



East
Hampshire
District
Council
Authority
Monitoring
Report

2016/2017

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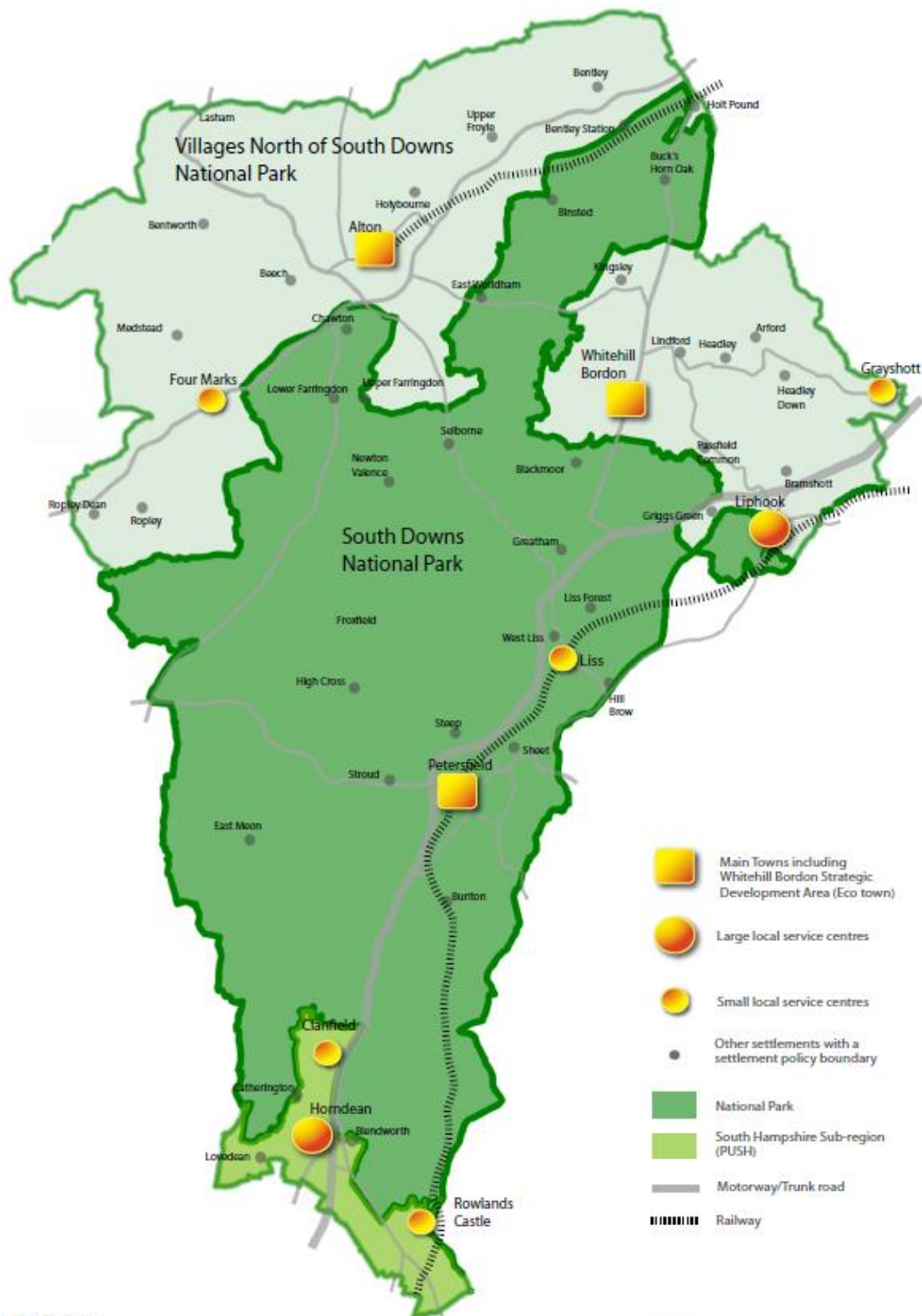
1.0 Introduction

- 1.1. This Authority Monitoring Report (AMR) for East Hampshire District Council covers the period 1 April 2016 to 31 March 2017.
- 1.2. This monitoring report covers only the area of East Hampshire District outside of the South Downs National Park.
- 1.3. As a legislative requirement under Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012, the AMR is the main mechanism for assessing the performance and effects of East Hampshire Districts Development Plan and the timescales set out in the Local Development Scheme (LDS). This report has a dual purpose;
 - To monitor progress during the report period towards Local Development Documents as set out in the Local Development Scheme (LDS), and
 - To monitor the effectiveness of policies set out in Local Development Documents, these policies included:
 - a. Policies from the Joint Core Strategy which was adopted by East Hampshire District Council on 8 May 2014.
 - b. Remaining saved policies from the Local Plan Second Review, where appropriate.
 - c. Adopted Neighbourhood Plan policies.
- 1.4. This AMR is broken down into the following sections:
 - Part One of this AMR provides further details of progress in developing policies including the current Local Development Scheme and any changes in the timetable for producing the Local Development Documents.
 - Part Two of the AMR monitors the performance of adopted policies within Local Development Documents.

The South Downs National Park

- 1.5. The South Downs National Park (SDNP) covers a significant part of the district. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1 April 2011. This report therefore does not monitor the Local Plan progress made or policies in the area of the district covered by the National Park.

Map of East Hampshire District



Map Not To Scale

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2.0 Monitoring Policy Progress

- 2.1 Part One of this AMR reviews the progress of production of the policy documents, it describes the progress that has been made during the monitoring year in general and discusses the future programme.

The Local Development Scheme

- 2.2 The Council's LDS was updated in November 2016 and now covers the period up to 2019, setting out the details of the remaining Development Plan Documents still to be produced. Since the adoption of the Joint Core Strategy in May 2014, the East Hampshire District Local Plan Part 2: Housing and Employment Allocations has been adopted (April 2016). The LDS can be viewed on the [Council website here](#).
- 2.3 For the remainder of this document the East Hampshire District Local Plan Part 2: Housing and Employment Allocations will be called the Allocations Plan. The East Hampshire District Local Plan: Joint Core Strategy will be called the Joint Core Strategy (JCS).

Joint Core Strategy

- 2.4 The Joint Core Strategy went to examination in October 2013 and was adopted by East Hampshire District Council on 8 May 2014 in line with the timescale set out in the adopted LDS at that time.

Housing and Employment Allocations

- 2.5 The Part 2 Plan: Housing and Employment Allocations was adopted by East Hampshire District Council on 7 April 2016. The policies in this Plan are monitored in Part 11 of this Authority Monitoring Report.

East Hampshire District Local Plan: Development Management and other allocations

- 2.6 Initial work on the Plan has commenced and has been progressing through 2016 and 2017. The Local Plan Part 3 (Development Management and Other Allocations) will only cover the part of East Hampshire District outside of the National Park.
- 2.7 The Council consulted on the likely scope and content of the Local Plan Part 3 between 4th April 2016 and 16th May 2016. The consultation was the first opportunity for communities and stakeholders to engage in the preparation of the Local Plan Part 3. A total of 135 responses were received during the consultation period, 43 of which related to the consultation document itself, with the remainder associated with submitting sites and/or making changes to settlement policy boundaries or gaps.
- 2.8 Evidence gathering for the Local Plan Part 3 has commenced including updating the:
- Strategic Housing Land Availability Assessment (SHLAA),

- Open, Space, Sport and Recreation Study (this study will cover the entire district including those parts within the SDNPA)
- Gypsy Traveller and Travelling Showpeople Accommodation Assessment (this study will cover the entire district including those parts within the SDNPA)

2.9 Following the publication of the Housing White Paper in February 2017, the Council is currently considering the options for progressing the Local Plan. The White Paper now requires local planning authorities to review local plans at least every five years. The Joint Core Strategy was adopted by the Council in 2014.

Neighbourhood Planning

2.10 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.

2.11 Neighbourhood Plans can be produced by town or parish councils in consultation with their communities, but must be in conformity with the NPPF and local planning policy.

2.12 Three Neighbourhood Plans have been adopted within the district.

Adopted Neighbourhood Plans

Neighbourhood Plan Area	Date adopted
Alton	12 May 2016
Medstead and Four Marks	12 May 2016
Bentley	12 May 2016

2.13 Five further Neighbourhood Plans have been designated in the district and are at evidence gathering stage.

Neighbourhood Plan Area	Date designated
Bentworth	November 2015
Bramshott and Liphook	October 2015
Ropley	March 2015
Beech	April 2017
Rowlands Castle	April 2017

- 2.14 The three adopted Neighbourhood Plans were adopted by the Council in May 2016. Monitoring of these Plans can be found in Section 12 of this AMR.

Community Infrastructure Levy

- 2.15 Section 34(5) requires that the monitoring report should contain information on the annual reporting of receipts of monies received under the CIL regime. The Council adopted its CIL Charging Schedule on the 25 February 2016 with an implementation date of 8 April 2016. The CIL charging rates are supported by evidence of development viability and apply to development within East Hampshire District that is located outside of the South Downs National Park Authority Area. The South Downs National Park Authority is preparing its own Charging Schedule that will be adopted by them as the relevant 'charging authority'.
- 2.16 In the monitoring period 1 April 2016 to 31 March 2017, 27 Demand Notices were issued for CIL. Of these 27, 13 of the schemes received CIL relief (e.g. self-build relief or affordable housing relief) and therefore the Demand Notice for these was zero. The remaining 14 demand notices were issued and totalled £434,814.45.

Duty to Cooperate

- 2.17 The Localism Act 2011 sets out a 'duty to cooperate' which applies to all Local Authorities, County Councils, National Park Authorities and a number of public bodies. Section 34(6) asks for details of actions taken under the Duty to Cooperate requirement during the monitoring period.
- 2.18 The Duty to cooperate requires councils and public bodies to 'engage constructively, actively and on an on-going basis' to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 2.19 With this in mind the Council has engaged proactively with stakeholders and the community during the monitoring period.
- 2.20 A table of all the meetings providing a summary of the main actions undertaken during the monitoring year is available in Appendix 1.

Self and Custom Build Register

- 2.21 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 2.22 East Hampshire District Council (outside the South Downs National Park) first published the register on the Councils website in August 2015 and on the 31st March 2017 a total of 259 individuals had registered their interest for a self and custom build plot in the district.
- 2.23 In the monitoring period 1st April 2016 to 31st March 2017, 185 individuals registered their interest for a self and custom build plot in the district (outside the South Downs National Park).

3.0 Monitoring Policy Performance

- 3.1 Part two of this AMR comprises detailed analysis of the performance of the JCS, Housing and Employment Allocations Plan and any Second Review 2006 remaining Saved Policies. The start of each chapter has a table of policies listing the Joint Core Strategy and Saved Policies that are relevant to that theme. The information that follows is provided in as much detail as possible having regard to the availability of information and resources to collate it.

4.0 Spatial Strategy

- 4.1 The first part of the Joint Core Strategy sets out the Spatial Strategy for the district. The relevant policies for this section are as follows:

Joint Core Strategy	Policy
CP1	Presumption in favour of sustainable development
CP2	Spatial Strategy

CP1 – Presumption in favour of sustainable development

- 4.2 Joint Core Strategy Policy CP1 outlines the Spatial Strategy for the district. Policy CP1 states the Council's commitment to a positive approach to planning that reflects the presumption in favour of sustainable development.
- 4.3 At the 1 April 2017 the Council was able to demonstrate a 7.23 years supply of housing with a surplus of 1,317 dwellings. The latest land supply position can be found in Appendix 3.

CP2 – Spatial Strategy

- 4.4 Joint Core Strategy Policy CP2 directs the development growth to the most sustainable and accessible locations in the district, while making the best use of previously developed land and buildings within existing built-up areas.
- 4.5 Policy CP2 shows the Spatial Strategy and the most sustainable locations in the district. Alton is identified as the most sustainable town in the North of the district; Horndean and Liphook are identified as large local service centres; the next most sustainable locations.
- 4.6 Policy CP2 states that development will be directed to the most sustainable locations, therefore, it can be expected that the highest proportion of development should be located in these locations.

- 4.7 Development should also make the best use of previously developed land across the district.
- 4.8 The table below shows the location of development in the monitoring period, and the number of dwellings on previously developed land. 126 of the 424 completions were on previously development land, totalling 30%.
- 4.9 The table shows that in the monitoring period the highest proportion of new dwellings completed was in Clanfield followed by Four Marks/South Medstead and the Villages north of the South Downs National Park. No retail floorspace was completed in the monitoring year.
- 4.10 1,030m² of employment floorspace was completed in the monitoring year; a breakdown of this data is available under Policy CP3 below.

Settlement	Net dwelling completions 2016-2017 (proportion of dwellings)	Net dwellings on previously developed land 2016-2017	Completed retail floorspace 2016-2017(m ²)	Completed employment floorspace 2016-2017(m ²)
Alton	47 (11%)	43	0	335
Horndean	28 (6%)	7	0	0
Liphook	45 (11%)	5	0	
Clanfield	141 (33%)	1	0	0
Rowlands Castle	1 (0%)	0	0	0
Four Marks/South Medstead	71 (17%)	7	0	
Grayshott	3 (1%)	3	0	0
Whitehill & Bordon (outside the Regeneration Area)	8 (2%)	8	0	315
Whitehill & Bordon Regeneration Area	9 (2%)	9	0	0
Villages north of the South Downs National Park	71 (17%)	43	0	380
Total	424 (100%)	126 (30%)	0	1030

5.0 Sustainable Economic Development

5.1 The second part of the Joint Core Strategy sets out the policies relating to sustainable economic development for the district. The relevant policies for this section are as follows:

Joint Core Strategy Policy	Title
CP3	New employment provision
CP4	Existing employment land
CP5	Employment and workforce skills
CP6	Rural economy and enterprise
CP7	New retail provision
CP8	Town and village facilities and services
CP9	Tourism
Local Plan: Second Review Policy	
IB1	Industrial and Business Lane, Allocations, Industrial or Business Developments
IB2	Industrial or Business Development within Settlement Policy Boundaries
IB3	Industrial and Business Development in the Countryside
IB4	Retention of Industrial Business Uses, Special Industrial or Business Areas
IB5	Lasham Airfield
IB6	Special Industrial Estates, Town and Village Centres, Town Centre Development
TC2	Large Retail, Leisure and Entertainment Uses
TC3	Development in Town and Village Centres and Retail Development Shopping
S2	Primary School Frontages
S3	Primary School Frontages
S4	Secondary School Frontages
S5	Local and Village Shops
S6	The control of Shops on Farms
S7	Garden Centres, Tourism
TM1	Tourism Development
TM2	Visitor Accommodation within Settlement Policy Boundaries
TM3	Visitor Accommodation outside Settlement Policy Boundaries
TM4	Hotel Allocations
TM5	Camping and Touring Caravan Sites
TM6	Queen Elizabeth Country Park
TM7	Conference Facilities, Ministry of Defence
MOD1	Buildings or Land Surplus to requirements within Settlement Policy Boundaries
MOD2	Buildings or Land Surplus to requirements outside Settlement Policy Boundaries, Ministry of Defence Sites: Longmoor, Bordon Camp, SCU Leydene, RAF Oakhanger, Minerals

CP3 – New employment provision

- 5.2 Policy CP3 outlines the employment provision and distribution across the district up to 2028. As shown in the table below; in the monitoring period, the total completed employment floorspace equalled 1,030m²; this included 2 new business units at Oakhanger Farm, Bordon, an extension to Ortho Europe for B1 and B8 use at Mill Lane, Alton and the change of use of an agricultural barn to B2 industrial use at Manor Farm, Ropley. The total completed employment floorspace of 1,030m² is a slight decrease when compared to last year's figure of 1,137m².

Completed floorspace	B1 - Business (m ²)	B2 - General industrial (m ²)	B8 - Storage and Distribution (m ²)	Flexible (B1-B8) (m ²)	Total (m ²)
	0	380	0	650	1,030

CP4 – Existing Employment Land (B1, B2 and B8 uses)

- 5.3 Policy CP4 states that the use of employment land for alternative uses will be permitted where the site is no longer suitable for employment use.
- 5.4 In the monitoring period, 280m² of employment floorspace has been lost through one application for the part conversion and extension to 36-38 High Street in Alton to 8 residential units.

Loss of employment	B1 - Business (m ²)	B2 - General industrial (m ²)	B8 - Storage and Distribution (m ²)	Flexible (B1-B8) (m ²)	Total (m ²)
	280	0	0	0	280

- 5.5 The overall employment figures from CP3 and CP4 show a net gain of 750m² of employment floorspace in the monitoring year.

CP5 – Employment and Workforce Skills

- 5.6 Developer Contributions can be a means of mitigating the impact of new development upon an area. One area where contributions can be taken is for local employment and training.
- 5.7 There are two types of applications that trigger contributions towards employment and workforce skills. Change of use development proposals resulting in loss of employment land and major developments. These result in the following contributions; Economic Contributions and Local Employment and training agreements respectively.
- 5.8 In the monitoring year 1 April 2016 to 31 March 2017, 2 applications have triggered contributions towards employment and workforce skills. The table below details those applications and the benefits to employment and workforce skills as a result of the contributions.

Planning Ref:	Address	Proposal	Date of S.106	Type of Contribution
38644/001	Headley House, Headley Road, Grayshott	Demolition of Headley House and erection of 9 flats...	16/06/2016	Economic Contribution
28766/008	Stewart House, Crossways Road, Grayshott	Self contained ground floor office and change of use of part of ground floor to residential accommodation	27/02/2017	Economic Contribution

- 5.9 Where apprenticeships are created the positions are filled by residents of East Hampshire District for a minimum of 1 year. Where the contribution results in construction jobs those jobs are for the duration of the construction of the development and in some cases, occupier phase of the development (applicable to commercial developments).

CP6 – Rural Economy and Enterprise

- 5.10 In the monitoring year, 18 applications for farm diversification schemes or conversion of rural buildings were permitted. The applications are shown in the tables below.

Policy CP6 part a)

- 5.11 5 applications were permitted under category ‘a’ of Policy CP6; farm diversification schemes including a new laundry room at Old Thorns Golf & Country Club, Liphook.

Case Full Ref	Proposal	Address	Dcn Date
49697/010	Retention and continued use of land for car parking and storage	Scaifs Farm, Selborne Road, Selborne, Alton, GU34 3HL	18/11/2016
38269/006	Agricultural Barn	Windemere Bramshott Court, Tunbridge Lane, Bramshott, Liphook, GU30 7RG	11/11/2016
35980/010	Change of use of site to horticulture and landscaping business, installation of temporary office building and welfare block	Penally Farm, Hewshott Lane, Liphook, GU30 7SS	10/08/2016
21589/098	New Laundry Room to provide on site Laundry Services	Old Thorns Golf & Country Club, Weavers Down, Liphook, GU30 7PE	07/10/2016
56711/002	Replacement agricultural machinery store.	Coachmans Lodge, Frensham Lane, Churt, Farnham, GU10 2QQ	31/03/2017

Policy CP6 part b)

- 5.12 4 applications were not farm diversification schemes but were acceptable under category 'b' of the Policy; conversion of rural buildings.

Case Full Ref	Proposal	Address	Dcn Date
50354/017	Conversion of existing stables into living accommodation and office space, infill extension to provide additional living accommodation, and provision of 4 car parking spaces	Coldrey Farm House, Froyle Road, Lower Froyle, Alton, GU34 4ND	03/02/2017
29483/008	Restoration of an existing outbuilding and conversion to habitable use	Burford Place, Picketts Hill, Headley, Bordon, GU35 8TD	27/05/2016
30661/029	Change of use of agricultural building to storage (B8) use, together with an extension to link building 3 and building 2	Mays Coppice Farm, Whichers Gate Road, Rowlands Castle, Havant, PO9 5NE	24/02/2017
26242/053	Conversion of former machinery shed to holiday cottage	Dean Farm Golf Course, Main Road, Kingsley, Bordon, GU35 9NG	27/02/2017

Policy CP6 part c)

- 5.13 9 applications were permitted under category 'c' of the Policy; extensions of existing firms in the countryside including a new plant centre at Forest Lodge Garden Centre, Holt Pound.

Case Full Ref	Proposal	Address	Dcn Date
21589/100	"Halfway house" detached building	Old Thorns Golf & Country Club, Weavers Down, Liphook, GU30 7PE	19/12/2016
20839/016	New building following demolition of two existing buildings	Warren Signs, Little Eastfield Holdings, Wolf's Lane, Chawton, Alton, GU34 3HJ	12/12/2016
20533/021	Formation of new plant centre with ancillary trade car park, load/unloading area, storage area, shade structure, equipment shed, sales building and reception/office/staff building with access from Forest Lodge Garden	Forest Lodge Garden Centre, Farnham Road, Holt Pound, Farnham, GU10 4LD	15/06/2016

	Centre.		
20533/020	Proposed replacement warehouse following demolition of existing warehouse and enlargement of car park.	Forest Lodge Garden Centre, Farnham Road, Holt Pound, Farnham, GU10 4LD	14/06/2016
29769/025	Replacement of existing glass structure with timber clad structure	Hillside Nurseries, Basingstoke Road, Alton, GU34 4BH	11/07/2016
55541/005	Construction of car park	Froyle Park, Ryebidge Lane, Upper Froyle, Alton, GU34 4LA	09/09/2016
27396/048	B8 storage building after demolition of existing grain store/dryer	Old Park Farm, Forge Road, Kingsley, Bordon, GU35 9LU	24/01/2017
57024	Two detached buildings for use as offices and workshop	Bakers Court, Forge Road, Kingsley, Bordon, GU35 9NZ	08/03/2017
22921/044	Aluminium framed building	SGS Oakhanger, Oakhanger Road, Oakhanger, Bordon, GU35 9JA	02/02/2017

CP7 – New Retail Provision (A1 use)

- 5.14 The table below shows the amount of outstanding retail floor space from for the monitoring periods 2014/2015, 2015/2016 and the latest monitoring period 1 April 2016 to 31 March 2017. Retail floorspace only encompasses class A1 use. In the monitoring year, no retail floorspace was completed in the district.

	Amount of retail floorspace completed (m ²)	Outstanding retail floorspace (m ²)	Available area (ha)
2016/2017	0	43,566	30.90
2015/2016	526	42,717	29.26
2014/2015	5,727	41,416	31.73

- 5.15 The available gain from retail floorspace of 43,566 m² is made up of 5 applications with planning permission, one is under construction, one has commenced and the remaining three have not yet started.
- 5.16 The available retail floorspace includes the redevelopment of Birdworld and Forest Lodge Garden Centre and the allocation of 30,000m² of land for the town centre redevelopment at Whitehill and Bordon.

CP8 – Town and Village facilities and services (A3, A4, D2)

- 5.17 Policy CP8 monitors proposals for new retail, leisure, entertainment and cultural facilities, these fall under class uses A3, A4 and D2. Retail use is covered under class use A1 and is monitored under Policy CP7 above.
- 5.18 The completed Leisure (D2) floorspace of 217m² is from the construction of a single storey pavilion at Chawton Park Road, Alton.
- 5.19 The available leisure floorspace of 19,812m² includes the replacement Sports Centre in Alton and a Hotel Events building at Groomes Farm, Frith End Road, both of which are yet to commence. 995m² of the available floorspace is the construction of a Community Building at Green Lane, Clanfield which is currently under construction.

Town centre use	Completed floorspace (m ²)	Available floorspace (m ²)	Available area (ha)
D2 – Leisure	217	19,812	20.86

A3 – Restaurants and Cafes

- 5.20 No applications were approved under Use Class A3 in the monitoring year. It is important to note that in some circumstances general permitted development enables A3 units to be established without planning permission.

A4 – Drinking Establishments

- 5.21 In the monitoring year, no applications were approved under Use Class A4.

CP9 – Tourism (C1 use)

- 5.22 In the monitoring period 1 April 2016 to 31 March 2017, no tourism accommodation was completed. 85 bedrooms are still outstanding for C1 use including the extension to the Old Thorns Hotel in Liphook, 13 additional accommodation units at Northbrook Park and a three storey 21 bed hotel extension at the Premier Inn, Horndean.

	Tourism accommodation completions (number of rooms)
2016/2017	0
2015/2016	12
2014/2015	0
2013/2014	0
2012/2013	25
2011/2012	0

6.0 Sustainable Communities

- 6.1 The third chapter of policies sets out the sustainable community policies in order to ensure people have a good access to a range of housing, jobs, leisure and community facilities. The relevant policies for this section are:

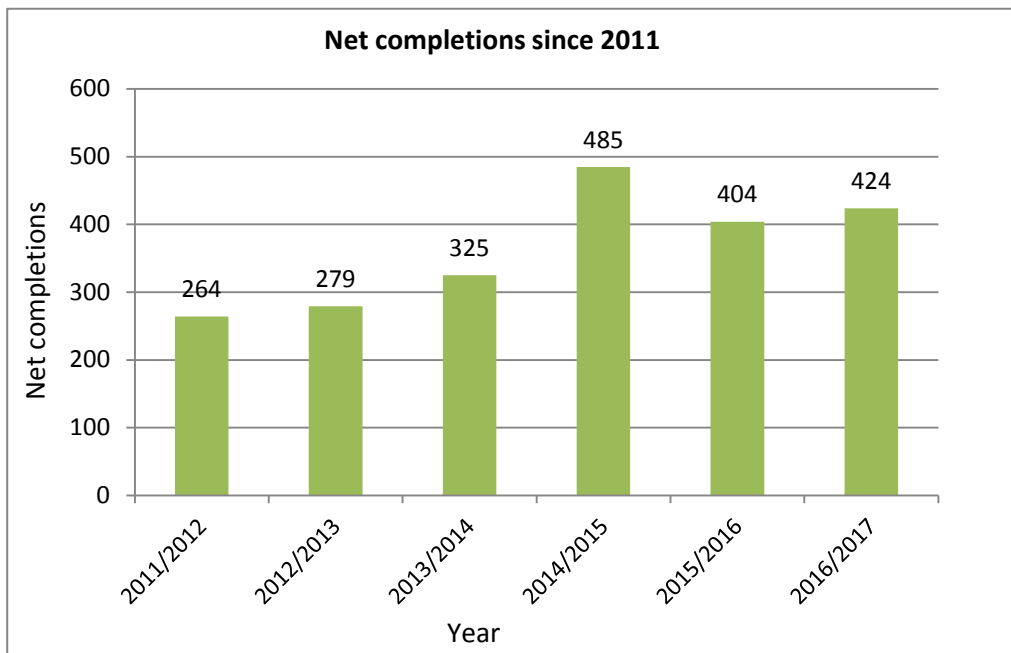
Joint Core Strategy Policy	Title
CP10	Spatial strategy for housing
CP11	Housing tenure, type and mix
CP12	Housing and extra care provision for the elderly
CP13	Affordable housing on residential development sites
CP14	Affordable housing for rural communities
CP15	Gypsies, travellers and travelling showpeople
CP16	Protection and provision of social infrastructure
CP17	Protection of open space, sport and recreation and built facilities
CP18	Provision of open space, sport and recreation and built facilities
Local Plan: Second Review Policy	
H1	Baseline Housing Allocation
H2	Reserve Housing Allocation, Development Briefs, Village Design Statements, Developers Contributions
H3	Residential Development within Settlement Policy Boundaries, Empty Home Strategy
H6	Loss of Residential Accommodation
H7	Subdivision of dwellings outside Settlement Policy Boundaries
H8	Houses in Multiple Occupations
H9	Areas of Special Housing Character
H10	Special Housing Areas, Affordable Housing
H13	Accommodation for the Elderly and Rest and Nursing Homes
H14	Other Housing outside Settlement Policy Boundaries
H15	Removal of Occupancy Conditions
H16	Maintaining a range of dwelling sizes outside Settlement Policy Boundaries
H17	Mobile Homes

CP10 – Spatial Strategy for Housing

- 6.2 The Joint Core Strategy makes provision to deliver a minimum of 8,366 net additional dwellings outside the SDNP over the period 2011-2028, equivalent to an average of 492 homes per year. Policy CP10 outlines the provision to be made to meet this figure.
- 6.3 Criteria ‘1’ of policy CP10 makes up the target from completions of existing permissions and allocations. Within the monitoring period; 2016-2017, 424 net dwellings were completed, a shortfall of 68 dwellings against the Joint Core Strategy requirement of 492 dwellings per annum. This figure is an increase on the previous year housing completions of 404 (net).
- 6.4 From the beginning of the Plan period; April 2011 – March 2017, a total of 2,181 net dwellings have been completed, this equates to a total shortfall of 771 dwellings against the JCS target from 2011-2017.

Settlement	Net completions 2016-2017	Net completions 2011-2017
Alton	47	539
Horndean	28	287
Clanfield	141	485
Rowlands Castle	1	44
Four Marks/ South Medstead	71	294
Liphook	45	222
Grayshott	3	28
Whitehill & Bordon (outside the Regeneration Area)	8	78
Whitehill & Bordon Regeneration Area	9	9
Villages north of the South Downs National Park	71	195
Total	424	2,181

- 6.5 The most recent Five Year Land supply position dated 1 April 2017 can be found on our website at <http://www.easthants.gov.uk/sites/default/files/documents/East%20Hampshire%20Five%20Year%20Housing%20Land%20Supply%202017.pdf>
- 6.6 The following graph shows net completions rates in the district (outside the SDNPA) since 2011, the beginning of the Plan period.



6.7 Criterion '2' of the policy requires development within the defined settlement policy boundaries to make up part of the provision. 87 applications were permitted in the monitoring year totalling 135 dwellings within the settlement policy boundary. 120 dwellings were permitted in the previous monitoring period 2015/2016 and 164 were permitted in the previous year 2014/2015.

	2014/2015	2015/2016	2016/2017
Alton	68	31	25
Liphook	4	8	4
Four Marks/Medstead	22	41	23
Grayshott	2	3	15
Villages	47	10	17
Whitehill & Bordon	3	13	36
Horndean	15	6	7
Clanfield	2	4	7
Rowlands Castle	1	4	1
Total	164	120	135

6.8 On the 1st April 2017, the three sites that make up the Whitehill and Bordon Strategic Allocation had planning permission to deliver 3,000 dwellings as summarised below:

- Quebec Barracks has permission for 100 dwellings (28553/004). Development has commenced at this site and 7 units have been completed in the 2016/17 monitoring year.
- Louisburg Barracks has permission for 500 dwellings (55369/001). Development has commenced at this site and 2 units have been completed in the 2016/17 monitoring year.

- Bordon Garrison has permission for 2400 dwellings (55587/001). A reserved matters application for Phase 1a was granted in May 2017 for 172 dwellings and work has already begun on site. Further reserved matters applications are expected later in the year.

6.9 Under criterion '4', the district Housing and Employment Allocations Plan was adopted by the Council in April 2016.

6.10 The Housing and Employment Allocations Plan allocates sites to meet the identified minimum dwelling targets in the most sustainable settlements. Monitoring of the Allocations Plan can be found in Section 11 of this Monitoring Report.

Housing Land Supply position

6.11 The Council also monitors the 5 year housing land supply. At the 1 April 2017, the Council was able to demonstrate a 7.23 year supply of housing with a surplus of 1,317 dwellings. The supply position at 1 April 2017 can be found at Appendix 3 and the Five Year Land Supply document can be found on the [Councils website here](#).

CP11 – Housing Tenure, Type and Mix

6.12 Criterion 'a' of this policy requires residential development to maximise the delivery of affordable housing. Affordable housing is monitored under CP13 separately.

6.13 Criterion 'b' requires a suitable mix of dwelling tenures, types and sizes. The table below shows the variety of housing sizes on new completions in the year 2016-2017, by number of bedrooms.

	1 bed	2 bed	3 bed	4 or more beds	Total
Gross completions	40	139	143	129	451
Percentage of gross completions	8.9%	30.8%	31.7%	28.6%	100%

6.14 Housing for the elderly, as set out in criterion 'c' of Policy CP11 is monitored under CP12 below. Lifetime Homes Standard in criterion 'd' of the Policy is no longer monitored as it has been replaced by national changes.

CP12 – Housing and extra care provision for the elderly

6.15 Policy CP12 ensures the provision of extra care for the elderly. Over the monitoring year, four applications were submitted to provide elderly people accommodation.

Two of the four applications were permitted; these were for the change of use from B1 offices to a Care Home at Passfield Oak and an eight bed residential care home at Scope House, Bordon. One application for the change of use from medical premises to a care home was withdrawn at the Elizabeth Dibben Centre in Bordon and an application for a forty two bed extra care facility was dismissed at appeal at Land west of Ludshott End, Grayshott.

Application ref	Proposal	Address	Decision
20302/016	Change of use from medical premises (D1) to residential institution (C2)	Elizabeth Dibben Centre, Pinehill Road, Bordon, GU35 0BS	WITHDRAWN
55801/001	Forty two bedroom extra care facility (C2) with associated parking and landscaping	Land west of Ludshott End, Headley Road, Grayshott	REFUSED (APPEAL DISMISSED)
35774/005	Change of use from B1 (Office) to C2 (Care home)	Passfield Oak, Passfield Road, Passfield, Liphook, GU30 7RL	PERMISSION
38873/002	An eight bed residential care home (class C2) with associated support accommodation, together with ten separate independent living units	Land south of Scope House, High Street, Bordon	PERMISSION

CP13 – Affordable housing on Residential Development

- 6.16 Policy CP13 seeks the provision of 40% affordable housing on all market-led sites. Whitehill & Bordon is 35%. On smaller sites where on-site provision is unsuitable, a financial contribution is required.

Year	Net dwelling completions	Private completions	Affordable completions	Percentage affordable
2016-2017	424	310	114	27%
2015-2016	404	350	54	15%
2014-2015	485	389	96	20%

- 6.17 Of the 424 dwelling completions in the period 2016-2017, 114 were affordable homes which equates to an average of 27% across the District. This is a substantial increase when compared to the 54 affordable completions in the previous monitoring period which equalled only 15%.

CP14 – Affordable Housing for rural communities

- 6.18 Policy CP14 sets out the affordable housing provision outside settlement policy boundaries, this includes rural exception sites; defined as ‘small sites within and adjoining existing villages that would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs’.
- 6.19 One rural exception site was permitted in the monitoring year. Details of this permission can be found in the table below. Affordable housing has been provided

outside settlement policy boundaries as part of large site developments and in order to provide the target of 40% on affordable housing on market-led sites, as set out in CP13 above.

Application Reference	Proposal	Address	Date
54919/001	Erection of 7 houses and 6 flats with associated car parking and external works	Land at Kingsley Golf Club, Forge Road, Kingsley, Bordon	16/02/2017

CP15 – Gypsies, Travellers and Travelling Showpeople

- 6.20 Policy CP15 seeks to make provision for Gypsy and Traveller accommodation in East Hampshire in accordance with the Gypsy and Traveller Accommodation Assessment (GTAA) for Hampshire (2013). An updated GTAA is currently being prepared and when published, will replace the East Hampshire section of the Hampshire GTAA 2013.
- 6.21 The Hampshire GTAA 2013 identifies a need for 18 Traveller pitches by 2017, an additional two pitches by 2022 and an additional two pitches by 2027, totalling 22 pitches overall. In addition, the GTAA 2013 identifies a need for at least 6 plots for Travelling Showpeople by 2027.
- 6.22 The Hampshire GTAA 2013 discusses the complexities of assessing need for transit accommodation, and leans towards identifying a need figure of 2 pitches for East Hampshire.
- 6.23 During the reporting year, five additional Gypsy and Traveller pitches have been granted permanent planning permission in the district (listed below). There have been no planning applications for Travelling Showpeople plots.

APPLICATION REF	ADDRESS	PROPOSAL	NET GAIN (PITCHES)	DECISION DATE
56027	Land West of Brambles, Willis Lane, Four Marks, Alton	Change of use of land for the stationing of caravans for residential purposes with the formation of hardstanding and detached utility/day	2	07/04/2016
52747/012	Hill Top Stables, Devils Lane, Liphook	Additional pitch for 2 caravans for residential occupation for a single gypsy family with associated	1	22/07/2016

		hard standing and utility room and to vary the layout on existing site		
56027/001	Land West of Brambles, Willis Lane, Four Marks, Alton	Use of land for the stationing of caravans for residential purposes and the formation of hardstanding and dayrooms	2	28/03/2017

6.24 Since summer 2012 (the base date of the GTAA 2013), there have been 14 pitches granted permanent planning permission in the district. Given that the GTAA 2013 identifies a need for 18 new pitches between 2012 and 2017, this leaves an outstanding need for 4 pitches by 2017 and 8 pitches overall. Four of these approved pitches have not yet been built (albeit are commenced), and whilst contributing to future supply, have not yet been completed. There currently remains an identified unmet need for pitches in the district.

6.25 No planning permissions have been granted during this reporting year for Travelling Showpeople plots. However, the identified need has been exceeded by planning permissions granted in previous years. No transit provision has been made in the district.

6.26 The update to the GTAA is scheduled to be finalised by the end of 2017.

CP16 – Protection and Provision of Social Infrastructure

6.27 There are 15 instances of this policy being used in the determination of applications. Of those applications 14 were permitted and 1 was refused.

6.28 Two of the permitted applications have brought forward the following social infrastructure provision:

- Two storey drama and dining building at Amery Hill Secondary School, and
- A Multi-use games area at the Recreation Ground, Vicarage Lane, Ropley.

CP17 – Protection of Open Space, Sport and Recreation and Built Facilities

6.29 From the monitoring information available, there has been no loss of open space, sport and recreation facilities across the district in the monitoring year.

CP18 – Provision of Open Space, Sport and Recreation and Built Facilities

6.30 Fifteen open space schemes were provided from S106 contributions in the monitoring year, these included a play area at Holybourne and an extension to the allotments at Windmill View, Clanfield.

6.31 The schemes funded in the monitoring year are shown in the table below.

Parish:	Project	Date
Alton	Holybourne Play Area	12/05/2016
Alton	Information Signs at Alton Open Spaces	11/07/2016
Alton	Dual purpose waste bins at Alton Open Spaces	11/07/2016
Alton	Purchase of Wood Chipper	15/07/2016
Alton	Anstey Park Car Park Improvements	08/08/2016
Alton	Anstey Park Dragons teeth/bollards	08/08/2016
Alton	Purchase of Ransomes Mower for Anstey Park	08/08/2016
Alton	Purchase of Kubota Mower for Jubilee Fields	10/03/2017
Alton	Cricket Net Works at Jubilee Fields	10/03/2017
Alton	New football goals for Jubilee Fields	10/03/2017
Alton	Kubota Tractor Purchase	09/03/2017
Clanfield	Extension to New Allotments at Windmill View	21/06/2016
Clanfield	New Gates to Windmill View Allotments	08/11/2016
Four Marks	Skate Park and Teenage Activity Area	29/04/2016
Horndean	Path/Drainage Works at Catherington Lith	16/09/2016

7.0 Natural and Built Environment

- 7.1 In trying to create sustainable communities it is imperative the council continues to protect and enhance the District's high quality natural and built environment. The relevant policies under the Natural and Built environment are outlined below:

Joint Core Strategy Policy	Title
CP19	Development in the countryside
CP20	Landscape
CP21	Biodiversity
CP22	Internationally designated sites
CP23	Gaps between settlements
CP24	Sustainable construction
CP25	Flood Risk
CP26	Water Resources/water quality
CP27	Pollution
CP28	Green Infrastructure
CP29	Design
CP30	Historic Environment
Local Plan: Second Review Policy	
C6	Tree Preservation, Forestry Operations, Management Plans
C12	Equestrian Uses
C13	Rural Diversification
C14	Conversion of Buildings in the Countryside, New Agriculture and Forestry Buildings
HE2	Alterations and Extensions to Buildings
HE3	Advertisements, Protection of the Historic Heritage, Conservation Areas
HE4	New Development in Conservation Areas
HE5	Alterations to a Building in a Conservation Area
HE6	Change of use of a Building in a Conservation Area
HE7	Demolition in a Conservation Area
HE8	Development affecting the setting of a Listed Building
HE9	Demolition of a Listed Building
HE10	Extension or Alteration of a Listed Building
HE11	Change of use of a Listed Building
HE12	Development affecting the setting of a Listed Building
HE13	Buildings of a Local Architectural, Historic or Townscape Interest
HE14	Under Utilisation of Historic Buildings
HE15	Commercial Frontages
HE16	Commercial Frontages
HE17	Archaeology and Ancient Monuments
HE18	Historic Parks and Gardens
HE19	Ancient Tracks and Lanes, Environmental Improvements

CP19 – Development in the countryside

- 7.2 Policy CP19 aims to protect and enhance the rural character of the district.
- 7.3 In the monitoring year, 196 applications were permitted outside the settlement policy boundaries.

Application Type	Number of planning applications
Allocated Sites	9
Applications for new dwellings	18
Gypsy and Travellers	3
Householder application	132
Infrastructure (schools, telecommunications etc.)	7
Economic (leisure etc.)	9
Agriculture	18
Total Applications:	196

- 7.4 18 of the above applications were applications for new dwellings in the countryside, including 80 dwellings at Applegarth Farm and two dwellings at Merrow Down, Boyneswood Lane. The 18 applications totalled a net increase of 99 dwellings in the countryside.
- 7.5 3 of the permitted applications were for gypsy and traveller pitches totalling a net increase of 5 pitches as set out under CP15.
- 7.6 The highest proportions of applications were householder applications including extensions and alterations to existing dwellings. 7 of the applications were for infrastructure provision including a replacement classroom at Mad Hatters Nursery School, Liphook and a replacement column at the Telecommunications Mast, Hewshott Lane, Liphook. 9 applications were for economic purposes including leisure facilities such as a new laundry room at Old Thorns and the change of use of an agricultural building to B8 storage use.

CP20 – Landscape

- 7.7 Currently we are unable to monitor this policy due to the lack of information available. This policy is important and all planning applications are assessed against it. In some cases the applications are refused on the basis of the policy, some are modified and others are conditioned.

CP21 – Biodiversity

- 7.8 Data from the Hampshire Biodiversity Information Centre's *Monitoring Change in Priority Habitats, Priority Species and Designated Areas in Hampshire 2016/17* (November 2017) indicates that 5 new Sites of Importance for Nature Conservation (SINCs) were designated in the monitoring period and 9 SINCs were amended. The

new SINCs total 5.07ha and the amendments made to the 9 SINCs resulted in a net loss of 9.64ha. Amendments to SINCs were due either to habitat degradation or development.

- 7.9 Approximately 99.75% of Sites of Special Scientific Interest (SSSIs) across the district are in favourable or unfavourable recovering condition (a net change of 0% from the previous year).

CP22 – Internationally designated sites

- 7.10 Policy CP22 seeks to limit the new housing within 400m of the Wealden Heaths Special Protection Area (SPA). 8 applications in total were approved in the monitoring year 2016/2017 within 400m of the SPA resulting in a net increase of 4 dwellings.
- 7.11 Of the 8 permitted applications, one application was for a replacement dwelling which does not result in a net increase in dwellings and is therefore not counted. One application was for the conversion of former machinery shed to a holiday cottage. Holiday accommodation does not count towards the figures as there are no permanent residents and no animals allowed.
- 7.12 The 4 dwellings that were given permission in the monitoring year within 400m of the SPA were made up of three applications; further details are set out in the table below. This monitoring includes gypsy and traveller plots/pitches as well as dwellings.
- 7.13 Since the beginning of the Plan period; 2011, the Planning Authorities (EHDC and SDNPA) have permitted 25 dwellings within 400m of the SPA.

PLANNING APPLICATION REF.	PROPOSAL	SITE ADDRESS	DECISION DATE	COUNTED
50308/001	Change of use from offices to a dwelling house	ARC Catering (Broxhead Trading Estate), Bordon	12/08/16	1
26729/006	Detached dwelling with detached garage	Land adjacent to Neways, Drift Road, Bordon	19/10/16	1
24863/022	2 detached dwellings	Woolmer Croft, Longmoor Road, Liphook	08/11/16	2
Total				4

- 7.14 Evidence collated for the Joint Core Strategy Habitats Regulations Assessment included an analysis of potential windfall dwellings around the Wealden Heaths Phase II Special Protection Area (SPA).
- 7.15 The Joint Core Strategy does not allocate any housing within 400m of the SPA. The only possible housing that should come forward within 400m of the SPA in the district is 'windfall'.

- 7.16 As part of the JCS evidence base, statistical analysis was undertaken and it was estimated that approximately 33 windfall dwellings could be expected to come forward within 400m of the SPA during the plan period. However further work has been undertaken to look at this threshold. Following this work the threshold has been increased to approximately 43 dwellings. Since the beginning of the Plan period; 2011, the Planning Authorities (EHDC and SDNPA) have permitted 25 dwellings within 400m of the SPA, therefore 18 dwellings remain that could get permission.

CP23 – Gaps between settlements

- 7.17 Policy CP23 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting development within gaps.
- 7.18 In the monitoring year, 1 application was approved in gaps between settlements as listed under Policy CP23. The application was for residential development of 80 dwellings at Applegarth Farm, Grayshott.
- 7.19 One further application was submitted to the Council within a gap but this was refused.

Case Full Ref	Proposal	Address	Decision
27202/031	Residential development of 80 dwellings (44 affordable homes and 36 market price homes)	Applegarth Farm, Headley Road, Grayshott	Outline permission
55801/001	Forty two bedroom extra care facility (C2) with associated parking and landscaping	Land west of Ludshott End, Headley Road, Grayshott, Hindhead	Refused

CP24 – Sustainable construction

- 7.20 The monitoring table at Appendix 4 of the JCS identifies the proportion of development at each level of Code for Sustainable Homes (CfSH) as an indicator to measure Policy CP24. The CfSH was withdrawn following a review of housing standards on 27 March 2015; this policy may need reviewing in the future. We are unable to monitor this policy due to the lack of information available.

CP25 – Flood Risk

- 7.21 The Environment Agency is consulted on all applications within flood zones and where issues of water quality may arise. East Hampshire District Council did not grant any full planning permissions contrary to the advice of the Environment Agency on flooding grounds between 1 April 2016 and 31 March 2017.

CP26 – Water resources/Water Quality

- 7.22 The Environment Agency is consulted on all applications within flood zones and where issues of water quality may arise. East Hampshire District Council did not grant any full planning permissions contrary to the advice of the Environment Agency on water quality grounds between 1 April 2016 and 31 March 2017.

CP27 – Pollution

- 7.23 The monitoring of air quality is outlined under Policy CP27 and requires monitoring on roads that traverse 200m of the Wealden Heath Phase II Special Protection Areas (SPA) and Butser Hill Special Area of Conservation (SAC). 24 A and B roads traverse the 200m buffer and will be monitored under this policy.
- 7.24 Data used in the monitoring of Policy CP27 has been acquired from UK Air Pollution Information System (APIS) website.

The table of results can be found in Appendix 2.

CP28 – Green Infrastructure

- 7.25 3 applications were permitted in the monitoring year that will provide a form of Green Infrastructure in line with the NPPF definition.
- 7.26 The NPPF definition of Green Infrastructure covers a wide range of green space. The below applications typically provide Green Infrastructure in the form of public open space, allotments and landscaping.

Case Full Ref	Proposal	Address
34310/029	Outline application for phase 1 of 155 dwellings and additional phases for a total of 175 dwellings with associated access, car parking, landscaping and public open space	Land at Lowsley Farm, Liphook
27202/031	Residential development of 80 dwellings (44 affordable homes and 36 market homes) with garages and parking spaces, children's' play area, new vehicular access, natural green space, open space and parking area	Applegarth Farm, Headley Road, Grayshott
25050/056	Three storey building comprising extra care accommodation for the frail elderly with associated communal facilities including lounges, restaurant, wellness room, guest suite, house manager and care support day and night accommodation, car parking, access and communal landscaped gardens	The Malt House, Lower Turk Street, Alton

CP29 – Design

- 7.27 Currently we are unable to monitor this policy due to the lack of information available. This policy is important and all planning applications are assessed against it. In some cases the applications are refused on the basis of the policy, some are modified and others are conditioned.

CP30 – Historic Environment

- 7.28 There are 24 Conservation Areas in the district (outside the SDNP).
- 7.29 No additional Conservation Areas have been added during the monitoring period.

At 31 March 2017 there were 56 Scheduled Ancient Monuments in the district, and 6 registered Historic Parks and Gardens.

Listed Buildings

- 7.30 West Court Barn, Binsted was reclassified as a Grade I Listed Building in the monitoring year.
- 7.31 No other changes were made to any Listed Buildings in the district in the monitoring year.

Buildings at Risk

- 7.32 There are currently 33 buildings on the Buildings at Risk Register; no changes were made to the register in the monitoring period.

8.0 Transport and Access

- 8.1 The transport policy aims to reduce dependence on the private car and is outlined below:

Joint Core Strategy Policy	Title
CP31	Transport
Local Plan: Second Review Policy	Title
T2	Public Transport Provision and Improvement
T3	Pedestrian and Cyclists
T4	Pedestrian and Cyclists, Cycling, Walking/ Horse Riding
T5	New Recreational Footpaths
T7	Road Schemes
T8	A3 (T) Hindhead Improvements A325 Route Strategy
T11	Road User Facilities
T13	Car Park Allocations
T14	Servicing
E2	Renewable Energy, Pollution, Safeguarding General Amenity
P7	Contaminated Lane, Waste Management

CP31 – Transport

- 8.2 In the monitoring year, 2 transport schemes were provided from S106 contributions.

Parish	Project	Implementation date
Alton	Weyside Walk Street Light	31/01/2017
Rowlands Castle	Works to Bridleway 24	17/08/2016

9.0 Whitehill and Bordon

- 9.1 The strategic allocation of Whitehill and Bordon are subject to their own policies and are outlined below:

Joint Core Strategy Policy	Title
CSWB1	Strategic allocation
CSWB2	Sustainable economic development
CSWB3	The new town centre
CSWB4	Housing
CSWB5	Design
CSWB6	Sustainable construction
CSWB7	Waste
CSWB8	Sustainable water management
CSWB9	Biodiversity
CSWB10	Green infrastructure
CSWB11	New roads and traffic management on the A325
CSWB12	Pedestrian and cycle routes
CSWB13	Public transport
CSWB14	Travel plans
CSWB15	Local transport network improvements
CSWB16	Travel monitoring
CSWB17	Car Parking
CSWB18	Low carbon vehicles

- 9.2 The policies under Whitehill and Bordon are mostly covered under the other policies in the Joint Core Strategy and therefore do not require their own monitoring. In this monitoring year 9 units were completed in total as part of the Strategic Allocation. Monitoring of these completions is picked up under JCS Policy CP10. Small applications will have been picked up under the main JCS policies.
- 9.3 In future monitoring, housing completions, affordable housing completions, retail floorspace and employment floorspace will be included under the JCS policies as appropriate.

10.0 Infrastructure, Implementation and Monitoring

- 10.1 The final part of the Joint Core Strategy sets out the Infrastructure, Implementation and Monitoring for the district. The relevant policies for this section are as follows:

Joint Core Strategy Policy	Title
CP32	Infrastructure
Local Plan: Second Review Policy	Title
HC2	Provision of facilities and services with new development
HC3	Public Services, Community, Cultural, Leisure and Sport Facilities, Community Facilities
CF1	Community Facilities Allocations, Public Conveniences
PS1	Public Services Allocation
PS2	Buildings or Land Surplus to Public Service Requirements
LC1	Leisure and Cultural Facility Allocations
RI1	Residential Educational Establishments
CR1	Crematorium and Burial Space, Service Provision and Utility, Infrastructure, On and Off-site service infrastructure
UI1	New Utility Infrastructure in the Countryside
UI3	Buildings or Land Surplus to the requirements of Utility and Service Providers
UI4	Telecommunications, Open Space, Outdoor Space and Recreation
R1	Outdoor Space and Recreation
R4	Open Space Allocation
R5	Recreation Facilities requiring extensive areas of land, Noisy Sports

CP32 – Infrastructure

- 10.2 The latest Infrastructure Delivery Plan was published in April 2015 and provides an assessment of the infrastructure required to support the planned new development in East Hampshire.
- 10.3 The Council published a Regulation 123 list in April 2016. The list sets out those infrastructure projects that the Council intends will be, or may be, wholly or partly funded by CIL. The Regulation 123 list can be found here <http://www.easthants.gov.uk/sites/default/files/documents/East%20Hampshire%20District%20Regulation%20123%20list.pdf>

11.0 Housing and Employment Allocations Plan

- 11.1 The Housing and Employment Allocations Plan, allocates sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the JCS. The table below shows the housing targets identified in CP10 and the allocations/commitments made to meet the targets.
- 11.2 The Alton Neighbourhood Plan took forward the CP10 target of 700 and allocated sites within Alton totalling 877 dwellings.

Settlement	CP10 Target	Allocations/Commitments
Alton	700	877
Horndean	700	860
Clanfield	200	236
Rowlands Castle	150	157
Four Marks/South Medstead	175	316
Liphook	175	215
Villages	150	176
Total	2,250	2,837

- 11.3 The table above demonstrates that the Allocations Plan and the Alton Neighbourhood Plan identify sites for around 2,837 dwellings, 587 above the 2,250 minimum target.
- 11.4 The table below provides details on the allocation sites and their planning status at 31 March 2017. The sites allocated in the Alton Neighbourhood Plan are monitored in section 12 below.

Policy	Site address and allocation	Application reference	Application	Application status	Current status
EMP1	Land at Lynch Hill 7ha employment land	49776/001	7ha employment floorspace	Pending	
EMP2	Land at Wilsom Road 3ha employment land	-	-		
HN1	Land east of Horndean, Rowlands Castle Road	55562/001	700 dwellings, care village, approx. 1.7ha of	Granted (Outline)	

	700 dwellings, Care Village including independent living units, 2ha industrial (B2) and business use (B1).		employment land		
HN2	Land Rear of 185-189A Lovedean Lane 40 dwellings	54596/001	40 dwellings	Granted	Under construction
CF1	Down Farm, Green Lane 207 dwellings	28463/002	207 dwellings	Granted (Outline)	131 dwellings complete
CF2	Land rear of 127-135 Drift Road 11 dwellings	22458/003	11 dwellings	Granted	Complete
CF3	Land north of Trafalgar Rise 18 dwellings	54308/001	18 dwellings	Granted	Complete
RC1	Land at former Brickworks 34 dwellings	55268/001	34 dwellings	Granted	
RC2	Land south of Oaklands 106 dwellings	30016/018	106 dwellings	Granted	Under construction
RC3	Land north of Barton's Road 17 dwellings	54840/001	17 (55) dwellings	Granted	Under construction
FM1	Lymington Farm, Phase 1 Lymington Farm, Phase 2	53305/001 53305/003	38 dwellings 69 dwellings	Granted (Outline) Granted (Outline)	 Under construction
FM2	Boyneswood Road, South Medstead 79 dwellings	25256/032	79 dwellings (net)	Granted	
FM3	Land north of Boyneswood Lane, Medstead 51 dwellings	55258/001	51 dwellings	Granted (on appeal)	
LP1	Lowsley Farm 175 dwellings	34310/029	175 dwellings	Granted (Outline)	
VL1	Land at Ashley Road, Bentworth	-	-		

	12 dwellings				
VL2	Land at Crows Lane, Upper Farringdon 8 dwellings	20926/004	8 dwellings	Granted	
VL3	Land at Headley Nurseries 12 dwellings	-	-		
VL4	Land south of Headley Fields, Headley – 7 dwellings	25030/003	7 dwellings	Granted	Complete
VL5	Land adj. to Linden, Fullers Road 12 dwellings	50463	17 dwellings	Refused at appeal	
VL6	Land west of Wood End, Fullers Road 5 dwellings	38108/009	4 dwellings	Granted	Under construction
VL7	Land rear of Junipers 12 dwellings	-	-		
VL8	Land east of Cedar Stables 10 dwellings	55010/002	10 dwellings	Granted (Outline)	Under construction
VL9	Land north of Towngate Farm House, Wield Road 4 dwellings	50313/001	4 dwellings	Granted	Complete
VL10	Land adjacent to Bullfinches, Park Lane, Ropley 7 dwellings	55567/002	5 dwellings	Granted	
VL11	Land corner of Dunsells Lane & Gilbert Street 15 dwellings	55826	15 dwellings	Granted (Outline)	Complete
VL12	Land off Hale Close 5 dwellings	50094/003	6 dwellings	Granted	Under construction
VL13	Land southwest of Dean cottage, Bighton Hill 15 dwellings	55307/001	15 dwellings	Granted (Outline)	Under construction

12.0 Neighbourhood Plans

Alton Neighbourhood Plan

- 12.1 The Alton Neighbourhood Plan was adopted by the Council in May 2016. The Neighbourhood Plan group has produced their own monitoring report which was published in March 2017, the report can be found on their [website](#).
- 12.2 Policy HO3 allocates allocates 6 sites for housing, totalling 1,027 dwellings. The sites are listed in the table below. Four of the six sites have been granted planning permission and two of those sites commenced in January 2017. Future monitoring reports will monitor the completions on the allocated sites.

Application ref.	Alton Neighbourhood Plan Site name	Policy number	Dwelling allocation	Outline Permission	Commenced
30021/056	Land at Borovere Farm	HO3(a)	249	23/07/2015	
30021/056	Land at Lord Mayor Treloar	HO3(a)	280	23/07/2015	
55428/001	Land at Cadnam, Upper Anstey Lane	HO3(b)	275	05/05/2015	Jan-17
	Land off Wilsom Road	HO3(c)	25		
55222/001	Land at Will Hall Farm	HO3(d)	180	22/05/2015	Jul-17
	Land adjacent to Alton Convent School, Anstey Lane	HO3(e)	18		

Bentley Neighbourhood Plan

- 12.3 The Bentley Neighbourhood Plan was adopted by the Council in May 2016. The Neighbourhood Plan policies are monitored below.

Policy 1: Spatial Plan

- 12.4 Policy 1 designated a Bentley Settlement Boundary (BSB) and states that development proposals within the BSB will be permitted provided it complies with the provisions relevant policies. In the monitoring year zero residential applications were permitted outside the BSB.

In the monitoring year one residential application was permitted within the BSB for the conversion of offices at Westport House, Main Road to four residential units.

Policy 2: Design and Development Principles

- 12.5 Policy 2 requires development proposals to reflect the local character of Bentley and in particular the designated heritage assets; the Conservation Area and Listed Buildings. In the monitoring year, 3 full planning applications were permitted within the Bentley Conservation Area including the retention of a two storey, fifteen

bedroom residential care unit at The Quinta Nursing Home, the conversion of offices at Westport House and a retrospective planning application for the retention of change of use of land rear of gardens 4, 5 and 6 Holmes Field Court to domestic garden land.

- 12.6 Four applications have also been permitted for trees in the Bentley Conservation Area including the felling of 4 trees at The Stables, Main Road.
- 12.7 One application for Listed Building Consent was approved for internal alterations at Grey Stones, Main Road.

Policy 3 – Recreation Ground

- 12.8 Policy 3 safeguards land at the recreation ground for a new building for community uses and for a car parking area. As yet, no applications have been submitted for a new community building.

Policy 4 – Education

- 12.9 Policy 4 safeguards land to the north of the Bentley School for the expansion of the school. As yet, no applications have been submitted to expand the school.

Policy 5 – Local Green Spaces

- 12.10 Policy 5 designated land as Local Green Spaces. The three areas identified have not been subject to any planning applications within the monitoring year.

Policy 6 – Sustainable Drainage

- 12.11 Policy 6 ensures that proposals for new residential and commercial development provide sustainable drainage features to manage the risk of surface water flooding. In the monitoring year, no permissions for new residential or commercial development were granted in the neighbourhood plan area.
- 12.11 The Environment Agency is consulted on all applications within flood zones and where issues of water quality may arise. East Hampshire District Council did not grant any full planning permissions contrary to the advice of the Environment Agency on flooding grounds between 1 April 2016 and 31 March 2017.

Four Marks and South Medstead NP

Policy 1: A Spatial Plan for the Parishes

- 12.12 Policy 1 designates a settlement boundary at South Medstead, Medstead Village and Four Marks which states that development proposals on land within the Settlement Policy Boundaries will be supported, subject to accordance with relevant policies. In the monitoring year, 23 dwellings were permitted within the settlement policy boundary of Four Marks and South Medstead.
- 12.13 In the monitoring year, 5 dwellings were permitted outside the designated settlement boundary. 2 of the applications were replacement dwellings in the countryside

resulting in a net increase of zero. One application for 2 dwellings following the demolition of the existing dwelling at Merrow Down, Boyneswood Lane was permitted on the 7th April 2016. It is important to note that this was prior to the adoption of the Medstead and Four Marks Neighbourhood Plan on 12th May 2016. The final permitted application was for the continued occupation of converted stables as a dwellinghouse at Three Beech Farm, Medstead.

- 12.14 Policy 1 states that the inappropriate development of residential gardens where such development would harm local character will be refused. In the monitoring year 7 applications on residential gardens and outside the settlement boundary were refused for residential development. 2 of the applications were for replacement dwellings and the remaining 5 applications totalled a net increase of 96 dwellings.

Policy 2: Local Gap between Medstead Village and South Medstead

- 12.15 Policy 2 designates a local gap between Medstead Village and South Medstead. The policy aims to protect the gap between Medstead and South Village to help prevent coalescence and retain the separate identities of the settlements. In the monitoring year no applications were submitted to the Council within the identified local gap.

Policy 3: Local Employment

- 12.16 Policy 3 aims to protect the loss of existing employment or business use, and that the use of employment land for alternative uses will only be permitted where it can be demonstrated that its continued use is no longer viable or that there is no demand, with the evidence of twelve months marketing.
- 12.17 Proposals to expand and existing employment or business use will be supported.
- 12.18 In the monitoring period zero employment floorspace has been lost and zero applications were submitted for the expansion of existing employment or business uses.

Policy 4: Local Shops and Village Centres

- 12.19 Policy 4 designates Village Centres and Local Shops at Four Marks/South Medstead. In the monitoring year zero applications were submitted for the change of use of retail units within the defined centres and shops.

Policy 5: Community Facilities

- 12.20 Policy 5 identifies community assets in Four Marks and Medstead and supports the improvements of buildings and facilities. In the monitoring year no applications have been submitted to the Council at the identified facilities.

Policy 6: The Railway Station Hub

- 12.21 Policy 6 supports the development of a community hub to include retail uses. In the monitoring year one application was permitted within the identified area for the construction of nine dwellings, with associated landscaping and parking at Mansfield Business Park. The application was refused on 4th April 2016 but was allowed at appeal on 11th July 2016.

Policy 7: Local Green Spaces

- 12.22 Policy 7 identifies a number of local green spaces to protect from development. In the monitoring year 0 permissions have been granted within the identified local green spaces.

Policy 8: Medstead Village Wildflower Walk

- 12.23 Policy 8 identifies land for a Wild Flower Walk in the village of Medstead. The Wildflower Walk forms part of the application at Land East of Cedar Stables for 10 dwellings with the provision of public open space. The outline permission was granted in the previous monitoring year on 23rd April 2015. The reserved matters application was permitted on 5th August 2016 which includes details of the wildflower meadow, consistent with the size and positioning as set out in Policy 8.

Policy 9: Medstead and Four Marks Green Infrastructure Network

- 12.24 Policy 9 proposes the establishment of the Medstead and Four Marks Green Infrastructure Network around and within Four Marks/South Medstead. Currently we are only able to monitor development on Local Green Spaces. In the monitoring year no applications were received for development on Local Green Spaces within the parishes.

Policy 10: Green Infrastructure and Biodiversity

- 12.25 Policy 10 supports the existing Green Infrastructure networks around Four Marks and Medstead. Currently we are unable to monitor this policy due to the lack of information available.

Policy 11: Sustainable Drainage Systems

- 12.26 Policy 11 ensures that proposals for major development provide sustainable drainage systems. In the monitoring year no major development proposals were permitted within the Neighbourhood Plan area.

Appendices

Appendix 1 – Duty to Cooperate

Date of meeting	Purpose/Area of Discussion	Attendees
14th April 2016	PUSH Planning Officer Group	Various attendees from local authorities
1st November 2016	EHDC and SDNPA – Open Space, Sport and Recreation	Ian Mawer, Adam Harvey, Kirsty Cope (EHDC) and Katharine Stuart (SDNPA)
3rd November 2016	EHDC and SDNP – Duty to Cooperate Meeting	Ian Mawer, Amanda Dunn, Adam Harvey (EHDC) and Lucy Howard, Sarah Nelson, Dan Ashe, Katharine Stuart and Matthew Bates (SDNP)
7th November 2016	EHDC and Havant BC – Open Space, Sport and Recreation	Ian Mawer, Adam Harvey, Kirsty Cope, Bob Coleman (EHDC) and Nicki Conyard, Richard Wood, Sarah Hains (HBC) and Claire Hughes (EHDC & HBC)
29 November 2016	EHDC and Basingstoke and Deane BC – Duty to Cooperate Meeting	Ian Mawer, Victoria Potts (EHDC), Matthew Evans and Joanne Bromley (BDBC)
30th November 2016	PUSH Planning Officer Group	Various attendees from local authorities
28th March 2017	Winchester CC Traveller Local Plan – consultation	Telephone conversation between Steve Opacic (WCC) and Amanda Dunn (EHDC) seeking whether comments are required from EHDC. Steve said it was really a communication to the public and traveller community and did not expect comments from EHDC.

Appendix 2: CP27 Pollution data

Name	Road Classification	Site	Easting	Northing
A3	A	Butser	471710	118023
A3	A	Butser	471732	118793
A3	A	Butser	471793	119044
A3	A	Butser	472504	120409
Drift Road, Whitehill	B	Cranmer Pond	478846	134066
A325 Petersfield Road	A	Cranmer Pond	479148	133859
Drift Road, Whitehill	B	Cranmer Pond	478301	133607
Petersfield Road, Greatham	A	Woolmer Forest	478219	131513
Longmoor Road, Greatham	B	Longmoor Inclosure /Weavers Down	478686	131120
A3	A	Longmoor Inclosure /Weavers Down	478131	130416
Longmoor Road, Liphook	B	Woolmer Forest	482679	131892
A3 Nr Liphook Services	A	Woolmer Forest	482558	132272
Hill House Hill	B	Woolmer Forest	482904	133115
Standford Lane,	B	Woolmer Forest	481483	134412
Grayshott Road, Headley Down	B	Ludshott Common	484429	136277
Portsmouth Road, Liphook Nr Bramshott Place	A	Bramshott Common	484661	132606

Headley Road, Grayshott	B	Ludshott Common	486335	135363
Headley Road, Grayshott	B	Ludshott Common	486016	135552
Headley Road, Grayshott	B	Ludshott Common	485508	135860
B3004	B	Kingsley Common	478625	138115
A325	A	Kingsley Common	480298	138369
A325	A	Broxhead Common	479985	136835
Lindford Road, Lindford	B	Kingsley Common	480561	136691
Lindford Road, Lindford	B	Broxhead Common	480926	136712

Name	Road Classification	Site	Habitat	Eastings	Northings	Nitrogen Oxide			Sulphur Dioxide			Ammonia		
						Critical Level µg m-3	Concentration µg m-3	Exceedance µg m-3	Critical Level µg m-3	Concentration µg m-3	Exceedance µg m-3	Critical Level µg m-3	Concentration µg m-3	Exceedance µg m-3
A3	A	Butser	Calcareous grassland	471710	118023	30 µg NOx (as NO2) m-3	15.7 µg NOx (as NO2) m-3	-14.3 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1.16 µg m-3	[1.0] to [1.84]
A3	A	Butser	Calcareous grassland	471732	118793	30 µg NOx (as NO2) m-3	15.7 µg NOx (as NO2) m-3	-14.3 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1.16 µg m-3	[1.0] to [-1.84] µg m-3
A3	A	Butser	Calcareous grassland	471793	119044	30 µg NOx (as NO2) m-3	12.8 µg NOx (as NO2) m-3	-17.2 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1.16 µg m-3	[1.0] to [-1.84] µg m-3
A3	A	Butser	Calcareous grassland	472504	120409	30 µg NOx (as NO2) m-3	15.88 µg NOx (as NO2) m-3	-14.12 µg NOx (as NO2) m-3	20 µg m-3	0.68 µg m-3	-19.32 µg m-3	1.0 - 3 µg m-3	1.44 µg m-3	[1.0] to [-1.56] µg m-3
Drift Road, Whitehill	B	Cranmer Pond	Dwarf Shrub Heath	478846	134066	30 µg NOx (as NO2) m-3	11.76 µg NOx (as NO2) m-3	-18.24 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1 µg m-3	[1.0] to [-2] µg m-3
A325 Petersfield Road	A	Cranmer Pond	Dwarf Shrub Heath	479148	133859	30 µg NOx (as NO2) m-3	11.47 µg NOx (as NO2) m-3	-18.53 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1 µg m-3	[1.0] to [-2] µg m-3
Drift Road, Whitehill	B	Cranmer Pond	Dwarf Shrub Heath	478301	133607	30 µg NOx (as NO2) m-3	11.42 µg NOx (as NO2) m-3	-18.58 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1 µg m-3	[1.0] to [-2] µg m-3
Petersfield Road, Greatham	A	Woolmer Forest	Dwarf Shrub Heath	478219	131513	30 µg NOx (as NO2) m-3	12.84 µg NOx (as NO2) m-3	-17.16 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1 µg m-3	[1.0] to [-2] µg m-3
Longmoor Road, Greatham	B	Longmoor Inclosure /Weavers Down	Dwarf Shrub Heath	478686	131120	30 µg NOx (as NO2) m-3	12.84 µg NOx (as NO2) m-3	-17.16 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1 µg m-3	[1.0] to [-2] µg m-3
A3	A	Longmoor Inclosure /Weavers Down	Dwarf Shrub Heath	478131	130416	30 µg NOx (as NO2) m-3	13.77 µg NOx (as NO2) m-3	-16.23 µg NOx (as NO2) m-3	20 µg m-3	0.42 µg m-3	-19.58 µg m-3	1.0 - 3 µg m-3	1 µg m-3	[1.0] to [-2] µg m-3

Longmoor Road, Liphook	B	Woolmer Forest	Dwarf Shrub Heath	482679	131892	30 µg NOx (as NO2) m-3	11.64 µg NOx (as NO2) m-3	-18.36 µg NOx (as NO2) m-3	20 µg m-3	0.44 µg m-3	-19.56 µg m-3	1.0 - 3 µg m-3	0.9 µg m-3	[1.0] to [-2.1] µg m-3
A3 Nr Liphook Services	A	Woolmer Forest	Dwarf Shrub Heath	482558	132272	30 µg NOx (as NO2) m-3	13.22 µg NOx (as NO2) m-3	-16.78 µg NOx (as NO2) m-3	20 µg m-3	0.44 µg m-3	-19.56 µg m-3	1.0 - 3 µg m-3	0.9 µg m-3	[1.0] to [-2.1] µg m-3
Hill House Hill	B	Woolmer Forest	Dwarf Shrub Heath	482904	133115	30 µg NOx (as NO2) m-3	12.08 µg NOx (as NO2) m-3	-17.92 µg NOx (as NO2) m-3	20 µg m-3	0.44 µg m-3	-19.56 µg m-3	1.0 - 3 µg m-3	0.9 µg m-3	[1.0] to [-2.1] µg m-3
Standford Lane,	B	Woolmer Forest	Dwarf Shrub Heath	481483	134412	30 µg NOx (as NO2) m-3	12.89 µg NOx (as NO2) m-3	-17.11 µg NOx (as NO2) m-3	20 µg m-3	0.44 µg m-3	-19.56 µg m-3	1.0 - 3 µg m-3	0.9 µg m-3	[1.0] to [-2.1] µg m-3
Grayshott Road, Headley Down	B	Ludshott Common	Dwarf Shrub Heath	484429	136277	30 µg NOx (as NO2) m-3	12.06 µg NOx (as NO2) m-3	-17.94 µg NOx (as NO2) m-3	20 µg m-3	0.46 µg m-3	-19.54 µg m-3	1.0 - 3 µg m-3	1.04 µg m-3	[1.0] to [-1.6] µg m-3
Portsmouth Road, Liphook Nr Bramshott Place	A	Bramshott Common	Dwarf Shrub Heath	484661	132606	30 µg NOx (as NO2) m-3	14.94 µg NOx (as NO2) m-3	-15.06 µg NOx (as NO2) m-3	20 µg m-3	0.44 µg m-3	-19.56 µg m-3	1.0 - 3 µg m-3	0.9 µg m-3	[1.0] to [-2.1] µg m-3
Headley Road, Grayshott	B	Ludshott Common	Dwarf Shrub Heath	486335	135363	30 µg NOx (as NO2) m-3	12.66 µg NOx (as NO2) m-3	-17.34 µg NOx (as NO2) m-3	20 µg m-3	0.36 µg m-3	-19.64 µg m-3	1.0 - 3 µg m-3	0.79 µg m-3	[1.0] to [-2.21] µg m-3
Headley Road, Grayshott	B	Ludshott Common	Dwarf Shrub Heath	486016	135552	30 µg NOx (as NO2) m-3	12.66 µg NOx (as NO2) m-3	-17.34 µg NOx (as NO2) m-3	20 µg m-3	0.36 µg m-3	-19.64 µg m-3	1.0 - 3 µg m-3	0.79 µg m-3	[1.0] to [-2.21] µg m-3
Headley Road, Grayshott	B	Ludshott Common	Dwarf Shrub Heath	485508	135860	30 µg NOx (as NO2) m-3	11.74 µg NOx (as NO2) m-3	-18.26 µg NOx (as NO2) m-3	20 µg m-3	0.36 µg m-3	-19.64 µg m-3	1.0 - 3 µg m-3	0.79 µg m-3	[1.0] to [-2.21] µg m-3
B3004	B	Kingsley Common	Dwarf Shrub Heath	478625	138115	30 µg NOx (as NO2) m-3	11.51 µg NOx (as NO2) m-3	-18.49 µg NOx (as NO2) m-3	20 µg m-3	0.4 µg m-3	-19.6 µg m-3	1.0 - 3 µg m-3	1.07 µg m-3	[1.0] to [-1.3] µg m-3
A325	A	Kingsley Common	Dwarf Shrub Heath	480298	138369	30 µg NOx (as NO2) m-3	12.42 µg NOx (as NO2) m-3	-17.58 µg NOx (as NO2) m-3	20 µg m-3	0.46 µg m-3	19.54 µg m-3	1.0 - 3 µg m-3	1.04 µg m-3	[1.0] to [-1.6] µg m-3

A325	A	Broxhead Common	Dwarf Shrub Heath	479985	136835	30 µg NO _x (as NO ₂) m ⁻³	13.37 µg NO _x (as NO ₂) m ⁻³	-16.63 µg NO _x (as NO ₂) m ⁻³	20 µg m ⁻³	0.4 µg m ⁻³	-19.6 µg m ⁻³	1.0 - 3 µg m ⁻³	1.07 µg m ⁻³	[1.0] to [-1.3] µg m ⁻³
Lindford Road, Lindford	B	Kingsley Common	Dwarf Shrub Heath	480561	136691	30 µg NO _x (as NO ₂) m ⁻³	14.11 µg NO _x (as NO ₂) m ⁻³	-15.89 µg NO _x (as NO ₂) m ⁻³	20 µg m ⁻³	0.46 µg m ⁻³	-19.54 µg m ⁻³	1.0 - 3 µg m ⁻³	1.04 µg m ⁻³	[1.0] to [-1.96] µg m ⁻³
Lindford Road, Lindford	B	Broxhead Common	Dwarf Shrub Heath	480926	136712	30 µg NO _x (as NO ₂) m ⁻³	14.11 µg NO _x (as NO ₂) m ⁻³	-15.89 µg NO _x (as NO ₂) m ⁻³	20 µg m ⁻³	0.46 µg m ⁻³	-19.54 µg m ⁻³	1.0 - 3 µg m ⁻³	1.04 µg m ⁻³	[1.0] to [-1.96] µg m ⁻³

Appendix 3 – Five Year Land Supply Position and Trajectory at 1st April 2017

East Hampshire District Council - Five Year Housing Land Supply			
(LIVERPOOL - 5%)			
		<i>Total</i>	<i>Annual</i>
Requirement (minimum)			
A	East Hants Housing Requirement 2011-2028	8366	492
B	Completions 2011-2017	2181	363.5
C	Residual Requirement (A-B) 2016 to 2028	6185	562.3
D	Requirement for 5 years (2015-2020)	2811	562.3
E	Plus 5% buffer	2952	590.4
Supply			
F	Large site planning permissions	3706	
G	Small site planning permissions	346	
H	Windfalls	217	
I	Total Supply	4269	
Shortfall/Over Provision			
J	Against requirement + 5%	1317	
No. of years' supply			
K	Against requirement + 5%	7.23	

At 1 April 2017 (published 28th August 2017) the Council was able to demonstrate that it has a five year land supply. There is a 7.23 year supply and a surplus of 1,317 dwellings once an additional 5% buffer has been taken into account.