visibility. To the west there are likely to be upper floor and some ground floor views. The A3 borders the site to the east just below Windmill Hill; from here there are some views over the site, with rolling countryside visible looking to the north-west.
- Recreation grounds and other village facilities are nearby, although it is somewhat further than other sites put forward in the area (CL010 and CL012).
- There are connections to the wider areas hedgerow network. This is generally quite fragmented, but there is a north-south link along the A3.

Character:

- The area looks out onto rolling countryside in the east, and has a suburban character to the west and the south. This countryside character is likely to be appreciated by those in the residences along the western boundary in particular.

Conclusions:

- Development here would have a defensible boundary to the east in the form of the A3. The new development situated to the south of the site stretches to the east and comes close to the road.
- There is the potential for development to alter the landscape character of the area, both from the perspective of residents looking out towards the National Park from Clanfield, and in terms of views from Windmill Hill within the Park. However, given the existing suburban edge character of the areas western and southern edges, the significance of any disruption may be relatively limited.
- Thicker, species-rich planting on the sites eastern and western boundaries may help to increase levels of screening whilst also enhancing the areas hedgerow network.
- Development here would be quite close to village facilities and the recreation grounds. In addition it is in close proximity to the A3 which provides a key link to larger settlements, including Horndean to the south.
- The surface water flooding to the west of the site would have to be mitigated.

CL012: Land at South Lane, rear of Trafalgar Rise

Site:

- The site is 4.53ha in size and is located to the south of CL010 and close to Drift Road. Features of the site are as follows:
 - The area is level and in arable use.
 - It is bordered by medium sized country hedgerows and trees; these tend to be thicker and more established to the north and east. On the western boundary the hedge is managed and low to the ground, with occasional gaps; to the south there are medium sized residential hedges and occasional mature trees.
 - The biodiversity value of the site is likely to be highest in those areas of more established hedgerow along the northern and eastern boundaries.
 - Access to the site is on South Lane to the west of the site; this road is fairly busy but is wide and marked.

Site context:

- Situated in rolling countryside, with potential views down onto the site from a hill to the south-west of the site. The National Park boundary is close by in this direction.
- There site is likely to be visible from residences to the west across South Lane, where screening by vegetation is limited. Residences on the southern edge of the site may be better screened as a result of their gardens, but upper floor views are still likely.
- The site is within the Clanfield/Old Clanfield gap.
- There are bus stops on South Lane to the west of the site; further up South Lane to the north of the site there are some village facilities, such as a post office, in Old Clanfield.
- To the north of the site a recreation area borders the site, including a cricket pitch and playground; there are glimpses of the site from this area when looking south.
- There are links into the hedgerow network, particularly to the north where hedgerows border a number of fields (including CL010) that separate areas of residential development to the east and west.

Character:

- The site has a tranquil countryside, suburban edge feel. This is most likely to be appreciated by those looking onto the site from South Lane where there is less screening.

Conclusions:

- The site is accessed via a reasonably sized road. Residents would benefit from the proximity of recreation areas to north, and village facilities, such as a post office, close by to the north-west. The site is closer to a GP than CL0010 and CL011 and closer to shops than CL011. Bus stops running south towards the larger settlements are also nearby.
- The site forms part of a series of fields and a recreation ground separating two parts of the settlement (Clanfield/Old Clanfield gap). Development here would mean that these fields would be much more enclosed by development, so potentially altering the character of the area and compromising the separation of the two built-up areas. However, given that the southern and western edges next to the site already feature residential development, this effect may be somewhat less pronounced than with CL010 (where the site links into more open countryside).
- There may be opportunities to enhance the wider areas hedge network through the strengthening of the sites boundaries with species rich planting. This may in turn help to increase the screening of the site, although upper floor views may still be likely.

HD018: Land at White Dirt Farm, White Dirt Lane**Site:**

- Overall size 9.7ha.
- Consists of arable land and slopes quite steeply upwards to the west.
- Access to the site exists next to a farm on the western edge but has a difficult junction onto the narrow White Dirt Lane; access would be better onto Southdown Road on the eastern edge.
- In addition to the farm on the western edge of the site, there is a residential property in use. The western boundary is made up of overgrown mixed hedgerow.
- The eastern edge of the site to Southdown Road consists of patchy vegetation with low bramble, clear gaps, and the occasional small tree.
- A bank of trees and thicker vegetation is found on the boundary in the south and south-east corner.
- Areas of thick hedgerow, bramble and banks of trees may be of some biodiversity value.
- Site is within the Horndean/ Catherington/ Clanfield Gap.
- Contains some Flood Zone 3 and surface water flood risk susceptibility along its easternmost edge.

Site context:

- Southdown Road lies to the east of the site in a small valley. Further east is a residential area on rising land, with little to screen the site from the view of many properties.
- Properties to the south of the sites are better screened from the site due to thicker vegetation and positioning on the same slope as the site.
- Transmission pylons to the north of the site, run in an east-west direction.
- Buses run regularly along Southdown Road.
- Site is some way from employment sites.
- Site is not far from the A3 providing links to wider settlements.
- A footpath runs along the site boundary in the south-eastern corner.
- Catherington conservation area is under 500m away to the south of the site.
- The site lies within the Horndean/ Catherington/ Clanfield gap.
- It is an open site, highly visible from the National Park
- In the south-western corner of the site a band of woodland forms part of the site boundary, it is possibly an important ecological link.
- Site is around 3km away from an area to the north designated as both a NNR and SAC.

Character:

- The surrounding landscape is rolling countryside, beyond the urban edge. Development here would extend development up the other side of the valley into currently open, attractive countryside.

Conclusions:

- The site is on the western edge of a valley with the eastern slope being a large residential area. The site is also within a gap between settlements. Development here would not be appropriate and would adversely alter the character of the surrounding area.

HD023: 102-120 Downhouse Road**Site:**

- Overall size 0.93ha.
- Slopes slightly upwards to east and is somewhat elevated from the road; mainly overgrown grassland.
- Access to the site is via a gate on the south-eastern corner of the site; entrance leads onto Downhouse Road.
- Site is surrounded by thick Hawthorn hedge, with the occasional Oak tree and gap through which there are views in; a wall makes up much of the boundary to the north.
- Thick hedgerows and unmanaged grassland may be of quite high value to biodiversity.
- Site is within the Horndean/ Catherington/ Clanfield Gap and is within the setting of the National Park boundary to the west.
- Contains a small area of 'intermediate' and 'lesser' surface water flooding susceptibility on its western edge.

Site context:

- Situated in rolling countryside, with a ridge to the west across Downhouse Road from which the site is visible; land currently used as pasture.
- Residences to the north and south of the site; to the north views are likely over the wall that borders the site, whilst screening is better to the south where there is thick vegetation.
- Site is some way from an employment site.
- There are bus stops on Drift Road to the north of the site and to the south along Downhouse Road.
- There is an area of mixed woodland just beyond the site to the west; the site also connects into the wider hedgerow network, particularly the southern boundary which runs further to the east.
- The site is less than 150 metres from a listed building which lies to the north-west of the site.
- The site is under 3km from an area to the north-east designated as both a NNR and SAC.

Character:

- The site has a rural, unmanaged, fallow feel, with a sense of being at a settlement edge given the residences to the north and south.

Conclusions:

- Development here would result in the loss of part of the network of fields separating residences on Downhouse Road with the main body of Clanfield, with potential effects on the area's general character.
- Development here may affect the character of the National Park which lies just to the west of the site. This area of land is raised with views onto the site.
- The thick hedges and block of woodland east of the site may have biodiversity value. The fallow grassland that makes up the centre of site may also be valuable in this respect.
- The susceptibility to surface water flooding would need to be taken into consideration to avoid development further reducing levels of rainwater infiltration.

HD046: Land at Charity Farm, Drift Road, Horndean**Site:**

- Overall size 8ha.
- Site slopes downwards towards the west; rough grassland or pasture.
- Access via the farm on the northern tip of the site at Drift Road; there are a number of farm buildings (barns, sheds, hardstandings etc.) to the north of the site.
- On the site's eastern boundary there is a mature and quite sizeable hedge which may have biodiversity value.
- Southern boundary of the site made up of thick hedgerow and young hedgerow trees; to the north of the site there is thick vegetation bordering the site.
- To the west, the boundary consists of occasional trees and bushes, along with low garden walls or fences, and some gaps.
- The thicker, more established hedges, such as those found towards the south-east of the site may have some biodiversity value.
- The site is within the Horndean/ Catherington/ Clanfield Gap.
- An area of 'intermediate' and 'lesser' surface water flooding susceptibility in its western corner.

Site context:

- Situated in rolling countryside and is found in a dip between two low hills, views onto the site from a ridge to the west.
- Forms part of a series of fields separating development in Downhouse Road from the main area of Clanfield.
- Kennels are indicated as being to the south of the site; this is screened by vegetation.
- A residential area lies to the west of the site along Drift Road; levels of screening here are mixed with some vegetative cover, but gaps allow clear views of the area.
- There is a tree and plant nursery to the north of the site which is well screened.
- The site is some distance from the nearest employment site; there are bus stops to the north of the site on Drift Road.
- Southern and eastern boundaries of the site appear to link into the wider hedge network which runs towards the south.
- Site is very close to the National Park; particularly the site's western edge (less than 100m away); it is also within 2.6km of an area to the north-east designated as both a NNR and SAC.

Character:

- Site has a rolling countryside feel, with a rural character slightly disrupted by the visual impact of transmission lines which lie somewhat beyond the southern edge of the site.

Conclusions:

- The site lies on the north-eastern fringe of Clanfield and is distant from the nearest employment site. This may be a disadvantage to future residents, but the site does not appear to be particularly remote and there are bus stops to the north.
- The kennels to the south of the site may be a 'bad neighbour' to the site, but they are well screened. There may be views onto the site from the east from the residences bordering Downhouse Road, although improvements to screening through species-rich planting here may help to improve the site's contribution to the wider ecological network.
- Susceptibility to surface water flooding would need to be taken into consideration to avoid development further reducing levels of rainwater infiltration.

- Development here within the Horndean/ Catherington/ Clanfield gap would result in the loss of part of the network of fields separating residences on Downhouse Road with the main body of Clanfield, with potential effects on the areas general character.

Conclusions on Clanfield site options

In-light of the analysis presented above, this Chapter summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve mention.

To reiterate, appraisal findings are **unchanged** since the December 2014 Interim SA Report.

Table 7B: Summary appraisal of site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> For each of the sites put forward biodiversity value is likely to lie predominately in the more established field hedges on their boundaries, although site CL011 also features fallow ruderal grassland and discarded field boundaries onsite that may have some additional value. Overall, it appears unlikely that significant impacts on biodiversity would result from the development of any of the site options. Protection of the more established field boundaries on these sites may benefit biodiversity in the wider countryside. In terms of opportunities, all of the sites have areas of field boundary that could be improved in order to support the wider areas hedgerow network and its associated wildlife (whilst also potentially increasing levels of screening).
Climate change mitigation	<ul style="list-style-type: none"> There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus, and train (see discussion in the row below).
Community and wellbeing	<ul style="list-style-type: none"> Old Clanfield has a few shops and facilities along South Lane, although this centre is small. The main centre lies at the junction of Drift Road and Green Lane. This has a range of shops including a supermarket and a GP surgery. A primary school is nearby. There are several links south from Clanfield into the larger settlement of Horndean (including the A3). Site CL010 and CL012 are closest to the shops and facilities of Old Clanfield. Sites CL011 and HD018 are closest to the main village centre although none of the sites could be considered distant. Local bus services run to Horndean, Waterlooville to the south. All of the sites are close to the recreation grounds at Peel Park and in the green space in the Gap between South Lane and Sunderton Lane, with potentially beneficial effects in terms of health and wellbeing. Consideration of the capacity of these recreation grounds to absorb additional use by new residents may be necessary. The recreation area within the Gap lies just beyond the south-west corner of site CL010. Several seemingly well-used public footpaths cross this site and link with the recreation ground. As such, development here would need to be sensitive in terms of access to the recreation ground. Site CL011 is close to the new community centre on Green Lane.
Economy and employment	<ul style="list-style-type: none"> Given the scale of development proposed under the options put forward, it is not clear that the preferred housing strategy will have a significant bearing on the achievement of economy/employment related objectives. There is the potential for new residents to support the existing local shops and facilities in the village centre and on South Lane and to encourage new enterprises. This may be important given that all sites are distant from the nearest employment area.

Heritage	<ul style="list-style-type: none"> • There are some listed buildings in Old Clanfield, including a concentration around the South Lane and Charlton Lane crossroads. • Given the presence of these building care may be needed in terms of access, particularly in the case of CL010 and CL012 which are relatively close to this historic core.
Housing	<ul style="list-style-type: none"> • It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes such as CL011 may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations).
Landscape and townscape	<ul style="list-style-type: none"> • To the north, west and east Clanfield is bordered by the National Park. Within the area north of Drift Road there are only small areas of open land available outside of these boundaries. These areas include land to the north-east, where CL011 is situated and land between South Lane and Sunderton Lane towards the west, where CL010 and CL012 are situated. To the east of the settlement the A3 forms the boundary with the National Park. • To the south of Drift Road the land is more open with much of the area overlooked by housing to the east. HD018 would be particularly intrusive on this landscape. • Clanfield is situated in rolling countryside, with the terrain rising to the east and west across the boundary to the National Park; as such, views may occur onto all of the sites. This appears to be especially likely in the case of CL011, where extensive views may be expected from the easterly Windmill Hill which lies in the National Park. Views from here may also take in areas of existing development to which further building would adjoin. • Both CL010 and CL012 are situated in the Old Clanfield/Clanfield Gap. Development on these sites may have a large impact upon the character of the Gap between South Lane and Sunderton Lane. This is particularly the case with CL010, which has a more open countryside character, is used by the public, and would potentially result in development bordering the recreation area. Site CL012 would also potentially result in development adjacent to the recreation area, but has existing residential development on its southern and western edges and so any change in character may be somewhat less pronounced than with CL010 (which links with the countryside). • HD018, HD023 and HD046 are situated in the Horndean/Clanfield/Catherington Gap. HD023 is within a gap within an otherwise built up frontage on to Downhouse Road.
Water and flood risk	<ul style="list-style-type: none"> • HD018 is the most constrained site option containing areas of Flood Zone 2 and 3 and areas of surface water flood risk susceptibility along its eastern edge (Southdown Road). • In terms of the other sites, a band of intermediate surface flood risk along the western edge of CL011, but the sites are otherwise relatively unconstrained from this perspective.

APPENDIX VIII – SITE OPTIONS APPRAISAL: ROWLANDS CASTLE

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to consideration of 'reasonable alternatives' - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options.

The aim of this appendix is to present site options appraisal findings for **Rowlands Castle**.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁹¹
 - RC002: Land at Deerleap
 - RC004: Land at former Rowlands Castle Brickworks, The Drift*
 - RC005: Land south of Oaklands
 - RC009: Land north of Bartons Road (Eastleigh house cottages), Havant*
 - RC010: Land at Little Leigh Farm, Prospect Lane, Havant
- Summarises the relative merits of site options in terms of each element of the SA framework.

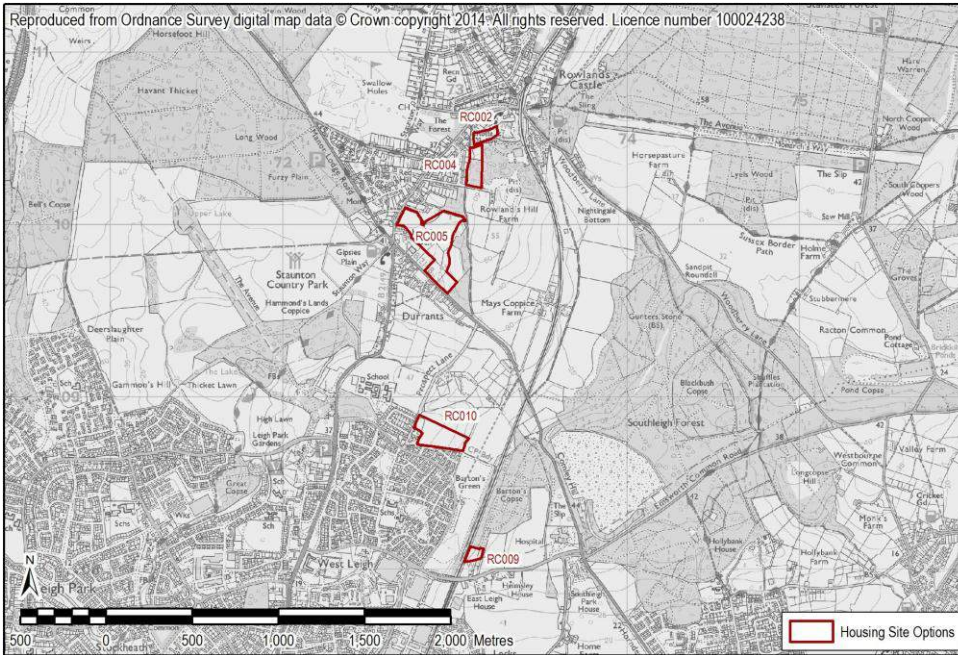
* Resolution to grant planning permission has now been established at former Rowlands Castle Brickworks and permission granted at Bartons Road, and as such there is no longer a need to present information on these sites. However, the information is retained within the report nonetheless. As such, the information presented in this section is **unchanged since the December 2014 Interim SA Report**.

⁹¹ N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

Introducing the site options and some of the relevant issues

Figures 8A shows the 5 housing site options that have been identified as ‘reasonable’ for Rowlands Castle (subsequent to initial screening – see Appendix II).

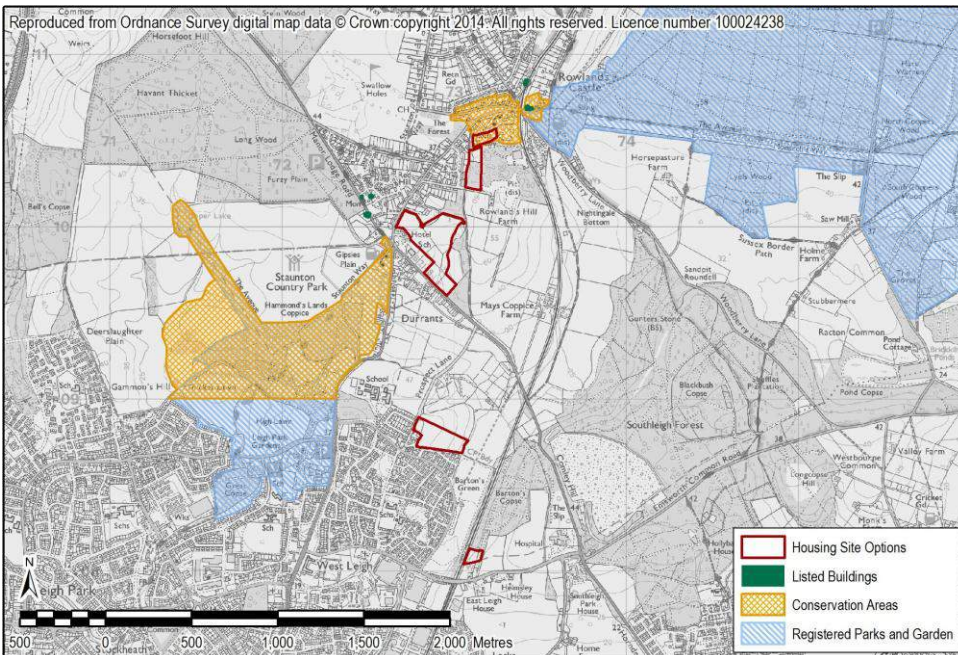
Figure 8A: Reasonable site options in and around Rowlands Castle



Landscape and heritage

The presence of heritage assets is a particular concern for those sites located near the village centre, in particular RC002 which is within The Green conservation area and is close to a Motte and Bailey Castle designated as a Scheduled Ancient Monument (Figure 8B). RC004 is also close to this feature.

Figure 8B: Listed Buildings, Conservation Areas and Registered Parks and Garden.



In terms of landscape, the area south of the Green also features an extensive patch of woodland, much of which has Tree Preservation Order (TPO) status. In particular, RC004 has areas designated with TPOs. The

National Park is also close to the eastern edge of Rowlands Castle, but appears sufficiently distant to avoid landscape concerns.

Those sites situated further to the south on the edge of Havant appear to be unconstrained from a heritage and landscape perspective.

Figure 8C: National Park and Scheduled Ancient Monument

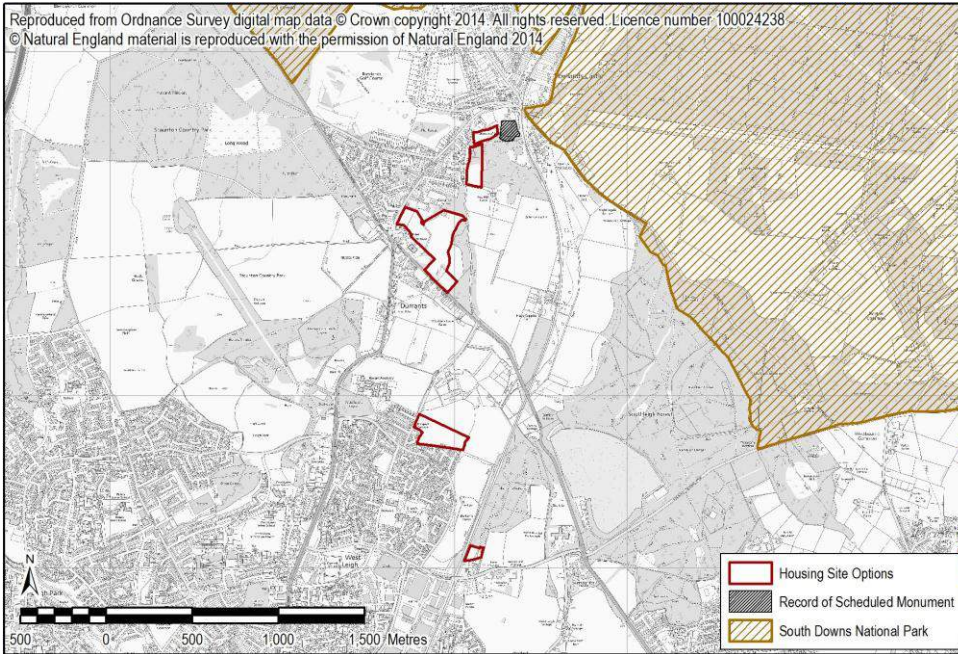
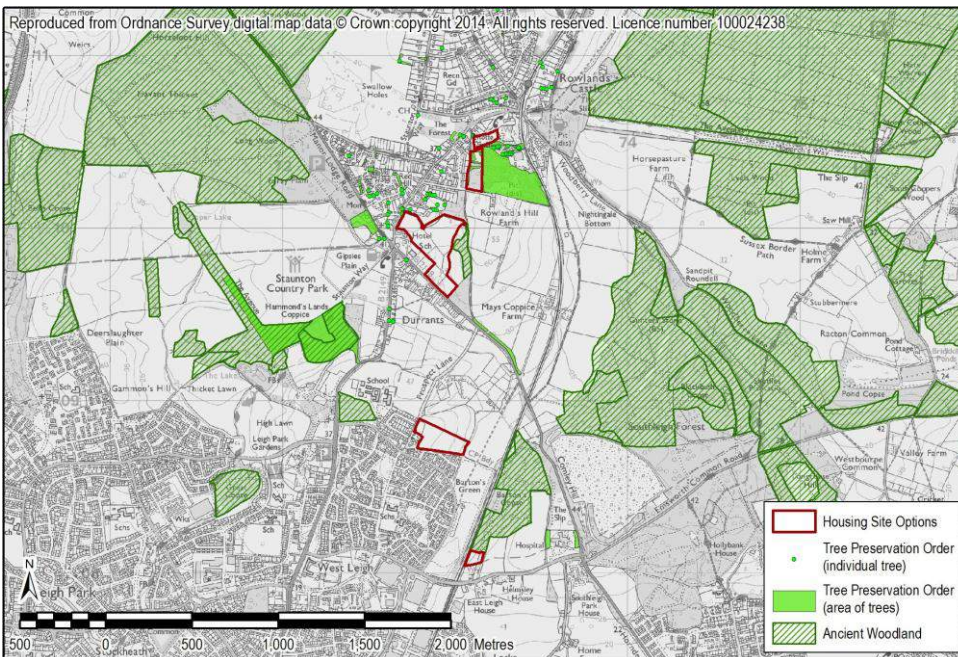


Figure 8D: TPO Ancient Woodland



Biodiversity

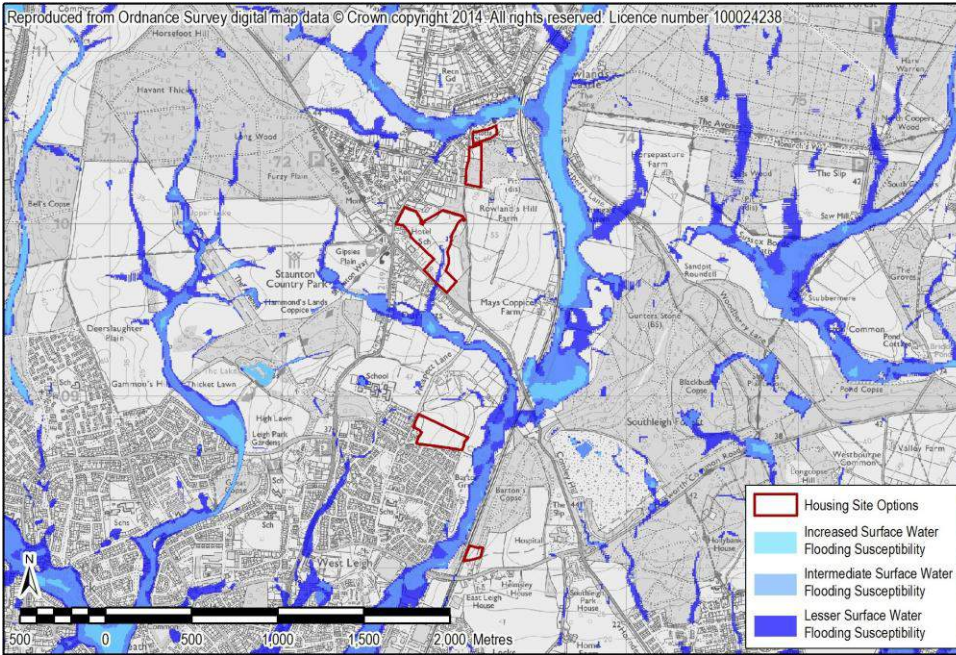
All of the sites are within the 5.6km buffer zone surrounding the Solent SPAs and SACs. Those sites on the northern boundary of Havant (RC010 and RC009) are closest to these important designated areas.

Two of the sites options are situated close to Ancient Woodland. RC009 has a long finger of Ancient Woodland extending from its northern edge, whilst RC005 to the east of Red Hill Road has a band of Ancient Woodland just beyond its eastern boundary (see Figure 8D above).

Flood risk

Figure 8E shows the extent of flood risk within the area. This shows that one site (RC005) features an area of ‘lesser’ surface water flood risk on site, with this essentially equating to the extent of minimal flood risk.

Figure 8E: Extent of surface water flood risk



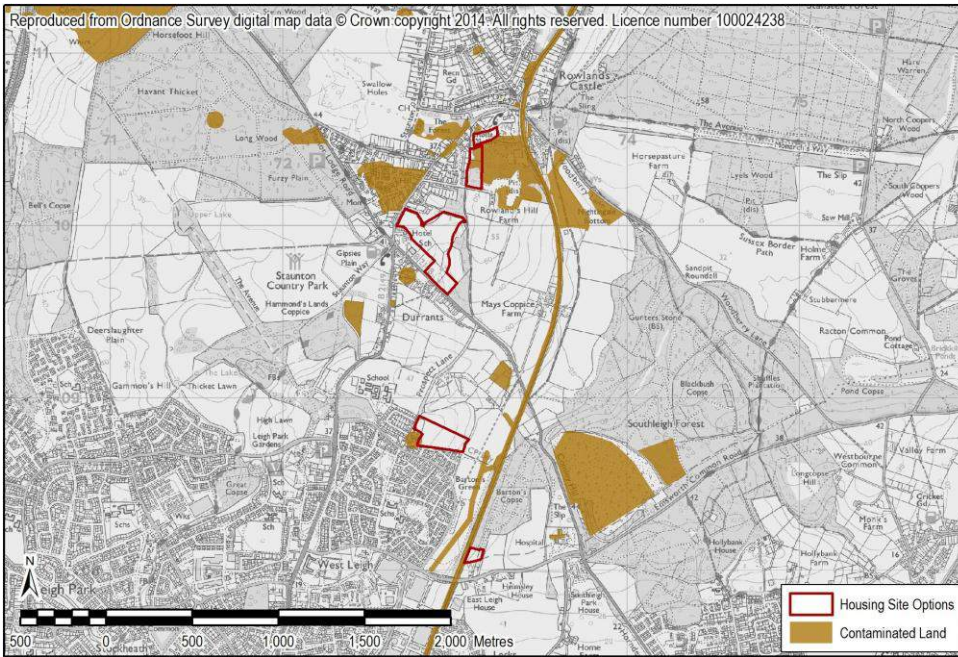
Contaminated land

A number of the housing site options put forward are subject to some degree of contamination. As Table 8A and Figure 8F show, site RC004 is particularly constrained in terms of the area of land that is contaminated (with the data available it is not possible to comment on the level of contamination). Only site RC005 is entirely free of contaminated land.

Table 8A: All housing site options, listed in order of area affected by contamination

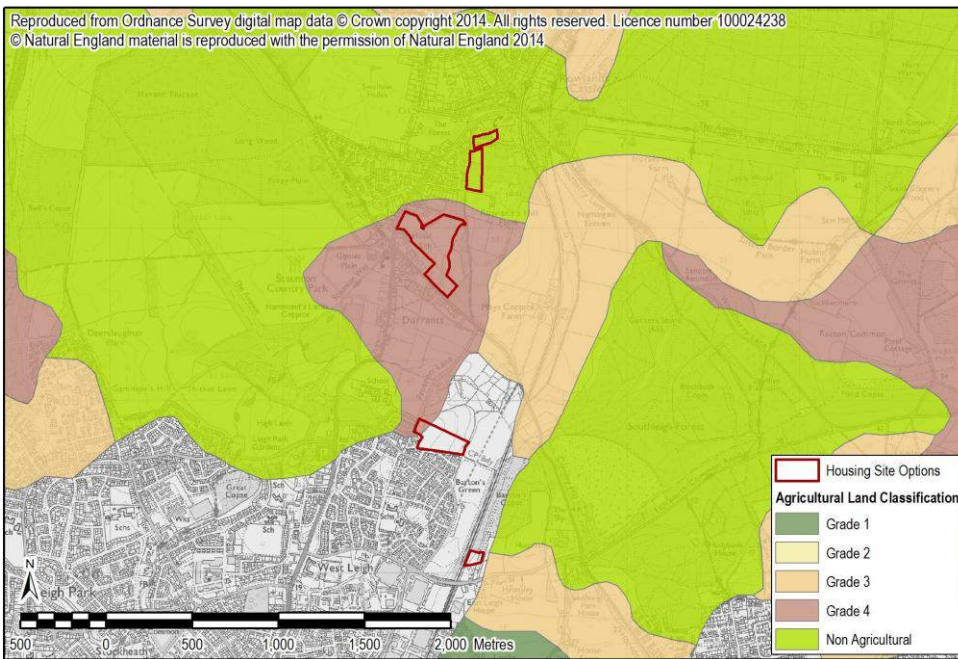
Site ID	Site Name	% overlap with contaminated land
RC004	Land at former Rowlands Castle Brickworks	41.5
RC009	Land North of Bartons Road, Havant	4.8
RC010	Land South of Little Leigh Farm	2.9
RC002	Land at Deerleap Rowlands Castle	0.7
RC005	Land South of Oaklands Rowlands Castle	0.0

Figure 8F: Housing site options and contaminated land



Other environmental constraints

Table 8G: Agricultural land classification



Community assets

Figure 8H: Bus stops

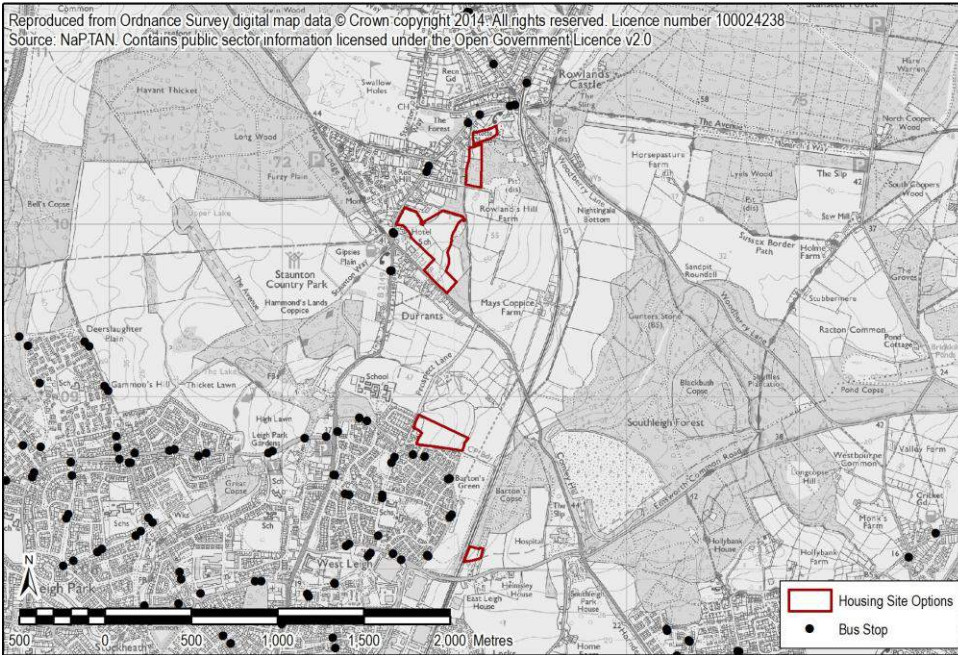
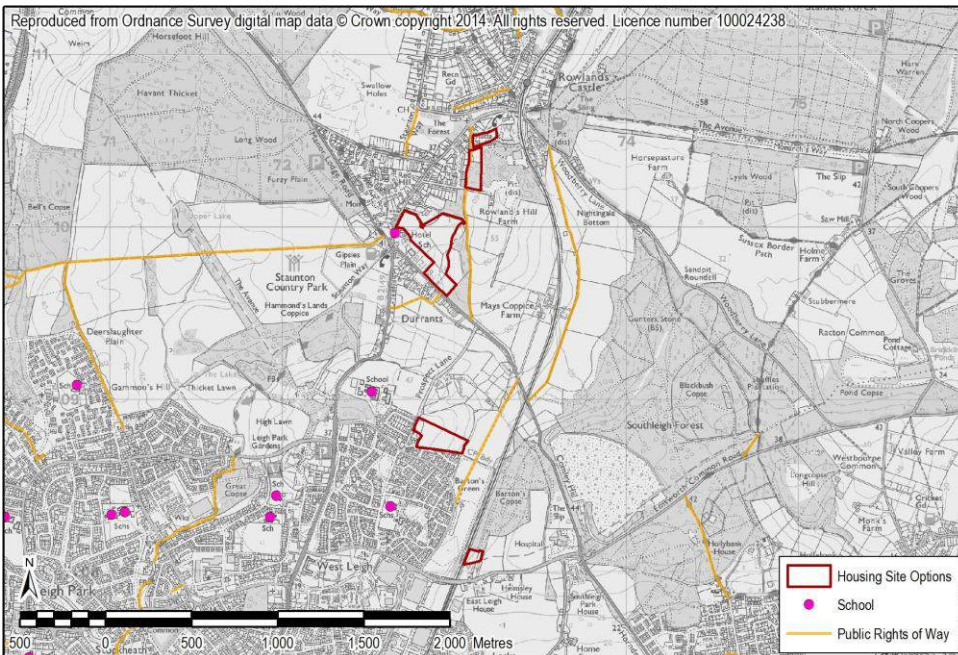


Figure 8I: Public rights of way and schools



Other issues (and options)

Infrastructure issues discussed within the LIPS include the following -

- The village has a good range of facilities given its population. This includes a main line station which has seen a 70% increases usage from 2001 to 2011, a range of small shops, a community centre, churches, a recreation ground, and three pubs.
- There is a primary school in the settlement, but this has little capacity.
- There are very limited employment opportunities in the village itself.

- Rowlands Castle has comparatively high car ownership, reflecting its wealth and role as a dormitory settlement. This has an environmental impact on the narrow village roads. Road traffic improvements to ease congestion as a key concern of workshop attendees. Increased parking in the village centre is also desired.
- Groundwater flooding is considered to be a major issue in the area. This is due to water flowing from South Downs aquifers in wet winters. The impact of development on flooding and utility infrastructure was also a priority area of concern for respondents.

The following is a useful summary of some of the **constraints** facing the settlement from an environmental, landscape, townscape, and heritage perspective:

“Environmentally Rowlands Castle is constrained. The South Downs National Park (SDNP) boundary adjoins the northern edge of the Settlement Policy Boundary and the 5.6km Solent Special Protection Area (SPA) covers over half of the SPB... The heritage of the village is a significant asset with the traditional archers village green, remnants of a mote & bailey castle, plus other archaeological interest and surrounding ancient forest of Bere. Rowlands Castle has a special character which gives it a unique feel as a place.

Whilst **ambitions** for Rowlands Castle aren't discussed explicitly in the LIPS, it does set out a “quite clear” message from the community that:

“The village centre is special and should be protected from new development that could continue the erosion of its character. The demographic of Rowlands Castle is of older wealthier people who live there because it is not urbanised, it retains its local shops and pubs, which continue to trade well despite the proximity of larger scale attractions. It is a relatively self-contained place; it fulfils a role in the settlement pattern of the area as an aspirational place to live and retire to. That is a good thing as place shaping needs variety”

In terms of the development that is to be brought forward, it is reported that there is a desire for new housing to address the need for retirement accommodation, so that those people who have brought up families in the area can stay as part of the community and provide opportunities for new families to join it. There is also a need for new development to be of a high quality that enhances the village's conservation area and historic heritage, and which minimises traffic and flooding impacts.

The LIPS discusses the outcomes of a survey that sought opinions on eight **housing site options**. Of these site options, a “clear and overwhelming preference” was shown for the two sites that do not adjoin the village of Rowlands Castle. These were site RC010 which is situated to the north-east of Havant and site HD020 which is on the south-east edge of Horndean (however, this site adjoins the Horndean settlement boundary and could potentially contribute to its housing target). These sites received 24% and 29% of all preferences respectively.

Of those sites more directly associated with Rowlands Castle the preferred sites was RC005. These received 13% and 12% of all preferences respectively.

Most of the issues discussed through the workshops are covered within the Rowlands Castle LIPS, and hence are discussed above. The need for high quality older person's accommodation was reiterated. The presence of sink holes in the area between Rowlands Castle and Redhill was raised as a potential issue, although mitigation may be possible.

RC002: Land at Deerleap**Site:**

- The site is 0.82ha and is located immediately south of the village centre. Features of the site are as follows:
 - The area is flat and bordered by thick vegetation and woodland against the access road to the west and south; mature trees make up much of the northern boundary; the eastern boundary of the site has lower residential bushes and hedge.
 - There is the potential for the site to have value for biodiversity, given that it has a meadow grassland character, and is surrounded by a wooded landscape to the south.
 - Site access is on the sites western boundary via a gate on the road used for accessing a builders' yard (RC007); this road (10mph) is narrow and regularly used by site traffic.

Site context:

- The southern boundary forms part of an extensive area of woodland spreading to the south and east, including a large block with TPO designation.
- The site is 5.1km from the Solent SPA and SAC.
- A bridleway runs along the access road which lies just beyond the sites western boundary
- Residential properties border the site to the north, but these are screened by their long gardens and mature trees and vegetation; residences across the western access road are also screened
- A Motte and Bailey castle (Scheduled Ancient Monument) is nearby.
- The site is within a Conservation Area.

Character:

- There is a tranquil feel to the area, with well-established woodland enclosing the central meadow. This character is likely to be most apparent to any properties with glimpses of the site but it appears to be on the whole well screened from public view.

Conclusions:

- The site is within the buffer zone surrounding the SPA and SAC. However, appropriate mitigation, if required, should prevent this being a constraint.
- The presence of grassland meadow habitat, in conjunction with wooded borders that link to a wider woodland landscape, suggests that this site might have some biodiversity value. These boundaries could be protected or enhanced during development.
- The existing site access road may be unable to cope with a large increase in traffic given its narrowness and its regular use by other vehicles. Improvements to this road may be possible. Road improvement works and any development on the site would also need to be sensitive to the nearby SAM, protected trees, and the conservation area. Advice from English Heritage would need to be sought.
- The site is close to the centre of the village. The site has good access to facilities and public transport, including a main line railway station.

RC004: Land at former Rowlands Castle Brickworks, The Drift**Site:**

- The site is 1.9ha (1ha estimated development area) and is located to the south of the village centre. Features of the site are as follows:
 - This area slopes up towards the south-east and is wild woodland and meadow.
 - The northern half of the site is contaminated and topsoil might have been deposited here at some point in the past; there is a large earth bank in the south-west of the site.
 - The site is bordered on all sides by mixed woodland; in the interior there is an area of meadow; a number of areas of the site have TPO designation.
 - The presence of potentially veteran oaks and the meadow and woodland habitat mean that the site may have some value to biodiversity.
 - Site access appears to be from the road to the builders yard (RC007); this road (10mph) is narrow and regularly used by site traffic.

Site context:

- There are houses to the west of the site across from the bridleway which runs along the site's western boundary; the houses are generally well screened with filtered views, but the bridleway has clear views on to the site.
- The site forms part of a quite extensive area of woodland spreading to the east, including a large block of TPO woodland on the site's eastern boundary.
- The site is 5.1km from the Solent SPA and SAC.
- A Motte and Bailey castle (Scheduled Ancient Monument) is nearby.
- The site is also situated within 10m of the Conservation Area to the north.

Character:

- Although adjacent to housing, the site has a woodland, tranquil and enclosed feel. This is likely to be most apparent to those using the bridleway on the site's western boundary.

Conclusions:

- The site is within the buffer zone surrounding the SPA and SAC. However, appropriate mitigation, if required, should prevent this being a constraint.
- The presence of mature oaks, meadow and woodland habitat, and ecological connectivity with wider woodland habitat mean that this site is potentially of some value for biodiversity. Development should not result in a net loss of habitat.
- Given the prevailing tranquil woodland character, development on this site has the potential to negatively affect those using the bridleway. However, leaving in place existing vegetation or providing new screening along the sites western edge may mitigate this and be of benefit for biodiversity.
- The existing site access road may be unable to cope with a large increase in traffic given its regular use by other vehicles and its narrowness. Improvements to this road may be possible, but would need to be sensitive to the nearby SAM, protected trees, and the conservation area.
- Appropriate drainage on site would be required.
- The site is close to the centre of the village and has good access to facilities and public transport including a main line railway station.

RC005: Land south of Oaklands**Site:**

- The site is 5.5ha. Features of the site are as follows:
 - The area slopes to the south-west and is covered in fallow grassland, although little of the site is visible through dense screening.
 - A barn-type structure and surrounding hard standings are near to the sites north-eastern boundary, close to the adjacent Oaklands Farm.
 - Thick ancient woodland borders the site along its eastern boundary; well-established hedges and young trees are found on the western boundary; the north western boundary is lined by TPOs; in the south-eastern corner of the site there is a bank of trees enclosing an area of field.
 - There is the potential for the site to have biodiversity value, particularly woodland habitat to the east, scattered mature trees and grassland across the site, and fairly mature hedgerows.
 - A small area of the site is susceptible to lesser surface water flood risk.
 - There is an access gate on the south-east boundary of the site from the busy Whichers Gate Road (40mph); there appears to be no access to the west on Redhill Road.

Site context:

- The surrounding landscape is generally sloping to the south, with some undulations.
- Residential properties across Whichers Gate Road to the south-west of the site appear to be generally well screened; to the north is heavy screening through woodland where a bridleway runs; to the north-west is a private road just off Redhill Road where properties have views into the site as part of the boundary here is a wall or fence, as opposed to vegetation.
- There is a school, motel, and public house to the west of the site which are well screened.
- There are bus stops on Redhill Road near to the western corner of the site; these run a service every 30 minutes.
- The site may form an important ecological linkage. The Ancient Woodland on the eastern edge is designated as a SINIC and reaches almost to Southleigh Forest in the south and connects with the area of wood adjacent to Red Hill to the north.
- The site is also 4.3km from the Solent SPA and SAC.

Character:

- The site has a rural, woodland edge feel, with the centre having a wood pasture/parkland character due to the presence of grassland and multiple scattered mature trees. This is likely to be felt most by those properties with views onto the site as public views are limited.

Conclusions:

- The site is within the buffer zone surrounding the SPA and SAC. However, appropriate mitigation, if required, should prevent this being a constraint.
- The site itself may be of some significance to the areas biodiversity, with a seemingly important ecological connection to the east, bordering ancient woodland, scattered mature trees in grassland, and fairly well-established hedgerows in places.
- The close proximity of a school to the site may be a concern during construction, although it is on the whole well screened. The site is close to the centre of the village and the primary school. Overall, the site has good access to facilities and public transport, including a main line railway station.
- Surface water flood risk susceptibility would need to be given consideration, with appropriate mitigation put in place.

RC009: Land north of Bartons Road (Eastleigh house cottages), Havant**Site:**

- The site is 0.6ha and is located to the north-eastern fringe of Havant. Features of the site are as follows:
 - The area is primarily rough grass; there are also a number of areas of hard standing and a barn-type structure on the eastern edge of the site.
 - On the western boundary there is a wall or fence bordering the site, along with occasional bushes and young trees; a strip of mature trees borders the structures to the east of the site; these include old oaks linking into a block of woodland to the north.
 - The mature trees bordering the site may have some biodiversity value.
 - A rough track towards the site runs alongside a neighbouring kennels to the south; access would be made possible in conjunction with a site allocation in Havant.
 - Site is within the Havant/ Rowlands Castle gap.

Site context:

- The area is surrounded by undulating ground; across the railway embankment to the west of the site, the ground rises, with the potential for views down onto the site.
- The site is situated immediately behind a boarding kennels which could lead to amenity issues; these kennels appear to be entirely open to the site, with no screening fences or vegetation.
- There are sports pitches across the railway to the west of the site.
- The bands of mature trees on the site's eastern boundary link into Ancient Woodland, which in turn links north into Southleigh Forest.
- The site is 2.8km from the Solent SPA and SAC.
- The site drains into an area of flood risk to the west.

Character:

- Although next to the kennels and Barton Road, this edge of town site has a wooded, tranquil feel as it is set back from the busy road.

Conclusions:

- The kennels to the south would be removed with the redevelopment of that site for housing. The railway to the west of the site is a potential source of disturbance; however, it runs in cutting which should reduce its impact.
- The site is on the north-eastern fringe of Havant very close to sports pitches. The range of facilities available to residents in this location on the northern edge of Havant is likely to be greater than those available to potential occupants of the sites in Rowlands Castle.
- The site is within the buffer zone surrounding the SPA and SAC and is much closer to this designated area than the sites in Rowlands Castle. However, appropriate mitigation, if required, should prevent this being a constraint.
- The northern and eastern boundaries of the site may be of value to biodiversity, particularly the Ancient Woodland of Barton's Copse.
- Consideration will have to be given to the potential effect on development of flood risk to the west of the site.

RC010: Land at Little Leigh Farm, Prospect Lane, Havant**Site:**

- The site is 3.56ha and is located to the north-eastern fringe of Havant. Features of the site are as follows:
 - The land is pasture and slightly undulating, with a slope up towards the east.
 - On the site's southern boundary there is a long band of thick hedgerow; the west is a low wire fence and scrub vegetation; the sites northern boundary has low wire fences which break up this area of the field into smaller patches; hedges and bushes and scattered young trees make up the eastern boundary.
 - There is a small clump of mature oaks in the north-western corner of the site and hawthorn hedges on the southern boundary; these features may have some biodiversity value.
 - The site contains a small area of contaminated land.
 - The site is in an area of archaeological importance.
 - There is a clear access gate to the site on a quiet residential road that runs alongside the western boundary.
 - Site is within Havant/ Rowlands Castle gap.

Site context:

- The surrounding area features undulating countryside, with ridges and hills. There are likely to be extensive views of the site from the wooded hillside to the east.
- Properties along Worldham Road to the south are well screened by tall, thick hedgerow; to the west, properties on Prospect Lane are poorly screened by the site's low fences and residential hedge.
- The Havant Academy Secondary School is just north-east of the site.
- The sites links into the wider hedgerow network, which is strongest to the east where it links with the woodland of Barton's Copse.
- The site is 3.4km from the Solent SPA and SAC.

Character:

- The site has a sub-urban, rural-edge feel, with views to and from a raised wooded landscape to the east. This character is most likely to be felt from properties on Prospect Lane.

Conclusions:

- The site is within the buffer zone surrounding the SPA and SAC and is much closer to this designated area than the sites in Rowlands Castle. However, appropriate mitigation, if required, should prevent this being a constraint.
- There is also a potential opportunity to strengthen the eastern and western boundaries through species rich planting and so improve the areas ecological value. This may also help to reduce views from the raised ground to the east, although to what extent this can be mitigated is uncertain.
- A large area of new housing on this site is likely to be intrusive in the wider landscape. However, a well landscaped extension to the existing housing area could potentially improve the established ecological network on the site.
- The site is on the north-eastern fringe of Havant very close to Staunton Park Secondary School. The range of facilities available to residents in this location near West Leigh is likely to be greater than those available to potential occupants of the sites in Rowlands Castle.
- The presence of contaminated land and an archaeological site of importance would need to be given consideration, with appropriate mitigation put in place.

Conclusions on Rowlands Castle

In-light of the analysis presented above, this Chapter summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve mentioning.

To reiterate, appraisal findings are **unchanged** since the December 2014 Interim SA Report.

Table 8B: Summary appraisal of site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> All of the sites put forward in this area are within the 5.6km buffer zone surrounding the Solent SPAs and SACs. Sites RC009 and RC010 are much closer than the other site options. However, appropriate mitigation, if required, should prevent this being a constraint. There are areas of Ancient Woodland adjoining two of the proposed sites, with a long finger of Ancient Woodland extending from the northern edge of RC009, whilst RC005 on the south-eastern edge of Red Hill has a band of Ancient Woodland just beyond its eastern boundary (with scattered trees and grassland found on the site itself). Mitigation may be required to maintain the quality of these habitats. The grouping of sites in central Rowlands Castle (RC002 and RC004) contain a variety of habitat types, including grassland meadow, mature oaks, and woodland habitat that may contribute to the areas ecological network. The site RC010 on the northern edge of Havant appears to be least constrained from a biodiversity perspective (outside of closer proximity to the SAC and SPA's), with a potential opportunity to improve the biodiversity value of the site through species rich planting on its eastern and western boundaries.
Climate change mitigation	<ul style="list-style-type: none"> There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus, and train (see discussion in the row below).
Community and wellbeing	<ul style="list-style-type: none"> The village of Rowlands Castle is considered to have a good range of facilities given its population. This includes a main line station, small shops, a community centre, churches, a recreation ground, and three pubs. Those sites close to the centre of Rowlands Castle (RC002 and RC004) have good access to facilities and public transport, including a mainline railway station. Site RC005 is somewhat more distant from the centre of Rowlands Castle and its facilities (although not distant). It is also in close proximity to a primary school, which may be a concern during construction, although it is on the whole well screened. The school has little additional capacity. Rowlands Castle has comparatively high car ownership, with there being a local desire to see road traffic improvements to ease congestion. The range of facilities available to residents in the locations put forward on the northern edge of Havant (RC009 and RC010) are likely to be greater than those available to potential occupants of the sites in Rowlands Castle. This proximity is likely to encourage greater uptake of sustainable modes of transport. There is the potential for the kennels on the boundary of RC009 to be a bad neighbour to residential development here, whilst development on site RC004 has the potential to negatively affect those using the neighbouring bridleway. Appropriate screening may help to mitigate these effects.

Economy and employment	<ul style="list-style-type: none"> There are very limited employment opportunities in the village of Rowlands Castle itself. Given this, proximity to the mainline railway station is likely to be important, with RC002 and RC004 nearest to this facility. RC005 is somewhat further away from this station (although not distant). The sites put forward on the northern edge of Havant (RC009 and RC010) are likely to be closest to local employment opportunities (i.e. those not requiring a commute by train). They are more distant from a mainline railway station than the sites closer to Rowlands Castle.
Heritage	<ul style="list-style-type: none"> The presence of heritage assets is a particular concern for those sites located between Rowlands Castle and Red Hill (RC002 and RC004). In particular, RC002 is within The Green conservation area. The existing access to these sites may also be unable to cope with a large increase in traffic given its narrowness and its regular use by other vehicles. Road improvement works and any development on the site would also need to be sensitive to the nearby SAM and conservation area. Sites RC005 and RC009 appear to be unconstrained from a heritage perspective. Site RC010 is in an area of archaeological importance which would need to be given consideration, with appropriate mitigation put in place.
Housing	<ul style="list-style-type: none"> It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes such as RC005 may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations). There is a desire for new housing in the Rowlands Castle area to address the need for retirement accommodation.
Landscape and townscape	<ul style="list-style-type: none"> The National Park is close to the eastern edge of Rowlands Castle, but appears sufficiently distant to avoid landscape concerns. The area south of the Green features an extensive patch of woodland, much of which has Tree Preservation Order (TPO) status. Site RC004 features areas designated with TPOs. Contaminated land is present on all of the sites with the exception of RC005. Of the contaminated sites, Site RC004 is particularly constrained with just over 40% coverage. Sites RC009 and RC010 also have notable levels of contamination. Appropriate mitigation will be required on these sites. A large area of new housing on Site RC010 has the potential to be intrusive in the wider landscape. However, a well landscaped extension to the existing housing area could potentially improve the established ecological network on the site.
Water and flood risk	<ul style="list-style-type: none"> Groundwater flooding is considered to be a major issue in the area. This is due to water flowing from South Downs aquifers in wet winters. Appropriate drainage would be required on Site RC004. Site RC005 features an area of 'lesser' surface water flood risk, with this essentially equating to the extent of minimal flood risk. This site also features a small area of surface water flood risk which may require appropriate mitigation. Consideration will have to be given to the potential effect of development on Site RC009 given that it drains into an area of flood risk to the west Site RC010 and RC002 appear to be unconstrained from a flood risk perspective. The impact of development on flooding and utility infrastructure was considered a priority area of concern for respondents to the LIP.

APPENDIX IX – SITE OPTIONS APPRAISAL: FOUR MARKS / SOUTH MEDSTEAD

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to consideration of 'reasonable alternatives' - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options.

The aim of this appendix is to present site options appraisal findings for **Four Marks / South Medstead**.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁹²
 - FM006: Land at 172 Winchester Road
 - FM009: Land rear of 97-103 Blackberry Lane
 - FM011: Land at the Meadow & r/o 131 Winchester Road
 - FM014: Land south of Winchester Road
 - FM017: Land rear of 43 & 43a Blackberry Lane
 - FM021: 71A Blackberry Lane, Four Marks
 - FM022: Land rear of 7-15 and 21-37 Blackberry Lane
 - FM024: Land at 32 Telegraph Lane and 5 Blackberry Lane
 - MED001: Land north east of Lymington Bottom Road
 - MED004: Land east of Boyneswood Road
 - MED008: Land east of Stoney Lane
 - MED017: Land Rear of Lymington Barn Retail Centre/Farm, Lymington Bottom Road
 - MED022: Woodlea Farm, Station Approach
 - MED023: Sunny dene, Stoney Lane
 - MED024: Beverley Farm, Five Ash Road + Beverley Court (paddocks adjoining) Five Ash Road
 - MED027: Land to the east of Mansfield Park, Station Approach
 - MED029: Land at Boyneswood Road
 - MED031: Land at 'The Haven' Boyneswood Road
- Summarises the relative merits of site options in terms of each element of the SA framework.

N.B. Information on site options in Four Marks / South Medstead is presented here despite the fact that planning permissions mean that the Site Allocations Plan will not allocate further land.

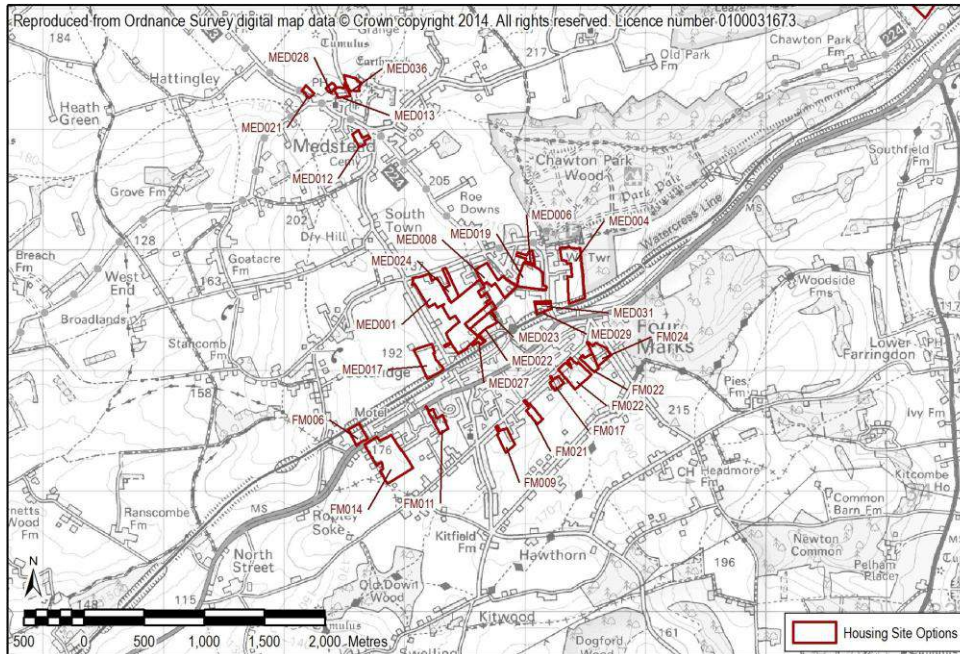
* Also note that the information presented in this section is **changed since the December 2014 Interim SA Report**. One additional proforma has been added, namely that for MED017, which has planning permission. This site was appraised in 2014 (including through a site visit); however, in error the completed proforma was not included within the 2014 Interim SA Report.

⁹² N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

Introducing the site options and some of the relevant issues

Figures 9A shows the 18 housing site options that have been identified as ‘reasonable’ for Four Marks / South Medstead (subsequent to initial screening – see Appendix II).

Figure 9A: Reasonable site options in and around Four Marks / South Medstead



Landscape and heritage

Four Marks and South Medstead contains no landscape designations or designated heritage assets.

Biodiversity

There are no nationally or internationally important sites that need be considered as part of this appraisal. The site is not within a Biodiversity Opportunity Area.

Flood risk

Surface water flooding susceptibility is shown in purple in Figure 9B. Increased surface water flooding susceptibility is shown in light purple and it increases in darkness through ‘intermediate’ and ‘lesser’ surface water flooding susceptibility. Table 1 lists the housing site options *roughly* in terms of susceptibility to flood risk. It should be noted that none of the sites fall within Environment Agency flood risk zones.

Figure 9B: Surface water flooding susceptibility in and around Four Marks and South Medstead

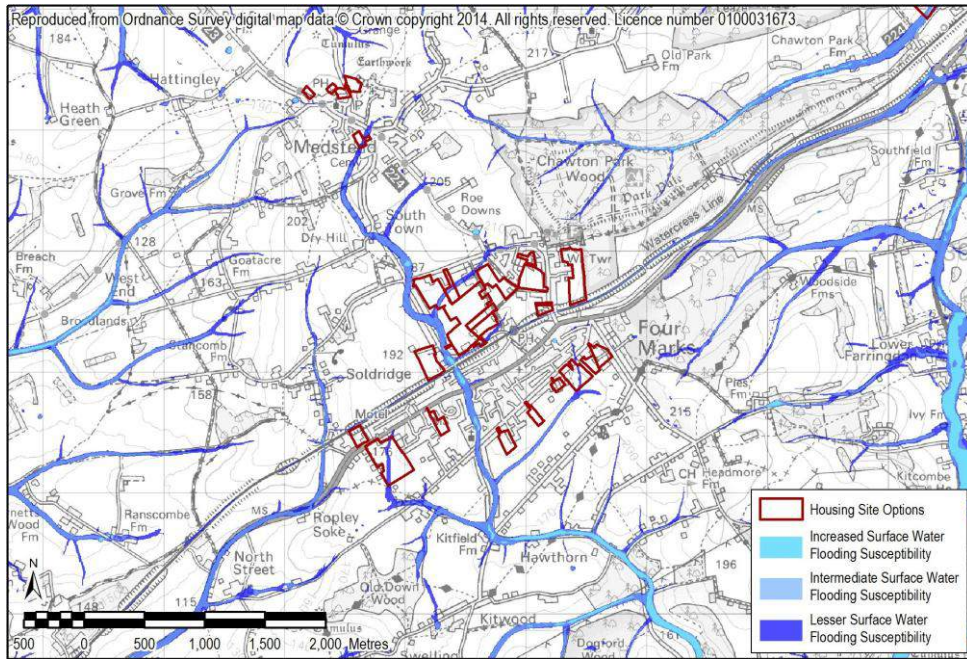


Table 9A: All housing site options, listed in order of susceptibility to flooding⁹³

Site ID	% overlap with an EA flood risk zone		% overlap with an area of surface water flooding susceptibility		
	Zone 3 (higher risk)	Zone 2 (lower risk)	Higher risk	Medium risk	Lesser risk
MED024	0.0	0.0	0.0	8.5	22.9
MED027	0.0	0.0	0.0	3.7	22.5
MED001	0.0	0.0	0.0	1.6	3.3
MED008	0.0	0.0	0.0	0.0	0.6
FM014	0.0	0.0	0.0	0.0	14.5
FM022	0.0	0.0	0.0	0.0	8.8
MED022	0.0	0.0	0.0	0.0	1.2
FM006	0.0	0.0	0.0	0.0	0.0
FM009	0.0	0.0	0.0	0.0	0.0
FM011	0.0	0.0	0.0	0.0	0.0
FM017	0.0	0.0	0.0	0.0	0.0
FM021	0.0	0.0	0.0	0.0	0.0
FM024	0.0	0.0	0.0	0.0	0.0
MED019	0.0	0.0	0.0	0.0	0.0
MED023	0.0	0.0	0.0	0.0	0.0
MED029	0.0	0.0	0.0	0.0	0.0
MED031	0.0	0.0	0.0	0.0	0.0

⁹³ The order of the housing site options in the list firstly reflects the % overlap with flood risk zone 3, then flood risk zone 2, then 'higher' surface water flood susceptibility, then 'medium' surface water flood susceptibility and then 'lower' surface water flood susceptibility. This ordering is indicative.

Other environmental constraints

Figure 9C: Land farmed under an agri-environment scheme, showing areas of 'entry level stewardship' and 'entry level plus higher level stewardship'

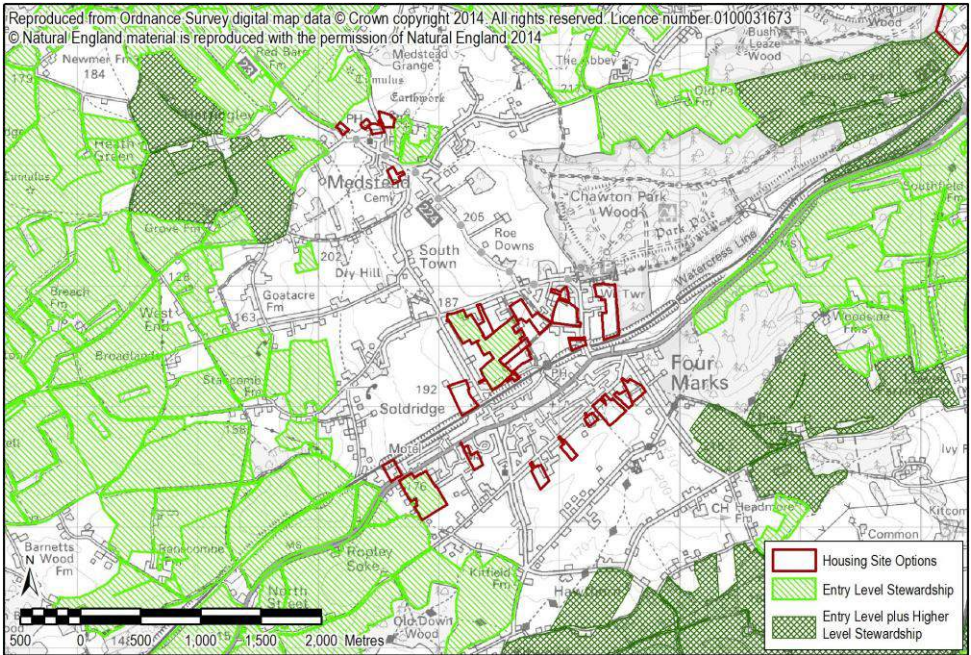


Figure 9D: Housing site options and contaminated land

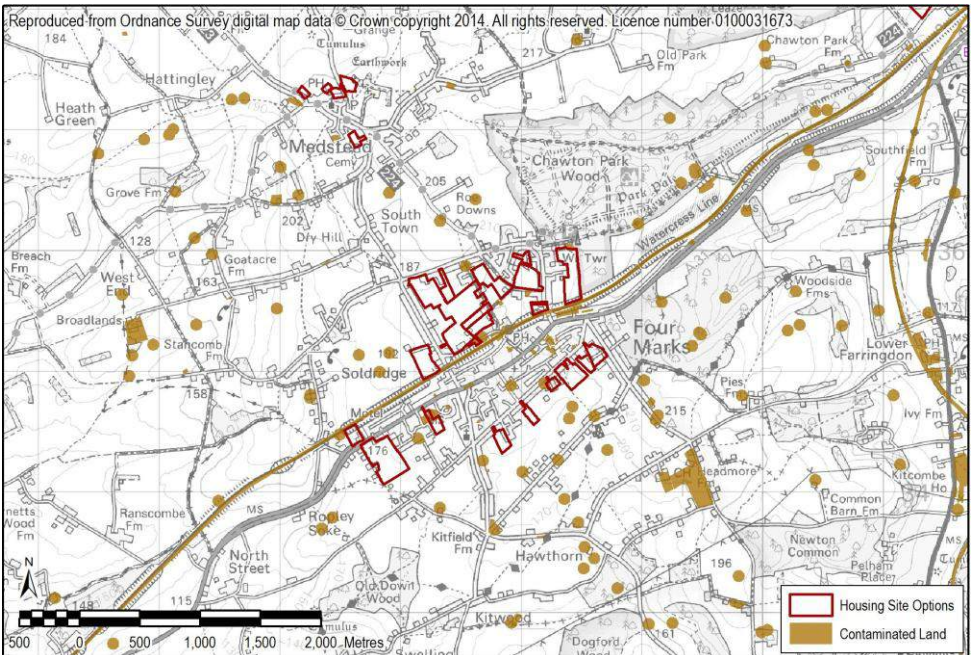
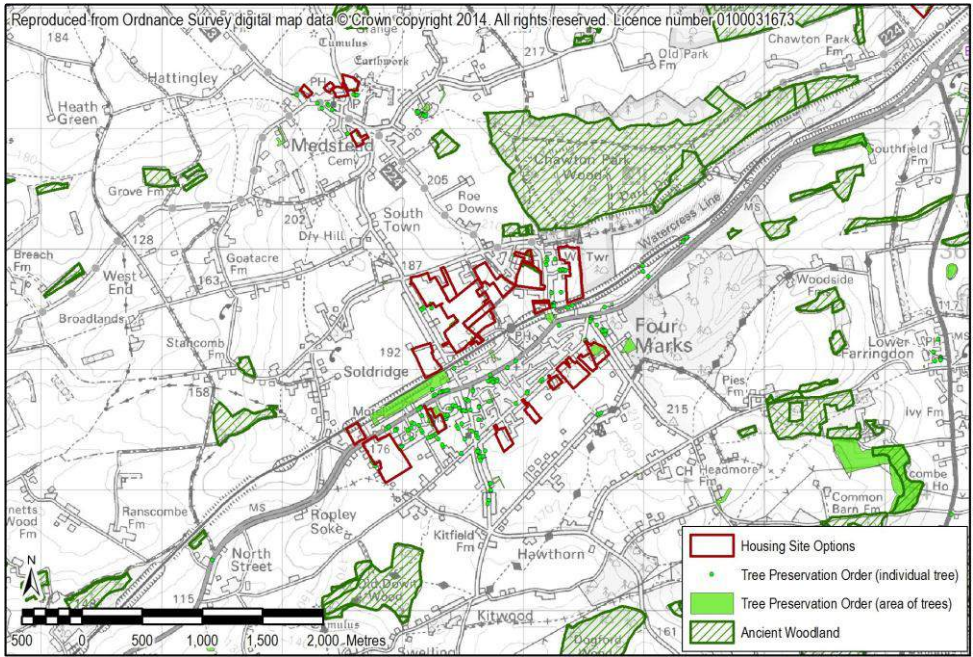


Figure 9E: Tree protection orders (light green) and Ancient Woodland



All of the sites are Grade 3 in the Agricultural Land Classification. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of 'Best or Most Versatile' status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling.

Community assets

Figure 9F: Bus stops

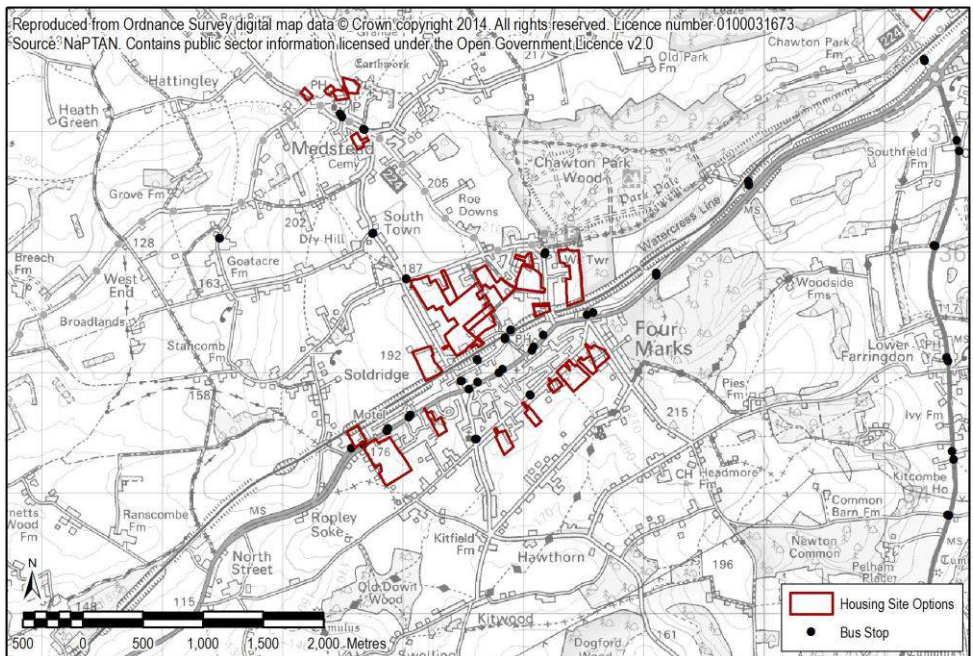
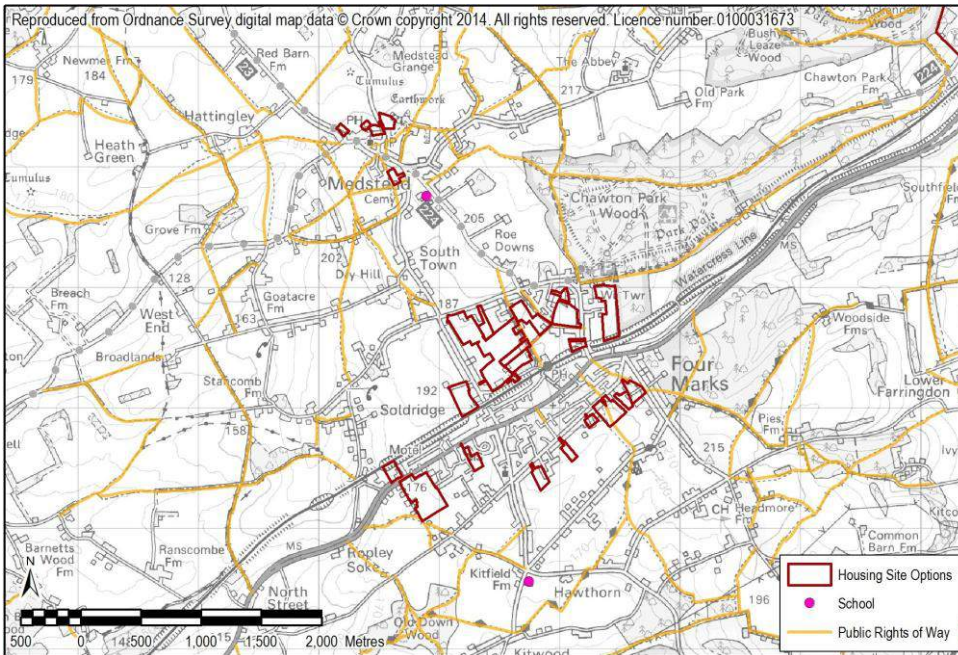


Figure 9G: Public rights of way and schools



Other issues (and options)

Infrastructure issues discussed within the LIPS include the following –

- Broadband speeds continue to be below national averages. The lack of high speed broadband is likely to hamper economic growth for small businesses and home workers.
- There have been sewer improvements in Four Marks over the last 15 year, however, the continued growth means the pipes and the Alton Sewage works are reaching capacity requiring upgrade. The high elevation of Four Marks also means water pressures are relatively poor. The water related issues are most pronounced north of the railway line with smaller pipes being available or on site sewerage solution being required and water supplied from a pumping station and water tower.
- There is a strong preference for improved community facilities. Some recent improvements have been made to the tennis and bowls facilities but the Village Hall is in need of updating and the recreation ground and associated buildings have been identified for improvement in the Community Plan.
- The access onto the A31 and the traffic using the narrow roads in the Basingstoke M3 direction are a major issue for Four Marks and South Medstead, particularly at peak times. The A31 junctions at Lymington Bottom and Telegraph Lane are a safety issue, whilst the narrow rail line crossings at Lymington Bottom Road and Boyneswood Lane are bottlenecks for vehicles and a safety issue for pedestrians.

The South Downs National Park adjoins the eastern edge of the Settlement Policy Boundary but not any of the site options. Four Marks and South Medstead as a settlement is relatively new growing around the Watercress Line and A31 with little in the way of cultural heritage designations.

There are no nationally-designated nature designations in the area, only small pockets of county level Sites of Importance for Nature Conservation (SINC's).

The community feedback showed an overwhelming preference for improved infrastructure to deal with flooding.

The LIPS discusses general ambitions for the town (in-light of those that have been established through past strategies). Headline messages are –

- The requirement to meet objectively assessed housing need and the relatively unconstrained development opportunities in Four Marks and South Medstead means that the area is a focus for developer interest and significant new housing will be permitted. Four Marks and South Medstead is therefore potentially at a critical point in its future. The area could continue to grow incrementally as a

commuter community with limited facilities or could use the opportunity of larger-scale new development to focus on mitigating infrastructure issues and generating some positive community spirit. The JCS targets require the former and any change would need to be progressed through a JCS plan review.

- In-light of the JCS target for the area the most sustainable housing sites will need to be those that minimise impacts on infrastructure. Development should therefore:
- minimise traffic impact on the A31 and the rail crossing bottlenecks;
- provide mixed density high quality homes to meet generational needs to create a longer term community spirit;
- provide Improved water and sewerage infrastructure or have no negative impact on the existing situation;
- improve broadband speeds and coverage; and
- provide significant improvements to the recreation/leisure facilities and potentially improve retail, health and education facilities.

The LIPS discusses the outcomes of a survey that sought opinions on the **housing site options**. Responses identified four sites as the most welcome location for growth:

- Two clear preferences emerged from the LIPS event, for FM014 and MED004. FM014 at the western edge of Four Marks with direct access to the A31 had the highest preference in the LIPS.
- MED004 (Friars Oak) is located at the eastern edge of the South Medstead area. Notably this site was considered the most unsuitable SHLAA site in the Four Marks Community Plan in 2012.
- MED001 and MED002, effectively the same site as their boundaries adjoin, was also a clear preference near the rail station.
- It must be noted that since the LIPS consultation MED004 has been granted permission for 80 dwellings and is no longer included within the SA.

Most of the issues discussed through the workshops are covered within the LIPs, and hence discussed above. The village has grown steadily over the last 30 - 40 years with new estates in back land garden areas and intensification of ribbon development, however, the facilities have not grown commensurately with the new homes.

It was established that small-scale development would do little to provide the required infrastructure at Four Marks and South Medstead and that if Four Marks and South Medstead is to shake off its 'dormitory' or commuter village status further growth would be required to fund the improved infrastructure and services. An alternative approach to development in the area could only be implemented through the JCS review.

Given significant developer interest and the number of subsequent planning permissions granted the area has met its minimum JCS target of 175 dwellings and no site allocations are required during the plan period.

FM006: Land at 172 Winchester Road**Site:**

- Overall size 1.52ha.
- Residential property with large residential garden and stables/ workshops to the east (a sign on the driveway was advertising an 'office workshop' for let).
- Accessed from the A31 located at the point at which the two lanes of the dual carriageway merge into one. May constitute a dangerous access for vehicles looking to turn right towards Winchester.
- Surrounded by mature trees, including hazel, to the north, west and south; and mature, well-maintained hedgerows to the east.
- Site is flat with a slight drop down to the A31 at the south west of the site.

Site context:

- A31 runs to the south and the Mid Hants Heritage Railway runs to the north of the site, both are well screened by mature vegetation.
- Residential dwellings are located to the west although there is no overlooking into the site due to the thick vegetation on the western boundary.
- The thick, mature vegetation is likely to be of biodiversity benefit as it contains hazel trees and is located adjacent to an area of woodland to the east of the site, forming a green infrastructure corridor along the railway line.
- Site is adjacent to a SINC and area of open space.
- Site is some distance from the nearest school, shop, doctor and employment site.

Character:

- The character in Four Marks is for reasonably high density development with smaller gardens. The character at the western edge of Four Marks (west of the site) is for larger properties with larger gardens.

Conclusions:

- The site could be developed in-keeping with the local character of cul-de-sacs joining the A31. However access issues would need to be resolved should a large number of houses be developed.

FM009: Land rear of 97-103 Blackberry Lane**Site:**

- Overall size 1.7ha.
- Consists of residential property, garage and rear garden. Other adjacent gardens are included within the site boundary.
- Accessed from Blackberry Lane. Junction improvements onto the A31 may be required.
- Bounded by a low hedge to the north, east and west around the residential property. Mature trees border the residential garden to the south. A small area of woodland exists in the south east of the site.

Site context:

- The northern part of the site is located between residential properties (bungalows) and their gardens along Blackberry Lane.
- To the south, residential gardens of properties along Bernard Avenue adjoin the site. Pastoral land and paddocks lie to the south and west of the site.
- Mature trees along field boundaries link into the wider landscape and regular field pattern, providing green infrastructure corridors towards ancient woodland to the east.

Character:

- The area around Blackberry Lane is largely suburban ribbon development fronting the road with large rear gardens but includes an example of backland development in the form of a cul-de-sac (i.e. Bernard Road).
- The landscape south east of Four Marks is characterised by a regular field pattern of paddocks and pastoral land parallel to Blackberry Lane. The land south east of Blackberry Lane has a strong landscape character in the rural/urban fringe of paddocks subdivided by mature trees and hedgerows.

Conclusions:

- The adjacent Bernard Avenue has broken the boundary of Blackberry Lane and the area to the west of Bernard Avenue towards Lymington Bottom Lane is perhaps less sensitive than the area to the east towards Telegraph Lane. The site should retain the mature trees and area of woodland in order to screen it from the wider landscape and prevent overlooking from neighbours.

FM011: Land at the Meadow & r/o 131 Winchester Road**Site:**

- Overall size 1.3ha.
- Contains a small area of woodland in the north east that is protected by TPOs. The site is an open area of scrub and rough grassland with occasional mature trees within the site. Likely to be of biodiversity value.
- Flat site located along the A31 via a narrow access lane. The access is likely to be difficult to achieve.
- All sides are bounded by mature trees with the western boundary of the site containing TPO trees.
- Telegraph cables run across the access point to the north of the site.
- Contains contaminated land.
- Lies within a SINC which is notable for dormice and badgers.

Site context:

- Located adjacent to new-build residential development to the west, residential development under construction to the south and existing residential development to north, north west and north east.
- Site is enclosed by mature trees and adjoins a larger area of woodland to the north east which is protected by TPOs.
- A mature tree belt along the southern boundary of the site links into green infrastructure in the form of patches of woodland and hedgerows in the wider area.
- There is strong screening to the east and north with the TPOs. There is also good screening to the south and west due to mature trees along those boundaries.
- Some distance from the nearest school.

Character:

- Site is on the rural/urban fringe of Four Marks between the A31 and Brislands Lane. The site is contained however in a modern residential area surrounded by relatively high density new development on winding streets and cul-de-sacs. The thick and mature vegetation surrounding the site is a prominent feature of the townscape.

Conclusions:

- The site lies within a meadow, the edge of which is designated as a SINC because of the habitat provided for dormice.
- The site could be developed in character with the existing area however there are concerns over the narrow access. The site should retain the mature trees and TPOs on-site as they contribute to the character locally.

FM014: Land south of Winchester Road**Site:**

- Overall size 8.22ha.
- Large open arable field accessed from Barn Lane and the A31.
- Area of rough scrub and ruderal vegetation along the western boundary.
- The site is flat however the access to the A31 is steep as it drops down 5 or 6 feet from the site to the main road.
- Bounded by a mature tree belt to the north, south and south-east. Western boundary is open other than wooden fences to the residential property on the east of Barn Lane. Wooden fences to the north east to residential properties.
- Low voltage power lines cross the site and a mobile phone mast is located on the southern boundary.
- Site contains an area of lesser surface water flooding susceptibility.

Site context:

- Adjacent to residential development to the north, west and north east. The residential properties to the north east and the property east of Barn Lane overlook the site due to the low wooden fences along the boundary.
- Recreation Ground adjoins the site to the south east although views are limited due to screening.
- Little on site of biodiversity value. However, an area of woodland exists to the west and south which contains potential dormice habitat.
- The properties to the west of Barn Lane have limited views of the site due to mature vegetation and intermittent screening on their eastern boundaries.
- Site is large and open but contained by mature hedgerows and residential properties along the boundary. Small area in the south western corner that has a view out of the site towards the rolling hills to the west through a farm access gate.
- Adjacent to a bridleway that runs along the western boundary of the site. An additional footpath runs past the south western corner of the site. The bridleway has unobstructed views into the site along the full length of the western boundary whilst the footpath has a clear view in and out of the site from the south western corner.
- Some distance from the nearest school, shop, GP and employment site.

Character:

- The site has a rural character as the field is large and open however the north of the site is adjacent to the A31 and residential estates. The large arable field is not typical of the smaller paddocked and pastoral fields to the east in Four Marks.

Conclusions:

- The site could be developed in-line with the built extent of Chaffinch Road/Pheasant Way to the north east in order to maintain open views from the footpath/bridleway. Barn Lane could form a defensible boundary to the west retaining Four Marks as a hilltop settlement and delivering housing in a similar backlands/cul-de-sac character.

FM017: Land rear of 43 & 43a Blackberry Lane**Site:**

- Overall size 0.72ha.
- Flat backland site behind residential dwellings along Blackberry Lane. Contains a number of shed-type structures in the south west of the site. The south east of the site contains an area of open pastoral land.
- Accessed via a gate from Blackberry Lane although the access is shared with 43 and 43A Blackberry Lane. Junction improvements may be required onto the A31.
- Site is bordered by hedgerows to the west and east, and a low fence to the south. There is a mature tree belt in the middle of the site running east to west.

Site context:

- Lies south of two two-storey detached residential dwellings set-back from the road; with the access running between the two properties.
- Site is likely to be overlooked by properties along Blackberry Lane
- Adjoins an area of woodland to the south west and a mature tree belt to the east that run into the wider pastoral and paddocked landscape of Four Marks. Site itself is likely to be of limited biodiversity value however there are strong green infrastructure links locally.
- Adjacent to contaminated land.
- Some distance from the nearest school.

Character:

- The character locally along Blackberry Lane is for ribbon development facing the road with two-storey detached properties and large gardens, with a regular field pattern of pastoral fields/paddocks to south east of Four Marks. There are few examples of infill cul-de-sac development along Blackberry Lane whilst the paddocked field pattern is a strong feature of the landscape.

Conclusions:

- This backland site would be out of character with the local area, would be overlooked and would require a shared access with 43 and 43A Blackberry Lane.

FM021: 71A Blackberry Lane, Four Marks**Site:**

- Overall size 0.99ha.
- Slopes gently from north to south and includes a residential property and rear garden.
- Accessed from Blackberry Lane. The site would be backland development to the rear of a property. A narrow access could be possible down the side of the existing property however it may be necessary to demolish the property in order to make room for an adequate access. Junction improvements may be required onto the A31.
- Bounded to the north by a wooden fence, and to the south (in the residential garden) by mature trees to the eastern, western and southern boundaries. North east boundary to the adjacent property is a low hedge.

Site context:

- Surrounded by residential dwellings and their dwellings to the west, east and north. Adjoins a pastoral field to the south.
- Well screened to the west, south and east by mature trees bounding the site. North of the site is overlooked by adjacent residential properties to the west and east due to the low hedgerows.
- Mature hedgerows link into the wider paddocked landscape south east of Four Marks.
- Site is some distance from the nearest school.

Character:

- The character locally along Blackberry Lane is for ribbon development facing the road with two-storey detached properties and large gardens, with a regular field pattern of pastoral fields/paddocks to south east of Four Marks. There are few examples of infill cul-de-sac development along Blackberry Lane whilst the paddocked field pattern is a strong feature of the landscape.

Conclusions:

- This backland site would be out of character with the local area, would be overlooked and would require a demolition of 71A Blackberry Lane or a shared access along the side of the property.

FM022: Land rear of 7-15 and 21-37 Blackberry Lane**Site:**

- Overall size 4ha.
- Consists of two parcels either side of a property and residential garden and would be backland development behind a row of houses along Blackberry Lane.
- Western parcel is accessed from a shared access and gate along Blackberry Lane. Site contains five residential properties, their rear gardens and outbuildings. Land to the south east of the residential gardens has been subdivided into paddocks and pastoral land by wooden fences and wire fences. Thick mature tree belts run from north west to south east. Slopes from north west to south east.
- Eastern parcel of land is accessed from a shared access with a new-build cul-de-sac (Wild Wood) along Blackberry Lane. This contains open pastoral land and is bounded to the east and west by mature trees and well-maintained hedgerows. Slopes from east to west.
- Both parcels of land are likely to be of biodiversity value as they contain mature trees and hedgerows and link into the wider green infrastructure of Four Marks.
- Site contains an area of lesser surface water flood susceptibility running through the site.
- Junction improvements may be required onto the A31.

Site context:

- The parcels of land are surrounded by residential development to the north west. The residential development south east of Blackberry Lane consists of two storey detached properties. The residential development north west consists of bungalows.
- The western parcel has a public footpath running through it from north to south. The footpath is bounded by thick hedgerows that screens views into the western parcel.
- The western parcel is well-screened by thick vegetation and there is likely to be limited overlooking from adjacent residential.
- The eastern parcel has open views from the north west (Wild Wood) into the site and from the pastoral site adjacent to the south east. Residential properties at Wild Wood would overlook the site.
- The sites and their thick mature boundaries and tree belts form part of a local network of Green Infrastructure that links to an area of ancient woodland adjacent to the eastern parcel.
- Site is some distance from the nearest school.

Character:

- The parcels are in the rural/urban fringe of Four Marks in an area of regular field boundaries, small paddocks, pastoral land and mature tree belts and hedgerows. The area has a strong landscape character, particularly the western parcel that contains a public footpath.
- The eastern parcel is adjacent to a new-build cul-de-sac (Wild Wood) that has development on the eastern side. The site feels more 'urban' due to the visibility of new development and thinner screening. The site has more open views and would be more prominent for adjacent residents.

Conclusions:

- The western parcel has a strong landscape character and contains a public footpath as well as a number of mature trees sub-dividing the site. The eastern site is adjacent to a new development that could share an access, is likely to be of less biodiversity value and feels more 'urban'. This parcel would not involve demolishing properties and would 'complete' the Wild Wood development by developing west of the cul-de-sac.

FM024: Land at 32 Telegraph Lane and 5 Blackberry Lane**Site:**

- Overall size 1.9ha.
- Residential property and rear garden that contains a large area of woodland that is protected by TPO. South of the TPO woodland is an area of pastoral land. There is another building on the site which appears to be a second property.
- Accessed from Blackberry Lane however the access is narrow between two TPO trees. Junction improvements may be required onto the A31.
- Site is of high biodiversity value due to the large mature TPO trees on-site.
- Residential property to the north is bounded by fences to the east and west. TPO woodland has no fencing and is open from a public footpath that runs along the east of the woodland. The pastoral land at the south of the site is bordered by fencing to the east and mature trees to the south and west.

Site context:

- A public footpath runs along the eastern boundary of the site and has open views into the TPO woodland and the southern area of pastoral land. The woodland is a prominent feature in the landscape.
- Residential properties surround the site to the north west, north, east and south. Only the properties to the south east overlook the site from the first floor over wooden fences. The other properties are screened from the site.
- Site is some distance from the nearest school.

Character:

- The area to the east of Four Marks is heavily wooded and features a number of mature trees. The area of woodland on-site contributes towards the character of the area; and is directly overlooked by the public footpath along the east of the site. The pastoral area in the south of the site is typical of the wider character of Four Marks to the west.

Conclusions:

- The site has a narrow access and would require felling TPO trees to enter the site. The TPO woodland and pastoral land in the south makes a strong contribution to the character of Four Marks. It would be difficult to develop the site without affecting the woodland and character; and the amenity of the footpath would be diminished as a result.

MED001: Land north east of Lymington Bottom Road**Site:**

- Overall size 15.4ha.
- Slopes gently from south west to north east.
- Large irregular shape made up of three large pastoral fields and one field with a concentration of mature trees. A number of TPOs bound the site to the west and south west.
- Low voltage power lines and telephone cables cross the site.
- Access is from a field access between dwellings on Lymington Bottom Road but could also be delivered on Five Ash Road or Stoney Lane (single track). Access to the A31 is through a narrow bridge (one car) on a single track.
- Site is bounded by mature trees and hedgerows to the north west, south west and south east.
- Smaller hedgerows bound the remainder of the site.
- Contains an area of intermediate surface water flood susceptibility.

Site context:

- Field is enclosed by residential dwellings along Five Ash Road, Lymington Bottom Road, Stoney Lane and business/industrial uses along Station Approach.
- Numerous residential properties along the perimeter of the site have open views into the site and overlook the site due to low hedgerows or fencing. This is the case along the access to Lymington Bottom Road also.
- Mature trees and hedgerows along the boundaries and subdividing the fields within the site, and link to Five Ash Pond to the north west (outside of the site).
- A public footpath and bridleway runs along the eastern boundary of Stoney Lane providing open views into the site in places.
- Site is some distance from the nearest school.

Character:

- The site has a strong rural character although encircled by development. The fields accord with the wider pastoral landscape with mature trees and hedgerows and the site is visible from a public footpath and bridleway. Many surrounding dwellings overlook the site.

Conclusions:

- The site is a large infill site surrounded by residential dwellings bordering a footpath and bridleway. The open pastoral fields bounded by mature trees and hedgerows are typical of the wider landscape and development of such a scale would affect the character locally.
- The field to the west contains a number of mature trees and is bounded by TPOs. Access to the north western corner from the south east would likely require removing a number of trees unless a second access is provided to Five Ash Road to the north.

MED004: Land east of Boyneswood Road**Site:**

- Overall size is 5.76ha.
- The site is a large flat site made up of a number of pastoral paddock fields subdivided by a wire fence.
- The site is bounded by a mature hedgerow adjoining a plantation of scots pine to the east; mature trees to the north and south; and a mixture of hedgerows, fencing and mature trees to the west adjoining residential gardens.
- The access is via the residential cul-de-sac of Friars Oak where two farm gates access the site. Access to the A31 is through a narrow bridge (one car) on a single track.
- At the entrance to the site is a mature oak tree (potentially called 'Friars Oak' given the adjoining street) which is visually prominent.
- The site is likely to be of minor biodiversity interest itself however it is adjacent to a significant area of woodland.
- There are a small number of temporary structures on site associated with the paddocks.

Site context:

- The site is bordered by residential properties to the west, the Watercress Line heritage railway to the south, a scots pine plantation to the east and two water towers to the north adjacent to a Forestry Commission run woodland.
- There are clear views in to the site from the residential properties to the west, particularly the north west and west.
- The mature woodland to the east and north provides a strong green infrastructure corridor linking into the wider landscape.
- The site adjoins an area of contaminated land.
- The site is some way distant from the nearest school.

Character:

- The site is in the rural/urban fringe of Medstead and buffers the residential area from the woodland to the east and north. The open pastoral fields are typical of the landscape further to the west and provide a setting to the woodland. The adjacent woodland contains the site and provides a strong barrier and defensible boundary to the east. The mature oak in the centre of the site is a strong feature of the site.

Conclusions:

- The site is overlooked by residential dwellings from the west. The quiet access to Friars Oak would be the access to the site which if developed could potentially be unsuitable due to the number of new properties that could fit on the site.
- The flat topography and woodland backdrop on the eastern boundary would help the scheme assimilate effectively into the landscape.
- The mature oak tree in the centre of the site contributes significantly to the character of the site and should be retained.

MED008: Land east of Stoney Lane**Site:**

- Overall size 3.64ha.
- Made up of two large pastoral fields that slope gently from west to east.
- A residential property lies in the south east corner of the site with a garage and driveway. Stables are located along the northern boundary of the site.
- Northern field has mature trees to eastern and southern boundary. Low hedgerow and fence to the western boundary and around residential property.
- Existing access point via Beechlands Road. Other access points may exist to the north-west (to stables and field) and south east (to residential property). Access to the A31 is through a narrow bridge (one car) on a single track.
- Power cables and telegraph lines run along some of the boundaries.

Site context:

- Adjacent to open pastoral land to the east and west, and also residential areas to the west, north and east. 'Cawk House' (on the OS) shares two boundaries with the site and overlooks the site to north and east.
- Well screened to the east of the north field and from south of the south field. Otherwise there are clear views from residential areas and the bridleway east-west, and from the residential area to the north, due to low hedgerows.
- A bridleway runs along the boundary of the site to the west, south and east with clear views into the site from east and west, and intermittent views from the south between trees.
- There are defined hedgerows and field boundaries that link to the wider green infrastructure network and landscape locally.
- Some of the nearby dwellings have septic tanks.
- Some distance from the nearest school.

Character:

- The site is within the rural/urban fringe and includes paddocked, open, pastoral land. The south eastern field generally feels more 'urban' due to the adjacent row of bungalows and better-paved road access. The north western field feels more rural due to its location along a country lane with sparser and less-uniform housing.

Conclusions:

- The south-eastern site is more favourable for development than the north-western field due to access issues. Development on this site would still be clearly visible from the eastern bridleway and residential properties along Beechlands Road.

MED017: Land Rear of Lymington Barn Retail Centre/Farm, Lymington Bottom Road**Site:**

- Overall size 3.8 ha.
- Gently sloping pastoral fields separated by mature trees running east to west.
- Well established hedgerows on the northern and eastern boundaries, with intermittent mature trees on the western boundary.
- Access is via a lane to the north on Crown Wood or through the local centre to the east of the site. Access to the A31 is through a narrow single track bridge.

Site context:

- The fields are bounded by development to the east including a GP surgery, local shops and new build residential properties; a heritage railway line to the south; a farm to the north west and open fields to the north and west.
- There are open views into and out of the site.

Character:

- The character of the site is open fields west of residential properties on Lymington Bottom Road. Infill development such as this site is generally out of character as properties line Lymington Bottom Road as ribbon development, with limited infill development locally.

Conclusions:

- Development may expose views in and out of the site therefore strong boundary planting is essential.

MED019: Land North of Boyneswood Lane**Site:**

- Overall size 3.64ha.
- Open field of rough grassland with areas of scrub and ruderal vegetation to the boundaries.
- Largely flat; access is from the south west of the site from Beechlands Road. Access to the A31 is through a narrow bridge (one car) on a single track.
- Bounded by mature trees to the west and east with Ancient Woodland and TPO protected trees to the north. The south is bounded by a mature hedgerow. A small number of mature trees are located within the site.
- Site is likely to be of minor biodiversity importance due to the number of mature trees within and surrounding the site; and the areas of scrub and ruderal vegetation to the fringes.

Site context:

- Site is not accessible to the public, however a bridleway runs along the southern boundary.
- Surrounded by residential areas on all sides (including bungalows and detached two storey houses) however there are limited views into the site due to the thick screening. The southern boundary is the 'thinnest' and allows some limited views in from the bridleway (most notably at the south-western access); however the residential area to the south does not overlook the site.
- Some distance from the nearest school.

Character:

- A predominant feature of the area is the number of mature trees surrounding properties and lining roads. The site contains a number of mature trees along the boundary that should be retained.
- There are some infill developments and cul-de-sacs within this part of Medstead so the development of the site would not significantly alter the settlement pattern.

Conclusions:

- The site is contained and well-screened by thick vegetation along the boundaries. Development at the site should retain the mature trees along the west, north and east of the site in order to prevent overlooking. An area of public open space could be provided on-site.

MED022: Woodlea Farm, Station Approach**Site:**

- Overall size 1.9ha.
- Consists of a series of small paddocks adjacent to existing farm/equestrian buildings and stables.
- Slopes gently from south west to north east.
- Access is from Station Approach although there is also a gate for access along Stoney Lane to the east. Access to the A31 is through a narrow bridge (one car) on a single track.
- Bounded to the north and south by mature hedgerows and some mature trees. The site and access along the western boundary is bounded by mature trees that are protected by TPOs.
- Oil pipe on site.

Site context:

- Surrounded by pastoral fields to the north west and south west; residential development to the east and business/industrial area to the south. Further south is the Medstead and Four Marks station on the Watercress Line Heritage Railway.
- Limited views in to the site due to the thick screening.
- Adjacent business/industrial uses could cause amenity issues.
- Some distance from the nearest school.

Character:

- The site is located on the rural/urban fringe of Medstead however the character in this part of Medstead is less residential with more employment uses. There are a number of large sheds and warehouse type buildings in the vicinity. The site sits between pastoral fields and these large buildings.
- The area is less tranquil and feels more 'urban' than other parts of the village due to the influence of these neighbouring uses.

Conclusions:

- The site is unsuitable for residential development due to its location adjacent to employment uses in the adjacent Woodlea Park estate.

MED023: Sunny dene, Stoney Lane**Site:**

- Overall size 1.7ha.
- In residential use with a number of sheds and outbuildings to the rear of the property. An open area of grassland lies to the south west of the site.
- Bounded by a thick hedgerow to the north west, a lower hedgerow to the south east, mature trees to the south west and north east.
- Accessed from the single track Stoney Lane. Access to the A31 is through a narrow bridge (one car) on a single track.

Site context:

- A bridleway runs along the eastern boundary of the site which also doubles up as the access to the site.
- There is an equestrian centre to the south, residential to the south east and north, and agricultural fields
- Limited views into the site due to the thick vegetation on all sides. The view from the eastern boundary and bridleway is of the residential property. There are no views of the site to the west of the dwelling.

Character:

- The site is located on the rural/urban fringe of Medstead however the character in this part of Medstead is less residential with more employment uses. There are a number of large sheds and warehouse type buildings in the vicinity. The site sits between pastoral fields and these large buildings.
- The area is less tranquil and feels more 'urban' than other parts of the village due to the influence of these neighbouring uses.
- The residential properties along Stoney Lane front the lane as ribbon development with large rear gardens. Infill development here is likely to be out of character with the surrounding area.
- The site is some way distant from the nearest school.

Conclusions:

- The site is not suitable for residential development due to its location adjacent to employment uses on the adjacent Woodlea Park estate. The access is unsuitable for traffic and infill development would be out of character with the surrounding area.

MED024: Beverley Farm, Five Ash Road + Beverley Court (paddocks adjoining) Five Ash Road**Site:**

- Overall size 1.56ha.
- Contains a residential property fronting Five Ash Road, a number of kennels (cattery) and paddocks.
- Accessed from Five Ash Road and slopes gently from south to north. Access to the A31 is through a narrow bridge (one car) on a single track.
- Bounded by a mature tree belt to the south west and south; and hedgerows to all other boundaries. The northern boundary is a low wall with a gate.
- Contains an area of lesser and intermediate surface water flooding susceptibility.

Site context:

- Adjoins residential development to the north west and north east. The north, west, east and south all borders agricultural land.
- Limited overlooking into the site from residential properties due to the hedgerow screening and single storey dwellings adjacent. Potential overlooking from fields to the east.
- Some way distance from the nearest school.

Character:

- Character along Five Ash Road in this part of Medstead is for large detached bungalows fronting the road with large rear gardens.

Conclusions:

- Infill development at this site would be out of character with this part of Medstead.

MED027: Land to the east of Mansfield Park, Station Approach**Site:**

- Overall size 0.36ha.
- The site is an area of brownfield and cleared land that has since been colonised by rough grassland, brambles and young pioneer trees.
- The site has mature trees to the north (which are protected by TPOs) and the east. The north western and eastern boundaries are bordered by low hedgerows. The southern boundary is a mixture of fences of metal and wood.
- The site is accessed via a gate from Station Approach. Access to the A31 is through a narrow bridge (one car) on a single track.
- The site contains contaminated land and a small area of lesser surface water flooding susceptibility.

Site context:

- The site is between two employment/industrial parks to the east and west; and has a heritage railway that runs to the south of the site. There is a pastoral field to the north west.
- There are no residential dwellings adjacent to the site.
- The site is visible from the south through the metal fence that bounds the site; however the site is screened from the field to the north.
- Some distance from the nearest school.

Character:

- The site is located on the rural/urban fringe of Medstead however the character in this part of Medstead is less residential with more employment uses. There are a number of large sheds and warehouse type buildings in the vicinity. The site sits between pastoral fields and these large buildings.
- The area is less tranquil and feels more 'urban' than other parts of the village due to the influence of these neighbouring uses.

Conclusions:

- The site is not suitable for residential development due to its location adjacent to employment uses on adjacent Woodlea Park estate.

MED029: Land at Boyneswood Road**Site:**

- Overall size 0.8ha.
- Consists of two residential properties and their rear gardens.
- Accessed from Boyneswood Road.
- Bounded by mature trees to the east along Boyneswood Road and south along the heritage railway. The site has a low hedgerow to the north but mature trees at its west boundary.
- Contains a tree belt and a small number of mature trees in the site.

Site context:

- Adjacent to residential properties to the east and north. Pastoral fields are beyond the site to the west.
- Well-screened to east and south due to the mature trees and vegetation.
- Railway to the south runs in cutting and Boyneswood Road crosses the railway on a bridge. The access is adjacent to the bridge which may cause issues for access.
- Some distance from the nearest school.

Character:

- The character of the area is residential with some infill development and cul-de-sacs locally. The residential area west of Boyneswood Road has properties along the frontage with large rear gardens. The site's development would alter this character. There is a significant amount of mature vegetation bounding the site.

Conclusions:

- The site could potentially be developed in character with the surrounding area although access to infill development may be difficult due to the railway bridge in cutting adjacent. The site should retain the mature trees that border the site.

MED031: Land at 'The Haven' Boyneswood Road**Site:**

- Overall size 0.24ha.
- Consists of a residential property and rear garden.
- Accessed from Boyneswood Road.
- Bounded by a low brick wall along Boyneswood Road to the east and a low hedgerow to the north, south and west with sporadic mature trees.
- Overhead electricity lines on the site.

Site context:

- Adjacent to residential properties to the east, south and north. Pastoral fields are beyond the site to the west.
- The residential property on the site is visible from the east from Boyneswood Road. There is likely to be limited overlooking from adjacent residential properties due to the low hedgerows bounding the site.
- Some distance from the nearest school.

Character:

- The character of the area is residential with some infill development and cul-de-sacs locally. The residential area west of Boyneswood Road has properties along the frontage with large rear gardens. The site would alter this to infill development. There is a significant amount of mature vegetation bounding the site.

Conclusions:

- The site appears too small and narrow to satisfactorily accommodate a property that could retain the frontage along Boyneswood Road whilst also allowing access to backland development to the west of the site. Furthermore there could be significant overlooking into adjacent residential gardens from the development on the site.

Conclusions on Four Marks / Medstead site options

In-light of the analysis presented above, this Chapter summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve mentioning.

To reiterate, appraisal findings are **unchanged** since the December 2014 Interim SA Report.

Table 9B: Summary appraisal of site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> There are no nationally or internationally important sites in the Four Marks and South Medstead area. Four Marks and South Medstead are not within a Biodiversity Opportunity Area. That said, sites that are more likely to be of relative biodiversity value due to their location in relation to SINC, TPO and the wider Green Infrastructure network include FM006, FM011, FM022, FM024 and MED019. It is not clear that significant impacts to biodiversity would result from the development at any of the site options under consideration. It is recognised that development schemes can include targeted habitat creation and enhancement.
Climate change mitigation	<ul style="list-style-type: none"> There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus and train (see discussion in the row below). A number of site options have the potential to worsen congestion on the A31 in Four Marks and South Medstead. Junction improvements are likely to be required to combat congestion at the west of Four Marks at sites FM006 and FM014 that access the A31 directly; and sites FM009, FM017, FM021, FM022 and FM024 along Blackberry Lane.
Community and wellbeing	<ul style="list-style-type: none"> A need for improved community facilities has been identified at Four Marks and South Medstead however the scale of development identified in the JCS is unlikely to have a significant bearing on the ability to provide additional community facilities. All of the sites in Four Marks and South Medstead are distant from the nearest school but however have good access to a bus stop, the nearest shop, doctor and employment site. FM006 and FM014 at the west of Four Marks perform poorly as they are some way distant from the nearest school, shop, doctor and employment site. Conversely, FM009 has good access to all of these facilities.
Economy and employment	<ul style="list-style-type: none"> Given the options under consideration, it is not clear that the preferred housing strategy will have a significant bearing on the achievement of economy/employment related objectives. Sites MED023 and MED027 by Woodlea Park Estate and the station could perhaps be better suited for employment land due to compatibility with neighbouring employment / industrial land uses.
Heritage	<ul style="list-style-type: none"> Four Marks and South Medstead contains no designated heritage assets.

<p>Housing</p>	<ul style="list-style-type: none"> It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations); however, this is uncertain.
<p>Landscape and townscape</p>	<ul style="list-style-type: none"> The South Downs National Park adjoins the eastern edge of the Settlement Policy Boundary but not any of the site options. Four Marks and South Medstead as a settlement is relatively new growing around the Watercross Line and A31 with little in the way of cultural heritage designations. There is a strong pastoral landscape character in some parts of the area that infill development may affect. Developing the sites FM017, FM021, MED024, MED001 would all be out of character locally within the pastoral landscape. Sites FM011, FM024, MED001, MED019 and MED027 contain or are adjacent to TPOs that form a strong part of landscape character. Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites FM014, FM024, MED001, MED008, and MED019. Development at these sites are likely to detract from views of the landscape from these public receptors. Only one site, MED027, is located on previously developed land at MED027 FM011, FM017, MED004 and MED027 contain contaminated land that would be remediated as part of development proposals. All of the sites are Grade 3 in the Agricultural Land Classification. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of 'Best or Most Versatile' status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling.
<p>Water and flood risk</p>	<ul style="list-style-type: none"> None of the site options in Four Marks or South Medstead contain any Flood Zone 2 or 3. Over ten percent of three sites (MED024, MED027 and FM014) overlap with an area of surface water flooding susceptibility. Surface water flood risk mitigation should be considered as part of any proposals to develop these sites. Water and waste water resource issues are a consideration at Four Marks and South Medstead; however, it is not clear that issues are 'strategic' in that they need influence the choice of a preferred housing growth strategy. Rather, it is assumed that issues could be addressed at the planning application stage.

APPENDIX X – SITE OPTIONS APPRAISAL: OTHER VILLAGES

Introduction

Chapter 10 above (within Part 2) explains how reasonable site options were subjected to appraisal prior to 'reasonable alternatives' - i.e. alternative approaches to meeting the Joint Core Strategy housing target through development at a combination of site options - being established for each settlement.

The aim of this appendix is to present site options appraisal findings for **other villages** outside the National Park.

For convenience the appraisal findings of the site at Grayshott (a local service centre rather than one of the other villages outside of the National Park) is also included in this appendix.

Specifically, this appendix –

- Introduces the site options and some of the relevant issues locally.
- Presents a completed 'proforma' for each of the reasonable site options, i.e.⁹⁴
 - BEE005: Snode Hill House, Beech
 - BEN001: Land to the West of Crossroads, Bentley
 - BEN003: Land South of Main Road, Bentley
 - BEN004: Land to South East of Crossroads, Bentley
 - BEN005 & 013: Two sites on Land west of Hole Lane
 - BEN006: Land east of Crocks Farm, Bentley
 - BEN007: Land east of Crocks Farms Cottages, Bentley
 - BEN009: Land East of Hole Lane, Bentley
 - BEN011: Land west of Rectory Lane, Bentley
 - BEN012: Land to the west of Hole Lane, Bentley
 - BEN014: The Glebe House, School Lane, Bentley
 - BEN015: Ashfield, Hole Lane, Bentley
 - BEN016: Land south of Hole Lane and west of School Lane, Bentley
 - BTW001: Land at Ashley Road, Bentworth
 - BIN003: Land adjacent to Linden, Fullers Road, Holt Pound (Binsted)
 - BIN006: Land adj Stream Cottage, Fullers Road, Holt Pound (Binsted)
 - FAR002: Land at Crows Lane, Upper Farringdon
 - HEA007: Land at Headley Nurseries, Glayshers Hill, Headley Down
 - HEA013: Land at Whiteleys Restaurant, Standford, Headley
 - HEA014: Land east of Hatch House Farm, Headley
 - MED012: Land rear of Junipers, Medstead
 - MED013: Land east of Cedar Stables, Castle Street, Medstead*
 - MED021: Field to north west, abutting garden or barn end to Town Gate Farmhouse, Medstead
 - MED028: Cedar Stables, Trinity Hill, Medstead
 - MED036: Land east of Trinity Hill, Medstead
 - ROP001: Aurea Norma and associated land, inc. builders yard, Ropley Dean

⁹⁴ N.B. Proformas have been prepared collaboratively. First drafts of the proformas were completed by URS and then discussed with Council Officers. Subsequently, Council Officers finalised the proformas.

- ROP003: Land at Dunsells Lane, Ropley*
- ROP004: Land at Dean Farm, Bighton Hill
- ROP006: Land south of Church Cottages, Church Street, Ropley
- ROP007: Land between Carpenters & Telephone Exchange, Gilbert Street, Ropley
- ROP008: Land on corner of Dunsells Lane & Gilbert Street, Ropley
- ROP012: Land adjacent to Bullfinches, Park Lane, Ropley
- ROP013: Land off Vicarage Lane, Ropley
- ROP015: Land off Hale Close, Ropley
- ROP018: Land to the west of Hammonds Lane, Ropley
- ROP019: Land to the west of School Lane, Ropley
- GRY002: Applegarth Farm, Headley Road, Grayshott⁹⁵
- Summarises the relative merits of site options in terms of each element of the SA framework.

* The information presented in this section is **changed** since that presented in the December 2014 Interim SA Report. Specifically,

- Appraisal proformas have been added for two new site options (BEE005 and HEA0014) and BEN016 which was missing from the December 2014 Interim SA Report.
- A proforma has been added for ROP004, which has planning permission. This site was appraised in 2014 (including through a site visit); however, in error the completed proforma was not included within the 2014 Interim SA Report.

It is also the case that two sites (MED013 and ROP003) now have resolution to grant planning permission; however, these proformas are retained nonetheless.

⁹⁵ N.B. A site option at Grayshott is considered here, despite the fact that Grayshott is not allocated a housing target by the JCS.

Introducing the site options and some of the relevant issues

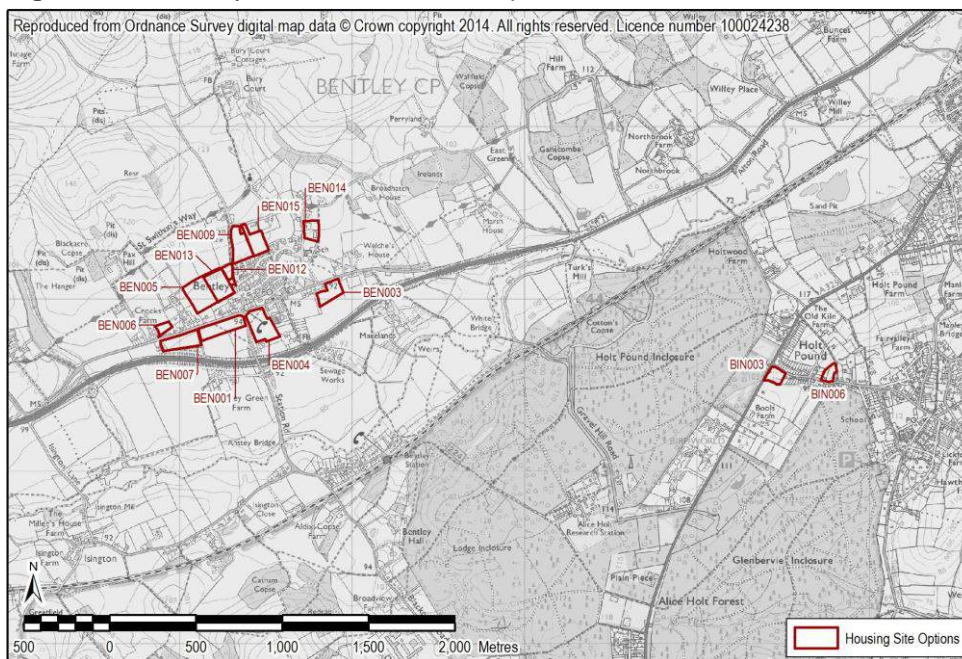
Sites are grouped at the settlements of Bentley, Holt Pound, Grayshott, Headley, Headley Down, Medstead, Bentworth, Ropley and Farringdon. To avoid repetition and reduce the number of maps in the document each settlement (rather than issue) will be discussed in turn, with maps showing all identified key constraints at each settlement.

N.B. This information is **unchanged** since the December 2014 Interim SA Report, i.e. the analysis has not been updated to reflect the fact that there are now two new site options ‘in the mix’ – one at Beech and one at Headley.

Bentley and Holt Pound

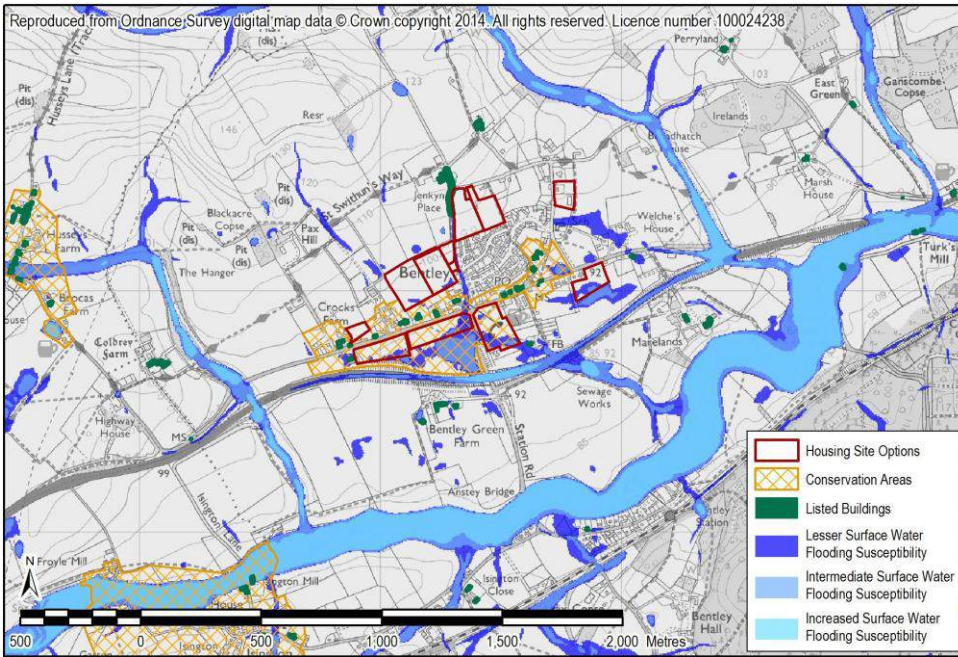
Figure 10A shows the site options at Bentley and Holt Pound.

Figure 10A: Bentley and Holt Pound site options



Key issues at Bentley include the presence of a number of Listed Buildings in the village, the extensive Conservation Area that contains or adjoins a number of sites, and an area of surface water flooding susceptibility that mostly affects sites BEN001 and BEN004. Figure 10B shows these constraints.

Figure 10B: Conservation Area, Listed Buildings and Surface Water Flooding Susceptibility



Holt Pound

Key issues at Holt Pound are the proximity to the South Downs National Park to the south and areas of flood risk and surface water flooding susceptibility. BIN006 contains some flood zone 3a. Both sites are within a Biodiversity Opportunity Area. Figures 10C and 10D show these constraints.

Figure 10C: Holt Pound site options, South Downs National Park, Environment Agency Flood Risk and Biodiversity Opportunity Area

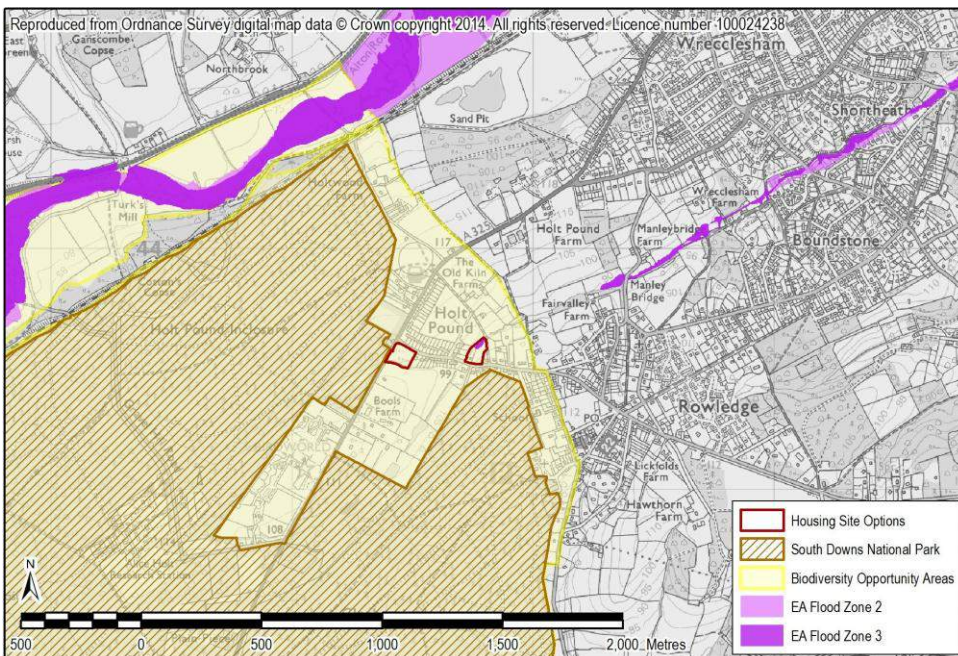
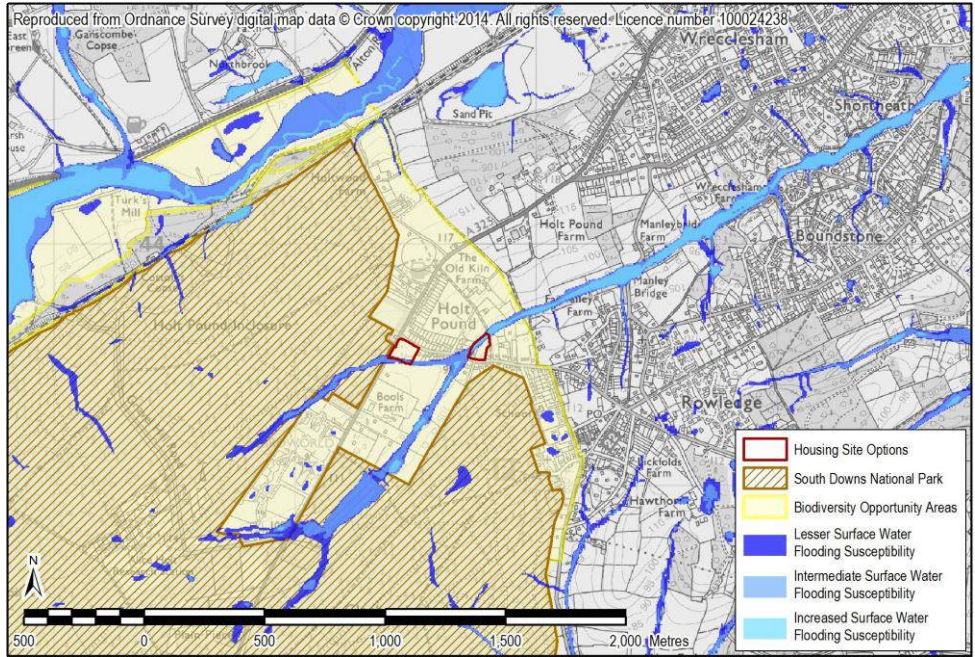


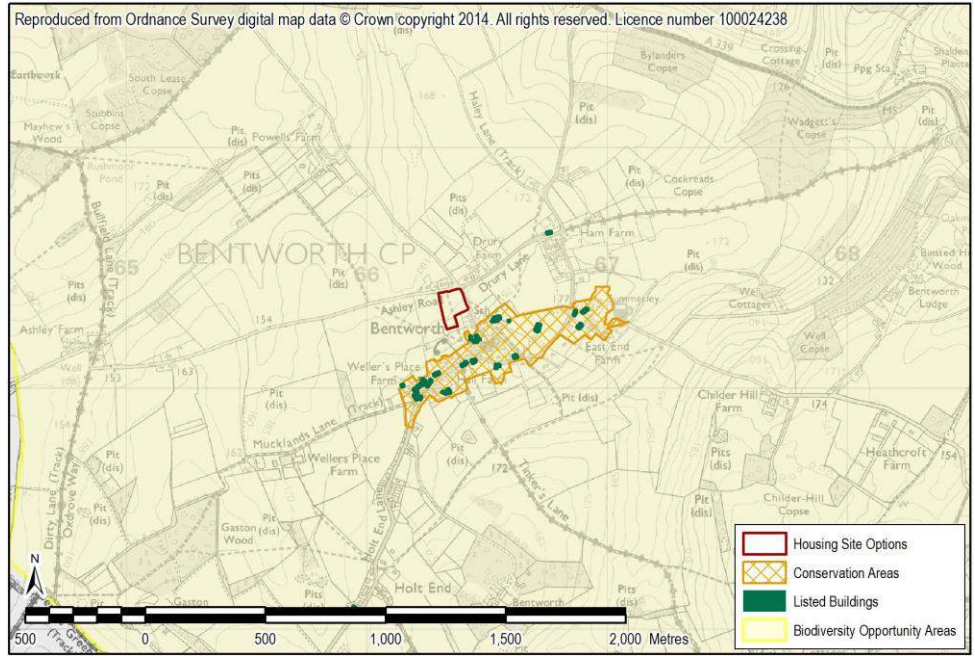
Figure 10D: Holt Pond site options, South Downs National Park, Surface Water Flooding Susceptibility, and Biodiversity Opportunity Area



Bentworth

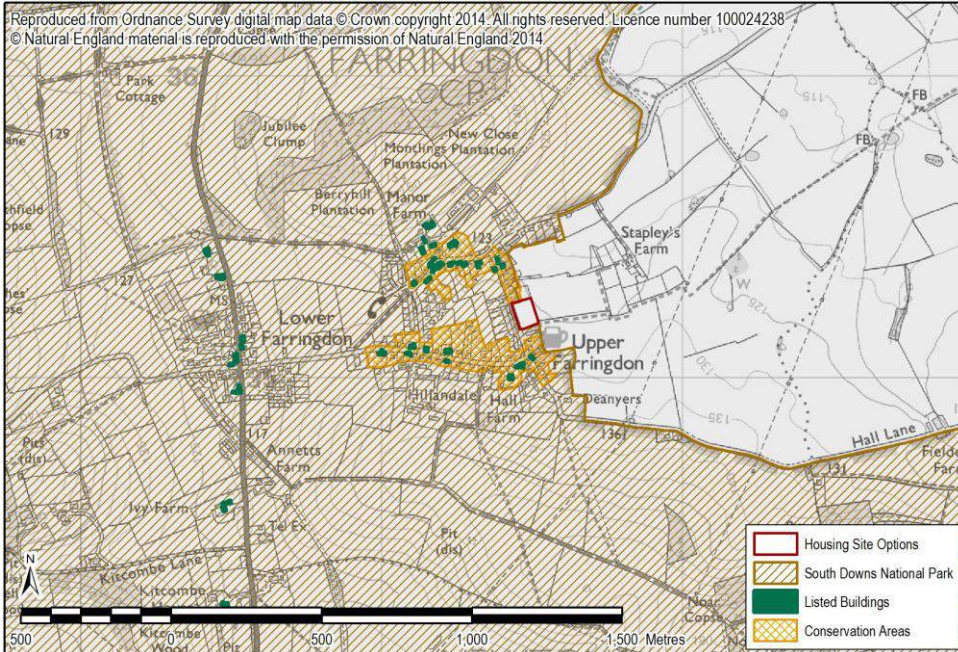
The Bentworth site option is within close proximity of the Conservation Area and a number of Listed Buildings; and is wholly within a Biodiversity Opportunity Area.

Figure 10E: Bentworth site option, Conservation Area, Listed Building and Biodiversity Opportunity Area



Farrington

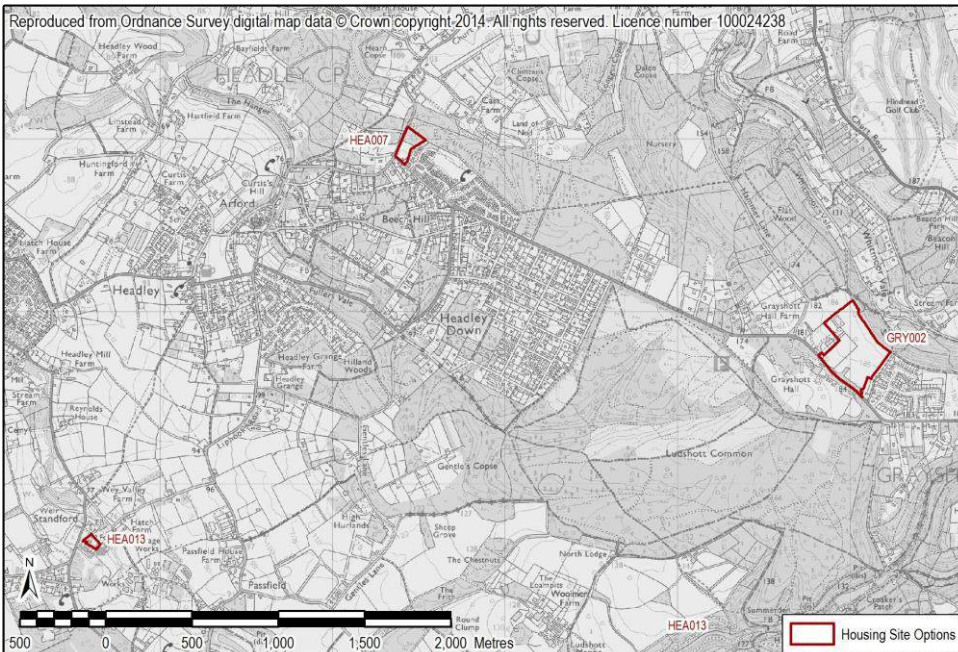
Figure 10F: Farrington site option, South Down National Park and Conservation Area



The Farrington site is surrounded on three sides by the South Downs National Park Authority and is located between two Conservation Areas.

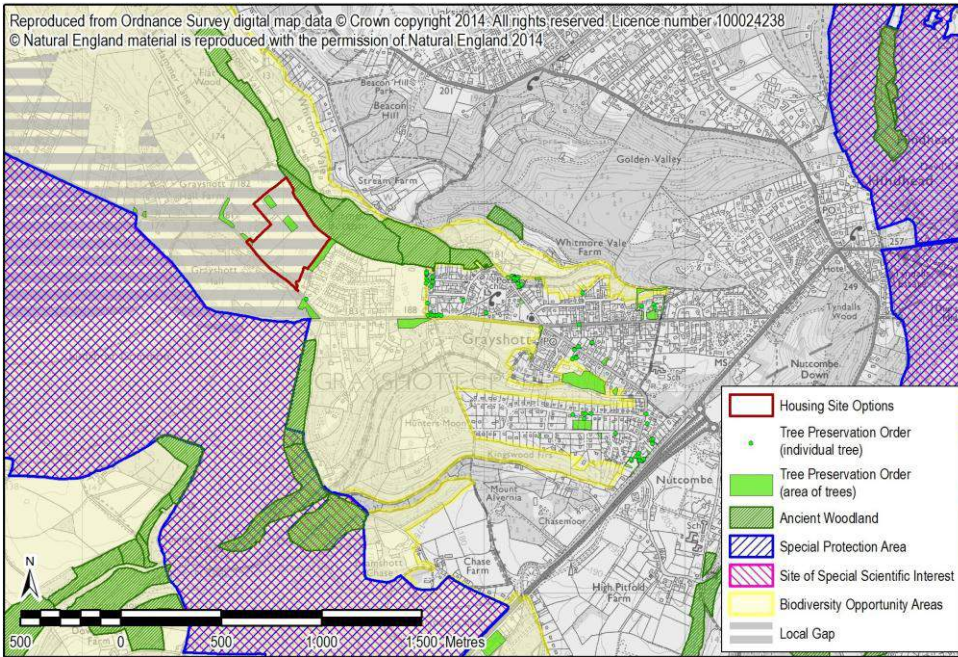
Grayshott

Figure 10G: Grayshott and Headley site options



The site is wholly within a Gap, contains TPO protected trees, adjoins an area of Ancient Woodland and is located within a Biodiversity Opportunity Area. Part of the site is within 400m of the Wealden Heaths SPA and the rest of the site is within the 5km zone.

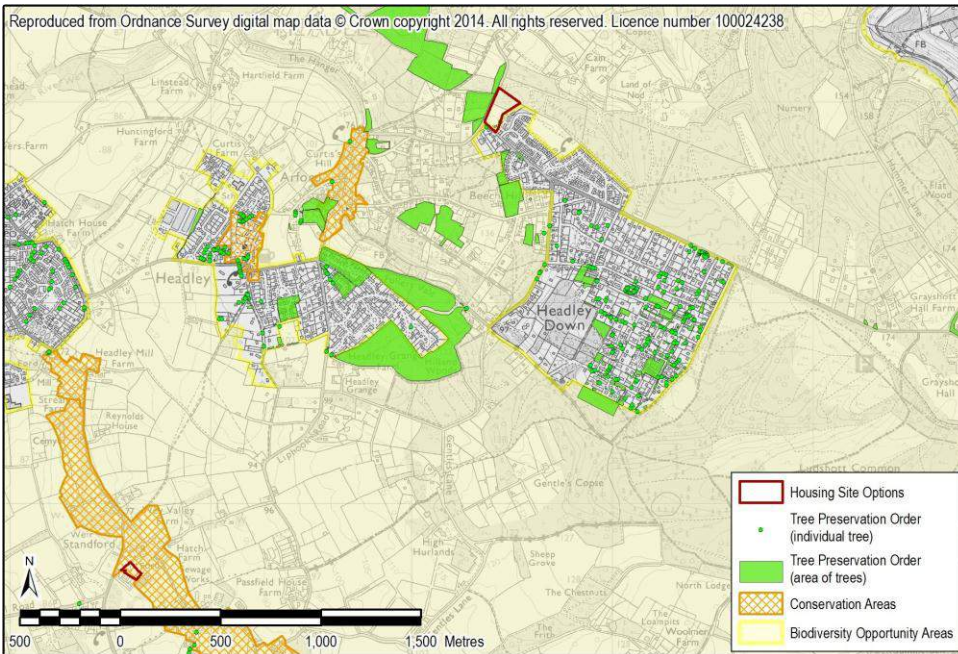
Figure 10H: Grayshott site option, Gap, Tree Protection Order, Ancient Woodland, Biodiversity Opportunity Area, Site of Special Scientific Interest and Special Protection Area



Headley

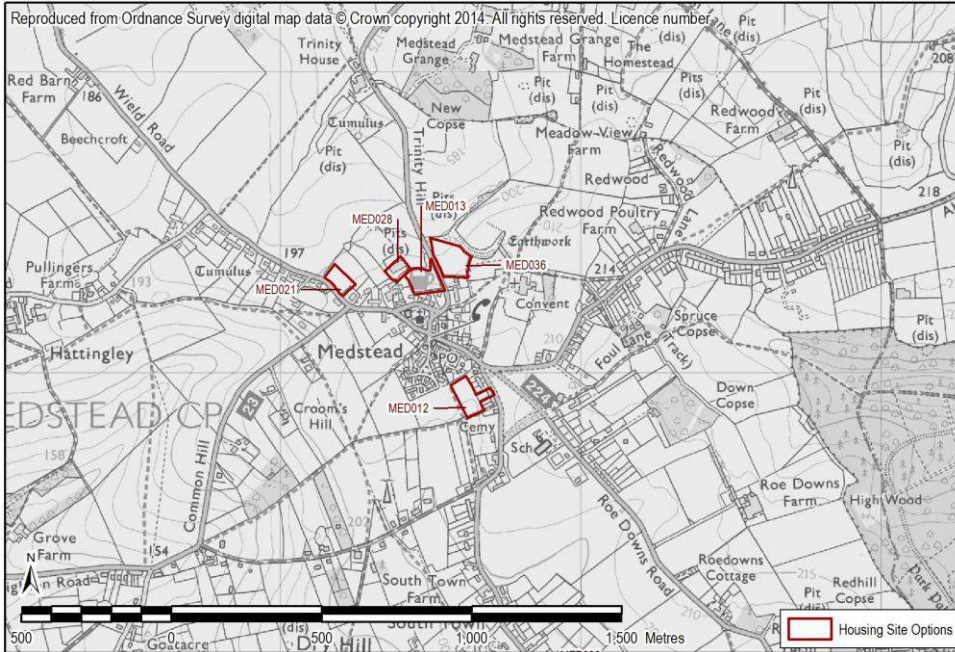
The Headley sites are located within a Biodiversity Opportunity Area. HEA013 is located within a Conservation Area and HEA007 contains Tree Protection Order protected trees.

Figure 10I: Headley site options, Conservation Area, Biodiversity Opportunity Area and Tree Protection Order



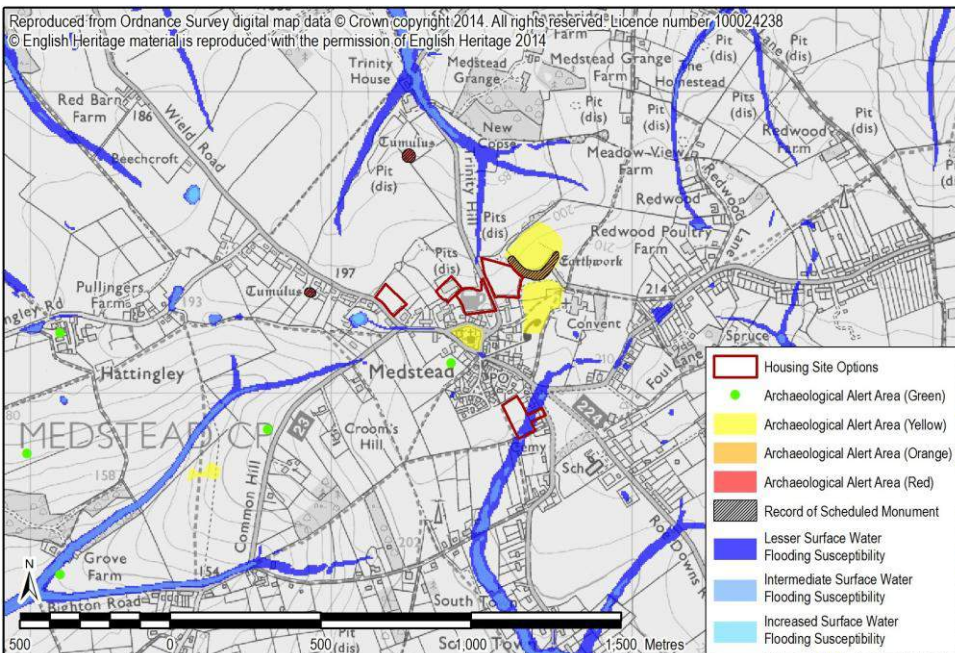
Medstead

Figure 10J: Medstead site options



Two sites in Medstead are particularly constrained. The MED036 site is adjacent to a Scheduled Ancient Monument and Yellow Archaeological Alert Area; and the MED012 site contains an area of surface water flooding susceptibility.

Figure 10K: Medstead site options, Scheduled Ancient Monument and Archaeological Alert and Surface Water Flooding Susceptibility



Ropley

Key issues at Ropley relate to the two Conservation Areas, a number of Listed Buildings and Tree Protection Orders. Surface Water Flooding Susceptibility affects ROP007 and ROP008 whilst sites ROP013 and ROP004 contain land under Environmental Stewardship.

Figure 10L: Ropley site options

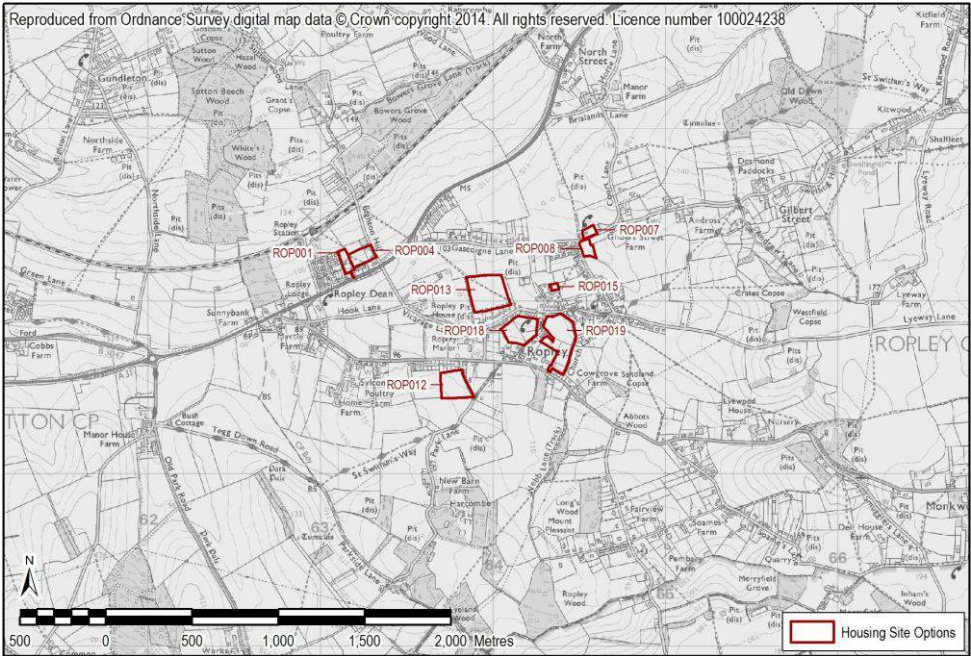


Figure 10M: Ropley site options, Conservation Area, Listed Buildings, Tree Protection Order, Environment Agency Flood Risk and Environmental Stewardship

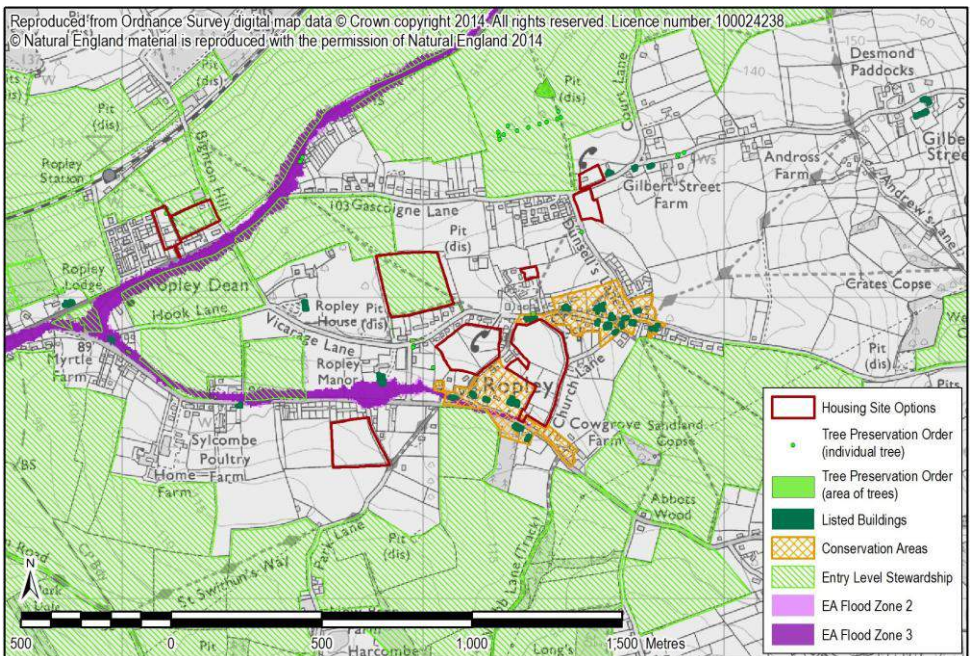
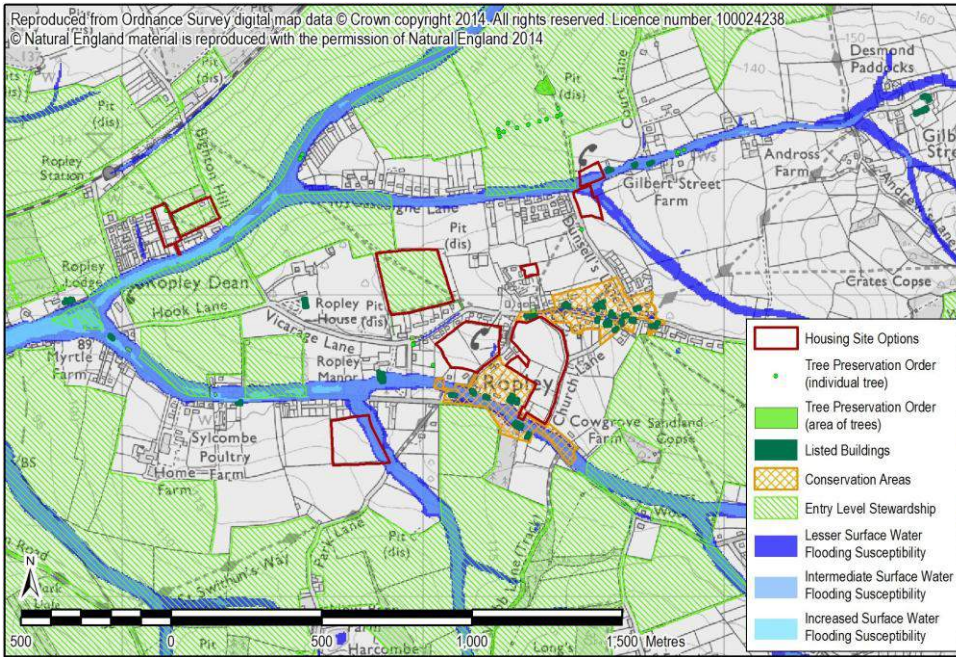


Figure 10N: Ropley site options, Conservation Area, Listed Buildings, Tree Protection Order, Surface Water Flooding Susceptibility and Environmental Stewardship



Flood risk

Table 10A: All housing site options, listed in order of susceptibility to flooding⁹⁶

Site ID	% overlap with an EA flood risk zone		% overlap with an area of surface water flooding susceptibility		
	Zone 3 (higher risk)	Zone 2 (lower risk)	Higher risk	Medium risk	Lesser risk
BIN006	15.162	15.162	16.73	38.28	42.50
ROP019	0.393	0.397	0.00	0.46	0.72
ROP007	0	0	0.00	45.49	60.92
ROP012	0	0	0.00	18.67	24.25
ROP008	0	0	0.00	9.75	24.77
BIN003	0	0	0.00	6.83	12.13
BEN003	0	0	0.00	5.88	29.18
BEN004	0	0	0.00	3.95	28.32
BEN001	0	0	0.00	3.75	27.13
BEN007	0	0	0.00	2.52	16.30
MED012	0	0	0.00	1.91	32.31
ROP001	0	0	0.00	0.21	0.29
BEN012	0	0	0.00	0.00	6.07
BEN013	0	0	0.00	0.00	4.88
BEN005	0	0	0.00	0.00	3.76
ROP018	0	0	0.00	0.00	1.79
BEN009	0	0	0.00	0.00	0.96
BEN011	0	0	0.00	0.00	0.26
ROP003	0	0	0.00	0.00	0.02
HEA013	0	0	0.00	0.00	0.01

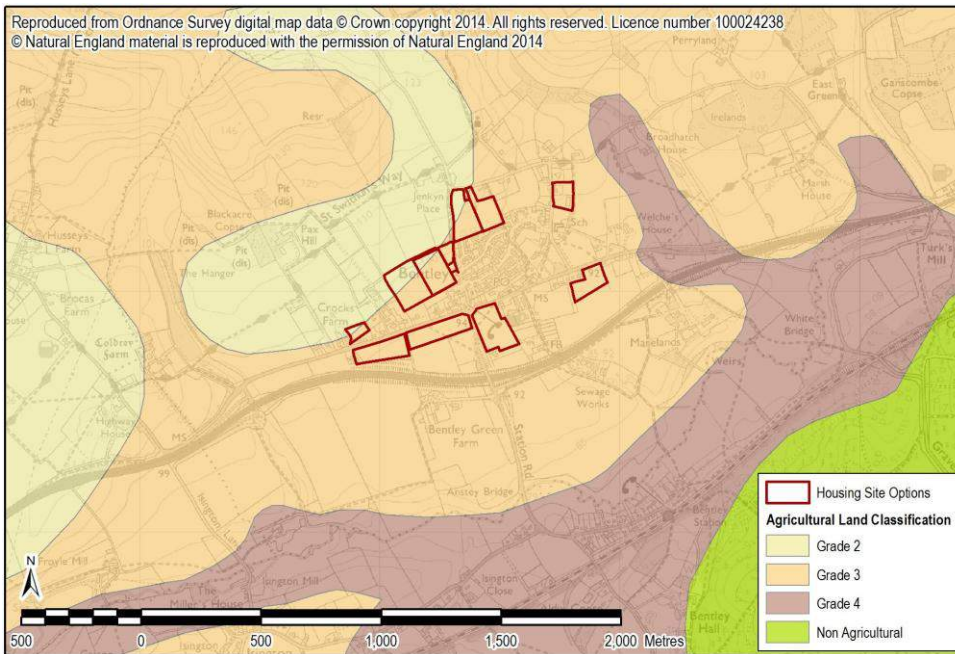
⁹⁶ The order of the housing site options in the list firstly reflects the % overlap with flood risk zone 3, then flood risk zone 2, then 'higher' surface water flood susceptibility, then 'medium' surface water flood susceptibility and then 'lower' surface water flood susceptibility. This ordering is indicative.

Site ID	% overlap with an EA flood risk zone		% overlap with an area of surface water flooding susceptibility		
	Zone 3 (higher risk)	Zone 2 (lower risk)	Higher risk	Medium risk	Lesser risk
BEN006	0	0	0.00	0.00	0.00
BEN014	0	0	0.00	0.00	0.00
BEN015	0	0	0.00	0.00	0.00
BTW001	0	0	0.00	0.00	0.00
FAR002	0	0	0.00	0.00	0.00
GRY002	0	0	0.00	0.00	0.00
HEA007	0	0	0.00	0.00	0.00
MED013	0	0	0.00	0.00	0.00
MED021	0	0	0.00	0.00	0.00
MED028	0	0	0.00	0.00	0.00
MED036	0	0	0.00	0.00	0.00
ROP006	0	0	0.00	0.00	0.00
ROP013	0	0	0.00	0.00	0.00
ROP015	0	0	0.00	0.00	0.00

Other environmental constraints

Sites at the North West of Bentley skirt an area of Grade 2 Agricultural Land and therefore the Best or Most Versatile Agricultural Land. The rest of the sites at the Northern Villages are of Grade 3 or 4 quality. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of 'Best or Most Versatile' status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling.

Figure 100: Bentley site options and Agricultural Land Classification



Community assets

Bentley, Bentworth, Holt Pound, Grayshott, Medstead and Ropley all have good access to both Public Rights of Way and schools; although those at Ropley Dean are relatively more distant from the nearest school at Ropley. Farringdon and Headley Down have poor access to schools but are located near to Public Rights of Way. All of the sites at the Northern Villages have reasonable access to a bus stop.

More information regarding community assets (existing and desired) at each of the villages, as well as a range of other information regarding constraints and opportunities, can be found within the Local Interim Planning Statement at:

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/372B908EBD322E4380257DA2005D0D67/\\$File/Northern+Villages+LIPS+FINAL.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/372B908EBD322E4380257DA2005D0D67/$File/Northern+Villages+LIPS+FINAL.pdf)

BEE005: Snode Hill House, Beech**Site:**

- Overall site 3.2ha.
- Relatively flat and covered in mature trees.
- Bounded north by Snode Hill and south by Medstead Road.
- All site boundaries contain established trees, hedgerows and vegetation.
- Access to the site is off Snode Hill.

Site context:

- The site is within 200m of the nearest bus stop.
- The site is located close to the centre of Beech, including the Village Hall.

Character:

- The site is on the edge of the village. Beech consists of a concentration of larger detached houses set in large plots.

Conclusions:

- The development would impact on the already well-established trees on site and hence affect the character of the village.
- Development of this large site would be out of keeping with the character of the village.

BEN001: Land to the West of Crossroads, Bentley**Site:**

- Overall size 1.42ha.
- Flat pasture land
- Access to the site is via a gate on its eastern boundary; this is directly opposite the access to Site BEN004 across Station Road
- There are mature trees on the western edge, a well-established hedge on the southern-eastern edge, plus a ditch and managed hedgerow to the north-west; these have potential biodiversity value
- Eastern and north-eastern boundaries feature low wire fences and some scrub vegetation, whilst there is a large gap in the hedge along the south-west boundary of the site
- A public footpath crosses from a stile on the northern edge, running south-east; however, this route appears not to be used, with a trail instead running directly south from the stile into the field beyond
- The eastern part of the site is within an area of lesser and intermediate susceptibility to surface water flood risk.

Site context:

- The site is overlooked by cottages to the north across the road, with little screening available on the northern boundary of the site; the surrounding area is predominantly flat
- There are long distance views into and out of the conservation area from Binsted and Alice Holt.
- The site is in close proximity to the village (the Memorial Hall is just beyond its north-eastern corner).
- Bus stop to the east of the site for an hourly service to Alton and Farnham.
- The mature trees on the site's western edge connect into the wider vegetation network, as does the well-established hedge on the south-eastern boundary; otherwise vegetation is quite fragmented
- Site is within a Conservation Area and four Listed Buildings are within 25m of the site.

Character:

- Site has a village feel, with a sense of being quite central due to the presence of roads on both the northern and easterly edges of the site
- It is part of a strip of green space running between the southern edge of Bentley and the A31

Conclusions:

- This site forms a central part of a strip of sites running beyond the village's southern edge, which is currently formed by the main road through the village. The breach of this defensible boundary to the village could set a precedent for significant further development up to the A31. There are currently views across this area to the wider countryside from the southern edge of the village.
- Whilst there are some well-established areas of vegetation on the site edge, there are gaps where the addition of mixed, species rich screening during development could restore habitat and connectivity and increase landscape value, as well as helping to increase levels of screening for properties to the north (although these are still likely to overlook the development from their second floors).
- The site is in quite close proximity to the main settlement and its services, including bus routes, a school, and the recreation ground (which may need to be taken into account during any construction).
- The access gate to the site is directly opposite that of BEN004, but this could be dealt with by providing access elsewhere on the eastern or northern boundaries.

BEN003: Land South of Main Road, Bentley**Site:**

- Overall site 1.7ha.
- Slopes slightly to the south and is used for pasture.
- Access to the site is via a gate to the north-east.
- Southerly boundary is made up of a low fence; a residence to the north-east of the site is bordered by a thick residential hedge, whilst homes in the north-west have low garden fences at their rear.
- An electricity pylon runs along the eastern edge of the site, which features little vegetation.
- Part of the northern boundary is made up of a mature hedge with a good mix of species; there is also a bank of mature trees on the western boundary with these also potentially having wildlife value.
- Site is within an area of lesser and intermediate surface water flood risk.

Site context:

- Surrounding area is predominantly flat, although there are areas of slightly higher ground to the south and north, including a hill around 1.5kms away.
- Second floor views onto the site from a property on the north-eastern corner of the site, and also views from a group of three properties on the north-western corner.
- Site is close to village facilities such as the recreation ground, post office, and school.
- To the south of the site is an adjoining field which slopes upwards to form an earth bank, beyond which runs the A31, which is concealed from view.
- Bank of trees to the west of the site seems to be connected to the area of woodland east of Rectory Lane; otherwise the ecological network here seems fragmented.
- Site is within 25m of a Conservation Area.
- The openness of the site allows views from the village to Alice Holt Forest within the National Park.

Character:

- Site has a village edge, tranquil feel; the A31 does not feel particularly close due to its distance to the south and the rising ground that conceals it. The local area has linear ribbon development.
- It is part of a strip of green space running between the southern edge of Bentley and the A31

Conclusions:

- The frontage of this site forms a gap between existing linear development on the southern side of the main road. Infilling of this gap with about 5 dwellings would be in keeping with the character of the area. Additional housing could set a precedent for significant further development up to the A31. Development of the whole of site would be out of character with surrounding area.
- The site is close to the settlement and its facilities, which would benefit future residents.
- The roads to the north appears wide enough to cope with construction traffic.
- Habitat and landscape links with the surrounding countryside appear to be somewhat disrupted. By protecting existing mature trees and vegetation, and planting areas where this is absent, gains could be made for the areas wildlife, whilst potentially increasing the levels of screening for properties on north-western edge of the site (although second floor views would still be likely).

BEN004: Land to South East of Crossroads, Bentley**Site:**

- Overall size 2.25ha.
- Flat and used as pasture. Roads run to the south and east of the site.
- Access is via a field gate on the western boundary, directly across from the entry to BEN001.
- There is a long grass boundary to the site, but this does not appear to be particularly biodiverse
- Area of Ash and Poplar to the west, a mature Horse Chestnut in the centre of the site, and the site connects into a small area of mixed woodland to the south-east.
- Well established hedge and clumps of trees on the eastern and western boundaries; these are not well managed but provide good screening and potentially have value for biodiversity.
- A public footpath crosses the site from the north-eastern corner down to the south-west, linking the roads bordering the site to the north and west; however, this appears not to be regularly used.
- The south western corner of the site is of lesser and intermediate susceptibility to surface water flooding.

Site context:

- Surrounding area is predominantly flat
- A home on the south-western boundary of the site potentially overlooks the area from its second floor; a building is also present on the south-east corner, but this appears to be a large garage
- The boundary to the north of the site is a low wire fence, making the site poorly screened from the properties across the road, with potential views from ground and second floors
- There is a bus stop across the road from the site entrance running an hourly service, and a recreation ground and local school are not far from the north-eastern corner of the site.
- There are some links into the wider ecological network; particularly a small wooded area linking to the south-west corner of the site, and another nearby patch of wood running by Rectory Lane to the east
- Site is in the heart of the village, within a Conservation Area and within 25m of Listed Buildings.

Character:

- This site has a village feel, with a sense of being quite central due to the presence of roads on both the northern and westerly edges of the site
- It is part of a strip of green space running between the southern edge of Bentley and the A31.

Conclusions:

- This site forms a central part of a strip of sites running beyond the village's southern edge, which is currently formed by the main road through the village. The breach of this defensible boundary to the village could set a precedent for significant further development up to the A31. There are currently views across this area to the wider countryside from the southern edge of the village.
- The mature hedgerows and trees on the site would need to be protected during development in order to maintain the biodiversity value of the site and support the wider ecological network. The establishment of mixed planting on the northern edge during any development may confer benefits and increase the extent to which the site and nearby residences are screened.
- The site is sensitive due to its location in the conservation area and proximity of a number of listed buildings. Any proposals would need to take particular account of these heritage assets.
- The site is in quite close proximity to the main settlement and its services, including bus routes, a school, and the recreation ground (which may need to be taken into account during any construction).
- The access gate to the site is directly opposite that of BEN001, but this could be addressed by providing access elsewhere on the eastern or northern boundaries.

BEN005 & 013: Two sites on Land west of Hole Lane

Site:

- BEN005 overall size 1.93ha, BEN013 overall size 1 ha.
- The site BEN013 is within the boundaries of BEN005, making up the eastern half of the field. The site BEN013 covers the entire field.
- Site is level with a slight slope to the south and used as pasture
- Access to the site is along a unpaved road running from the north-east boundary near the allotments. The lane (30mph) here is reasonably wide, but narrows to the north beyond the site.
- Grassland and some mature trees (including Oak and Beech) along the southern edge of the site which may have some biodiversity value
- Western boundary is made up of thick residential hedgerows, whilst a low residential hedge borders on the east next to the surgery; the northern boundary has a low hedge

Site context:

- Surrounding terrain here is generally sloping down to the south; there is the potential for winter glimpses of the site from a national trail to the north of the site, but these may be minimal
- There is a GP surgery on the eastern boundary of the site; the area is visible from this surgery over a low hedge; allotments (BEN012) are to the north east of the site
- The site links into the surrounding hedgerow network on its western edge; to the north-east, just beyond the site, there is a wooded garden edge which links into a band of woodland over Hole Lane
- Site adjoins the Conservation Area and the curtilage of Listed Buildings to the south.

Character:

- The site has a tranquil, village fringe feel, with a rural character; it is likely that the site feels increasingly rural on the northern and north-western edges of the field, further from the village fringe

Conclusions:

- The site BEN013 is more on the village fringe, with the screening on the western and southern edges of the sites making the area further to the west more related to the open countryside.
- There would appear to be potential for some housing on site BEN013 near to the frontage with Hole Lane without significantly affecting the character of the local area.
- In contrast to BEN013, BEN005 is more visible from within the conservation area. BEN005 therefore has the potential to harm the setting of the conservation area and listed buildings.
- There is the opportunity to enhance the areas ecological network through the thicker planting of boundaries with mixed species hedgerow and trees. In particular trees should be planted on the northern and western boundaries. Any loss of trees will need to be mitigated.
- Pedestrian and cycling improvements needed in relation to the site.
- Noise levels during construction may also be a factor, given the proximity of the GP surgery. In the long term, residents may benefit from this facility being close by, but other village facilities such as the school are further away on the eastern side of the settlement. However, given the relatively small size of the settlement this may not prove to be a concern.

BEN006: Land east of Crocks Farm, Bentley**Site:**

- Overall size 0.4ha.
- Limited views onto the site due to construction on the western boundary, residences on the southern boundary, private gardens to the west, and fields to the north.
- Site is a fallow field, sloping gently towards the north; it is not clear how the site might be accessed – potentially through the new build development to the west of the site.
- Southern edge has residential fences and some vegetation, to the north a field hedge; the west is fenced with occasional mature trees; the east has thick residential hedge.

Site context:

- A new build development borders the site on its western boundary, with little screening - although it is not clear what the long term plans might be for this site boundary.
- Two residential properties border the site to the south and may have second floor views; properties to the east appear generally shielded by large gardens and thick vegetation.
- Site adjoins the Conservation Area to the south, east and west and also adjoins the curtilage of Listed Buildings.
- There is an area of wooded ground on the north-western corner of the site, whilst gardens to the east of the site are also wooded; however few trees run across the site boundary between these habitats.
- Site is situated quite close to main settlement and its facilities.

Character:

- Site has a central village feel, being surrounded on three sides by development, although there may be a degree of tranquillity given the large gardens to the west and field to the north.

Conclusions:

- Access to the site is a concern, as a clear route could not be seen; a road does not run near to the fields north of the site and any other means of access would be through residential areas (e.g. through the new build development) and may affect a listed boundary wall. Significant alterations in this area would be out of character with the local area.
- The site is quite close to the village and its facilities and is near to a bus stop. The road to the south of the site is wide enough to manage construction traffic, as evidenced by nearby construction.
- There may be opportunities to improve ecological connectivity between nearby woodland patches whilst also increasing levels of screening for properties to the south and the new development to the east (although the character of this new build is less likely to be affected by development close by).
- Careful account would need to be taken of heritage assets.

BEN007: Land east of Crocks Farms Cottages, Bentley**Site:**

- Overall size 1.7ha.
- Flat pasture land
- Hedges are well managed on the northern and eastern edges; on the southern edge the hedgerow is missing across three quarters of the boundary.
- There is a veteran oak situated in the south-eastern corner of the site away from the boundaries; the well managed hedgerows and ditch to the north against the road may also have biodiversity value.
- The western boundary consists of low hedge and rough vegetation and there is a small, low cattle shed (or similar structure) with building work occurring around it.
- There is rough access on the western boundary, and also a stone surfaced farm road on the eastern edge; the road to the north of the site moves from 30 to 40mph as it heads west.
- The south eastern corner of the site is of lesser and intermediate susceptibility to surface water flooding.

Site context:

- Surrounding area is generally flat.
- Hedges to the north of the site should provide some screening, but there may be some second floor views from properties across this road; the property to the west of the site overlooks the area.
- Site is entirely within the Conservation Area and within 25m of a number of Listed Buildings. There are long distance views into and out of the conservation area from Binsted and Alice Holt.
- To the south of the site is an adjoining field which slopes upwards to form an earth bank, beyond which runs A31 which is concealed from view.
- The site is situated quite close to the main settlement and there are bus stops (request only) to the west of the site along the road running next to the northern boundary.
- There is a mix of mature Ash and Oak trees across the farm access lane on the eastern edge of the site; this eastern boundary forms the site's main link with surrounding vegetation.

Character:

- Site has a village edge feel.
- It is part of a strip of green space running between the southern edge of Bentley and the A31.

Conclusions:

- This site forms part of a strip of sites running beyond the village's southern edge, which is currently formed by the main road through the village. The breach of this defensible boundary to the village could set a precedent for significant further development up to the A31. There are currently views across this area to the wider countryside from the southern edge of the village.
- The biodiversity value of the sites veteran oak, and its well managed northern and eastern hedges and ditch would need to be maintained. Restoring the hedgerow gap at the southerly and westerly edges of the site may help to extend the areas green infrastructure network and increase landscape value.
- The site is quite close to the village and its facilities and is near to a bus stop. The road to the north of the site is wide enough to manage construction traffic and there is already new development occurring across this road to the north-west of the site (next to BEN006).

BEN009: Land East of Hole Lane, Bentley**Site:**

- Overall size 1.08ha.
- Slopes to the south and is used as pasture.
- A 33kV power line and phone line run across the site; the former running north-south on the west of the site, the latter east-west near to the southern boundary.
- Site access is via a gate onto Hole Lane on its north boundary; this is narrow and a bend in the road leads to poor visibility from this entrance.
- Thick bands of mature trees and vegetation are found on the western, northern, and southern edges and there are TPOs on trees in the south-eastern corner; these may have high biodiversity value.
- The eastern boundary is made up of a residential hedge, with some mature trees in the south-eastern corner.

Site context:

- Surrounding terrain slopes broadly to the south, with undulations and dips to the east.
- There is a property on the north-east corner of the site and which has second floor views onto the site, although screening generally seems good across the site.
- The eastern and southern portions of the site boundary seems to be of importance in terms of the areas ecological network, with a band of woodland running north along Hole Lane just outside the site.
- A GP surgery is found a little way south of the site on Hole Lane.
- A Listed Building is located approximately 25m to the north west of the site.

Character:

- Site has a rural, tranquil feel; higher and drier with a more southerly aspect.
- It has an out of village feel in the open landscape, with the character of the area having become more rural as Hole Lane travels north up the hill away from the main settlement edge.

Conclusions:

- The narrowness of Hole Lane to the north of the site and poor entrance visibility is a concern both for construction traffic and for future residents access; whilst Hole Lane also runs to the west of the site, it is sunken and the site is screened by a steep vegetated bank.
- The character of the area makes it sensitive to development, given that this site has a very tranquil rural feel, being well screened from the village fringe which lies just beyond the southerly edge of the site.
- The site clearly seems to have some ecological importance on its southern and eastern edges; whilst there is the potential for development to strengthen this network by increasing cover and species mix on the eastern edge, sensitivity would be required. Existing trees on and off-site need to be protected or mitigated.
- Whilst the site is quite close to the village GP surgery, other village facilities such as the school are further away on the eastern side of the settlement. However, given the relatively small size of the settlement this may not prove to be a concern.

BEN011: Land west of Rectory Lane, Bentley**Site:**

- Overall size 1.1ha.
- Fairly flat and at present fallow pasture land.
- There is a small wooded storage building in the south-east corner of the site; the access road is quite small, unmarked, and closely bordered by a number of residences to its east.
- Access to the site is via a gate on the south-east edge. Access is poor and could be difficult to improve.
- There are spaced mature Horse Chestnut trees and a very low wooded fence to the east of the site, a thick hedge and ash trees to the west, and deadwood, young trees, and scrub to the north.
- Potential biodiversity value in the form of mature trees and hedgerow; plus the presence of deadwood (appears to be have been felled within the last year) and bramble.
- There may be a seasonal wet spot in the north-eastern corner of the site.
- Site adjacent to conservation area.
- According to aerial imagery, the site has been used for the parking of cars or some other form of community activity.

Site context:

- Surrounding area is predominantly flat.
- Views onto the site from the residences on the eastern side of Rectory Lane, which are only partially screened by well spaces mature Horse Chestnuts.
- There is what seems to be a large garage overlooking the site from its south-west corner and there may be second floor view from a residence across from this corner.
- Site is close to village facilities such as the recreation ground, post office, and school nearby to the north-east of site; a public footpath runs along Rectory Lane.
- Trees and mature vegetation on the western and northern boundaries link into a mature area of woodland on the north-east side of Rectory Lane; appears to be locally important connectivity.

Character:

- Site has a village feel, with this made slightly more suburban by the presence of the lane and properties to the east and development to two other sides.
- Thick, mature vegetation on several boundaries and distance from the villages larger roads and the A31 means the site is still tranquil.
- It is part of a strip of green space running between the southern edge of Bentley and the A31.

Conclusions:

- Given the close proximity of residences across Rectory Lane to the east, a relative lack of screening on this eastern edge, and the site's tranquil nature, development here could attract opposition given the change of character it might involve.
- Construction traffic and travel onto the site by future residents may be restricted by the narrow unmarked lane that leads to the site. Increased traffic on this lane may have some adverse effects on the bank of mature woodland sitting adjacent to the lane.
- The site is close to the settlement and its facilities, and so may provide benefits to residents on the site.
- Any flooding issues would have to be addressed.
- The boundaries of the site are home to mature trees and vegetation and so may have biodiversity value, whilst connectivity to the wider ecological network seems high. As such, development would need to be sensitive to these areas.
- Development along the frontage to Rectory Lane could match the character of existing housing.

BEN012: Land to the west of Hole Lane, Bentley**Site:**

- Overall size 0.4ha.
- Level and used as allotments; these appear to be fully utilised and well-tended.
- Access to the site is likely to be via the access road that runs to the north of the site away from the lane (30mph limit); there are clear views up and down the lane, but this narrows more to the north.
- There are thick hedges surrounding the site along the southern, western, and eastern boundaries; to the northern edge a low fence separates the site from a private access road.
- There is a young Oak on the north-eastern corner of the site; the hedges surrounding may have some biodiversity value.

Site context:

- Surrounding terrain generally slopes gently to the south; the lane is sunken on its eastern edge.
- There are houses directly across the lane to the east of the site; views into the site may be somewhat concealed by the thick surrounding vegetation, but there is likely to be some visibility.
- A GP surgery is found immediately to the south of the site, but otherwise the area could be considered on the north-west fringe of the village and so potentially a little way from facilities.
- Site links into the surrounding hedgerow network on its western edge; to the north Hole Lane is surrounded by quite dense woodland cover, whilst another wooded band spreads to the north-east.

Character:

- The site has a tranquil, village fringe feel, with a rural character.

Conclusions:

- These allotments are well-used and would have to be replaced on an alternative site. Their replacement would need to be carefully considered in terms of soil/conditions replication.
- Noise levels during construction may also be a factor, given the proximity of the GP surgery. In the long term, residents may benefit from this facility being close by, but other village facilities such as the school are further away on the eastern side of the settlement. However, given the relatively small size of the settlement this may not prove to be a concern.
- Any loss of trees would need to be mitigated.

BEN014: The Glebe House, School Lane, Bentley**Site:**

- Overall size 0.91ha.
- Flat but rises slightly towards the north; formed of rough grassland and used as a paddock.
- There are a number of structures on site – these include a tennis court and Wendy house; there is also a house and garden within the site boundary.
- Site has a good clear access at both the north and south of its western edge, although this is onto a quite narrow lane (30mph speed limit).
- There are mature hedgerows on much of the site's boundaries that may have some value for biodiversity.

Site context:

- Surrounding terrain broadly slopes south, but is flat.
- A public footpath runs along the sites eastern boundary and links with a national trail to the north which runs along Hole Lane
- The home onsite will have second floor views, but seems well screened on the ground floor by a large evergreen hedge; there are likely to be clear views from residences across School Lane to the west.
- The school to the south of the site is well screened by very dense vegetation, including a grouping of Ash and Birch trees.
- The site is close to village facilities such as the recreation ground and school.
- There is a degree of connectivity with the surrounding hedgerow network; including into the bank of trees that surrounds the school to the north and east.

Character:

- The site has a quite rural, village fringe feel, with a sense of tranquillity and low density development.

Conclusions:

- Some low density housing along the frontage of the site could match the character of the local area (about 5 dwellings).
- The narrowness of School Lane and the presence of poorly screened residences to the west may be a concern during construction. The vicinity of the school may also be an issue at this time given that access is via this lane. In the long term the proximity of facilities may be of benefit to new residents.
- Development here may present an opportunity to enhance the ecological network of the area through the preservation of existing mature hedges, and planting designed to strengthen links into the area of wooded ground at the northern and easterly edges of the school.

BEN015: Ashfield, Hole Lane, Bentley**Site:**

- Overall size 1.72ha.
- Used as a garden and possibly for the grazing of horses; terrain is gently undulating.
- There is a tennis court and a stable on the site; access is from a track near the residence to the north of the site, which leads from the narrow Hole Lane. It may be difficult to improve the access.
- Site is bordered by a low wire fence to its east, garden hedges and bushes to the north, and mature trees and hedgerow to the south and south-west.
- There is an area of bramble and mature trees in the south-east corner, with this potentially having value for biodiversity.
- There are a number of mature trees in the centre of the site, including Scots Pine, Beech, Plane and Willow.

Site context:

- Surrounding terrain is broadly sloping to the south; there is a residential building and gardens adjoining the site to the north.
- A public footpath runs along the site's eastern boundary; this is open to the site behind a wire fence; the footpath's eastern boundary is a thick hedge.
- A GP surgery is found a little way south of the site on Hole Lane.
- The mature trees in the south-west corner of the site link into the thick wooded bands that make up the southern and eastern edges of BEN009.

Character:

- The site has the remnants of an historic parkland landscape setting associated with Jenkyn Place (listed Grade II) to the north.
- It has an out of village feel in the open landscape, with the character of the area having become more rural as Hole Lane travels north up the hill away from the main settlement edge.

Conclusions:

- The character of the area is sensitive to development, given the parkland setting and tranquil rural feel. It is well screened from the village fringe which lie just beyond the southerly edge of the site.
- Whilst the site is quite close to the village GP surgery, other village facilities such as the school are further away on the eastern side of the settlement.
- The narrowness of Hole Lane to the north of the site is a concern both for construction traffic and for future residents access.

BEN016: Land south of Hole Lane and west of School Lane, Bentley

Site:

- Overall size 1.97 ha.
- Slopes to the south and used for grazing.
- There is an electricity line on the southern part of the site.
- There are mature trees on the site's southern and western boundaries.
- The eastern edge of the site is of low surface water flooding susceptibility.

Site context:

- Surrounding terrain is broadly sloping to the south.
- A GP surgery is found a little way south of the site on Hole Lane.

Character:

- It has an out of village feel in the open landscape, with the character of the area having become more rural as Hole Lane travels north up the hill away from the main settlement edge.

Conclusions:

- The narrowness of Hole Lane to the north of the site is a concern both for construction traffic and for future residents' access.
- The character of the area makes it sensitive to development.

BTW001: Land at Ashley Road, Bentworth**Site:**

- Overall size 1.2ha.
- Access is from Ashley Road however it is a steep gradient from the road to the site.
- Site slopes gently from north west to south east.
- Open pastoral field bounded to the north, east and west by mature trees and maintained hedgerows. South east of the site has exposed boundaries towards residential properties.
- Telegraph poles run through the centre of the site from north to south.

Site context:

- A public footpath runs through the centre of the site from north to south.
- There are intermittent views to the west of the site as the vegetation thins in the south west corner.
- The residential properties to the east of the site have open views of the site due to the lack of screening vegetation to the south east of the site.
- Site is in a Biodiversity Opportunity Area and is within 50m of the Bentworth Conservation Area and a number of Listed Buildings in Bentworth.
- Site is some distance from the nearest post office and GP.

Character:

- There is a pastoral landscape surrounding the village and a number of paddocks. Linear frontage development characterises the village with many dwellings having large rear gardens.

Conclusions:

- The existing access to the site is very steep. The public footpath and telegraph poles running through the site may affect the developable area. Developing the site would affect the amenity of the footpath and be overlooked by residential properties to the south east. Residential development should front the road as 'ribbon development' in order to maintain the local character; although this is likely to result in the loss of some hedgerows (about 5 dwellings).

BIN003: Land adjacent to Linden, Fullers Road, Holt Pound (Binsted)**Site:**

- Overall size 0.74ha.
- Site is flat, but sunken from the residential road to the north-east (as are the properties bordering it to the east).
- Heavily overgrown, with woodland succession underway (likely self-seeded) – it features hawthorn, ash, and alder along with occasional mature oak.
- High biodiversity value is a possibility given the presence of early stage woodland on site, plus potentially seasonal wet ground and the presence of a stream to the south of the site.
- Boundaries not well defined – overgrown vegetation thickly screens the site to the west against the A-road, but less so to the north-eastern residential road where there are some views into the site.
- A low voltage electricity cable runs across the site towards the south-west.
- Bordered by a busy A-road (50mph) to the west and a residential road to the north-east. Possible safety issues associated with junction of Fullers road and Farnham Road.
- A public footpath runs from the residential area at the north-western corner of the site to a bus stop on the site's western edge.

Site context:

- Residential buildings across the lane on the northeast of the site are relatively screened given long front gardens – residential buildings to the west are shielded by thick vegetation.
- In terms of green infrastructure, there is extensive woodland (Ancient Woodland) south of Fullers Road and across the A-road to the west of the site and a field with a wooded boundary to the south across the stream.
- The site is in a Biodiversity Opportunity Area and is 3.7km from the nearest SPA.
- Part of the site is at risk from surface water flooding.
- Site is some distance from the nearest shop, GP and employment site.
- Directly opposite National Park.

Character:

- Wild and neglected feel to the site, which is situated in a residential fringe area.
- Busy roads to the north east and west of the creating an active feel to the surroundings.

Conclusions:

- Potential biodiversity value of the site could be a constraint, given the presence of emergent woodland, a bordering stream, and the potential for seasonal wet areas. Any loss of trees will need to be mitigated.
- The development of this site could create a rational link with the line of residential properties running east to west along the sunken southern edge of the residential road (5-10 dwellings).

BIN006: Land adj Stream Cottage, Fullers Road, Holt Pound (Binsted)**Site:**

- Overall size 0.55ha.
- Slopes steeply from south east to north west towards the watercourse.
- Accessed from Fullers Road to the farm access in the east but also the residential property in the west.
- Contains a two storey residential property and rear garden which contains rough scrubland.
- Bounded by a woodland corridor along the watercourse to the north west, mature trees and hedgerows to the north east and wooden fencing to the east. A hedgerow bounds the site to the south along Fullers Road.
- The woodland and watercourse corridor is likely to be of biodiversity value.

Site context:

- Site is surrounded by residential areas on all sides. The residential area to the east is up-slope from the site and overlooks it over wooden fencing. The mature trees to the north and west screen the site from those directions but the site is overlooked from Fullers Road over the low hedgerow.
- A public footpath runs along the eastern boundary however there are limited views of the site due to the dense hedgerow vegetation that runs along the boundary.
- The woodland corridor links in to an almost adjacent area of Ancient Woodland and is a valuable part of the local green infrastructure network.
- Site is in a Biodiversity Opportunity Area and is 3.5km from the nearest SPA.
- Part of the site is within Flood Zone 3 and is at risk from surface water flooding.
- Site is some way distance from the nearest shop, GP and employment site.

Character:

- The character locally is for ribbon development detached and semi-detached housing facing the road with large gardens. There is little backland development locally. The site could be developed along the frontage of Fullers Road which would also help to avoid areas of flood risk.

Conclusions:

- The site is suitable for infill ribbon development but not backland development. Up to 5 properties could be developed along the frontage of Fullers Road.
- Any loss of trees should be mitigated.
- The area shown within Flood Zone 3 should be kept free from development and a Flood Risk Assessment will be required if the remaining land were to be allocated for housing.

FAR002: Land at Crows Lane, Upper Farringdon**Site:**

- Overall size 0.6ha.
- Field of scrub and rough grassland that has potential good general biodiversity.
- Low voltage power cables run along the eastern boundary.
- Bounded by a 4m well-maintained hedge to the north, east and west. A fence forms the southern boundary.
- Access is to Crows Lane from two points at the south west and north west of the site.

Site context:

- A public footpath abuts the site at the south eastern corner.
- The site is bordered by residential areas to the south west and east. The southern residential area directly overlooks the site with clear views in over a wooden fence whilst the western residential area has views from upper floors over the hedgerow.
- Surrounded on three sides (north, west and south) by the National Park; between two Conservation Areas and within 50m of a Listed Building.
- The site is some distance from the nearest station, school, post office and doctor.

Character:

- The character locally is for residential dwellings to front the road with large rear gardens. Backland development would be out of character with the local settlement pattern.

Conclusions:

- If developed the site should be in the form of ribbon development fronting Crows Lane in order to conform with the local character of Upper Farringdon (up to 10 dwellings).
- The site has the potential to link in to the public footpath network.
- Any loss of trees should be mitigated.

HEA007: Land at Headley Nurseries, Glayshers Hill, Headley Down**Site:**

- Overall size 1.4ha.
- The site slopes from south to north.
- The site is a former nursery with a modern bungalow.
- North east of the site contains sporadic mature trees (including birch and scots pine) many of which are protected by TPOs.
- Access is to the south through a gate.
- Site is bounded by a thick laurel hedgerow to the west and a thick hedgerow to the south.

Site context:

- The site is in the rural/urban fringe of Headley on the bottom of a slope towards an area of thick mature woodland.
- There are residential properties to the south, east and south west of the site including old farm buildings that contribute to the rural character of the site. The properties to the east are more modern, two storey residential properties.
- Well screened to all sides.
- Site is 1.3km from the nearest SPA.
- Site is some distance from the nearest school, post office, GP and employment site.

Character:

- The site is within the rural/urban fringe of Headley and is located amongst thick mature woodland and historic farm buildings (converted to residential) at the bottom of a slope. The character is residential but tranquil and enclosed due to the mature trees and woodland in the vicinity.

Conclusions:

- The site could form a defensible boundary for the residential area of Headley Down up to Barley Mow Hill to the west. The site already contains a residential dwelling on-site.
- The extent of the trees on the site subject to TPOs mean that only the southern part of the site is suitable for new housing (about 10 dwellings).
- In view of the proximity of the SPA a site-specific HRA would be required.

HEA013: Land at Whiteleys Restaurant, Standford, Headley**Site:**

- Overall size 0.4ha.
- This small site is an existing restaurant and car park with beer garden to rear.
- Existing access to the front of the property (north west) with a two-way driveway that surrounds four mature trees.
- Bounded by thick hedgerows to the north east and south east with mature mixed conifers, horse chestnut and beech. The south western boundary has fewer trees in the hedgerows and fencing. The site is exposed to the north west boundary with only a kerb marking the boundary.
- Site itself is likely to be of limited biodiversity value given the site is largely paved. The mature trees and hedgerows to the boundary are likely to be of some benefit.
- Site contains existing overhead electricity and telephone cables.

Site context:

- Site has a village green to the north west, residential areas to the south west and north east, and an open pastoral field to the east.
- Thick screening to the north east and south east. Although some overlooking is apparent over the timber fencing to the south west adjoining residential properties.
- Site is less than 400m from the nearest SPA.
- Site is remote from any significant built up area.
- Site is within a River Wey Conservation Area.

Character:

- Site has an open village feel with low density residential. Thick tree cover in the area gives the site a very rural feel. The site itself does not complement the character as it looks a little run-down and the flat roof side extensions of the restaurant appear out of character.

Conclusions:

- The remoteness of the site suggests that it has limited scope for housing development. Redevelopment could potentially improve the street scene with a development that enhances the local character of the area and provides a positive contribution towards the Conservation Area.
- In view of the proximity of the SPA a site-specific HRA would be required.

HEA014: Land east of Hatch House Farm, Headley**Site:**

- Overall size 1.09 ha.
- Relatively flat and currently within agricultural use.
- Bounded west and south by Headley Road.
- East of site bounded by private farmland and public footpath.
- All site boundaries contain established trees, hedgerows and vegetation.
- North of site bounded by dense vegetation with a substantial Grade II Listed residential dwelling beyond (Hatch House Farm) that is set in extensive grounds.
- A significant proportion of the site is susceptible to surface water flooding.

Site context:

- The site is within 800m from the nearest SPA.
- Extends significantly into the settlement gap between Lindford and Headley.

Character:

- The site is within the rural/urban fringe of Headley and within the Lindford and Headley gap.

Conclusions:

- The site extends significantly into the settlement gap between Lindford and Headley. Development may have result in an impact on the landscape character of the area and would undermine the physical and visual separation of Lindford and Headley.
- Much of the site is susceptible to surface water flooding.
- In view of the proximity of the SPA a site-specific HRA would be required.

MED012: Land rear of Junipers, Medstead**Site:**

- Overall size 2.6ha.
- Contains a large detached residential property with rear garden. Garden extends into the adjacent field beyond the property which has mowed grass and some garden furniture.
- Access is from South Town Road. Would require demolition of the property on South Town Road to access the rear site.
- Generally flat and likely to be of low biodiversity value, although the site boundaries form green infrastructure corridors into the wider landscape.
- Bounded by wire fences and thick hedgerows with mature trees to the west, north and south. The boundaries with residential properties are wooden fences and low hedgerows. There are 2 TPOs on site.
- A significant proportion of the site is of lesser surface water flooding susceptibility.

Site context:

- Adjacent to residential development to the north, south and east. There is a mix of size and tenures including bungalows and two storey detached properties.
- There is a cemetery to the south of the site. There are limited views in to the site from the cemetery due to the thick screening at the site boundary.
- There is a public footpath to the west and south of the site with limited views in.
- There is likely to be overlooking by residential properties adjacent, particularly the two storey dwellings to the south.
- There are limited views to the west, south and north due to thick vegetation and screening however glimpses of site are possible through the trees. There are likely to be seasonal views in winter.
- Site is some distance from the nearest shop, doctor and employment site.

Character:

- The character around the site to the east and south is of ribbon development facing the road frontage. However, to the north is infill development at the centre of the village. Development of this site would have to respect this character. The cemetery to the south is tranquil and a sensitive land use.

Conclusions:

- The site is close to the village centre. However, an intensive development of the site would be out of character with the village and could potentially affect the tranquillity and character of the adjacent cemetery, particularly during construction. Some low density housing could be appropriate (approx 10 dwellings).

MED013: Land east of Cedar Stables, Castle Street, Medstead**Site:**

- Overall size 1ha.
- Gentle slope from north to south.
- Access is from Trinity Hill,. A shared access to a farm to the north and a new residential development to the west of the site.
- The site is an area of rough grassland either side of an access that is separated by wooden fences.
- The site is bounded by thick and well-maintained hedgerows to the east and south with a belt of mature trees to the north.

Site context:

- Bordered by a pub beer garden to south; a farm to the north and residential to the west and south.
- Well contained by vegetation. Some overlooking from adjacent residential properties is likely from upper floors.
- Located adjacent to the old centre of Medstead village which although not within a Conservation Area does contain several buildings and historic value.
- The site is some distance from the nearest shop, doctor and employment site.

Character:

- The site is on the edge of the village centre in an empty field between the village and a farm. The site is adjacent to a new infill development and so is largely in keeping with the character of the area north of Castle Street. The site is largely contained however there is likely to be occasional noise from the adjacent farm and pub beer garden.

Conclusions:

- The site is adjacent to new housing development and could be developed to be in character with the existing settlement pattern and built character of Medstead. There is a potential issue over the shared farm access and access to existing properties.

MED021: Field to north west, abutting garden or barn end to Town Gate Farmhouse, Medstead**Site:**

- Overall size 0.49ha.
- Open pastoral field.
- Slopes from south east to north west.
- Accessed from a slight bend on Wield Road.
- Bounded by thick mature hedgerows to the south west. The north west boundary has a low but well maintained hedgerow with intermittent mature trees. Fencing bounds the site to the south east (residential).
- No boundary to the north east as only half of the field is proposed for development. Beyond the boundary the field has a belt of mature trees to the north east.

Site context:

- The site is adjacent to residential properties to the south east and south west. Agricultural fields adjoin to the north west and north east.
- Well-screened from Wield Road other than views from the access point (an existing farm gate). There are open views to the north west over the low hedgerow and the site is located on a slope which raises it higher above the hedgerow making it more visible. The site is likely to be overlooked by the property to the south east.
- Some distance to the nearest shop, GP and employment site.

Character:

- The character along Wield Road is for low density ribbon development with housing located along the road. There is limited infill or backland development locally. The properties have large rear gardens.

Conclusions:

- Development here would be visible from the north west along Wield Road and from the countryside. If development were to take place here it should be through similar ribbon development along the road frontage in order to maintain the character. This could possibly result in the partial loss of the hedgerow along Wield Road.

MED028: Cedar Stables, Trinity Hill, Medstead**Site:**

- Overall size 0.4ha.
- Gentle slope from north to south.
- Access is from Trinity Hill, a shared access to a farm to new residential development to the south west of the site. The access to the village is on a blind bend.
- Consists of an equestrian stable building with a ménage to the north west. Should the site be cleared it would be entirely brownfield.
- Bounded by sporadic young trees and fencing to all other directions.

Site context:

- Bordered by open fields to the north, north west, east and south east; and modern residential development to the south west. There is likely to be some overlooking of the site from the adjacent residential area.
- Well contained by vegetation, some overlooking from adjacent residential properties is likely from upper floors.
- Some distance from the nearest GP and employment site.

Character:

- The site is on the edge of the village adjacent to a new infill development. The site has poor screening to the north and west and new development would be visible from further afield.

Conclusions:

- Although adjacent to new housing the development of other potential sites in Medstead is likely to be more in character with the existing settlement pattern and built character of Medstead. There is a potential issue over the shared access to existing properties.

MED036: Land east of Trinity Hill, Medstead**Site:**

- Overall size 1.14ha.
- Located along a 60mph road in Trinity Hill which is where the access is located. The access to the village is on a blind bend.
- Pastoral land with rough and long grass to the field margins which contains ruderal vegetation.
- Bounded to all sides by mature trees; including a small area of woodland to the north east. A TPO is part of the southern boundary.

Site context:

- Woodland and mature trees along the boundary of the site link in to the wider landscape and green infrastructure network.
- Bordered by residential to the south; pastoral fields to the north and east and a farm/equestrian centre to the west.
- Well-contained and screened by the thick vegetation and mature trees along the site boundaries.
- Adjoins a Scheduled Ancient Monument (SAM) and a Yellow Archaeological Alert area.
- Some distance to the nearest GP and employment site.

Character:

- Site is on the edge of the village. Elsewhere in Medstead development on the approach roads is in the form of ribbon development facing the road with large gardens.

Conclusions:

- The site is quite well contained by screening but the development of this large site would be out of keeping with the character of the village. The road access is an issue along a fast country road. The speed limit could potentially be lowered to accommodate safe access to the site.
- Proximity of the SAM would need to be carefully considered.

ROP001: Aurea Norma and associated land, inc. builders yard, Ropley Dean**Site:**

- Overall size 0.75ha but about a half is within the Settlement Policy Boundary.
- The southern part of the site is a builder's yard with associated parking and residential property.
- The site slopes from north to south towards the A31.
- An area to the rear of the property is an area of scrubland and overgrown rough grassland that could be of some biodiversity benefit or hazel dormice habitat.
- The site is bounded by mature trees and hedgerows to all sides apart from the access which is bounded by a fence and a hedgerow. The eastern boundary contains intermittent TPOs along the hedgerow.
- Access is by a narrow driveway that leads to the A31.
- Potential contaminated land.

Site context:

- A public footpath runs past the north east of the site.
- Adjoins residential properties to the west, south and south east.
- Adjoins pastoral fields to the north, north east and east.
- The site is located on a steep slope down to the A31 and south of the A31 the land rises again towards Hook Lane. This means that whilst the site is behind a row of housing the site is still visible. The site is well screened from immediate neighbours.
- Distant from the nearest school, shop, GP and employment site.

Character:

- There is a concentration of relatively high density housing fronting the A31 and along cul-de-sacs that join the A31. The properties are largely detached two storey dwellings.

Conclusions:

- The site could be developed within the settlement pattern however the site would be visible from the wider landscape to the south. Furthermore the access is narrow leading down to the A31.
- The development within the Settlement Policy Boundary would be regarded as a windfall but the scrub/grassland area could accommodate approx. 10 dwellings.

ROP003: Land at Dunsells Lane, Ropley**Site:**

- Overall size 2ha.
- Rough pastoral field.
- Slopes steeply from south west to north east.
- Accessed from Dunsell's Lane, a narrow lane.
- Mature tree belt sweeps around the site from the north to the east. A tall mature hedgerow is located along the western boundary to Dunsell's Lane.
- Boundary adjoining the residential properties to the south and south west is wooden fencing.

Site context:

- Well-contained however there are views in and out of the site due to the gradient.
- Well-screened to the west along Dunsell's Lane but the two storey residential properties to the south and west overlook the site due to low fences, small hedgerows and intermittent trees.
- Some distance from the nearest GP and employment site.

Character:

- There is some backland development locally but the main character is for dwellings to front the road. Backland development would extend further down the slope and be visible from the east.

Conclusions:

- Views into the site from the wider countryside make the site unsuitable for development. Backland development would be particularly out of character and be very visible from further east.

ROP004: Land at Dean Farm, Bighton Hill**Site:**

- Overall size 1.2ha.
- Slopes from north to south towards the A31.
- The site is bounded by mature trees to the north and west with low hedgerows to the east. Fences bound the site to the south.
- Access is from a single track.

Site context:

- A public footpath runs diagonally through the site from north east towards the midpoint of the southern boundary.
- Residential properties adjoin the site to the south and west; and agricultural fields to the north, and east.
- Clear landscape views to the east.
- Residential properties to the south have open views of the site over low fences or through open boundaries.
- Site is some distance from the nearest school.

Character:

- There is a concentration of relatively high density housing fronting the A31 and along cul-de-sacs that join the A31. The properties are largely detached two storey dwellings.

Conclusions:

- The site could be developed within the settlement pattern however the site would be visible from the wider landscape to the south. Furthermore the access is narrow leading down to the A31.

ROP006: Land south of Church Cottages, Church Street, Ropley**Site:**

- Overall size 0.3ha.
- Access is on a narrow lane which would be unable to serve the new development. Visibility is affected by a curve in the land towards south west.
- Limited visibility onto the site due to the very overgrown nature of the southern edge, with maple and sycamore amongst the vegetation here.
- Bordered by low residential hedges and walls on its eastern and northern boundaries; thicker vegetation and mature trees on the western edge.
- Slopes to the south and seems to be fallow or neglected in its centre, potentially giving the site some value for biodiversity.

Site context:

- Situated in undulating countryside.
- Close to the village centre, and particularly the school which lies not far from the site's north-western corner; the school's sports pitch sits along the site's western edge but is well screened.
- A national trail runs through the centre of the village.
- Residences to the north may have views onto the site from second floors. Properties are removed from the site as a result of long gardens.
- Residences across the lane to the south are well screened by thick vegetation.
- Some distance from the nearest GP and employment site.
- Adjacent to the Ropley Conservation Area and a Yellow Archaeological Alert area.

Character:

- Area has a tranquil, rural feel despite its proximity to the village centre. The site is set back from main built up area; surrounded by low density housing.

Conclusions:

- The narrow lane would be unsuitable as access to the site.
- The site may have some biodiversity value due to its fallow / neglected condition and the overgrown nature of the vegetation on its southern boundary.
- The site is very well screened from the south, but there is some visibility from the north.
- The site is close to the village centre and facilities, particularly the school, and so construction traffic may have adverse effects on in the short term. In the long terms new residents would potentially benefit from the proximity to these assets.
- Any proposals would need to take particular account of heritage assets and their setting.

ROP007: Land between Carpenters & Telephone Exchange, Gilbert Street, Ropley**Site:**

- Overall size 0.45ha.
- Paddock including a stable.
- Bounded by mature trees to the south and west; fencing to the north and a hedgerow to the east. A number of mature trees are dispersed within the site.
- Access is to Gascoigne Lane.
- Majority of site is susceptible to lesser and intermediate surface water flooding; part of the site is potentially contaminated.

Site context:

- Isolated from Ropley north of Gascoigne Lane.
- Adjacent to a telephone exchange.
- A pastoral field is located to the north and south of the site, and residential to the east.
- Well screened to the south, west and east due to the mature hedgerows.
- Open views to the north; are no long-distance views due to a woodland plantation approximately 50 metres further north.
- Adjacent to a Listed Building to the east.
- Some distance from the nearest GP and employment site.

Character:

- The site feels 'cut off' from Ropley and isolated as it is located away from the existing urban area. The paddocks and pastoral sites around Ropley contribute towards the rural character of the area. The adjacent residential development is low density with residential gardens and agriculture surrounding the houses.

Conclusions:

- The site is isolated from the village of Ropley and there is poor pedestrian access to the village. The mature trees along the boundary are a strong feature in the landscape and should be retained.

ROP008: Land on corner of Dunsells Lane & Gilbert Street, Ropley**Site:**

- Overall size 0.72ha.
- Slopes from south to north.
- Access is via a third party access on Gilbert Street.
- Paddock in a larger field subdivided by a wire fence to the east.
- Northern, western and southern boundaries consist of mature tall hedgerows.
- Likely to be of biodiversity benefit along the hedgerows.
- Low voltage power cables cross the site east to west.
- North eastern corner of the site is susceptible to surface water flooding.

Site context:

- Hedgerows extend into a wider green infrastructure network of thick and mature hedgerows and trees.
- Well screened to the north, south and west; open views in from the east over the wire fence.
- Some distance from the nearest bus stop, GP and employment site.

Character:

- The character of the site is quite rural in view of the large hedgerow along Dunsells Lane. There are a number of paddocks locally and they contribute to the rural character of the area. Residential areas in Ropley are generally low density with residential gardens and agriculture surrounding the houses. The housing opposite the site off Dunsells Lane however is of a higher density.

Conclusions:

- The site feels a little isolated from Ropley as much of the urban area is not visible from the site. However, this area of Ropley has changed its character due to development to the west of Dunsells Lane and this site should be viewed within that context.
- The surface water flooding would have to be addressed.

ROP012: Land adjacent to Bullfinches, Park Lane, Ropley**Site:**

- Overall size 2.3ha.
- Pasture land slopes upwards to the west.
- High, thick hedgerow, including young trees, forms a boundary against the lane to the east of the site.
- Access is from Park Lane and appears to have good visibility up and down the road.
- Caravan in the south-eastern corner of the site and a power line cutting across the site from the north-east to the south-west.
- Generous ruderal grassland on its edges, with an overgrown high hedge on the eastern boundary; these features may have biodiversity value.
- Hedges on the western and southern boundaries are substantial but those on the northern edge are more residential.
- Eastern part of the site is of intermediate surface water flooding susceptibility.

Site context:

- Undulating, rolling countryside; the hedges on site link into the wider network in this landscape.
- Residences to the north of the site have relatively long gardens; levels of screening are mixed.
- A national trail runs along the lane at the south-east corner of the site, but is well shielded from views by the overgrown vegetation.
- There is a barn to the south of the site, and a building overlooking it on the north-eastern edge.
- Some distance from the nearest GP and employment site.

Character:

- This site has a rural and tranquil feel, being somewhat further from the village than some of the other sites put forward in this area.

Conclusions:

- This site has potential biodiversity value on its edges due to ruderal grassland and mature hedgerows. Appropriate mitigation may be feasible as the main use of the site is pastoral grassland.
- The site is out of the village centre. This will somewhat limit access to the school, recreation ground, and other central facilities for new residents, but could also limit the impact of construction traffic and noise on the local community during construction.
- The site is well screened from the road; however adjoining properties to the north may have views into the site.
- A new access could affect the character of the lane.
- Any surface water flooding issues would have to be addressed.

ROP013: Land off Vicarage Lane, Ropley**Site:**

- Overall size 4.2ha.
- Arable land (straw production)
- Slopes down to the north.
- Boundary defined by thick hedges and mature trees; no boundary to the neighbouring field in the site's north-western corner.
- Edges of the site potentially have high biodiversity value, with thick, mixed hedges and the presence of some very mature trees (oak and ash), particularly on the western edge.
- Bordered by a band of protected trees to the south in residential gardens (some of which have gates accessing the site).
- Means of access is unclear; potentially through the recreation ground, or across the neighbouring field to the north.

Site context:

- Terrain is undulating, with potential views onto the site from the hill to the north – a recreation ground is situated to the east, with filtered views onto the site from the playground and its surrounds.
- A well-used public footpath runs from the recreation ground which borders the west, across the centre of the site to the north-west – well used paths also run along the southern and western boundary.
- Vegetation on the boundaries of site forms part of the wider hedgerow network (e.g. the hedgerow at the north of the site continues into the neighbouring field).
- There is a primary school nearby in the village centre and a national trail runs through the centre.
- Some distance from the nearest GP and employment site.

Character:

- The site has a central village feel due to its proximity to the recreation ground (and village centre generally) and use by local people, despite being relatively distant or screened from residences.

Conclusions:

- Community use is likely to be adversely affected. A 'triangle' of public footpaths cut north, east to west, and north-west, providing a link to the recreation area and between homes on Gascoigne Lane and the village centre. The site is also used for dog walking.
- There is potentially high biodiversity on the edges of the site, but the central area is arable in nature so this may not be a constraint should appropriate mitigation be put in place.
- The village centre is typified by historic buildings, narrow lanes, a recreation area, a national trail, and school. Construction traffic may adversely impact this centre.
- The sites proximity to the centre could confer benefits to new residents of any development, with good access to the primary school, recreation ground and other village facilities.
- The development of the site would create a large area of backland development out of character with much of the village and with a new access road required.

ROP015: Land off Hale Close, Ropley**Site:**

- Overall size 0.16ha.
- Small allotments sloped slightly to the west.
- Access to the site is along a recently constructed residential road.
- There are no trees on site, but the north-west corner consists of a tangle of bramble and buddleia with some wildlife value.

Site context:

- Topography of the area is generally flat – the site is open to views from the road and nearby properties as the vegetation is low in terms of height.
- A power line runs along the public footpath which lies to the south-east of the site; this path is not adjacent and appears to be well screened by vegetation
- The site is within a new build medium-density estate, and appears to be an area of land set aside and converted to allotments following this development
- North-east corner seems to be part of a larger area of low-lying wild vegetation that links to the hedgerow network to the north and south
- The primary school, recreation ground and other facilities associated with the village centre are near the site; a national trail runs through the centre of the village.
- Some distance from the nearest GP and employment site.

Character:

- Area has a central village feel and new build character, with the site itself appearing to be left over from the previous development activity.

Conclusions:

- The allotments are clearly well used by local residents and their loss would need to be replaced. Potentially the site has high wildlife value in its north-eastern corner. There is perhaps potential for mitigation through the creation of a similar community area and habitat creation elsewhere local to the site.
- Development here would have to be very limited in scale, so limiting adverse effects on the village centre and community. New residents would be close to the primary school, recreation ground and other village facilities.
- Development could potentially fit in with the existing new build character.

ROP018: Land to the west of Hammonds Lane, Ropley**Site:**

- Overall size 2.5ha.
- Some overhead cables cross the site.
- Pasture land that slopes down to the south quite steeply.
- Access to the site could not be determined; there appeared to be no way of accessing the site from Hammonds Lane on the site's south-eastern boundary.
- There are a couple of notable garden trees to the north and a large bank of mature trees just beyond the boundary of the site on its west side.
- On the western boundary there appears to be little vegetation separating a large residential garden and the site; the north and much of the east boundary appears to be low residential hedges and walls.
- There could be some biodiversity value in the edges of the site; otherwise the area is fairly monoculture.

Site context:

- Undulating countryside, with a national trail running along the lane that is situated to its south.
- Residential buildings to the north, east, and west; screening appears limited from these properties with the exception of the occasional mature tree and a bank of trees in the north-east.
- Vegetation appears generally more established to the south, where there are potential links over the lane into areas with quite a number of mature trees.
- The recreation ground, primary school, and other facilities associated with the village centre are close to the site
- Some distance from the nearest GP and employment site.
- Site is adjacent to a Conservation Area.

Character:

- There is a village feel to the area, being close to the centre of the settlement.

Conclusions:

- The development of the site would create a large area of backland development out of character with much of the village.
- Access to the site would be difficult from the existing rural lanes.
- The sites proximity to the village centre may give rise to adverse effects during construction due to local residences, a nearby school, and narrow lanes. In the longer term, new residents may benefit from easy access to local facilities.
- The site is surrounded by properties on three sides, and these appear not to be particularly screened.
- Increasing screening through the planting of thick vegetation on the northern, eastern, and western edges may increase the biodiversity value of the site by linking with what appears to be generally more mature vegetation to the south of the site and across Hammond's Lane.
- Any proposals would need to take account of heritage assets.

ROP019: Land to the west of School Lane, Ropley**Site:**

- Overall size 4.5ha.
- Undulating, dipping south broadly and steadily steeper; it is used for pasture.
- There are power and phone lines running along Hammond Lane to the west of the site.
- Well tended Hazel and Hawthorn hedge on the eastern boundary hedgerow.
- West boundary of the site consists of patches of mature trees and open gaps; there is a small area of wood just off the site along this boundary.
- Some Oak trees of note on the south-west boundary of the site which may have some biodiversity value; hedges are somewhat monocultural on the western edge (dominated by Hazel) .

Site context:

- Surrounding landscape is undulating and quite hilly in places; the site is visible from higher ground to the south.
- High voltage power cables run to the south-east of the site, but these are some way off the boundary.
- Properties on the northern and western boundaries of the site are to be partially screened but there may be second floor views and gaps in the vegetation.
- Site is close to the village centre, with the primary school and recreation ground nearby; a national trail runs through the centre and past the north-western corner of the site along Hammond Lane.
- There is connectivity with the hedge row network to the south east, whilst the site's western edge forms part of a wooded area of land that links south across Petersfield Road.
- The site is between two Conservation Areas and within 10m of four Listed Buildings.
- Some distance from the nearest GP and employment site.

Character:

- The site has a tranquil, village edge feel.
- There are views to the south of rolling hills, with a patchwork of arable and wooded land.

Conclusions:

- This is a very large site near the centre of the village. New areas of backland development would be out of character with the linear nature of existing development in the area.
- There are some views onto the site from adjacent properties, but these are few in number. There is potential for additional screening.
- The site is close to the centre of the village which may result in adverse effects during any construction phase (e.g. due to the presence of narrow lanes and the school). However, in the long term new residents may benefit from the presence of these facilities.
- Any proposals would need to take particular account of the heritage assets.

GRY002: Applegarth Farm, Headley Road, Grayshott**Site:**

- Overall size 13.5ha.
- Well-contained large flat pastoral field adjacent to a farm shop.
- Contains a shed structure and patches of mature trees in the centre and to the south east including beech, birch, sycamore, oak and hazel. Some TPO areas.
- Boundaries to the south, east and north consist of mature trees and wooden fencing. An area of grassland and young trees extends into the site from the eastern boundary. Wire fencing bounds the site to the north set against mature trees. A wooden fence bounds the site to the west towards the farm shop. The boundary is open to the north west towards a golf centre.
- The site is subdivided into smaller pastoral fields by wooden fences. Power cables cross the site.
- Access is from the 50mph Headley Road and shared with Applegarth Farm and Grayshott Golf Centre.

Site context:

- Bordered by residential development to the east, a farm shop to the west, ancient woodland to the north and Wealden Heaths Phase 2 Special Protection Area (SPA) to the south.
- Well screened by mature trees from residential to the east and the road to the south. The farm shop to the west has open views of the site through wooden fences. Open pastoral fields contribute to the setting of the farm shop.
- A public footpath runs along the eastern and northern boundaries and is well-used. The eastern footpath runs through a strip of woodland and has limited views into the site although winter views would be greater. The northern footpath is separated by a wire fence and has unobstructed views of the site.
- Site slopes steeply beyond the north eastern boundary towards a watercourse into ancient woodland. The ancient woodland provides a wildlife corridor along the watercourse and the thick mature tree belt along the eastern side of the site connects directly into it.
- Site is within 400m of the nearest SPA.
- Site is some way distant from the nearest shop and GP.
- Within the Headley Down/Grayshott Gap.

Character:

- The site is in the rural/urban fringe of Grayshott however it feels separate from the urban area due to the thick screening to the east. The open pastoral fields contribute to the rural setting of the adjacent farm shop. The site feels tranquil and is overlooked by a public footpath.

Conclusions:

- The north of the site is directly visible from the public footpath.
- Buffer required between new housing and adjacent heathland and woodland to minimise impacts on biodiversity and landscape character.
- There is the potential for patches of woodland on the site to link to the ancient woodland corridor to the north through green infrastructure planting.
- The proximity of the SPA means that the southern part of the site, which is within 400m of the SPA, should only provide public open space (SANGs).
- In view of the need to avoid housing development in the 400m buffer zone of the SPA the site could potentially accommodate approximately 80 dwellings on the remaining land subject to agreement with Natural England.
- It should be noted that the draft Site Allocations Plan follows on from the Joint Core Strategy (JCS). The JCS did not include a strategy encompassing Grayshott as no SHLAA sites had been put forward at the village.

Conclusions on ‘other villages’ site options

In-light of the analysis presented above, this Chapter summarises the performance of site options in terms of each of the sustainability topics / objectives that comprise the SA framework. **Red text** is used to highlight those site options that are particularly constrained in terms of a given SA topic, whilst **green text** is used to highlight where options stand-out as being particularly unconstrained. **Bold text** is used to highlight other site options that deserve mentioning.

To reiterate, appraisal findings have been **changed** since the December 2014 Interim SA Report in that reference has been made to two additional sites.

Table 10B: Summary appraisal of site options

Topic	Commentary
Biodiversity	<ul style="list-style-type: none"> • GRY002 at Grayshott is the most constrained site option as it is within 400m of an SSSI and SPA, adjacent to Ancient Woodland and within a Biodiversity Opportunity Area. Housing development is not normally permitted within 400m of the SPA and is restricted within 5km. In view of the proximity to the SPA a site specific HRA would be required for the site. • Sites BTW001, BIN003, BIN006, HEA007 and HEA013 are all within a Biodiversity Opportunity Area. • Other sites that are likely to be of relative biodiversity value due to their location in relation to SINC, TPO and the wider Green Infrastructure network include BEN001, BEN003, BEN004, BEN007, BEN009, BEN011, BEN014, BEN015, ROP006 and ROP013. • It is not clear that significant impacts to biodiversity would be likely to result from the development at any of the site options under consideration. It is recognised that development schemes can include targeted habitat creation and enhancement.
Climate change mitigation	<ul style="list-style-type: none"> • There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus and train (see discussion in the row below).
Community and wellbeing	<ul style="list-style-type: none"> • All of the sites at the Northern Villages have good access to a bus stop. • Bentley has the best access of all of the Northern Villages sites to bus stops, schools, retail, doctor and employment. All services are within walking distance of all sites at Bentley. • All sites at Ropley are distant from the nearest GP and employment site. The site at Ropley Dean (ROP001) is relatively more distant from the nearest school (at Ropley). • Bentworth (BTW001) and Grayshott (GRY002) and two sites at Medstead (MED028 and MED036) have good access to a school but poor access to shops and doctor. • Holt Pound (BIN003 and BIN006) and three sites at Medstead (MED012, MED013 and MED021) have good access to a school but poor access to the nearest shop, doctor and employment site. • Headley (HEA007 and HEA013) and Farrington (FAR002) – poor access to all services (apart from bus stop). • BEN012 would result in the loss of allotments.

Economy and employment	<ul style="list-style-type: none"> Given the options under consideration, it is not clear that the preferred housing strategy will have a significant bearing on the achievement of economy/employment related objectives.
Heritage	<ul style="list-style-type: none"> At Medstead, the MED036 site is adjacent to a Scheduled Ancient Monument and Yellow Archaeological Alert Area. Development here could affect the setting of the SAM and potential archaeological remains at the yellow site. The Conservation Area and a number of Listed Buildings are constraints at Bentley. Sites BEN007, BEN001 and BEN004 are all within the Conservation Area. Sites BEN006, BEN005 and BEN013 are all located adjacent to and within the setting of the Conservation Area. A number of Listed Buildings are located within the Bentley Conservation Area and a small number outside. BEN003, BEN014 and BEN015 appear to be the furthest from Listed Building and Conservation Area but still within the setting. HEA013 is located within a Conservation Area. FAR002 at Farringdon is located between two Conservation Areas and adjacent to one. ROP019 is notably constrained in between two Conservation Areas and surrounded by Listed Buildings. ROP018 is located adjacent to the Conservation Area. ROP001 at Ropley Dean is located furthest from the Conservation Area and Listed Buildings. BTW001 is within the setting of the Bentworth Conservation Area and Listed Buildings.
Housing	<ul style="list-style-type: none"> It is not clear that the preferred housing strategy will have a significant bearing on the achievement of housing related objectives. It could be that support for larger schemes may increase the likelihood of achieving a good housing mix, including affordable housing (given viability considerations); however, this is uncertain.

<p>Landscape and townscape</p>	<ul style="list-style-type: none"> • Sites BIN003 and BIN006 at Holt Pound and FAR002 at Farringdon are all within the setting of the South Downs National Park. BIN003 and FAR002 are both directly adjacent. • Site GRY002 contains TPOs that make a positive contribution to landscape character within sites. Additionally, GRY002 is within a Gap that would reduce the separation between Grayshott and Headley Down. • Site BEE005 is similarly sensitive from a landscape perspective. • Site HEA0014 extends significantly into the settlement gap between Lindford and Headley. • Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites BEN001, BEN014, BEN015, BTW001, BIN003, FAR002, GRY002, ROP001 and ROP013. Development at these sites would likely detract from views of the landscape from these public receptors. • ROP001 and ROP007 contain potentially contaminated land that would be remediated as part of development proposals. • Sites at the North West of Bentley BEN006, BEN005, BEN013 and BEN009 skirt an area of Grade 2 Agricultural Land and therefore the Best or Most Versatile Agricultural Land. The rest of the sites at the Northern Villages are of Grade 3 or 4 quality. Grade 3 is split into Grade 3a or 3b, with Grade 3a being of 'Best or Most Versatile' status. The available data does not split Grade 3 into Grade 3a or 3b and therefore it is not possible to say whether or not the other sites contain the Best or Most Versatile Agricultural Land without undertaking site-specific sampling. • Sites BEN003, BEN011, BEN014, BTW001, BIN006, MED012 and MED021 would be out of character if developed in depth, but there is greater potential for sympathetic frontage development.
<p>Water and flood risk</p>	<ul style="list-style-type: none"> • Site BIN006, stands out as being constrained by flood risk as over 15% of the site is located within Flood Zone 3. It also has a significant overlap with an area of higher and medium surface water flooding susceptibility. • Surface water flooding susceptibility is also a constraint for ROP007, ROP012, ROP008, BIN003, BEN003, BEN004, BEN001, BEN007, HEA014 and MED012 which all have at least 10% overlap. Surface water flood risk mitigation should be considered as part of any proposals to develop these sites.

APPENDIX XI – SITE OPTIONS APPRAISAL SUMMARY: LANDSCAPE

As discussed in Chapter 10 – and as can be seen from the seven appendices above – all reasonable site options have been subjected to appraisal (with a view to establishing alternative approaches that might be taken to allocation at each settlement). As can be seen from the seven appendices above, each appraisal involved giving stand-alone consideration to ‘site context’ and also ‘character’. With regards to landscape, any relevant designations (namely the National Park) are firstly considered under the ‘site context’ heading, and then the potential for impacts to the setting of the National Park is discussed in detail under the ‘character’ heading (along with landscape character issues not directly related to the National Park). Also, at the end of each of the seven appendices is a summary table, which identifies those site options that stand-out as performing relatively well, or relatively poorly, in terms of each of the sustainability topics that comprise the SA framework – one of which being ‘Landscape and townscape’. The intention is that presenting this information should enable readers to better understand the Council’s reasons for selecting the alternatives (i.e. alternative approaches to site allocation) at each settlement – i.e. the information should supplement the discussion on ‘establishing alternatives’ presented in Section 10.4 of this report.

Natural England have highlighted that, given the sensitivities that exist locally, it would be worthwhile presenting an ‘at a glance’ summary of appraisal findings – in relation to landscape – for all site options that have been considered, i.e. site options across all settlements. The aim of this appendix is to present that summary. Specifically, this appendix reproduces the ‘Landscape and townscape’ summaries that are presented across the seven appendices above.

Table 11a: ‘Landscape and townscape’ conclusions reached in relation to the reasonable site options

Settlement	Landscape conclusions (reached in relation to the reasonable site options)
Alton (housing)	<ul style="list-style-type: none"> • Landscape is a potentially major constraint to growth at sites on the northern edge of Alton – AL047, AL044 & AL005 – and also A001 & A002 on the southern edge of Alton. However, in practice it is recognised that it will be possible to develop only the lower lying, less exposed parts of these sites. • Landscape is also a major consideration at AL033 on the western extent of Alton, although considerations are more ‘local’ on the basis that there is no potential for development to break the skyline / impact on the ‘Hidden Town’ characteristic of Alton. • AL051 is also constrained given its location within an identified ‘Gap’. • Development of virtually all other site options on the edge of the town – i.e. all with the exception of AL026 - also give rise to some (more ‘local’) landscape concerns.
Alton (Employment)	<ul style="list-style-type: none"> • All of the site options are constrained. • Any development of land within the South Alton Triangle – EMP1, 2, 3 & 8 – could set a precedent for total development of this land (although flood risk might act as a constraint). • EMP5 abuts the National Park, although it is not clear that development would have a significant effect on views from the National Park / the setting of the National Park, and the site is otherwise relatively unconstrained in landscape terms. It is however remote from built up areas. • Development of EMP12 would impact on a view from Wilsom Rd that is likely to be valued to some extent locally, and it may also be that development would be visible from the A31. • EMP9 & EMP11 both include land that is high and visible within the landscape, although it is recognised that there would be the potential to develop lower parts of the sites only. EMP11 would involve extending Alton beyond the A31, which would risk setting a precedent. EMP9 would impact on views from the A31. • EMP13 perhaps stands out as being less visible in the landscape, although extending the commercial area north of the B3004 would risk setting a precedent.

Settlement	Landscape conclusions (reached in relation to the reasonable site options)
Horndean (Housing)	<ul style="list-style-type: none"> Horndean adjoins the South Downs National Park to the east. Site options HD011, HD051, HD015 and HD020 adjoin the National Park and others, notably HD028, are located nearby and are slightly further away but still within the setting of the National Park. HD011 is a blanket TPO area across the entire site, screening the South Downs National Park from the A3(M). The site plays an important role in the landscape and TPO trees should be maintained within the site. Access for sites HD035 and HD048 could harm TPO trees along the boundary. Gaps are defined in the adopted East Hampshire District Local Plan and seek to prevent coalescence of the different parts of the Horndean area. Land between Horndean and Blendworth is identified as a Gap, as is land between Horndean, Catherington and Clanfield. Site options HD035, HD043, HD045, HD048 are located within a Gap and would effectively reduce the size of the Gap between settlements in the Horndean area. Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites HD006, HD008, HD015, HD020, HD028, HD035, HD043, HD045, HD048, HD050 and HD051. Development at these sites would likely detract from views of the landscape and townscape from these public receptors. HD008 is visible due to the surrounding topography, and there is a lack of screening at HD045 and HD050, which could lead to adverse landscape impacts.
Horndean (Employment)	<ul style="list-style-type: none"> Site options EMP6 and EMP10 adjoin the National Park. Any development in the south-eastern part of the sites would have to respect the setting of the National Park. Both sites contain public footpaths and a bridleway. Development at these sites would likely detract from views of the landscape from these public receptors.
Liphook	<ul style="list-style-type: none"> Liphook adjoins the South Downs National Park to the south and south west of the village. Only one of the site options – LIP017 – adjoins the National Park. LIP014 is within the setting of the National Park slightly further away. Eastern part of LIP004 is exposed to views due to topography. East of site should be retained as open space. LIP017 overlooks a school playing field. Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites LIP004 and LIP033. Development at these sites would likely detract from views of the landscape from these public receptors.
Clanfield	<ul style="list-style-type: none"> To the north, west and east Clanfield is bordered by the National Park. Within the area north of Drift Road there are only small areas of open land available outside of these boundaries. These areas include land to the north-east, where CL011 is situated and land between South Lane and Sunderton Lane towards the west, where CL010 and CL012 are situated. To the east of the settlement the A3 forms the boundary with the National Park. To the south of Drift Road the land is more open with much of the area overlooked by housing to the east. HD018 would be particularly intrusive on this landscape. Clanfield is situated in rolling countryside, with the terrain rising to the east and west across the boundary to the National Park; as such, views may occur onto all of the sites. This appears to be especially likely in the case of CL011, where extensive views may be expected from the easterly Windmill Hill which lies in the National Park. Views from here may also take in areas of existing development to which further building would adjoin.

Settlement	Landscape conclusions (reached in relation to the reasonable site options)
	<ul style="list-style-type: none"> Both CL010 and CL012 are situated in the Old Clanfield/Clanfield Gap. Development on these sites may have a large impact upon the character of the Gap between South Lane and Sunderton Lane. This is particularly the case with CL010, which has a more open countryside character, is used by the public, and would potentially result in development bordering the recreation area. Site CL012 would also potentially result in development adjacent to the recreation area, but has existing residential development on its southern and western edges and so any change in character may be somewhat less pronounced than with CL010 (which links with the countryside). HD018, HD023 and HD046 are situated in the Horndean/Clanfield/Catherington Gap. HD023 is within a gap within an otherwise built up frontage on to Downhouse Road.
Rowlands Castle	<ul style="list-style-type: none"> The National Park is close to the eastern edge of Rowlands Castle, but appears sufficiently distant to avoid landscape concerns. The area south of the Green features an extensive patch of woodland, much of which has Tree Preservation Order (TPO) status. Site RC004 features areas designated with TPOs. A large area of new housing on Site RC010 has the potential to be intrusive in the wider landscape. However, a well landscaped extension to the existing housing area could potentially improve the established ecological network on the site.
Four Marks and South Medstead	<ul style="list-style-type: none"> The South Downs National Park adjoins the eastern edge of the Settlement Policy Boundary but not any of the site options. Four Marks and South Medstead as a settlement is relatively new growing around the Watercress Line and A31 with little in the way of cultural heritage designations. There is a strong pastoral landscape character in some parts of the area that infill development may affect. Developing the sites FM017, FM021, MED024, MED001 would all be out of character locally within the pastoral landscape. Sites FM011, FM024, MED001, MED019 and MED027 contain or are adjacent to TPOs that form a strong part of landscape character. Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites FM014, FM024, MED001, MED008, and MED019. Development at these sites are likely to detract from views of the landscape from these public receptors. Only one site, MED027, is located on previously developed land at MED027.
Other villages outside the national park	<ul style="list-style-type: none"> Sites BIN003 and BIN006 at Holt Pound and FAR002 at Farringdon are all within the setting of the South Downs National Park. BIN003 and FAR002 are both directly adjacent. Site GRY002 contains TPOs that make a positive contribution to landscape character within sites. Additionally, GRY002 is within a Gap that would reduce the separation between Grayshott and Headley Down. Site BEE005 is similarly sensitive from a landscape perspective. Site HEA0014 extends significantly into the settlement gap between Lindford and Headley. Sites that are visible or overlooked from Public Rights of Way and Bridleways are sites BEN001, BEN014, BEN015, BTW001, BIN003, FAR002, GRY002, ROP001 and ROP013. Development at these sites would likely detract from views of the landscape from these public receptors. Sites BEN003, BEN011, BEN014, BTW001, BIN006, MED012 and MED021 would be out of character if developed in depth, but there is greater potential for sympathetic frontage development.

APPENDIX XII – ALTERNATIVES APPRAISAL FINDINGS: ALTON

Chapter 10 above (within Part 2) explains how ‘reasonable alternatives’ - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options - were established for Alton in late 2014.

Appraisal findings were published in the December 2014 Interim SA Report; however, since that time things have moved on in that the Council has established a resolution to grant planning permission at a number of sites. The outcome, as discussed within Chapters 10 and 11, is that alternatives appraisal findings from December 2014 are largely redundant, and there is little to be gained from considering alternative spatial strategies at Alton.

Nonetheless, this Appendix presents the December 2014 appraisal findings.

Appraisal methodology

For each of the options, the appraisal identifies and evaluates ‘likely significant effects’ on the baseline, drawing on the sustainability themes / objectives / issues identified through scoping (see Part 1) as a methodological framework. **Red** text / shading is used to indicate significant negative effects, whilst **green** text / shading is used to indicate significant positive effects.

Effects are predicted taking into account the criteria presented within Regulations.⁹⁷ So, for example, account is taken of the duration, frequency and reversibility of effects as far as possible. Effects are described in terms of these criteria within the assessment as appropriate. The potential for ‘cumulative’ effects is also a consideration.


Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the options. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a ‘no plan’ scenario). In light of this, there is a need to make considerable assumptions regarding how options will be implemented ‘on the ground’ and what the effect on particular receptors will be. Where there is a need to rely on assumptions, this is made explicit in the appraisal text.

In many instances, given reasonable assumptions, it is not possible to predict likely significant effects, but it is possible to comment on the relative merits of the alternatives in more general terms and to indicate a **rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of ‘significant effects’.


⁹⁷ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Appraisal findings

(1) The Town Council's initial draft approach			
(2) The Town Council's latest preferred approach			
Topic	Discussion of significant effects ... and relative merits in more general terms	Categorisation / Rank of preference	
		Opt 1	Opt 2
Biodiversity	<p>The Treloars site, taken as a whole, is sensitive as it borders (and intersects with to a small extent) Alexandra Wood/Ackender Wood, a locally important ancient woodland that forms a part of the Biodiversity Opportunity Area (BOA) that covers the countryside to the west of Alton (on account of the high density of ancient woodland). However, it is understood that even a high growth approach at Treloars (i.e.190 homes under Option 2) would involve an open space buffer (albeit only of c. 100m) within the site, between housing and the ancient woodland. It is also understood that there would be a commitment to maintaining and managing the open space for public accessibility. Another important consideration at Treloars is the onsite vegetation, in particular the small number of thick, overgrown hedges within the site that include trees designated with a Tree Protection Order. It is assumed that these would be impacted by a higher growth approach but less so by a lower growth approach (i.e. 70 homes under Option 2). More generally, it is assumed that a lower growth approach could ensure less pressure on the ancient woodland, and potentially allow more opportunity for habitat enhancement / creation.</p> <p>The other BOA locally is associated with the river corridors to the north (the River Wey) and east (the Caker Stream, which feeds into the Wey) of Alton. No housing sites will directly impact on this BOA (the Wilsom Rd site, although adjacent, is separated by a road and is on higher ground unrelated to the flood meadow of the Caker Stream); however, it is an issue nonetheless. Firstly, it is important to consider the likelihood of employment development on the east side of Alton putting additional pressure on the functioning of the river corridors, i.e. it is important to consider the potential cumulative effects. Secondly, it is important to take account of the proximity of the Will Hall Farm site to the River Wey, which although not designated as a BOA at this point (i.e. at its source) will be sensitive nonetheless. The proposed scheme at Will Hall Farm (200 homes; a constant across the alternatives) would involve buffering the river (essentially avoiding development of the lower field, which is clearly associated with the river) and it is understood that targeted enhancement would be undertaken aimed at improving public access and potentially biodiversity. However, on balance the Will Hall Farm scheme is probably a negative from a biodiversity perspective. Whilst the scheme would contribute to the East Hampshire Green Infrastructure Strategy – which establishes the need to develop a Blue Corridor initiative to include the River Wey through a series of projects focusing on multifunctional benefits including recreation, landscape, flood management and biodiversity – it can't be assumed that this initiative wouldn't be supported in the future without a large development adjacent to the river corridor.</p> <p>Other sites under consideration are associated with few obvious, strategic issues from a biodiversity perspective. As such, the performance of the alternatives 'turns' on the Treloars site, with Option 1 (low growth at Treloars) preferable. There is no reason to believe that the ancient woodland will be significantly impacted – once mitigation measures are in place, and so significant negative effects are not predicted.</p>		2
Climate change	<p>There is little to suggest that any one housing scheme would be of a scale whereby the potential to design in low carbon energy infrastructure would arise. A key consideration, therefore, is the need to support movement by walking, cycling, bus and train. This</p>	2	

	<p>matter is discussed here, although there is obviously cross-over with the discussion in the row below ('Community and well-being').</p> <p>In terms of 'accessibility' by non-car means, the four large site options under consideration can probably be ranked in the following order of preference –</p> <p>1) Will Hall Farm – is c. 800m from the town centre along a flat route, with a good footpath in place. It is also possible to walk to south Alton (location of the community hospital, leisure centre etc.) and there are good bus services passing the site.</p> <p>2) Treloars – is very close to the hospital site, which includes a GP surgery and pharmacy, the leisure centre with associated sports clubs and skate-park and a children's play area. It is understood that there is the potential for this South Alton 'community hub' role to develop further in the future. There is a good bus service running to both Petersfield and Winchester, and Chawton Road forms part of a National Cycle Route, with Four Marks located about 2.5 miles to the southwest. The town centre, although distant (with the train station at the northern edge of the town centre c.2.3km distant) is accessible along a flat route.</p> <p>3) Borovere Farm – is closer to the town centre than Treloars, but it is not clear that a direct link could be established given the railway line acting as a barrier. There is no local centre currently within the wider housing estate (essentially comprising the eastern part of Alton) that Borovere would form an extension of, although it is likely that access arrangements could be put in place so that the community hub at South Alton is accessible by foot. Bus stops would likely be nearby at the top and bottom ends of the site, although it is noted that the site would be sloping and so even short walks may be unappealing to some.</p> <p>4) Cadnams Farm – is distant from the town centre (albeit less distant from the train station, at the northern edge of the town centre) and the site is on a hill (and hence walking/cycling will be a challenge for some). On the plus side, nearby is a primary school and a small row of shops (in need of improvement), and about 500m away is Anstey Park with playing fields, a large children's play area and a Tesco Express. A bus service does not currently come this far 'up the hill', but it is assumed that a service (possibly limited) could be achieved.</p> <p>Neither of the small sites pose particular issues from a perspective of wishing to support reduced car dependency. Wilsom Rd is close to the town centre and train station (although it is not clear whether a safe and direct walking route could be achieved), and the Convent site is close to Anstey Park, adjacent to an existing bus stop and c.350m closer to the town centre than Cadnams Farm, further up the hill.</p> <p>On balance, the performance of the alternatives turns on the question of development at Treloars (70 or 190 homes) vs. development at Borovere Farm (200 homes or nil homes); with Option 2 (high growth at Treloars and nil growth at Borovere Farm) performing best. Significant effects on the climate change baseline are unlikely.</p>		
<p>Community and well-being</p>	<p>There is a need to consider a range of issues under this topic heading, although one issue that will not be a focus is 'access (to service, facilities, the town centre, employment etc.) by non-car means' as this issue is considered above, under 'Climate change'.</p> <p>Housing need is an important strategic, Alton-wide issue. Option 1 would involve more homes in total, and so does perform best in this respect, although the difference in quantum between the alternatives is less than 10%. There is little reason to suggest that the proportion of affordable homes that can be delivered (viably) will vary significantly between the alternatives, although a larger scheme at Treloars (Option 2) might deliver a marginally higher proportion.</p> <p>Housing need aside, housing growth is necessary to support the growth aspirations of Alton more generally. It is understood (from Town Council strategy documents) that there is a desire to take a proactive approach to growth, with a view to ensuring the town's role as "a focus for leisure and a cultural hub in East Hampshire, a place that welcomes business and a great place for families to live". In this respect, it might also be suggested that a higher growth approach (Option 1) performs best, although again the effect is fairly marginal. It</p>	<p>2</p>	

	<p>is not clear that development at any of the sites will directly benefit the town centre, although it seems clear that Will Hall Farm has the best links whilst Cadnams Farm has the worst links. High growth at Treloars (Option 2) also performs well from this perspective as there will be the potential to support development of the community hub at the southern extent of Alton, and specifically the upgrade / enhancement of the Leisure Centre site (a matter that is the focus of ongoing feasibility work).</p> <p>Another important issue locally relates to road and walking/cycling infrastructure, with a range of upgrades having been identified as necessary to ease congestion and improve safety. The Town Council has identified a list of the most pressing 'hot spots' (both from a traffic and pedestrian safety perspective), of which the Butts Bridge Junction is that which is most relevant to consideration of spatial strategy alternatives given proximity of the junction to the Borovere Farm site and also given the challenging (and hence expensive) nature of the upgrade required. The idea of a large scheme at Borovere Farm (Option 1) helping to fund the upgrade has been muted for some time, although no details are known at the current time. It is noted that an Alton Transport Study is due to report in January 2015, and that preliminary findings highlight that the junction will be beyond capacity and in need of upgrade regardless of the housing strategy followed.</p> <p>Also in terms of car and pedestrian safety, there is a need to mention that the sites at Will Hall Farm and Wilsom Rd are located on fairly fast roads (Will Hall Farm being associated with good lines of site, Wilsom Rd less so), although it is likely that any safety issues can be addressed through development management measures.</p> <p>Access to open space and greenspace is another issue. All of the sites perform well in terms of access to high quality countryside via public right of way. Will Hall Farm is a notable site: On the one hand development would truncate a footpath (or at least make the footpath less appealing to walkers) and so potentially discourage walks from Alton Town Centre to the countryside to the west to some extent; however, on the other hand there will be opportunities to enhance the role / prominence of the river corridor so that it becomes more accessible. The river corridor to the east is currently 'accessible' and enjoyed by the community in a way that the 'source of the Wey' field within the Will Hall Farm site is not. Treloars is also notable given that much of the land is currently used informally as open space (despite signs advertising private property) and that any development scheme would leave open land as publically accessible open space.</p> <p>Education is another issue. Currently schools are all situated to the North and East of the geographic centre line of Alton and it is understood that a new primary school in the South West would be desirable.</p> <p>Finally, an issue relates to the negative impacts that a development scheme would have to existing residents in adjacent homes, in terms of visual / environmental amenity (including during the construction phase). All sites would be associated with issues, but it is potentially the case that particular issues are associated with the Cadnams Farm site. The bungalows and other 20th century homes adjacent to the south are screened from the site to some, variable extent by the intermittent hedgerow / tree belt.</p> <p>On balance, the performance of the alternatives turns on the question of development at Treloars (70 or 190 homes) vs. development at Borovere Farm (200 homes or nil homes); with Option 2 (high growth at Treloars and nil growth at Borovere Farm) performing best. Development here will support the development of South Alton as a 'community hub', possibly encouraging the delivery of retail (and potentially a new primary school in the longer term) alongside redevelopment of the leisure centre. Benefits will be felt at the 'Alton scale' and hence it is appropriate to conclude significant effects.</p>		
Flood risk	A number of rivers/streams flow into Alton from a southerly direction (with the main confluence being to north of the town centre); however, flood risk is not a major issue given the alternatives in question. Some site options have been considered that are affected by flood risk, but these have been ruled-out (i.e. are not reflected in the alternatives).	1	1

	<p>The lower part of the Will Hall Farm site is affected by fluvial (river) flood risk; however, it is understood that it would be possible to leave this land undeveloped. Small parts of Treloars and Borovere Farm are also low lying meaning that they are affected by surface water flood risk. The land in question at Borovere is adjacent to the main road, and so might be less favoured for housing in that respect. A Treloars, the surface water flood risk is associated with a drainage ditch that runs along the side of the road, and so there would be a need to reflect this in masterplanning / design work.</p> <p>Surface water flood risk is also potentially an issue associated with Cadnams Farm, despite the location of this site at the top of a hill. It is understood that surface water flood risk is an existing issue (to some extent) within the Wooteys Estate – i.e. the housing estate that sits below the Cadnams Farm site – and so there is the potential for development at Cadnams Farm to lead to problems.</p> <p>Generally, it is fair to assume that all schemes would be designed to include Sustainable Drainage Systems (SuDS) so that the effect of development is not to increase surface water flows and hence a risk of heightened down-stream flood risk. It will be particularly important to ensure that high quality SuDS are designed into the Will Hall Farm scheme, given the location of the site adjacent to the River Wey.</p> <p>It is also important to consider the potential for cumulative impacts given that significant employment development is set to occur on the eastern edge of Alton, including one (smaller) scheme along the Caker Stream, i.e. at a point upstream of the confluence between the Caker Stream and the River Wey.</p> <p>On balance, it is not possible to differentiate between the alternatives, and it is the case that neither will likely result in significant effects.</p>		
<p>Cultural heritage and landscape</p>	<p>Landscape is a major constraint to growth at all four of the major urban extension sites under consideration; however, in each instance it is understood that there is good potential to mitigate effects by leaving higher, more exposed parts of the site undeveloped.</p> <p>When giving consideration to landscape impacts there is a need to bear in mind both: 1) the potential for impacts to the ‘hidden town’ characteristic of Alton, i.e. the current situation whereby the town is hidden from the view of motorists moving along the A31, and also hidden from other important viewpoints (including within the National Park); and 2) more local scale impacts, i.e. impacts to landscapes valued by residents of Alton.</p> <p>Will Hall Farm is an interesting case in point. Development would not ‘break the skyline’ and hence impact on the ‘hidden town’ characteristic of Alton (assuming that the highest part of the site is left undeveloped), but there would be a severe impact to a landscape that is valued locally – i.e. an impact to views away from Alton, towards attractive rolling countryside and wooded hilltops. This view currently provides a rural setting to the town, experienced by those travelling in/out along the Basingstoke Rd, and will also be enjoyed by quite a few residents in adjacent houses and residents from the adjacent housing estate using a footpath which overlooks the site.</p> <p>Heritage is a less significant issue, but an order of preference is apparent:</p> <ol style="list-style-type: none"> 1. Cadnams Farm is entirely unconstrained 2. Borovere Farm sits within a ‘gap’ designated to preserve the setting of Chawton (a historic village), but is otherwise unconstrained. 3. Treloars is unconstrained other than in relation to two onsite locally listed water tower (which, it is assumed, would be conserved). 4. Development at Will Hall Farm would affect the listed buildings at Will Hall Farm, although it is not clear that significant negative effects would result. Will Hall Farm is well screened and so not very apparent in the landscape. The oast houses are visible to walkers using the footpath that crosses the site, but they could quite easily be missed. <p>On balance, in terms of this ‘topic’ it is appropriate to conclude that Option 2 is preferable. This reflects an assumption that landscape impacts associated with the Borovere Farm site would be more significant than those associated with ‘high growth’ at the Treloars site. However, it is not suggested that significant effects would result.</p>	<p>2</p>	<p></p>
<p>The local</p>	<p>Given the alternatives under consideration, it is not clear that the choice of a preferred housing strategy will have a significant bearing on the</p>	<p>1</p>	<p>1</p>

economy	<p>achievement of economy/employment related objectives.</p> <p>Traffic can be a consideration; however, it is not clear that any of the large housing sites under consideration would generate traffic that would hinder activity at the employment areas to the east of Alton.</p> <p>It is noted that development of the Borovere Farm site could potentially support delivery of improvements to the Butts Bridge Junction; however, this effect is unclear, and equally it is not thought that this is a critical junction for main employment sites.</p> <p>It is also noted that a smaller scale scheme at Treloars might help to ensure that options an Alton western bypass are not foreclosed, but it is not clear that this would be the case. The option a western bypass is currently under consideration as part of the Alton Transport Study.</p> <p>Agricultural land quality is potentially another (minor) consideration. The 'grade' of agricultural land is broadly similar at all the major housing sites under consideration, although it is noted that much of the Treloars site does not appear to be in agricultural use. 'Land adjacent to the Convent' (18 homes under Option 2 only) is not agricultural land.</p> <p>On balance, it is not possible to differentiate between the alternatives.</p>		
Water	<p>Water resource issues are a consideration at Alton; however, it is not clear that issues are 'strategic' in that they need influence the choice of a preferred housing growth strategy. Rather, it is assumed that issues could be addressed at the planning application stage.</p>	N/a	N/a
<p><u>Summary</u></p> <p>The performance of the alternatives turns on the question of development at Treloars (70 or 190 homes) vs. development at Borovere Farm (200 homes or nil homes); with Option 2 (high growth at Treloars and nil growth at Borovere Farm) performing best in terms of a number of sustainability issues / objectives. Treloars has particular merit from a 'communities' perspective, given the potential to support development of a communities 'hub' at the southern extent of Alton. It also performs notably better than Borovere from a 'landscape' perspective, although there are also issues associated with the Treloars site. 'Biodiversity' is the one factor in terms of which the Treloars site performs relatively poorly, given it's location adjacent to an ancient woodland, and also given on-site trees and hedgerows.</p>			

APPENDIX XIII – ALTERNATIVES APPRAISAL FINDINGS: HORNDEAN



Chapter 10 above (within Part 2) explains how ‘reasonable alternatives’ - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options - were established for Horndean. Chapter 11 then presents summary appraisal findings. The aim of this chapter is to present detailed appraisal findings.

Appraisal methodology

See Appendix XII, above.

Appraisal findings

(1) Land east of Horndean (2) Lovedean Area (3) Disperse				
Topic	Discussion of significant effects ... and relative merits in more general terms	Categorisation / Rank of preference		
		Opt 1	Opt 2	Opt 3
Biodiversity	<p>None of the options intersect with a nationally or internationally important biodiversity site.</p> <p>All options include HD020, HD015 and HD050 collectively as ‘land east of Horndean’. Rare bat species are known to use site HD020 and an area of veteran trees and wetland is located in site HD015 which could be hazel dormice, snake and reptile habitat. Option 1 has a higher quantum of development at land east of Horndean and therefore is more likely to have a greater negative effect as there will be more land take from development and less land to incorporate mitigation measures and green infrastructure improvements. Without mitigation the land east of Horndean site could have a significant negative effect on rare and protected species, and as all options include this site, all options are predicted to lead to significant negative effects in terms of biodiversity.</p> <p>The site options appraisal states that sites HD006, HD050 and HD034 are all of some biodiversity value due to their location in relation to SINC, TPO and the wider Green Infrastructure network, but are perhaps not as significant as that at land east of Horndean. Option 2 allocates development at all three of these sites whilst Option 3 allocates development at HD034 only. On this basis, Option 3 is likely to have the least effect on biodiversity as the allocated sites under this option are not as sensitive as those under Option 2. Option 1 is predicted to lead to the greatest effect due to the largest scale of development at the most sensitive site allocated in the Horndean area.</p>	3	2	★1
Climate change	<p>By having better accessibility and being in closer proximity to day-to-day locations including shops, employment sites, schools and GP surgeries sites can reduce the need to travel by private car, reduce the need to travel longer distances, and encourage a greater uptake of sustainable transport (walking, cycling and bus transport). This in turn will assist in reducing per capita emissions from transport, the biggest source of carbon emissions in the district.</p> <p>The site option appraisal generally states that the sites at Horndean and the area east of the A3(M) has the best access to</p>	★1	3	2

	<p>facilities (see more detailed discussion below under 'community and well-being') compared to sites elsewhere in the parish. The Horndean area is the focus of development under Option 1 compared to Option 2 which is focussed at Lovedean and Option 3 which is more dispersed across the Parish.</p> <p>The scale of development presents an opportunity to deliver low carbon energy however in order to deliver on-site carbon energy the site will ideally need to be focussed at a single area to create the critical mass of demand. Through allocating the entire 660 target at one large site rather than spreading it across Horndean Parish Option 1 is considered more likely to be able to deliver on-site low carbon energy than the other options. If on-site low carbon energy can be secured then Option 1 would lead to a significant positive effect, however the detailed design of the scheme is unknown at this stage.</p> <p>Due to the more sustainable location and the greater possibility of on-site low carbon energy generation Option 1 is the most preferable option. Option 3 is the least favourable as Lovedean has relatively poorer access to day-to-day locations than the sites allocated under Option 2.</p>			
<p>Community and well-being</p>	<p>The site option appraisal states that generally Horndean and the area east of the A3(M) has the best access to facilities. Two out of the three land parcels (HD015 and HD051) in the land east of Horndean site have poor access to schools which means that all Options 1-3 have poor access to schools for the largest housing site. It is considered that a larger development is more likely to be able to deliver a school on-site and address this gap in existing provision east of the A3(M). Option 1 is therefore the most favourable in this regard as the largest site.</p> <p>The remaining parcel at land east of Horndean (HD020) has good access to bus stops, schools, shops, GP and employment sites which shows that the land east of Horndean site would perform favourably if the issue over school access can be overcome. Option 1 is the best-suited option for delivering a school on-site and address these concerns due to the scale of development. Option 1 would therefore lead to significant positive effects in terms of community and wellbeing and ensuring access to facilities, on the assumption that a school is provided.</p> <p>In terms of the sites under Option 2, all of the Lovedean sites are distant from the nearest employment site. HD050 and HD034 are distant from GP services and HD019 is distant from school, shops, GP and employment. These sites would therefore not be as well-located as Option 1 to access shops, services and employment.</p> <p>In terms of the sites under Option 3, HD048 is in an accessible location with good access to bus stops, school, post office, GP surgery and employment site. HD045 is closer to a GP and employment site than those at Lovedean; however the site is located further away than those at Horndean. HD034 is common to both options 2 and 3.</p> <p>The sites under Option 1 focus on Horndean and the land east of the A3(M) which contains the sites in the most accessible location. The scale of development provides an opportunity to deliver a school on-site to address the one issue over accessibility in Horndean. This would ensure that development at land east of Horndean has access to bus stops, a school, shops, a GP and employment sites whilst also improving provision for dwellings east of the A3(M). The other options are not as well located and would not lead to as great a benefit for existing residents. The Lovedean sites (Option 2) are the least accessible, particularly to GP and employment sites. The sites under Option 3 are located in a more accessible location than those under Option 2, however not as accessible as Option 1.</p>		<p>3</p>	<p>2</p>
<p>Flood risk</p>	<p>Two site options stand out as being notable in terms of flood risk, sites HD015 and HD019. HD015 contains almost 5% Flood Zone 3 and site HD019 contains around 13% Flood Zone 2. These two sites also have over 10% of their area as susceptible to surface water flooding.</p> <p>All three options allocate growth at HD015 however Option 1 allocates the highest quantum of development. On the</p>	<p>3</p>	<p>2</p>	

	<p>assumption that a higher quantum would lead to a higher land take and less land available for mitigation measures, Option 1 can be said to perform the least favourably.</p> <p>HD019 is a brownfield site allocated for 7 dwellings under Option 2 so is unlikely to increase flood risk and development could actually make a minor improvement to surface water flooding along Lovedean Lane with incorporation of SuDS.</p> <p>Taking into account flood risk policy in the NPPF and JCS none of the sites should lead to a significant negative effect in terms of flood risk; however Option 3 would lead to the least mitigation. Surface water flood risk mitigation should be considered as part of any proposals to develop these sites, which may involve reducing the developable area of the site.</p>			
<p>Cultural heritage and landscape</p>	<p>In terms of cultural heritage, all three options would lead to negative effects at HD015 on the setting of Listed Pyle Farm, and at HD051 on the setting of Listed Hook Cottage. Option 1 would likely lead to a relatively greater effect than Options 2 and 3 as it a higher quantum of development which is likely to lead to less flexibility in the design of housing and therefore fewer mitigation options in order to avoid negative effects on the setting of these Listed Buildings. If designed sympathetically Option 1 could potentially accommodate development without a significant adverse effect on the Listed Buildings.</p> <p>In addition to the above, Option 2 would deliver housing in the setting of a Listed thatched cottage adjacent to sites HD019 and HD034. Option 3 would deliver housing at HD048 which is within the Blendworth Conservation Area and within the setting of the Listed Cadlington House. Both of these options have the potential for negative effects.</p> <p>All three site options would have negative effects in terms of designated cultural heritage assets however none of the options are predicted to lead to significant negative effects due to design and historic environment policy in the Joint Core Strategy. Depending on the design of the scheme Option 1 has the potential to focus development at one location in a sympathetic fashion and therefore avoid adversely affecting other heritage assets. The effect is uncertain though as it is entirely dependent on detailed design considerations at the site level.</p> <p>Moving on to landscape considerations, the three land parcels at the land east of Horndean adjoin the South Downs National Park and are located within the setting of the National Park to the east. East of the sites is a large area of Ancient Woodland that screens long distance views, however short distance views will likely be affected by development. This would lead to a significant negative effect in light of the sensitivity of the National Park however mitigation in the form of sensitive site design and screening could reduce the effect to a minor negative due to the limited impact on long distance views. Following the line of argument for cultural heritage above, the larger development quantum at land east of Horndean (Option 1) could lead to a greater magnitude of impact.</p> <p>In line with the site appraisal report development of HD050 under Option 2 would lead to landscape impacts as HD050 would be visible due to a lack of existing screening. This is not in a designated area of landscape character and so the impact is not predicted to be significant.</p> <p>Option 3 would allocate HD048 which could harm TPO trees along the boundary of the site in constructing the site access. Additionally, HD045 and HD048 are located within a Gap and would effectively reduce the size of the Gap between settlements in the Horndean area. The Gap is a local designation (as opposed to the South Downs National Park which is a national designation) and with sympathetic design and screening the site is not predicted to lead to a significant negative effect.</p> <p>All Options contain footpaths or bridleways that would be affected by development that could reduce the amenity, landscape or townscape quality along the route. Development proposals should take care to ensure that rights of way and bridleways are maintained and are not significantly affected by development.</p>	<p>3</p>	<p>★1</p>	<p>★1</p>

	<p>Option 2 and 3 would lead to the remediation of contaminated land through developing sites HD019, HD034 and HD050. This would lead to a positive effect in terms of soil quality.</p> <p>All three options would lead to significant negative effects in terms of the National Park and negative effects on listed buildings and public rights of way. Options 2 and 3 are likely to have a less significant effect on the National Park through a lower growth quantum. Additionally Option 2 and 3 would lead to remediation of contaminated land.</p>			
The local economy	<p>Option 1 allocates the greatest development at the site that is closest to employment sites and the most accessible to shops and services. This approach should have the benefit of retaining local spending and reduce spending leakage to Havant and Waterlooville and Portsmouth to the south. Option 2 is in the least sustainable location and almost adjoins the urban area of Havant and Waterlooville and therefore is more likely to result in trips outside of East Hampshire for shopping and employment.</p> <p>The three land parcels at land east of Horndean (HD015, HD020 and HD051) overlap with EMP6 and EMP10 which are also under consideration for allocation as employment sites. Given the size of the sites it is considered that there is the potential to deliver employment land and residential development in a sustainable mixed-use location under all three options. HD020 (all three options) contains existing employment land which if developed should be required to result in no net loss in jobs.</p>	★ 1	3	2
Water	Water resources are not considered a significant issue in Horndean and it is assumed that issues could be addressed at the planning application stage.	N/A	N/A	N/A

Summary

All three options promote growth at land east of Horndean, with Option 1 promoting the highest quantum and Options 2 and 3 promoting less and the remainder in Lovedean and dispersed across the Parish respectively.

Land east of Horndean is a ‘constant’ across all three options and would lead to **significant adverse effects** in terms of biodiversity (protected species) and the setting of the South Downs National Park; however with mitigation it should be possible to reduce these effects to a negative.

Despite these environmental issues, the land east of Horndean site is considered to be in the most sustainable location with the best access to day-to-day locations including shops, GPs, schools and employment sites. Therefore the site that focusses the most growth at this site, Option 1, was appraised to lead to a **significant positive effect** in terms of community and well-being, also noting that the site has a greater potential than the other options to deliver a new school. Option 2 (Lovedean) is the least accessible location and therefore performs least favourably. Due to its accessibility Option 1 was appraised to be the most beneficial in terms of the local economy through encouraging economic activity; whereas Option 2 was considered to divert activity into neighbouring Havant and Waterlooville.

The issue of accessibility is also key to determining the effect in terms of climate change mitigation. The most accessible sites (Option 1) were appraised to be the most beneficial in terms of reducing the need to travel (and therefore the fewest emissions); and it is also noted that through focussing development Option 1 has the greatest potential to deliver low-carbon energy generation.

Taking all of the topics into account, Option 1 is considered to be the best performing option as whilst all three options would lead to significant negative effects in terms of biodiversity and landscape, however only Option 1 would lead to significant positive effects in terms of community and well-being. Option 1 is also the best performing option in terms of climate change mitigation and the local economy.

APPENDIX XIV – ALTERNATIVES APPRAISAL FINDINGS: CLANFIELD

Chapter 10 above (within Part 2) explains how ‘reasonable alternatives’ - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options - were established for Clanfield in late 2014.

Appraisal findings were published in the December 2014 Interim SA Report; however, since that time things have moved on in that the Council has now granted planning permission for 207 dwellings at Down Farm and the intention is that no further land should be allocated at Clanfield through the Site Allocations Plan. The outcome, as discussed within Chapters 10 and 11, is that alternatives appraisal findings from December 2014 are largely redundant, and there is little to be gained from considering alternative spatial strategies at Clanfield.

Nonetheless, this Appendix presents the December 2014 appraisal findings.

Appraisal methodology

See **Appendix XII**, above.

Appraisal findings

(1) Use of Down Farm only			
(2) Less intensive use of Down Farm, with some development at South Lane			
Topic	Discussion of significant effects ... and relative merits in more general terms	Categorisation / Rank of preference	
		Opt 1	Opt 2
Biodiversity	The Clanfield area is relatively unconstrained from a biodiversity perspective, and does not intersect with a Biodiversity Opportunity Area (BOA). Under either option it should be possible to retain existing onsite habitat (e.g. hedgerows) and ensure that this is functionally linked (through ‘ecological corridors’) with the surrounding countryside.	1	1
Climate change	<p>Given Clanfield’s status as a commuter village, there is a high degree of reliance on the private car. However, there are existing bus routes running south (in the direction of Horndean and the major towns beyond). A good bus route runs along South Lane; however, a large scale of growth to the east (i.e. in Clanfield, where the Green Lane / Windmill View development has recently been completed) should ensure that this part of the village becomes equally well connected. It is therefore not possible to differentiate between the alternatives in terms of ‘supporting use of public transport’.</p> <p>In terms of ‘supporting walking/cycling’ it is also the case that there is little potential to differentiate between the alternatives. Old Clanfield has a few shops and facilities along South Lane (in close proximity to the South Lane site), although this centre is small. The main centre lies at the junction of Drift Road and Green Lane (which is roughly equidistant from the two site options, perhaps slightly closer to the Down Farm site). This has a range of shops including a supermarket and a GP surgery, and a primary school is nearby. The South Lane site would be adjacent to a recreation ground, but it is also likely that similar community infrastructure would be delivered as part of a development scheme at Down Farm. On balance, it is not appropriate to differentiate between the alternatives in terms of the potential to support reduced per capita CO₂ emissions.</p>	1	1

Community and well-being	<p>Some issues around ‘access to community infrastructure’ are discussed above, with the conclusion reached that Option 2 (distribute some growth to South Lane) is preferable, but that this is very marginal particularly once account is taken of the potential to deliver community infrastructure as part of the Down Farm scheme (and that there could be greater potential under a larger, 200 home scheme).</p> <p>Access to community infrastructure is a topical issue in Clanfield, where there are concerns around school and GP capacity given the recent development at Green Lane (Windmill View); however, the development has provided gains for the local community (a community building, sports facility and allotments).</p> <p>This aside, it is not clear that there are other significant ‘community’ factors that would enable differentiation between the alternatives. Traffic congestion could be one factor, but in this respect the alternatives are thought to perform similarly.</p>	1	1
Flood risk	<p>Both sites in question are associated with some surface water flood risk, but the Down Farm site is more constrained. It is likely that areas at risk could be avoided and/or Sustainable Drainage Systems (SuDS) put in place to reduce/mitigate risk; however, it is nonetheless appropriate to conclude that Option 2 is preferable. The need to deliver SuDS / open space for flood risk management purposes (at the western edge of the site) may conflict with the need to deliver open space (to mitigate landscape impacts) at the eastern edge of the site.</p>	2	★1
Cultural heritage and landscape	<p>Landscape (and townscape) considerations are a key factor, given that:</p> <ul style="list-style-type: none"> • The South Downs National Park encloses the vast majority of Clanfield, with Windmill Hill to the east an important viewpoint that directly overlooks the Down Farm site; and • There is a strong desire to retain the rural character associated with Old Clanfield, which means retaining the undeveloped gap that includes the South Lane site. <p>Development at Downs Farm would affect views from nearby Windmill Hill, within the National Park; however, given the suburban-edge character of the site’s western boundary, the presence of the A3 on the eastern boundary, and recent development on the southern boundary these effects may be somewhat limited. This is particularly the case given the potential for masterplan / design measures to be put in place to ensure that the view from Windmill Hill towards Clanfield remains an attractive one.</p> <p>Another consideration is views enjoyed by local residents across Down Farm, out to the National Park; however in terms of ‘within Clanfield’ considerations it is likely that Option 1 (focus all growth at Down Farm) is preferable. The Land at South Lane site forms part of a series of fields and a recreation ground separating Clanfield and Old Clanfield that is valued and enjoyed (as demonstrated by well used footpaths) by local residents. There may be potential for limited development without a pronounced change to local character / the role of the ‘gap’ (which was formally designated through the 2006 Local Plan); but there would be some degree of ‘erosion’.</p> <p>Finally, in terms of heritage considerations, there is little potential for significant effects given that Clanfield lacks a Conservation Area. There is a cluster of listed buildings at Old Clanfield, but it is not thought that their setting would be directly impacted under Option 2 (although the historic character of Old Clanfield more generally could be compromised to some extent). The village of Catherington to the south is designated as a Conservation Area, and Option 2 would lead to some additional traffic through the village; however, impacts would be negligible.</p> <p>On balance, it is not possible to differentiate between the alternatives with any certainty. There is evidence to suggest that Option 1 is preferable from a landscape perspective; however, formal inputs from the National Park Authority (who may favour Option 2) are currently outstanding.</p>	?	?
The local economy	<p>Clanfield is not an appropriate location for significant commercial/business development. Neither option leads to any implications in this respect.</p>	N/a	N/a

Water	No issues are known to exist around water infrastructure. In terms of groundwater quality, it is known that Clanfield sits within 'Source Protection Zone 2' however, this is not a constraint to development (and applies equally to both site options under consideration).	N/a	N/a
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Summary

There is little potential to differentiate between the alternatives other than in terms of 'landscape' considerations. In this respect, evidence is available to suggest that Option 1 (focus all growth at Down Farm) is preferable. This option would prevent encroachment into the highly valued 'gap' between Clanfield and Old Clanfield. However, it is not possible to conclude that Option 1 is preferable until formal inputs are received from the National Park Authority (who might suggest that Option 2 is preferable given that 'maintenance of views from the National Park' is an issue of national significance and a lower growth approach at Down Farm would increase the potential to design-in open space as part of the scheme).




APPENDIX XV – ALTERNATIVES APPRAISAL FINDINGS: LIPHOOK




Chapter 10 above (within Part 2) explains how ‘reasonable alternatives’ - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options - were established for Liphook. Chapter 11 then presents summary appraisal findings. The aim of this chapter is to present detailed appraisal findings.

Appraisal methodology

See **Appendix XI**, above.

Appraisal findings

(1) Lowsley Farm and land east of Bramshott Place (2) Lowsley Farm			
Topic	Discussion of significant effects ... and relative merits in more general terms	Categorisation / Rank of preference	
		Opt 1	Opt 2
Biodiversity	<p>Liphook is located between two internationally designated sites for biodiversity, the Wealden Heaths SPA and the Woolmer Forest SAC. Housing development is not normally permitted within 400m of the SPA and is restricted within 5km.</p> <p>Bramshott Place is within 400m of the SPA. In view of the proximity to the SPA a site specific HRA would be required. Lowsley Farm is within 5km but should lead to no significant adverse effect through delivering SANG in accordance with mitigation measures outline in the JCS.</p> <p>Therefore it is not clear that significant impacts to biodiversity would be likely to result from the development at either of the options under consideration; although as a site-specific HRA is required it is considered that Bramshott Place (Option 2) has the potential to have a greater negative effect than Option 1.</p>	2	
Climate change	<p>Bramshott Place to the north-east of Liphook is located further away from the village centre, north east of the River Wey, than Lowsley Farm. In terms of reducing emissions from transport, it will be important to reduce the need to travel (i.e. by improving access to services and employment). Therefore developing solely at Lowsley Farm (Option 2) would appear to be the better option from a purely distance perspective.</p> <p>Significant growth at Lowsley Farm however will be required to deliver improvements to Longmoor Road to ensure congestion in the village is not worsened as a result of the scheme. The London Road/Headley Road/Longmoor Road roundabout in Liphook village centre is soon to be at capacity.</p> <p>Through allocating a smaller quantum of housing at Lowsley Farm, Option 1 is likely to have a less significant effect on congestion in Liphook; although it is noted that Bramshott Place is ‘A3-facing’ and likely to encourage trips out of Liphook to access facilities. On balance, both options can be said to perform similarly as they both would lead to congestion and likely divert vehicle movements to other locations further afield if congestion is significant in Liphook. Neither option can be said to perform particularly favourably, despite the fact that Lowsley Farm is the more sustainable location.</p>		

<p>Community and well-being</p>	<p>In terms of access to community facilities, Bramshott Place is distant from the nearest school, doctor and employment site. Lowsley Farm is closer to the nearest school, shop and GP but the same distance to the nearest employment site. As a result of being north east of the River Wey and facing the A3, Bramshott Place residents may be tempted to travel further afield to access community facilities.</p> <p>The Lowsley Farm site, as under 'climate change' above, has the potential to worsen congestion significantly at the London Road/Headley Road/Longmoor Road roundabout. This could reduce air quality and lead to adverse health effects, and also reduce access to facilities, shops, services and employment by virtue of traffic congestion being so bad, discouraging residents from using their nearest facilities in the village.</p> <p>Option 2 is better-located for access to community facilities however Option 1 is likely to have less of an impact on congestion and air quality. On balance both options can be said to perform similarly although neither site preforms favourably. The scale of growth at Liphook is not likely to be able to deliver additional community facilities.</p> <p>N.B. Bramshott Place has the potential to be delivered as part of an extension to the neighbouring over-55s housing site which could deliver housing to meet the needs of the ageing population. If this site is delivered as such a site this would lead to significant positive effect in terms of this objective, however the detail of any potential the allocation is unknown at this stage.</p>		
<p>Flood risk</p>	<p>Neither site is constrained in terms of flood risk.</p>	<p>N/A</p>	<p>N/A</p>
<p>Cultural heritage and landscape</p>	<p>In terms of cultural heritage Bramshott Place is more constrained in that it adjoins the River Wey Conservation Area. The Conservation Area is thickly wooded and although within the setting of the Conservation Area is not clearly visible. Lowsley Farm is not constrained in terms of heritage designations however the required junction improvements at the London Road/Headley Road/Longmoor Road roundabout as a result of development at Lowsley Farm could have a significant adverse effect on the Liphook Conservation Area. Lowsley Farm is a 'constant' across both site options however it is not known if the junction improvements would not be required for the slightly lower scale of growth proposed under Option 1. The Council and the County Council should work to develop a solution to the junction improvement works that has the least harm to the Conservation Area.</p> <p>In terms of landscape neither site is particularly constrained as the two sites are located sufficiently distant from the National Park. The eastern part of LIP004 is exposed to views due to the topography of the site rising to a hill top. This part of the site is extremely visible and should be retained as open space in order to avoid landscape and townscape effects. If it is assumed that a higher quantum of development at Lowsley Farm (Option 2) would reduce the ability of the site to incorporate this open space, then Option 2 is likely to have a greater landscape effect than Option 1.</p> <p>Both sites are visible or overlooked from Public Rights of Way and Bridleways. Development at these sites would likely detract from views of the landscape from these public receptors. Development should take care in order to maintain the routes and also maintain their amenity.</p> <p>In terms of soil quality site Lowsley Farm contains contaminated land and therefore would lead to positive effects through remediation for both options. Lowsley Farm is Grade 3 agricultural land quality which could contain the best and most versatile land (subject to a survey) whereas Bramshott Place is Grade 4 (not the best and most versatile). Option 1 could therefore result in less sterilisation of the best and most versatile land, although the presence of such land is uncertain without further survey work.</p> <p>On balance both options would have a significant adverse effect in terms of the Liphook Conservation Area; however the slightly lower scale of development may reduce the magnitude of the effect, as well as reduce townscape effects in the east of Lowsley Farm.</p>		<p>2</p>

The local economy	Both of the options will likely increase congestion in the village pending junction improvement works. Congestion may have the consequence of discouraging investment in the town or tourists which could affect the local economy. Option 1 (Bramshott Place) may encourage out-commuting as it faces the A3 which would not have the same benefit in terms of retaining local spending under Option 2.	2	★ 1
Water	Water resources are not considered a significant issue in the villages and it is assumed that issues could be addressed at the planning application stage.	N/A	N/A

Summary

Both of the options perform similarly for all topics with both leading to a **significant adverse effect** on the Liphook Conservation Area due to required junction improvement works at the London Road/Headley Road/Longmoor Road roundabout as a result of development at Lowsley Farm. The only way that the options can be 'split' is in terms of biodiversity, landscape, soil quality and local economy effects. Bramshott Place (Option 1) is within 400m of the SPA and would require a site-specific HRA in order to ensure there are no significant adverse effects on biodiversity. By delivering a smaller quantum of development at Lowsley Farm Option 1 could help to avoid landscape and townscape effects by leaving the eastern portion of the site undeveloped. Additionally, Option 1 could help to avoid sterilisation of potential best and most versatile agricultural land. Option 2 may have a marginally better effect in terms of retaining local spending, although both options have the potential to discourage economic activity due to transport impacts.

APPENDIX XVI – ALTERNATIVES APPRAISAL FINDINGS: ROWLANDS CASTLE

Chapter 10 above (within Part 2) explains how ‘reasonable alternatives’ - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options - were established for Rowlands Castle. Chapter 11 then presents summary appraisal findings. The aim of this chapter is to present detailed appraisal findings.


Appraisal methodology

See **Appendix XII**, above.

Appraisal findings

(1) Focus at Rowlands Castle			
(2) Focus at Rowlands Castle, with some growth directed to Havant			
Topic	Discussion of significant effects ... and relative merits in more general terms	Categorisation / Rank of preference	
		Opt 1	Opt 2
Biodiversity	<p>All of the sites put forward in this area are within the 5.6km buffer zone surrounding the Solent SPAs and SACs. Site RC010 (Land at Little Leigh Farm) is much closer to these designated areas than site RC005 (Land south of Oaklands). Under Option 2, 50 dwellings would be allocated at the closer Little Leigh Farm site, whilst none would be put forward here under Option 1. Instead, additional residential development would be directed at the Oaklands site under Option 1, with 106 dwellings brought forward here (in comparison to 50 under Option 2). Option 2 also proposes residential development at site RC002 (Land at Deerleap), which is the site option furthest from the SPAs and SACs. However, this is limited to five dwellings. This suggests that Option 1 is preferred from the perspective of potential impacts on these important designated areas. There is however the potential to mitigate any adverse effects of development within the buffer zone, should this be required.</p> <p>In terms of wider effects on biodiversity, Site RC005 has a band of Ancient Woodland just beyond its eastern boundary, areas of mature hedgerow, and features scattered mature trees and grassland on the site itself. In contrast, apart from being close to the SAC and SPA's, Site RC010 appears to be relatively unconstrained from a biodiversity perspective, with a potential opportunity presenting itself to improve the biodiversity value of the site through species rich planting on its eastern and western boundaries (so also helping to improve screening). Site RC002 is made up of grassland meadow and is bordered by woodland, suggesting some ecological value.</p> <p>Given the above, it seems clear that Option 2 should result in a lower degree of impact of biodiversity outside of designated sites, with development primarily directed at a relatively unconstrained site (RC010) and limited at a site with potentially greater ecological richness (RC002). Pursuing Option 1 meanwhile would potentially lead to greater pressure on neighbouring ancient woodland as a result of development, plus the loss of mature trees and grassland on site. However, there is the potential for adverse impacts on ancient woodland habitat to be mitigated through appropriate screening.</p> <p>Drawing together these findings, it is hard to draw a distinction between the Options presented. There is greater potential for indirect impacts on important designated wildlife sites under Option 2, but at the same time greater potential for more direct impacts on wider biodiversity under Option 1. In each case, careful mitigation may limit any adverse impacts.</p>	★ 1	★ 1

<p>Climate change</p>	<p>Site RC005 is somewhat outside of the main village centre of Rowlands Castle with its facilities and mainline railway station, but could by no means be considered distant. It is also close to a bus stop which runs a regular service. Site RC002 is closer to the centre of Rowlands Castle and its railway station. Situated on the northern boundary of Havant, Site RC010 is likely to have easier access to a range of facilities than the potential occupants of sites in Rowlands Castle, although it is somewhat away from a mainline railway station.</p> <p>In terms of uptake of sustainable transport, it therefore seems that directing greater development towards the boundary of Havant (plus some limited development close to the centre of Rowlands Castle) under Option 2 will lead to higher levels of walking, cycling, and public transport, with resulting gains in terms of climate change. Concentrating residential development just south of the centre of Rowlands Castle under Option 1 is likely to result in somewhat lesser gains in terms of sustainable transport, with the relatively high levels of car ownership in Rowlands Castle perhaps reflecting its more rural position as well as comparable wealth.</p>	<p>2</p>	<p>★ 1</p>
<p>Community and well-being</p>	<p>Just south of the centre of Rowlands Castle, Site RC005 is somewhat set back from the village's main facilities, with a good range considered to be present including small shops, a community centre, churches, a recreation ground, and three pubs. Site RC002 is somewhat closer to these village facilities. Despite the range of services and facilities available in Rowlands Castle, it is likely that the range of facilities available to potential residents at RC010 on the edge of Havant would be higher. Whilst on the edge of an existing housing estate, this site is still close to Secondary and Primary Schools and a commercial area to the south.</p> <p>In terms of potential impacts on community facilities, Site RC005 has a Primary School on its boundary, which may be a concern during construction, although it is on the whole well screened and there is the potential to put in place mitigation measures.</p> <p>In light of the above considerations, the proposed concentration of development close to Havant (plus some minor development very close to the centre of Rowlands Castle) under Option 2 appears to be preferable in terms of community and well-being. It should be noted that a concentration of development in Rowlands Castle through Option 1 may not result in negative effects in this SA topic area as the range of facilities and services in the village is considered to be good and the site at Oaklands is not particularly distant from these.</p>	<p>2</p>	<p>★ 1</p>
<p>Flood risk</p>	<p>Site RC005 features an area of 'lesser' surface water flood risk, with this essentially equating to the extent of minimal flood risk. This site also features a small area of surface water flood risk which may require appropriate mitigation. Meanwhile, Sites RC010 and RC002 appear to be unconstrained from a flood risk perspective. As a result, Option 2, which focuses development at these two later sites, appears to be the most preferable approach from a flood risk perspective. However, it should be noted that Option 1 is nonetheless subject to relatively limited flood risk that may be appropriately mitigated.</p>	<p>2</p>	<p>★ 1</p>
<p>Cultural heritage and landscape</p>	<p>To the north of Havant, Site RC010 is in an area of archaeological importance which would need to be given consideration, with appropriate mitigation put in place. The presence of heritage assets is a particular concern for those sites located near the centre of Rowlands Castle, with site RC002 found within The Green conservation area. The existing access to this site may be unable to cope with a large increase in traffic given its narrowness and its regular use by other vehicles (with other development expected along this road, including 34 dwellings at RC004 and residential development with planning permission at the builders merchants site leading to potential in-combination effects). Road improvement works and any development on the site would also need to be sensitive to the nearby SAM and conservation area. In comparison, Site RC005 appears to be unconstrained from a heritage perspective.</p> <p>A large area of new housing on Site RC010 has the potential to be intrusive in the wider landscape. However, a well landscaped extension to the existing housing area could potentially improve the established ecological network on the site. This site is also situated within the Havant / Rowlands Castle gap and has 2.9% overlap with contaminated land. This compares to 0.7% at RC002 and no contamination at RC005.</p> <p>Given the above considerations, it appears that focusing development on the relatively unconstrained Oaklands site under Option 1 should be the preferred approach.</p>	<p>★ 1</p>	<p>2</p>

<p>The local economy</p>	<p>There are very limited employment opportunities in Rowlands Castle itself and as such proximity to the mainline railway station is likely to be important. RC002 is close to this station, with RC005 situated somewhat further away. RC010 is likely to be closer to local employment opportunities (i.e. those not requiring commute by train), but is more distant from a mainline railway station than the sites closer to Rowlands Castle.</p> <p>Taking into account the above, it appears that Option 2 is likely to lead to greater local employment opportunities for future residents, although the additional spending of these residents is likely to contribute less to the local economy, given an already greater population density. On the other hand, Option 1 is likely to provide fewer employment opportunities locally, but the additional boost in residents may support local businesses given the relatively rural nature of the settlement. However, as the transports links in Rowlands Castle could support commuting to larger settlements, allocation of development at Oaklands could still provide opportunities for employment elsewhere. As such, this is considered to be the preferred option in terms of economy.</p>		<p>2</p>
<p>Water</p>	<p>Water resources are not considered a significant issue in the Rowlands Castle area and it is assumed that issues could be addressed at the planning application stage</p>	<p>-</p>	<p>-</p>

Summary

Whilst a concentration of development at Havant (with a small additional allocation in central Rowlands Castle) under Option 2 is the preferred alternative in a number of the SA topic areas, the margin by which it is preferred is often small. The advantage of Option 2 tends to be due to the proximity of a greater range of facilities in the larger urban settlement of Havant, so delivering advantages in terms of Climate Change (by encouraging the uptake of sustainable modes of transportation) and Community and Wellbeing. However, Rowlands Castle is considered to have a good range of facilities in its own right, with the Oaklands site (where development would be focused under Option 1) found within reasonably close proximity to these. Whilst Option 2 would also likely provide employment opportunities nearby in Havant, Option 1’s concentration of development in Rowlands Castle has a greater potential to boost the local economy of the village, whilst simultaneously providing opportunities to commute to other settlements for work.

In terms of constraints, both approaches have potential impacts on biodiversity that will need to be considered. It is hard at this stage to weigh up the relative effects of either Option in this respect, given that mitigation (if required) may be possible in both instances. Option 1 would result in greater exposure of potential future residents to flood risk, but this tends to be of a low level, so potentially opening up opportunities for mitigation. Cultural heritage and landscape is a key constraint facing Option 2, with potential effects on a conservation area, SAM, and archaeological interest area from a heritage perspective. In terms of landscape, the Little Leigh Farm site which would be brought forward under this Option may result in unacceptable impacts should steps not be taken to appropriately screen the site. This site is also within the Havant / Rowlands Castle gap.

As neither of the alternatives result in significantly positive or negative effects, it is hard to choose between these two options in terms of a preferred approach. It will be important for plan-makers to consider the balance between the various advantages and disadvantages outlined in this appraisal and the specific pressures facing Havant and Rowlands Castle. A consideration in this respect may be the mix of housing that could potentially be brought forward in these two areas and how this relates to local needs. For instance, the LIPs process noted a local desire in Rowlands Castle for an increase in the availability of retirement housing.

APPENDIX XVII – ALTERNATIVES APPRAISAL FINDINGS: OTHER VILLAGES

Chapter 10 above (within Part 2) explains how ‘reasonable alternatives’ - i.e. alternative approaches to meeting the JCS housing target through development at a combination of site options - were established for Other villages outside the National Park. Chapter 11 then presents summary appraisal findings. The aim of this chapter is to present detailed appraisal findings.

N.B. Alternatives appraisal findings are **changed** since the December 2014 Interim SA Report. This reflects the fact that the alternatives themselves have changed since that time, i.e. understanding of ‘reasonable alternatives’ has been ‘refined’.


Specifically, understanding of alternatives has been refined to reflect the fact that since December 2014 the Council has resolved to grant planning permission at two sites: Cedar Stables, Medstead (MED028; 10 homes) and Dunsells Lane/Gilbert Street, Ropley (ROP003; 15 homes). The alternatives no longer vary in terms of these sites. Rather, development at these sites can be considered part of the baseline.



Also, references to effects Bentley have been revisited. Discussion of effects at Bentley sits more appropriately within the appraisal of the draft plan (see ‘Part 3’, above) rather than here within the appraisal of alternatives. The alternatives do not vary in terms of growth at Bentley; rather, support for additional growth (i.e. growth in addition to the planning permission for 37 homes) is assumed to be a ‘given’ within the alternatives appraisal.




Appraisal methodology

See **Appendix XII**, above.

Appraisal findings

(1) Greater focus at Medstead and Ropley			
(2) Greater focus at Holt Pound, Farringdon and Headley			
Topic	Discussion of significant effects ... and relative merits in more general terms	Categorisation / Rank of preference	
		Opt 1	Opt 2
Biodiversity	<p>BTW001, BIN003, BIN006, HEA007 are all located within a Biodiversity Opportunity Area. Option 1 allocates 10 dwellings at these sites whereas Option 2 allocates 45 dwellings at these sites. If it can be assumed that higher housing numbers in the BOA area is more likely to lead to an adverse effect on biodiversity sites (through additional pressure on receptors or land take affecting potential biodiversity enhancement schemes) then Option 1 can be appraised to be preferable. Due to the small scale of development through both options and the fact that no sites border a designated biodiversity site neither option is likely to lead to a significant negative effect.</p> <p>It is not clear that there is the potential for either option to result in-combinations effects – i.e. the potential for development at nearby villages, or villages and nearby towns, to impact on particular biodiversity assets (e.g. Biodiversity Opportunity Areas) in combination; however, there is some uncertainty in this respect.</p>		2

<p>Climate change</p>	<p>All of the sites have good access to a bus stop which should help to encourage use of sustainable transport modes; however the villages are at the bottom tier of the settlement hierarchy as they have the fewest facilities. Residents in the villages are highly likely to travel by car to access facilities which would lead to higher transport emissions, one of the major contributors of carbon dioxide in the district. This is reflected in the JCS allocation of 125 dwellings at the villages compared to locations higher up the settlement hierarchy.</p> <p>With regards to the potential for residents to make some use of local shops, services and facilities, and hence the potential to support walking/cycling and reduce car dependency to some extent, the following points are noted -</p> <ul style="list-style-type: none"> • Bentley is the most sustainable settlement in terms of access to schools, shops, GP and employment sites and also has a National Rail station, so it is therefore appropriate that it gets the greatest share of the development across the villages. Both options allocate the same quantum of development so it is not possible to differentiate between the two options at Bentley. • Sites at Ropley also have relatively good accessibility to community facilities, shops and services. Option 1 allocates 25 dwellings at Ropley and Ropley Dean, compared to Option 2 which allocates 5. Option 1 therefore performs relatively well. • The site options at Medstead and Holt Pound are the next most sustainable with good access to a school but poor access to the nearest shop, doctor and employment site. Option 1 allocates 10 dwellings at Medstead whereas Option 2 allocates none at Medstead, but 20 at Holt Pound. It might be considered, therefore, that Option 2 performs relatively well; however, it is noted that there is a resolution to grant planning permission for a ten home site at Medstead (such that the effect of Option 1 is essentially to support a good level of growth at Medstead). • HEA007 at Headley and FAR002 at Farringdon are allocated for development in both options but both sites have poor access to schools, shops, GPs and employment sites. Option 2 allocates a total of 30 dwellings at these sites compared to 10 under Option 1, so therefore Option 2 would have a stronger negative effect. <p>On balance, Option 1 has a greater focus at locations likely to enable walking and cycling as a mode of travel. Rates of walking and cycling in East Hampshire are below regional and national averages.</p> <p>Option 1 is therefore preferable in terms of this objective, although neither option is likely to lead to significant effects due to the small scale of development proposed – i.e. the scale of development is unlikely to significantly alter travel patterns or affect the viability of public transport routes.</p>		<p>2</p>
<p>Community and well-being</p>	<p>See climate change above for implications for travel patterns and accessing community infrastructure.</p> <p>If it can be assumed that residents that have to travel further to access community facilities, shops and services are less likely or less able to attend them (due to costs of transport, time taken to travel or ability to travel) then Option 1 can be assumed to be the preferred option. Taking into account the ageing population and increased number of people in East Hampshire living with disabilities, Option 1 would better-enable residents to access facilities through delivering housing closer to where those facilities are located.</p> <p>Furthermore, by better-reflecting the availability of shops and services at the larger and more accessible villages, Option 1 is likely to have a stronger positive effect on the vitality and viability of shops and services in village centres where services already exist.</p> <p>Another fact relates to the safety of pedestrians and motorists, given relatively rural roads / poor lines of sight etc. In this respect, it is notable that some concerns have been highlighted in relation to ROP012, which would be allocated for in-depth development (15 homes) under Option 1 and frontage development (5 homes) under Option 2.</p> <p>In conclusion, Option 1 performs best in most respects. Neither option is likely to lead to significant effects.</p>		<p>2</p>

<p>Flood risk</p>	<p>BIN006 at Holt Pound is the most constrained village option in terms of flood risk and is allocated under Option 2. This site is over 15% Flood Zone 3 and also significantly (42.5%) overlaps with an area of surface water flooding susceptibility. Option 2 allocates 10 dwellings at this site whereas Option 1 does not allocate any.</p> <p>Surface water flooding susceptibility is an issue at sites ROP008, ROP012, BIN003 and MED012. Option 1 allocates 40 dwellings at these sites whereas Option 2 allocates 20 dwellings, so performs marginally better. Surface water flood risk mitigation should be considered as part of any proposals to develop these sites, which may involve reducing the developable area of the site.</p> <p>Bentley sites BEN001, BEN003, BEN004 and BEN007 are all susceptible to surface water flooding however neither option allocates any sites, deferring this to the Bentley Neighbourhood Plan.</p> <p>Taking both surface water flooding and flood risk into account, Option 2 is the least preferable option as it allocates 10 dwellings in Flood Zone 3 as well as a further 20 dwellings in areas of surface water flooding susceptibility. Option 1 allocates 40 dwellings – 10 dwellings more than Option 2 – in areas of surface water flooding susceptibility; however surface water flooding is considered simpler to mitigate through SuDS than fluvial flood risk. Additionally, 42.5% of BIN006 is susceptible to surface water flooding which will be more difficult to mitigate than for other sites whereby a lower percentage is susceptible.</p> <p>Taking into account flood risk policy in the NPPF and JCS none of the sites should lead to a significant negative effect in terms of flood risk; however greater mitigation would be required under Option 2.</p>		<p>2</p>
<p>Cultural heritage and landscape</p>	<p>FAR002 is located between two Conservation Areas and BTW001 is within the setting of the Bentworth Conservation Area and Listed Buildings. Option 1 is 5 dwellings at both of these sites, Option 2 is 15. Option 1 can be said to perform more favourably.</p> <p>BIN003, BIN006 and FAR002 are all within the setting of the South Downs National Park. Option 1 allocates a total of 5 dwellings at these sites whereas Option 2 allocates 35. Option 2 is more likely to have a negative effect on the setting, however relatively small level of development is not likely to be significant.</p> <p>BTW001, BIN003, FAR002 all contain public footpaths and development at these sites would likely affect their amenity or landscape value. Option 2 allocates a higher quantum of growth at these sites and is therefore more likely to have a negative effect than Option 1.</p> <p>The local character at sites BTW001, BIN006 and MED012 is for frontage development rather than infill development. Both options are considered to be able to achieve frontage development with their respective allocations (without the need for developing 'in depth') and therefore neither should lead to a negative effect.</p> <p>Taking the above effects on Conservation Areas, Listed Buildings, the National Park, footpaths and local character, Option 1 is likely to be lead to relatively fewer negative effects and better-respect the environment around the site.</p>		<p>2</p>
<p>The local economy</p>	<p>See discussion under Community and Wellbeing above for implications for travel patterns and accessing community infrastructure.</p> <p>If it can be assumed that residents that have to travel further to access employment opportunities, shops and services are less likely or less able to attend them (due to costs of transport, time taken to travel or ability to travel) then Option 1 is the preferable option.</p> <p>Furthermore, by better-reflecting the availability of shops and services at the larger and more accessible villages, Option 1 is likely to have a stronger positive effect on the vitality and viability of shops and services in village centres where services already exist.</p> <p>Through increasing the likelihood of transport via private car, it is considered that Option 2 has a greater scope for 'leakage' of spending and labour from the local economy to other districts than Option 1.</p>		<p>2</p>
<p>Water</p>	<p>Water resources are not considered a strategic issue in the villages. Issues can be suitably addressed at the planning application stage.</p>	<p>N/A</p>	<p>N/A</p>

Summary

Option 1 ranks as the better-performing option across all topics as it more closely reflects the settlement hierarchy, and hence would likely lead to more sustainable travel patterns and support existing shops and services. Option 1 also promotes less development in and adjacent to Conservation Areas than Option 2, and there would be good potential to support 'frontage' development (rather than in-depth development) in-line with local character. Conversely, Option 2 would promote a distribution of development that would likely rely more heavily on the private car for transport and allocate sites in more sensitive landscape and biodiversity locations. Option 2 would also allocate one site in particular that is constrained in terms of flood risk.

The scale of development at the villages is not likely to lead to either positive or negative significant effects through either option, but taking all topics into consideration Option 1 is considered to be the more appropriate option for the Site Allocations plan.