

DRAFT LOCAL PLAN 2017-2036

(REGULATION 18)

CONSULTATION
5 FEBRUARY - 19 MARCH 2019



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Foreword

A FRONT DOOR FOR EVERYONE

That is the challenge we face as a society - we need enough homes for everyone - and it is the most pressing and urgent task we have, and at East Hampshire District Council we are determined to play our part in providing those homes.

The challenge we have set ourselves is to produce a Local Plan that provides homes and jobs but also protects and enhances the area's character, natural and built environment, wildlife, and heritage assets for future generations to enjoy.

We want to make sure that high quality homes, fit for today's needs and ready for the future, are built in the best possible locations, in order to create strong communities with all the supporting infrastructure and amenities modern living demands.

That is quite a challenge!

We all need and want our own space in which to live. A place where we can close the door and enjoy our own private space to raise a family, invite friends, be alone and to feel safe and secure. We recognise that being without your own space has a most corrosive effect on our ability to function in society, to maximise our potential, provide for families and older people and even on our mental health.

So, in line with our motto "Improving People's Lives" and our corporate focus on our residents' welfare, we believe that our aim of "A Front Door for Everyone" is both a necessary and an achievable objective.

This Local Plan not only sets out the number and location of new homes, but it offers high level and detailed guidance on all the important matters including economic development and jobs, the provision of housing for all, and the protection and enhancement of the environment.

Councillor Angela Glass
Portfolio Holder for Planning

1. Introduction

Background

1.1 East Hampshire District Council (“the Local Planning Authority”) is reviewing its Local Plan. This will provide a policy framework for planning and development for the areas of the district where the council is the Local Planning Authority (“the Area”) as shown in Figure 1.

1.2 For more than half of the district, the local planning authority is the South Downs National Park Authority (SDNPA) (See Figure 1). The SDNPA has therefore prepared a Local Plan that will cover the parts of the district that lie within its area. The SDNPA Local Plan is at a more advanced stage than the East Hampshire Local Plan and was examined in late 2018. You can find out more about it at www.southdowns.gov.uk/planning/national-park-local-plan.

1.3 This consultation provides an opportunity to help shape the future of the areas where planning is controlled by East Hampshire District Council as the Local Planning Authority.

The Local Plan review:

- sets out a long-term vision and objectives;
- provides a strategy for growth, new homes, employment, facilities and infrastructure to meet the area’s needs; and
- includes policies to manage change while protecting and enhancing the area’s heritage and natural environment.

Why are we reviewing the Local Plan?

1.4 The existing Local Plan comprises a number of documents that have been produced by the council.

1.5 These documents were consistent with national planning policy and guidance when the Local Plan was adopted. Since then, national planning policy and practice guidance have been updated.

1.6 The entire district, including the area inside the South Downs National Park, is covered by a joint plan with the South Downs National Park Authority, called the Joint Core Strategy. In the SDNP this will be replaced by the SDNPA’s new plan following its adoption.

1.7 More importantly, in January 2018 the government introduced a legal requirement for Local Plans to be reviewed every five years from the date of adoption. The Joint Core Strategy was adopted in May 2014 and will therefore be five years old in May 2019.

1.8 The Local Plan review will consider all development needs and, review and update all current planning policies. The council is aiming to adopt the new Local Plan by the end of 2020. This consultation is the first statutory stage (Regulation 18) of the Local Plan review.

Which existing policies will be replaced by this Local Plan review?

1.9 The extent to which the existing policies will be replaced by the Local Plan review is part of this consultation process. Local Plans can be reviewed in whole or in part to respond flexibly to changing circumstances.

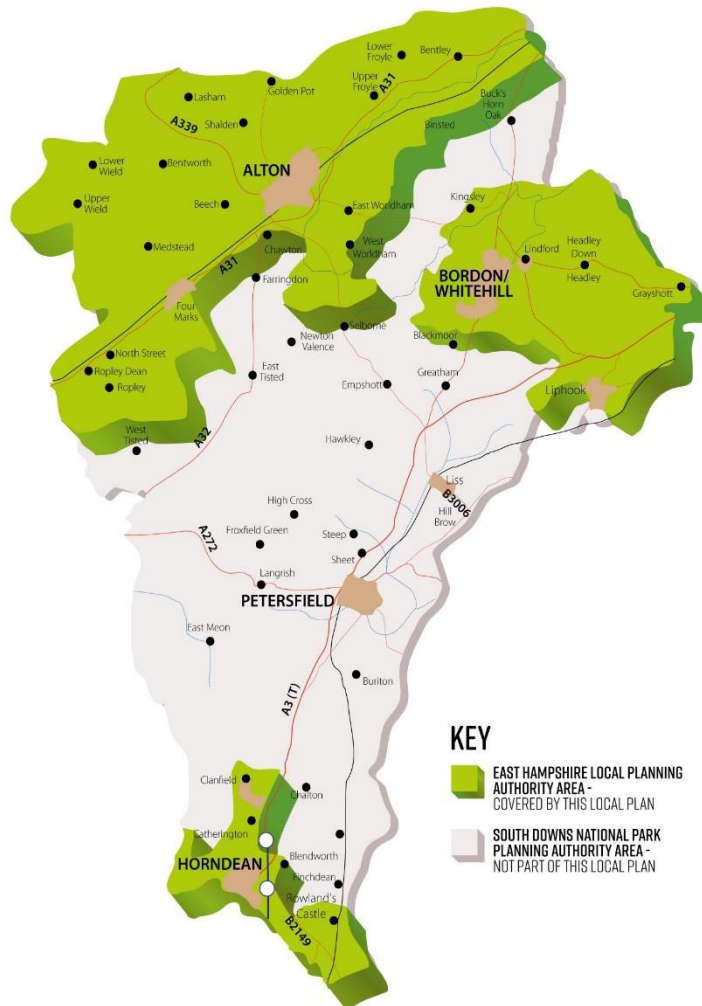
1.10 This is the first full review of the Local Plan and therefore all existing policies will either be replaced by the new Local Plan or deleted.

1.11 Until the new Local Plan (“the Plan”) is adopted, the weight that can be attached to the existing Local Plan policies and to policies that emerge as part of the review, will be dependent on a number of factors, including:

- the existing and proposed policy’s consistency with national policy; and
- the level of support or objection to proposed policies and the stage that it is at within the adoption process.

What is the purpose of this consultation?

1.12 We are seeking comments and information that will help us to further develop the strategy, site allocations and policies in the Local Plan. Although we have done a lot of work, we will still collect evidence to support these draft policies. This consultation will also identify what other evidence we need. The council has in this draft



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Figure 1

Local Plan, set out its preferred strategy, proposed site allocations and preferred policies. Some areas are less advanced than others. With regards to the proposed site allocations, as part of this consultation we would like to hear your comments about the sites themselves, as well as what benefits the local community would like to see delivered as part of the sites being developed.

National Planning Policies

1.13 The Local Planning Authority wants the Plan to reflect the aspirations and choices of its local community. However, the Plan must comply with specific requirements set out in national planning policy and legislation. It must:

- reflect national planning policies set out in the National Planning Policy Framework and associated National Planning Practice Guidance;
- contribute to the achievement of sustainable development and be supported by a Sustainability Appraisal and Habitat Regulations Assessment;
- aim to meet full housing and infrastructure requirements;
- have regard to the other strategies of the Local Planning Authority and its partners;
- demonstrate joint working on cross-boundary issues;
- take into account evidence of environmental constraints on development and the need to conserve the built and natural heritage; and
- be deliverable within the Plan period taking account of identified constraints, infrastructure requirements and viability considerations

Challenges facing East Hampshire

1.14 The most important challenge facing the Plan is to deliver growth to meet local needs and to consider any needs that cannot be met in adjoining areas, in particular the SDNP. The aim is to maintain and reinforce our communities sense of place while, wherever possible, enhancing the area's character, environment and heritage. More specifically, the Plan needs to:

- deliver sufficient new housing to address needs;
- provide a range of housing that meets needs, for example related to size, tenure (including affordable housing) and specialist accommodation;
- provide space to enable local businesses to grow and to support and diversify the local economy;
- ensure that new or improved infrastructure is delivered to support the population increases and planned new development, including transport improvements, utilities and measures to reduce potential adverse environmental impacts;
- plan for improved local and cultural facilities to meet the needs of the growing and ageing population;
- provide for new and improved open space and green infrastructure;
- achieve high quality design and encourage innovation;
- preserve outstanding heritage and historic assets; and
- protect and enhance the area's biodiversity and habitats, including designated areas of national importance and positively plan for addressing the implications of climate change.

What new Local Plan work is being undertaken?

1.15 As well as consulting, the Local Planning Authority has been, and is, undertaking a number of studies to provide evidence for developing the Plan's strategy and policies. Further studies and evidence work will be undertaken at later stages of the Plan process. Key evidence to support the Plan to this point includes:

- East Hampshire Land Availability Assessment 2019
- East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment August 2017
- Interim Housing and Economic Development Needs Assessment 2018
- East Hampshire Level 1 Strategic Flood Risk Assessment 2018
- East Hampshire District Council Landscape Capacity Study, 2018
- Interim East Hampshire Local Plan Infrastructure Plan 2019
- Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment 2019
- Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report 2018
- Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan
- East Hampshire Retail and Main Town Centre Uses Study 2018
- East Hampshire Neighbourhood Character Study 2018

1.16 Further studies to inform the next iteration of the Plan will include:

- East Hampshire Local Plan Transport Assessment 2019

Sustainability Appraisal, Habitats Assessment, Health Impact and Equalities Assessment

1.17 Sustainability Appraisal is a key element in developing the Plan strategy and policies. The Local Planning Authority is legally required to carry out an appraisal of the sustainability of all proposals. This assesses how the Plan will encourage sustainable development, by contributing to our economic, social and environmental objectives.

1.18 The Local Planning Authority is also required to carry out a Habitat Regulations Assessment to protect internationally important countryside and wildlife.

1.19 As part of its commitment to improving the outcomes of its policies for its residents and visitors, the Local Planning Authority is also undertaking an Integrated Impact Assessment which includes assessing the health and equalities impact of the Local Plan.

1.20 All these assessments will be consistent with the statutory regulations related to Strategic Environmental Assessment and Habitat Regulations Assessments and duties related to equalities.

How will the new Local Plan affect and support Neighbourhood Plans?

1.21 A small number of neighbourhood planning groups in the areas covered by the new East Hampshire Local Plan have either 'made' (Alton, Medstead and Four Marks, and Bentley) or are preparing neighbourhood plans (Bramshott and Liphook, Ropley, Rowlands Castle, Bentworth, Beech). Neighbourhood plans must be in line with the strategic policies of the adopted Local Plan. Once 'made' neighbourhood plan policies form part of the development plan used when determining planning applications.

1.22 As the Plan moves forward, the current neighbourhood plans may need to be reviewed to bring them in line with the new Plan.

1.23 As part of the Local Plan review process, the Local Planning Authority will support neighbourhood planning groups and discuss potential changes.

What are the next steps?

1.24 All representations received to this consultation will be considered by the Local Planning Authority, grouped, summarised and published for information. Taking account of the consultation responses and further evidence work, the Local Planning Authority will prepare and publish (Regulation 19) a Proposed Submission Local Plan for consultation. This is the Plan which the Local Planning Authority ideally wants to adopt.

1.25 This will also be consulted upon for at least six weeks and comments at that stage must only relate to the Plan's 'soundness'. This is anticipated to take place in the summer 2019.

1.26 At that stage, the Local Planning Authority will consider representations and then decide whether it should make any further amendments to the Plan. All representations and any proposed further amendments to the Plan will be submitted to the Secretary of State for examination by an independent planning inspector. The inspector will determine if the submitted Plan meets the required legal and procedural requirements, and when judged against national planning policy requirements the strategy and policies are 'sound'. If the Plan is found sound, the Local Planning Authority will then adopt it.

1.27 The key stages in the preparation of the new Local Plan review are shown in Figure 2.

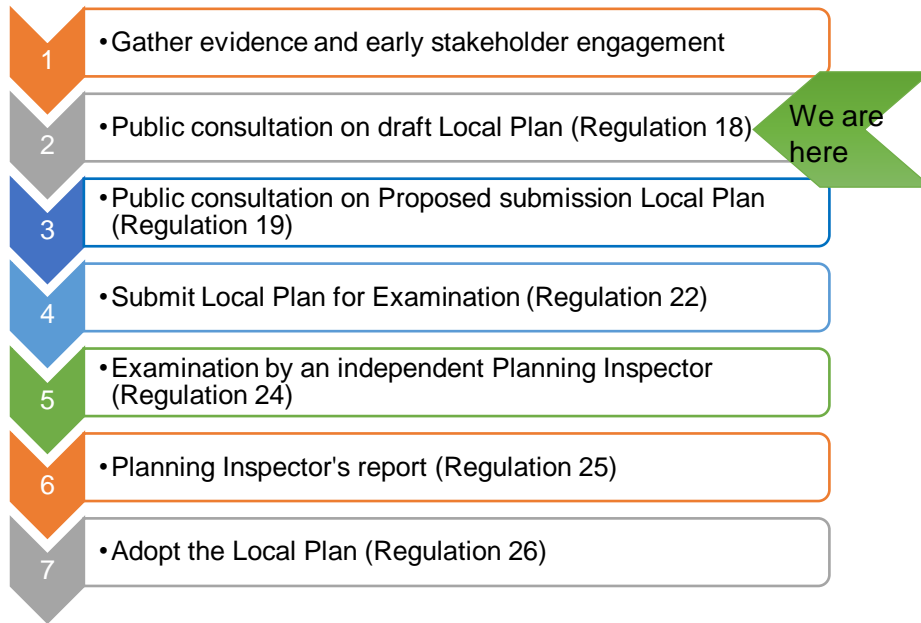


Figure 2: Local Plan process

The Plan Period

1.28 The Plan will need to focus on a defined period of time. The NPPF suggests Local Plans should be drawn up over an appropriate time scale, preferably 15 years. The plan period for the new Local Plan has therefore been set as 2017 to 2036. The start is when work initially commenced on evidence base and the end is 15 years from the potential date of formal adoption, allowing for some flexibility in the programme.

Bringing together Local Plan Documents

1.29 The East Hampshire Local Plan currently comprises three documents:

- Joint Core Strategy adopted 2014
- Housing and Employment Allocations Document adopted 2016
- Saved Policies of the Local Plan Second Review adopted 2006.

1.30 The Development Plan, which the Local Plan forms a part of, also includes the Hampshire Minerals and Waste Plan adopted in 2013 and several made neighbourhood plans. The Minerals and Waste Plan is not the responsibility of East Hampshire District Local Planning Authority, this lies with Hampshire County Council as the Mineral and Waste Authority. Neighbourhood plans are not for the Local Planning Authority to review; this is the responsibility of neighbourhood planning groups.

1.31 Since their adoption there have been changes to national policy. Most of the site allocations have either been developed or have started on site. In relation to the saved Local Plan Second Review Policies from 2006, more of these policies are likely to require significant amendment as they were drafted pre-the original NPPF and there have been significant changes in national policy since they were adopted.

1.32 In terms of reducing confusion around the multiplicity of plans, the review process provides the opportunity to tie all plans together in a single document.

1.33 A key benefit of bringing together the spatial strategy and the site allocations into one document is to make it very clear to landowners and developers where new development will be accepted and where it will not. It is important that future growth in the local area is truly plan-led to avoid the large-scale speculative development communities experienced between 2014-2016.

The Duty to Co-operate

1.34 The Plan must be prepared in accordance with the Duty to Cooperate. This sets a legal duty for the Local Planning Authority and other public bodies. They must engage constructively, actively and on an ongoing basis on planning issues which affect more than one local planning authority.

1.35 The government more recently introduced a requirement for local planning authorities in association with the Duty to Cooperate to produce Statements of Common Ground at each stage of the Local Plan process. These set out what authorities do and do not agree on in relation to strategic cross boundary issues.

1.36 East Hampshire District Local Planning Authority continues to work with, neighbouring local planning authorities (Waverley Borough Council, Winchester City Council, Hart District Council, Basingstoke Borough Council, Havant Borough Council and the South Downs National Park Authority), Hampshire County Council, statutory advisory bodies (the Environment Agency, Natural England and Historic England) and other infrastructure providers to ensure that the Local Plan addresses cross-boundary issues and reflects wider strategic priorities, including considering any needs that cannot be met in adjoining areas. The Local Planning Authority

continues to consult with residents and businesses, including working with neighbourhood planning groups.

Implementing the Local Plan Policies

1.37 A number of policies in the Local Plan set out general planning criteria that will be applicable to most forms of development. To assist applicants and other users of the Plan, these are listed below:

- Policy S4: Health and wellbeing
- Policy DM5: Amenity
- Policy DM28: Resource efficient design
- Policy S24: Planning for climate change
- Policy S27: Design and local character

1.38 However, it is important to appreciate that the Local Plan should be read as a whole. The individual policies and proposals must not be considered in isolation from each other. Often several different policies will be applicable to a single development proposal. In reaching decisions on planning applications, the Local Planning Authority and others involved in decision-making will consider all the relevant plan policies, together with other material considerations to reach a decision based on a planning balance.

1.39 For this reason, cross referencing of policies in the Local Plan is considered unnecessary and inappropriate. The repetition of standard planning criteria in every policy has similarly been avoided.

Structure and form of the new Local Plan

1.40 The primary role of a Local Plan is to provide clarity for all on what the Local Planning Authority considers will be acceptable development. It can also fulfil other roles. It can be regarded as a promotional document to attract inward investment, or to support the ambitions of existing residents or businesses. It can support bids for funding from central government, and other sources, e.g. Heritage Lottery Funding.

1.41 The Plan has the potential to be a dynamic document addressing things that enhance the quality of life and improve how a place works. It addresses a wide range of issues from a spatial perspective. It can provide and encourage a more 'joined up' approach in the Local Planning Authority's and other organisations' decision making and actions. This will steer decisions on how to allocate resources and encourage co-operation on important social, environmental and economic issues.

1.42 Many plans however have ended up being documents that are 'dry', overly long, full of technical language and not user friendly; particularly for the non-planning professional. This review provides the opportunity for East Hampshire District Local Planning Authority to make the Local Plan a better presented and structured document.

1.43 The Local Plan is broken down into 5 chapters with a glossary and other appendices at the back. Chapter 1, the introduction, sets out the context and purpose of the Local Plan. Chapter 2 lays out the overarching long-term spatial vision and

accompanying strategic objectives. Chapter 3 sets out the spatial strategy determining the amount and location of new development, and the key diagram. Chapter 4 sets out how places will change during the plan period 2017-2036 and includes the proposed site allocations. Chapter 5 is broken down into 4 sections. These set out the policies that will ensure delivery of the strategic objectives and realisation of the spatial vision. In each section strategic policies are followed by a set of more detailed policies that provide further details. A guide to the strategic policies and the detailed policies and how to use and interpret them can be found below.

The Strategic Policies

1.44 The strategic policies start with the prefix 'S...'. For emerging neighbourhood plans or those 'made' neighbourhood plans that wish to undertake a review, it is important to note that policies in a neighbourhood plan must be in line with the strategic policies within the adopted Local Plan.

1.45 These policies are broken down by a series of headings:

- Strategic objectives: How the policy assists in delivering the strategic objectives contained within Chapter 2.
- Why we need the policy: This sets out the justification for the strategic policy. For instance, to deliver national policy objectives or to support the delivery of partners' strategies and local priorities (e.g. other council strategies).
- The strategic policy: The draft strategic planning policy.
- Implementing the policy: This section sets out further detail on how the policy will be implemented. Historically such information in a development plan was referred to as supporting text.

- Key supporting documents: This section sets out the information that has informed the policy, such as the published evidence base.
- What existing policy does this supersede?: This identifies which current development plan policies that the strategic policy will replace or if it is a new policy.
- Monitoring the policy: This sets out the monitoring indicator and the sources of data. These will be used to inform and produce the Authority Monitoring Report.

The Detailed Policies

1.46 Detailed policies start with the prefix ‘DM...’. These policies are there to support the implementation of the strategic policies and are also broken down by a series of headings which are as follows:

- a. Strategic objectives and related Local Plan strategic policies;
- b. Why we need this policy;
- c. The policy itself;
- d. Implementing the Policy;
- e. Key supporting documents (where applicable);
- f. What existing policies does this supersede;
- g. Monitoring the policy.

1.47 A Local Plan should make clear which policies are strategic policies. They should be limited to those necessary to address the strategic priorities of the area to provide a starting point for any detailed policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with

through non-strategic policies. Non-strategic policies can be within a Local Plan or a neighbourhood plan.

1.48 Non-strategic policies can be replaced by neighbourhood plans. Not all communities wish to prepare a neighbourhood plan, so it is important for the Local Plan to cover these detailed matters. This does not preclude neighbourhood plans from being prepared and covering the non-strategic policies for their areas.

Responding to this consultation

1.49 This draft Local Plan is available for public consultation for a period of six weeks between 5 February 2019 and 5pm 19 March 2019.

1.50 There are a series of consultation questions set out throughout the draft Local Plan, and replicated on a questionnaire.

1.51 Your response to the questions can be submitted through our online portal: <http://easthants.jdi-consult.net/localplan/>

1.52 Alternatively, a questionnaire can be downloaded from our webpage, completed and sent to us:

By email: localplan@easthants.gov.uk

By writing to: Planning Policy
East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire,
GU31 4EX

1.53 **Please note:** the comments received during this consultation cannot be treated as confidential so please do not include any personal information within your comments. Responses will be published on the Council's website, together with the name and/or organisation name of the respondent.

1.54 If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team.

1.55 All documents will be held at the Local Planning Authority and representations will be published online. All responses will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by the Local Planning Authority in line with the Data Protection Act 2018.

Consultation questions

CQ1. Supporting this draft Local Plan is a Sustainability Appraisal, Habitats Assessment and Integrated Impact Assessment. Do you have any comments on these documents?

CQ2. Do you have any questions on current evidence documents?

CQ3. Do you consider any evidence to be missing to further support the Plan (noting some evidence is interim at present)?

CQ4. Do you have any comment on the Duty to Cooperate at this stage?

2. Vision and Objectives

2.1 To provide clarity on the type of place the Area is anticipated to be, and what it will seek to achieve from development the Local Plan should set out a vision. The vision should be ambitious, but achievable. In addition to support this vision, strategic objectives will prioritise outcomes and provide a reference point that ground and justify policies in the Plan.

2.2 East Hampshire District Local Planning Authority has a vision and strategic objectives set out in the Joint Core Strategy 2014. The existing Vision and Objectives have been amended to reflect current circumstances and an extended Plan period.

Vision

2.3 The new vision for the Area up to 2036 is:

By 2036 our communities' sense of place will have been maintained and reinforced, respecting their unique individual needs. We will have provided a good quality home to meet the differing needs of all our residents, a successful and growing local economy and achieved environmental excellence.

Strategic Objectives

2.4 The new Strategic Objectives are:

Core Objective A: Providing sustainable levels of growth in the LPA area

1. Provide a sustainable level of housing growth to meet future housing needs, to help deal with the issues of need for affordable housing and to reduce the number of people who are homeless or living in unsatisfactory accommodations. The Local Plan will:
 - a. identify and maintain a supply of land for housing to meet the requirements for market and affordable housing, ensuring this is of the right size, right type, provides the right tenure and is in the right location;
 - b. provide a choice of housing for people at all stages of life; and
 - c. make provision for gypsies, travellers and travelling showpeople to meet genuine needs.

2. Provide a sustainable level of economic growth to ensure that local people of all ages can find employment and remain in the area. The Local Plan will:
 - a. identify and maintain a flexible and varied supply of accommodation and land for business that is the right type and in the right location;
 - b. ensure new residential and commercial developments provide employment and training opportunities for residents;
 - c. support our farming and food sectors to increase food security, and encourage consumption of locally produced food;
 - d. support the area's tourism offer and enable good access to these facilities.
3. Provide a sustainable level of retail and leisure growth that will meet people's existing and future needs, and maintain and improve the vitality and viability of existing town, district and local centres. The Local Plan will plan for the future success of each centre, taking account of the changes to people's shopping habits and the role centres play in people's lives now and in the future.

Core Objective B: Provide well-designed new developments that are in the right location and adaptable to climate change

1. Make sure new developments are appropriately distributed across the Local Planning Authority Area and are designed and located to maintain and improve the quality of the built and natural environments, particularly around historic areas and buildings, sensitive wildlife habitats and areas of high landscape value. In addition, new developments should respect the integrity of existing settlements.
2. Make sure new development is built to a high standard of design, and provide inclusive and attractive places where people feel safe and want to live, work or visit.
3. Protect and enhance high quality landscape, particularly the setting of the SDNP and, important heritage and natural assets, ensuring that where adaptation is needed, this is done in a way that is sensitive to their significance.
4. Make sure new developments provide public and private open spaces where there is a choice of areas of shade, shelter, recreation and access to sports facilities that will benefit people and wildlife and provide flood storage and carbon management.
5. Encourage new developments in places that will reduce the need for people to use their cars. This will help minimise air pollution, help address climate change by reducing road congestion and carbon emissions, and encourage people to live more healthy lifestyles by facilitating walking and cycling.
6. Conserve and create spaces and buildings that foster safe, healthy, and cohesive communities.
7. To ensure that any decisions or activities affecting the setting of the South Downs National Park meet the relevant National Park purposes.
8. Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

Core Objective C: Enabling infrastructure in the Local Planning Authority's area to improve and support growth

1. Enable improvement to infrastructure, such as schools and healthcare provision, to make available and maintain facilities and services people need in locations they can get to.
2. Enable energy, communications, emergency services, water and waste organisations to improve their infrastructure and services so that they can meet people's current and future needs, keep pace with changes in technology, protect the environment, and contribute towards dealing with the causes and mitigating effects of climate change.
3. Enable and encourage transport providers to make improvements, particularly better public transport, cycling and pedestrian facilities, to meet people's current and future needs, improve safety and efficiency of the transport network and support sustainable economic growth (whilst recognising that the car will remain a key transport mode, particularly in rural areas).
4. Enable and encourage improvements to be made to the built and natural environments that will help to maintain and improve historic assets, improve habitats and their connectivity, help the public to access and enjoy open spaces such as parks and allotments and support healthy lifestyles.
5. Enable and encourage a flexible supply of land and buildings for sport and recreation of the right quality and in the right location, which can meet people's current and future needs and support healthy lifestyles. This includes enabling the maintenance of and qualitative improvement to sporting and leisure facilities, and enhancing opportunities for culture and tourism.
6. Enable and encourage timely delivery of services and infrastructure to support strong communities.

Consultation questions

CQ5. Do you have any comments on the vision for the Area up to 2036?

CQ6. Do you have any comments on the strategic objectives?

3. Spatial Strategy

A spatial strategy sets out the level and type of development that is considered appropriate for different places.

Quanta and location of development

Strategic Objectives

Core Objective A, criteria 1, 2 and 3

Why we need the policy

Housing

Significantly boosting the supply of homes is a key government objective. To achieve this, it is important that a sufficient amount and variety of land can come forward where it is needed, the needs of groups with specific housing requirements are addressed and, that land with planning permission is developed without necessary delay.

The National Planning Policy Framework (NPPF) expects strategic policy-making authorities to follow a standard method for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The formulae behind the standard method is set out within Planning Policy Guidance (PPG)¹, and identifies a minimum annual housing need figure, which relies on publicly available and robust data. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should be taken into account in establishing the amount of housing to be planned for.

¹ PPG (Paragraph: 004 Reference ID: 2a-004-20180913)

As required by the NPPF, the Local Planning Authority has carried out a robust and objective assessment of its housing needs. As evident in the Interim HEDNA (2018), when the standard method for assessing local housing need is used, a minimum of 11,556 dwellings should be provided across East Hampshire district (including the South Downs National Park) during the plan period (2017-2036). This is equivalent to 608.2 dwellings per annum. However, the PPG allows for strategic plan-making authorities that do not align with local authority boundaries, such as National Parks, to identify a housing need figure using a method determined locally. The most recent assessment of local housing need within the East Hampshire part of the SDNP identifies a need of 112 dwellings per annum (dpa). Although the SDLP only runs until 2033; based on the South Down's HEDNA (2017), it can be assumed that this need would also apply beyond that period to 2036.

Taking into consideration the landscape sensitivity associated with the National Park, it has been agreed that the South Downs National Park Authority will provide 100 dwellings per annum from 2017 to 2028. Therefore, the minimum number of homes required in East Hampshire (outside the National Park) between 2017 and 2036 is **10,456 dwellings**. This is equivalent to **508.2 dwellings** per annum from 2017 to 2028, and **608.2 dwellings** per annum from 2028 to 2036 when any housing provision within the National Park is unknown.

Gypsy, Traveller and Travelling Showpeople accommodation

Gypsies, Travellers and Travelling Showpeople are recognised as ethnic groups and, like other members of the Area's Black and Minority Ethnic communities, are protected from discrimination by the Equality Act 2010. Local planning authorities are required to assess their need for housing in the same way that they are required to assess the needs for new homes for people who live in "bricks and mortar" homes.

The need is identified through the East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment, August 2017. Only those households that fall within the current planning definition are formally assessed as part of the GTAA process².

The potential need for transit provision in the Area was considered through the GTAA (August 2017). It concluded that any unauthorised encampments should be monitored whilst any potential changes associated with the National Guidance 'Planning Policy for traveller sites' emerge.

Employment

Building a strong and competitive economy is a government objective and as part of plan making we are required to positively and proactively encourage sustainable economic growth, including supporting the rural economy.

The Local Planning Authority has carried out a robust and objective assessment of its employment needs which is detailed in the Interim HEDNA (2018). This assessment takes account of economic and job growth forecasts over the Local Plan period, but

² The current planning definition for a Gypsy, Traveller or Travelling Showperson is set out in Planning Policy for traveller sites (August 2015).

also local intelligence on demand for additional employment floorspace to meet the needs of established businesses.

Within the Area there are limited amounts of vacant employment floorspace, which are below levels considered desirable to enable 'churn' within the commercial property market. Due to the limited amount of vacant floorspace, businesses can find it difficult to secure alternative accommodation to meet their needs. This is reflected by the findings of a recent Industrial and Office Business Accommodation Survey (2018) undertaken for the Local Planning Authority, where more than a fifth of those surveyed did not have enough space, and a third of those surveyed had plans to expand over the next 5-10 years requiring bigger or different premises.

To ensure there is sufficient employment land in the Area, existing employment sites will be protected and approximately 32ha of employment land is allocated to meet future needs, in addition to unimplemented planning consents for about 16ha.

Retail and leisure

The NPPF states that local planning authorities should assess the quantitative and qualitative needs for land or floorspace for retail and leisure development over the next 10 years as a minimum. When planning for growth in their town and local centres, local planning authorities should allocate a range of suitable sites to meet the scale and type of retail and leisure development needed. It is important that the needs for retail, leisure and other main town centre uses are met in full and not compromised by limited site availability.

Food store retail provision is reasonable in Alton, Whitehill & Bordon, Liphook and Horndean. There are large food stores (over 1,000 sqm net) suitable for main and bulk food shopping. The other centres provide small food stores suitable for basket and top up shopping. There are no clear identified areas of qualitative deficiency in food store provision within the Area.

Residents lack a good choice of higher order comparison shops and need to travel outside the district to larger centres such as Guildford, Winchester, Portsmouth and Basingstoke for a wider range of goods that meet more than their day-to-day needs. Investment will be needed in the Area to retain the existing levels of comparison goods expenditure.

Policy S1: Quanta and location of development

Housing

S1.1 New homes will be directed to the most sustainable and accessible locations in the Area which have the most capacity to accommodate them whilst respecting local distinctiveness, protecting the Area's physical, natural and historic environment, and recognising that places change and will sustainably grow.

S1.2 The north-east area will see the most significant housing growth, focussing additional housing at Whitehill & Bordon and the allocation of a new settlement at Northbrook Park.

S1.3 Housing will be accommodated through the development and redevelopment opportunities within existing settlement policy boundaries in the first instance.

S1.4 Land will be used efficiently, with development addressing the need for different types of homes in the Area and contributing to the creation or maintenance of sustainable communities.

S1.5 To provide a choice of housing for people in the Area the Local Planning Authority will seek to deliver a minimum of 10,456 homes between 2017 and 2036. This will be delivered by an annual housing requirement of 508 homes between 2017-2028 and 608 homes between 2029 and 2036. This will be achieved by:

- a. housing completions in 2017/18 (791 homes);
- b. existing planning permissions (5,947 homes);
- c. homes being delivered across the Area on windfall sites (992 homes);
- d. the allocation and managed release via phasing of 3723 homes in the Local Plan (see sites SA1 to SA41³); and
- e. not permitting developments which would result in a net loss of homes or residential land; and
- f. permitting housing outside of settlement policy boundaries that meets an affordable housing need.

S1.6 Additional homes can be provided through the allocation of sites in Neighbourhood Plans.

Gypsy, Travellers and Travelling Showpeople accommodation

S1.7 The Local Planning Authority will deliver a minimum of 26⁴ permanent pitches⁵ for Gypsies and Travellers, and 32⁶ permanent plots⁷ for Travelling Showpeople between 2017 and 2036 to meet the Area's need of the Gypsy and Traveller and Travelling Showpeople communities. This will be achieved by:

- a. completions (3 pitch and 0 plots)
- b. existing permissions (6 pitch and 0 plots)

- c. the allocation of 11 pitches and 18 plots in the Local Plan (see sites SA7, SA23, SA26, SA27 and SA28)
- d. permitting pitches and plots on suitable currently unidentified sites within the Settlement Policy Boundary, and outside of the Settlement Policy Boundary where the site provides opportunities for local social connections to be formed, by reasonable access to schools, healthcare and other local facilities.

S1.8 Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside of the above number, in order to meet their assessed needs, the Local Planning Authority will seek to make provision for pitches for Gypsies and Travellers and plots for Travelling Showpeople who do not meet the definition by permitting suitable sites.

S1.9 Additional pitches and plots can be provided through the allocation of sites in Neighbourhood Plans.

Employment

S1.10 New employment growth will be directed to the main settlements within the Area and the strategic and locally significant employment sites.

S1.11 The Local Planning Authority will deliver a minimum of 50 ha of employment land between 2017 and 2036. This will be achieved by:

- a. completions (1.85 ha)
- b. existing permissions (15.84 ha)

³ Only those sites that allocate additional dwellings

⁴ Includes national average of 10% unknowns which equates to one additional plot (GTAA 2017, paragraph 7.28).

⁵ Gypsy and Traveller households tend to reside on a residential "pitch" within a Traveller "site".

⁶ Includes national average of 70% unknowns which equates to 1 additional plot (GTAA 2017, paragraph 7.33)

⁷ Travelling Showpeople tend to reside on mixed-use "plots" within a Travelling Showpeople "yard".

- c. the allocation of 32.6 ha (see sites SA9, SA17, SA21, SA22 and SA24)
- d. resisting the loss of employment floorspace on strategic and locally significant employment sites.

S1.12 Additional employment floorspace can be provided through the allocation of sites in Neighbourhood Plans.

Retail

S1.13 New retail will be directed to the centres to maintain their vitality and viability and will be appropriate to the size and function of the centre within which it is to be located.

S1.14 The Local Planning Authority will deliver new retail floorspace between 2017 and 2036. This will be achieved by:

- a. completions
- b. existing permissions
- c. re-occupation of vacant floorspace

Implementing the policy

The spatial strategy is shown on the Key diagram on page 23.

Focussing additional housing growth at Whitehill & Bordon is a continuation of the current spatial strategy of the Joint Core Strategy, consolidating the benefits of regeneration at the former Bordon Garrison by the provision of further housing, accessible greenspace such as Suitable Alternative Natural Greenspace, and employment facilities. The allocation of sites in/around Whitehill & Bordon could also facilitate further regeneration of the town, on windfall housing sites within the development boundary, by providing sufficient SANG to avoid potentially adverse impacts on the Wealden Heaths Phase II SPA. Further intensification of residential development at the proposed town centre would

represent a more efficient use of the land in an accessible and well-served location, taking account of the government's national policy to optimise the use of land.

A planned new settlement at Northbrook Park can ensure the timely delivery of new infrastructure to meet the needs of future housing growth, including the provision of new greenspace and links to countryside rights of way, to facilitate healthy lifestyles. Other services and facilities can be provided onsite, including a new primary school, employment and some retail, whilst the proximity of Farnham and Bentley Stations enables good access to more significant facilities and services, including bus and rail transport connections.

A range of other sites are included as part of the spatial strategy, to provide for local housing needs across the planning area - including to address affordable housing needs - and to provide opportunities for economic and employment growth in Alton, to build upon its existing strengths. Some additional housing development is planned in the southern parishes, in recognition of the Local Planning Authority's commitment to look for opportunities to maximise development potential in this area, to help meet the outstanding need for housing in the Solent sub-region, balanced with the other requirements and opportunities for development in the northern and north-eastern parts of East Hampshire.

Housing

As detailed in the Interim HEDNA (2018), the minimum number of homes required (outside of the SDNP) is 10,456 dwellings between 2017 and 2036. As of 31 March 2018, part of this minimum requirement was already made up of 791 net completions and existing planning permissions totalling 5,947 new homes. Based on the windfall allowance analysis, there is also expected to be an

additional 992 dwellings throughout the duration of the plan period that have not specifically been identified in the Local Plan.

Once these existing sources of supply are taken into account, there is a requirement to find a further minimum 2,721 new homes to meet local needs. The Local Planning Authority's additional housing needs are proposed to be predominantly met through additional growth at Whitehill & Bordon and a new settlement at Northbrook Park. Concentrating additional growth in these locations that can provide supporting infrastructure and facilities provides better opportunities for reducing the reliance on the private car.

National Parks are areas where development should be restricted due to sensitive landscape, therefore, it is acknowledged that the South Downs National Park Authority (SDNPA) are unable to meet their full housing needs. Although an agreement has been made between the Local Planning Authority and the SDNPA, that 1100 dwellings will be provided within the National Park that falls within East Hampshire from 2017 to 2028, no agreement has been made between the two authorities in terms of numbers post 2028. It can be assumed some housing will need to be provided within the National Park area that falls within East Hampshire to meet local needs, however, the location of this housing is unlikely to be determined until a review of the SDLP or reviews to the various Neighbourhood Plans within the National Park.

To be proactive in meeting housing needs, the Local Planning Authority is taking a stepped approach to its housing requirement to address the likely un-met needs of the National Park post 2028. A minimum requirement of 508 dwellings will be met in the Area between 2017 and 2028, and a minimum requirement of 608 dwellings post 2028 to meet the needs of the National Park, where housing delivery is unknown. Because of this stepped approach, allocations will be phased accordingly.

Other mechanisms to meet the Area's housing needs are to resist proposals that result in the net loss of dwellings and to allow rural affordable housing in countryside locations that satisfy Policy S7.

Phasing

The Local Planning Authority believes that there is a clear need for a managed release of land over the Plan period if all of the goals of delivering housing growth and securing sustainable patterns of development and successful neighbourhoods are to be achieved.

Given the scale of development requirements until 2036 and the fact that requirements are met up till 2028, allowing the release now of all additional sites allocated within this Plan could undermine delivery if it were to result in the rate of new development outstripping the Area's ability to provide new infrastructure. Housing development will therefore be phased in accordance with Policy S2, the site allocations and the housing trajectory at Appendix 2.

Settlement hierarchy

The settlement hierarchy that was contained in the Joint Core Strategy has been updated for the new Plan, because over time the number and range of facilities and services has changed within a settlement. More details on this can be found in the Settlement Hierarchy Background Paper (2018).

The proposed settlement hierarchy is:

Tier in Hierarchy	Proposed designation	Proposed Settlements
1	Town	Alton, Whitehill & Bordon
2	Large Local Service Centre	Liphook, Horndean
3	Small Local Service Centre	Holybourne, Grayshott, Headley, Rowlands Castle, Clanfield, Four Marks & South Medstead
4	Settlement with a Small Number of Services	Lovedean, Lindford, Bentley, Kingsley, Medstead, Ropley, Catherington, Headley Down, Arford, Bramshott, Holt Pound
5	Rural Settlement	Passfield Common, Ropley Dean, Bentley Station, Upper Froyle, Bentworth, Beech, Griggs Green, Lower Froyle
6	Other settlements in the countryside	Oakhanger, Shalden, Upper Wield, Lasham

Neighbourhood Planning

Neighbourhood Planning was introduced as a new power to communities by the Localism Act 2011. Local planning authorities have a legal duty to support the development of neighbourhood plans and orders.

A neighbourhood plan can establish general planning policies for the development and use of land in a neighbourhood. Once adopted (or to use the legislative term ‘made’) by the Local Planning Authority, neighbourhood plans form part of the Statutory

Development Plan which will be used in the determination of planning applications.

Neighbourhood plans must be in general conformity with the strategic policies within the adopted Local Plan. This includes up to date housing targets.

Within the Area, there are currently three made neighbourhood plans that have been produced for the following Parishes:

- Alton
- Bentley
- Medstead and Four Marks

The three neighbourhood plans were produced in accordance with the Joint Core Strategy that this Local Plan will supersede upon adoption.

In addition, there are five parishes within the Area where the Local Planning Authority has formally approved the formal designation of the neighbourhood plan area:

- Beech
- Bentworth
- Bramshott and Liphook
- Ropley
- Rowlands Castle

The above five emerging neighbourhood plans are at differing stages of production and do not currently form part of the development plan.

In terms of housing allocations, National Planning Policy requires that the Local Planning Authority establishes a housing figure for their whole area and plans to meet it. To avoid speculative

development the Local Planning Authority has proposed to allocate enough housing sites to maintain a five-year housing land supply and meet the government's Housing Delivery Test. The proposed sites included in this Plan meet the requirement in full. Therefore, Neighbourhood Planning Groups have not been given a housing target to plan for through their neighbourhood plans. Instead the Local Planning Authority supports neighbourhood planning groups that wish to provide site allocations for housing development within their neighbourhood plans that go beyond the minimum requirement contained within this plan and specifically those who assess their local housing needs through an appropriate assessment and plan to meet it.

The Local Planning Authority will work with Neighbourhood Planning groups to ensure that the local housing needs for each neighbourhood planning area are met through the allocation of sufficient sites.

The Local Planning Authority has produced guidance to support the development of neighbourhood plans and this will continue to be updated to reflect changes in circumstances.

Gypsy, Traveller and Travelling Showpeople

The Local Planning Authority is committed to proactive engagement with the Gypsy, Traveller and Travelling Showpeople community, to help build sustainable, mixed and inclusive communities.

The Local Planning Authority will use the formation of a closer working relationship with the Gypsy, Traveller and Travelling Showpeople community to actively encourage appropriate planning applications and the delivery of allocated sites to help meet the identified need for Gypsy and Traveller accommodation.

Neighbourhood plan groups are encouraged to consider the need for Gypsy, Traveller and Travelling Showpeople accommodation in their plans and encourage the involvement and participation of the local Gypsy, Traveller and Travelling Showpeople community in the plan making process. More details on this can be found in the Meeting the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople Background Paper (2018)

Employment

As detailed in the Interim HEDNA (2018), there is demand for additional employment floorspace in the area to meet the needs of existing businesses and to cater for new businesses. To ensure that a range of employment sites and premises are available the objective is to safeguard existing strategic and locally important employment site and encourage the implementation of both extant planning permissions and the employment allocations contained within this plan.

Neighbourhood plan groups are encouraged to consider allocating employment land where there is an identified local need.

Retail

In accordance with the NPPF, the Local Plan defines a hierarchy of centres (see Policy S16) and ensures new main town uses are focused within these centres to maintain vitality and viability. Development of main town centre uses in the defined centres should be of a scale that is commensurate with the settlement role and function and does not unbalance the town centre hierarchy.

In terms of retail, the objective of the development strategy for Area is to maintain the Area's shopping role and market share within the sub-region, in the face of increasing competition. The economic projections assume that new development will retain the Area's

share of comparison expenditure in the study area and will help to maintain this share in the future.

The existing stock of premises will have a role to play in accommodating any projected retail growth. The Retail and Main Town Centre Uses Study (2018) assumes that existing retail floorspace can, on average, increase its turnover to sales floorspace densities. In addition to the growth in sales densities, vacant shops could help to accommodate future growth. Vacant premises should help to accommodate growth, given their town/district centre location and the sequential preference for future investment. Along with the new town centre at Whitehill & Bordon, Alton and Liphook also have several development opportunities, which offer potential to accommodate residual growth if required.

Key supporting documents

East Hampshire Local Plan Settlement Hierarchy Background Paper (2018)

Interim Housing and Economic Development Needs Assessment (2018)

East Hampshire Retail and Main Town Centre Uses Study (2018)

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017)

Meeting the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople Background Paper (2018)

Windfall Allowance: Methodology Paper (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP2 Spatial Strategy

Joint Core Strategy Policy CP3 New employment provision

Joint Core Strategy Policy CP7 New retail provision

Joint Core Strategy Policy CP10 Spatial Strategy for housing

Monitoring the Policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
The number of new homes permitted and completed each year	Planning decisions and appeals Monitoring data
The number of Traveller pitches and Travelling Showpeople plots permitted and completed each year	Planning decisions and appeals Monitoring data
The amount of net employment floorspace permitted and completed each year	Planning decisions and appeals Monitoring data
The amount of net retail floorspace permitted and completed each year	Planning decisions and appeals Monitoring data

The Local Plan should be read as a whole



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KEY

EAST HAMPSHIRE LOCAL PLANNING AUTHORITY AREA - COVERED BY THIS LOCAL PLAN

SOUTH DOWNS NATIONAL PARK PLANNING AUTHORITY AREA - NOT PART OF THIS LOCAL PLAN

STRATEGIC AREA OF NATURAL GREEN SPACE (SANG)

ECONOMY

HOUSING

GYPSY AND TRAVELLER SITE

NEW SETTLEMENT

WHITEHILL & BORDON

INFRASTRUCTURE

SETTLEMENT HIERARCHY

- 1. TOWN
- 2. LARGE LOCAL SERVICE CENTRE
- 3. SMALL LOCAL SERVICE CENTRE
- 4. SETTLEMENT WITH A SMALL NUMBER OF SERVICES
- 5. RURAL SETTLEMENTS
- 6. OTHER SETTLEMENTS IN THE COUNTRYSIDE



Managing Land Release Via Phasing

Strategic Objectives

Core Objective A

Why we need the policy

The Local Planning Authority believes that there is a clear need for a managed release of land over the Plan period if all of the goals of delivering housing growth and securing sustainable patterns of development and successful neighbourhoods are to be achieved.

Given the scale of development requirements until 2036 and the fact that requirements are met up till 2028, allowing the release now of all additional sites allocated within this Plan could undermine delivery if it were to result in the rate of new development outstripping an area's ability to provide new infrastructure. A managed and phased release of sites therefore has the potential to support rather than undermine housing delivery as it will place a focus on the early release of deliverable and sustainable sites which are not dependent on significant new infrastructure and ensure that the timing of both housing and infrastructure delivery are aligned.

Policy S2: Managing land release via phasing

S2.1 To meet both the objectives of delivering housing growth and managing that growth in a sustainable way, the release of land within the Local Plan will be phased. The plan period will be split into 2 phases with phase 1 covering the period until 2028 and the second phase the final 8 years of the plan period to 2036. The allocation policies will therefore identify which sites are to come

forward in phase 1 and which are held back for phase 2 having regard to:

- a. delivering the overall housing requirement in line with Policy S1;
- b. the need to maintain a five-year supply of deliverable sites as required by the NPPF;
- c. the need to ensure that within each phase the sites allocated will provide for a range and choice of dwellings of different types, sizes and tenures which will meet local need;
- d. the need to ensure that the scale and timing of development is co-ordinated with the provision of new infrastructure; and
- e. the need to ensure an even delivery pattern within smaller settlements and rural areas where sites are aimed at meeting local and affordable housing need over the whole period of the Local Plan.

S2.2 The Local Planning Authority will maintain a five-year supply (plus NPPF buffer) of deliverable housing sites through considering release of the subsequent phase of sites to help address any persistent shortfall.

Implementing the policy

The use of a phasing policy will effectively mean that some sites are held back from being developed until the second half of the plan period of deliverable sites.

With regards to the detail of the phasing policy, the decision to identify two phases and to make the first phase of a longer period than the second has been taken to reflect that the Local Planning Authority has previously through its Housing and Employment Allocations Local Plan, planned sufficient housing to meet the requirements up to 2028, including sufficient flexibility.

The Infrastructure Plan will also be a key input into the phasing process. To be clear, although the Local Planning Authority wishes to encourage the take up and delivery of previously developed land, there will be no bar on a particular type of site being placed within the first phase. While the Local Plan will need to allocate sufficient land in the first phase until 2028, it will not be a requirement for each settlement to release land to precisely the same proportions. In some settlements, a higher proportion may be released within the first phase and in some slightly less. This reflects the varying circumstances on a settlement by settlement basis and the fact that some settlements will face more significant infrastructure issues while immediately deliverable land supply will also vary.

The Local Planning Authority will also consider the early release of phase 2 sites in the unlikely event of a persistent shortfall (defined as being over 2 successive monitoring year periods) in 5-year land supply.

It is not the intention that Policy S2 be applied to prevent other future sustainable housing development proposals (which would be considered windfall development) from coming forward.

Key supporting documents

East Hampshire Land Availability Assessment 2018

What existing policy does this supersede?

New strategic policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of dwellings permitted that are defined as self and custom build.	Planning decisions and appeals
Number of self and custom build exemptions granted through CIL.	Housing monitoring data

Sustainable and viable development

Strategic Objectives

Core Objective A, criteria 1, 2 and 3

Core Objective B, criteria 1, 2, 3, 4, 5, 6, 7 and 8

Core Objective C, criteria 1, 2, 3, 4, 5, 6

Why we need the policy

Local Planning Authorities are encouraged to include a policy within their Local Plan that embraces the presumption in favour of sustainable development. This policy meets this requirement and adopts the model wording suggested.

Policy S3: Sustainable and viable development

Sustainable development

S3.1 When considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Local Planning Authority will always work proactively with applicants jointly to find solutions that mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

S3.2 Planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

S3.3 Where there are no policies relevant to the application or they are out of date at the time of making the decision then the Local Planning Authority will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

Viable development

S3.4 The Local Planning Authority will be proactive in working with developers to identify ways in which their schemes can be made financially viable, including the use of other sources of funding and alternative models of delivery.

S3.5 Where a developer seeks to negotiate a reduction in standards that would normally apply to development, or a form of development that would not normally be acceptable, on grounds of financial viability, the Local Planning Authority will require the developer to supply evidence as to the financial viability of the development. This will normally take the form of a published open book financial appraisal of the proposed development, demonstrating the full range of costs to be incurred by the development including the initial purchase of the land, the financial return expected to be realised, and the profit expected to be released. The level of detail required in such an appraisal will always be proportionate to the scale and complexity of the development proposed. In cases where an independent assessment of the appraisal is required, the developer will be expected to pay for this.

S3.6 In assessing the information supplied in a financial appraisal, the Local Planning Authority will always seek to ensure that its decision represents the appropriate balance between the desirability of securing delivery of the development, and that of providing in full for the standards set out in planning policy.

Implementing the policy

The NPPF emphasises that all Local Plans should be based upon and reflect the presumption in favour of sustainable development. The principle informs both the policies and site allocations contained within the Local Plan and will be used to guide decision makers.

To facilitate an efficient decision-making process, any financial viability report/appraisal must be in compliance with the HCA Development Appraisal Tool (DAT). If this is not provided it will delay the application or lead to the refusal of planning permission.

Where proposals have been tested and concluded to be viable through the Local Plan viability assessment, the applicant will need to use the Local Plan viability assessment as the benchmark and state what has changed to make the proposal unviable.

Key supporting documents

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

National Planning Policy Framework (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP1 Presumption in favour of sustainable development

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning applications refused	Planning applications and appeals

Consultation questions

CQ7. Do you have any comments on the spatial strategy (including the proposed settlement hierarchy)?

CQ8. Does Policy S2: Managing Land release via phasing, achieve its aim?

4. Planning for places

Introduction

This chapter sets out how places will change during the plan period 2017-2036. It is structured by the three distinct areas of the district that the council is the Local Planning Authority for:

- North East
- North/A31 corridor
- Southern Parishes

Each section has a key diagram followed by an introduction setting out the overall quantum and type of development in the area, then split down by each Town or Parish. This quantum includes completions in 2017/18, planning permissions and the proposed new site allocations.

Some of the proposed allocations already have planning permission. Where this is the case, this is clearly stated in the “summary reason for allocation” and the contribution is counted in the planning permission figures.

Site allocations are proposed for a range of uses including new homes, employment, mixed use and Gypsy, Traveller and Travelling Showpeople accommodation.

The site allocations follow, categorised by Town/Parish. These are not detailed policies at this stage. Some high-level information

about each of the proposed sites is set out and the site boundary is shown on a site map.

Each proposed allocation is considered by a series of headings:

What is the site to be allocated for? This identifies the use and quantum of development.

Summary reason for allocation: This explains why the site is being proposed as an allocation.

When will the site be developed? This identifies when the site will be delivered in line with the phasing policy.

Key information: This identifies the Land Availability Assessment reference, Town or Parish, site area and current land use.

Site map: This identifies the site.

Site Constraints and mitigation: This identifies key constraints and how they can be overcome

Infrastructure requirements: This explains work that is ongoing to identify infrastructure requirements.

Availability: This identifies if confirmation of site availability has been received.

Deliverability: This identifies any known issues which might affect the site being developed.

Key supporting documents: This section sets out the information that has informed the policy, such as the published evidence base.

What existing policy does this supersede? This identifies which current development plan policies that the strategic policy will replace or if it is a new policy.

Monitoring the policy: This sets out the monitoring indicator and the sources of data. These will be used to inform and produce the Authority Monitoring Report.

Next steps for site allocations

The proposed site allocations meet the full identified needs for housing, retail and employment. However, the proposed site allocations for Gypsy, Traveller and Travelling Showpeople accommodation do not at present provide sufficient land to fully meet the identified need, particularly with regards to land for Travelling Showpeople Accommodation.

The Local Planning Authority is therefore continuing to undertake work with the aim to be able to allocate additional sites. There are two work strands ongoing. Firstly, establishing communication with existing sites that are identified as having expansion/intensification potential, but availability of land is unconfirmed at present. Secondly, dialogue with Natural England regarding existing sites that are constrained by proximity to the Special Protection Area. This could yield further land for allocation. During this Local Plan consultation, the Local Planning Authority is actively attempting to engage with the Traveller community to encourage feedback on the proposals and further site suggestions.

Sites of interest for further consideration and confirmation of availability are:

Address	LAA reference	Potential yield (net)
Fordlands, Brislands Lane, Four Marks	LAA/FM-022	2
Hilltop Stables, Devil's Lane, Liphook	LAA/LIP-032	2

The Paddocks, Station Road, Bentley	LAA/BEN-014	2
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The Local Planning Authority would particularly welcome dialogue with the owners of these sites.

Further sites for any land use can be suggested to the Local Planning Authority during this consultation. Any suggestions received will need to be assessed and considered further and could result in a change to the proposed sites.

If you have a site to suggest for any land use please complete the 'Call for sites' form which is available alongside this consultation. The deadline is 5pm 19 March 2019.

Following this consultation and further evidence base work including the Infrastructure Plan, full site allocation policies will be drafted that include detailed site specific policy criterion.

Consultation questions

CQ9. What infrastructure would you like to see delivered as part of the site allocation?

CQ10. Are you aware of any issues relating to the delivery of this site allocation, including any potential costs that could impact on viability?






CQ11. Do you have any comments on when the site will be developed (including appendix 2 – housing trajectory)?

CQ12. Do you have any other comments on the site allocation?

The North-East area



KEY

-  SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)
-  HOUSING
-  GYPSY AND TRAVELLER SITE
-  WHITEHILL & BORDON
-  INFRASTRUCTURE

In the North-East area, during the plan period 2017 – 2036, there will be a minimum⁸

of:

1. 5481 dwellings, made up from:
 - 376 dwellings completed;
 - 3411 dwellings with planning permission; and
 - 1694 dwellings from allocations⁹ in this Local Plan.

2. 7 pitches and 6 plots for Gypsy, Travellers and Travelling Showpeople, made up from:
 - 1 pitch completion;
 - 6 pitches with planning permission; and
 - 6 plots from allocations in this Local Plan.

3. 15.95ha of employment land, made up from:
 - 1.85 ha completed
 - 10.5 ha with planning permission; and
 - 3.6 ha from allocations in this Local Plan
 -

4. 16,000sqm of retail floorspace, made up from:
 - 16,000 sqm with planning permission.

This is illustrated on the Key diagram for the North East.

⁸ This does not include windfall or any additional allocations that could be made in a Neighbourhood Plan

⁹ These are allocations that do not have planning permission (to avoid double counting)

Bramshott and Liphook Parish

The following table shows the minimum quantum of development in Bramshott and Liphook Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	124	382	136-140	642-646
Employment (ha)	0	0.77	0	0.77

More detail on each of the proposed site allocations is set out on the following pages.

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
¹⁰ Site SA1	Land at Lowsley Farm, south of A3	175 dwellings	Next five years
Site SA2	Chiltley Farm, Chiltley Lane	100 dwellings	2028/29-2030/31
Site SA3	Land West of Headley Road	36-40 dwelling	2026/27-2027/28
Site SA4	Land adjacent to Billerica, Church Road, Bramshott	Community facilities	By 2028

¹⁰ This site is not a new allocation and is already allocated in the Housing and Employment Allocation Plan and has planning permission.

Site SA1 - Land at Lowsley Farm, south of the A3

What is the site to be allocated for?

The site is allocated for about 175 dwellings.

Summary reason for allocation

Land at Lowsley Farm, south of A3 is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

A planning application has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 175 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

Based on current evidence it is anticipated that housing completions will begin in 2021/22 and finish in 2023/24.

Key information

Housing and Employment Allocation Plan Policy: LP1

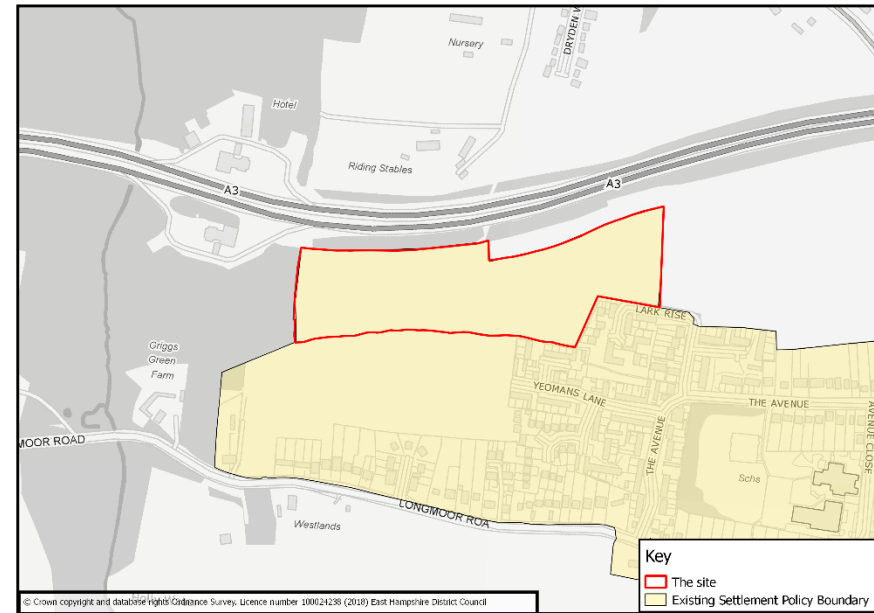
Planning Status: Planning permission granted (Reference 34310/29)

Site size: 10.8 ha

Parish: Bramshott and Liphook

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Provide vehicular access to the site from Longmoor Road via Lowsley Farm Phase 1.
- Ensure any significant negative traffic impact is mitigated on the local road network including Longmoor Road.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network and retain its attractive semi-natural setting.
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measure to protect key species and habitats on site.

- Provide adequate measures to avoid or mitigate any adverse effects on the Wealden Heaths Phase II Special Protection Area.
- Provide noise mitigation measures including noise bunds and barriers, to reduce traffic noise from the A3(M).
- Ensure risks from land contamination are minimised, through remediation works.

Availability

The site is available.

Deliverability

The site is in single ownership.

The site is considered to be developable as it has planning consent, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Planning application documentation: Reference 34310/29

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy LP1: Land at Lowsley Farm, south of the A3.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Site SA2 - Chitley Farm, Chitley Lane

What is the site to be allocated for?

The site is allocated for approximately 100 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area.

The site has well-established boundaries and lies adjacent to an existing residential area, creating a suitable context for residential development and lowering the risk of adverse landscape impacts on the nearby South Downs National Park. The site is also relatively close to local services and facilities in the vicinity of Liphook train station, and to bus and rail transport connections. Vehicular access can be achieved without detriment to the character of local country lanes.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2028/29 and 2030/31.

Key information

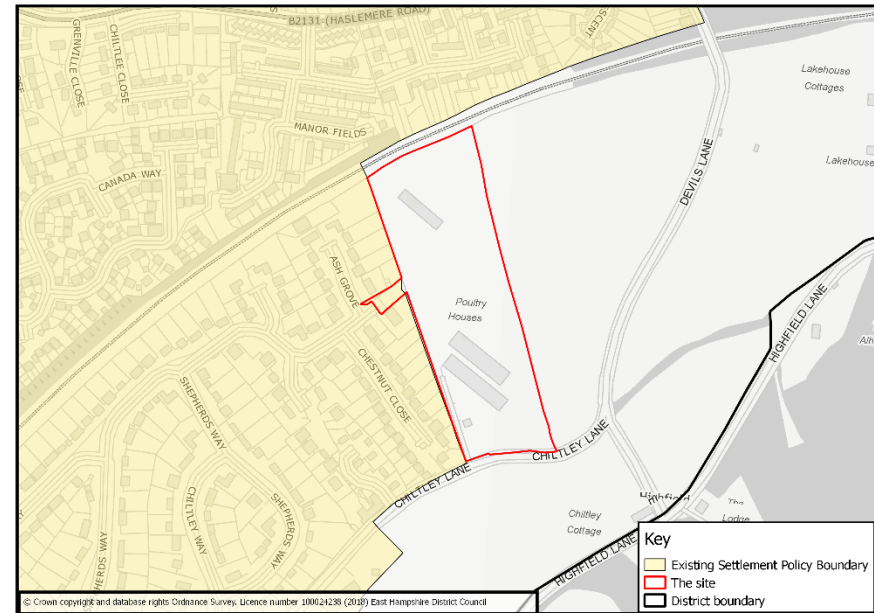
LAA Reference: LIP-017

Site size: 4.46 ha

Parish: Liphook

Existing use: Poultry Farm and workers bungalow.

Site map



Site Constraints and mitigation

- Provide a vehicular access to the site from Willow Gardens
- Development will need to mitigate impacts upon the Wealden Heaths Phase II Special Protection Area.
- Development should not adversely affect the Protected Trees within and on the boundaries of the site.
- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) located on the Southern Boundary of the site.
- The design of development would need to mitigate any adverse noise impact of the railway line on the amenity of future occupiers.

- The development will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.
- The design of the development will need to respect the amenities of neighbouring development and carefully consider the relationship between new and existing buildings to ensure there are no unacceptable impacts.
- Maximise the linkages between the site and surrounding area, and provide opportunities for walking and cycling.
- Work with the topography of the site to ensure that visual impacts of development are minimised.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership and a developer has an option on the land.

A Level 2 SFRA is required and the allocation must satisfy the Exception test to be deliverable.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential

sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions Monitoring data

Site SA3 - Land west of Headley Road

What is the site to be allocated for?

The site is allocated for between 36 and 40 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. It adjoins existing residential areas and is screened on all sides, including from the A3 to the north, by existing mature trees and shrubs. This provides a context for residential development, which could be connected to pedestrian footways in a straightforward manner, enabling pedestrian access to local facilities and services in Liphook.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2026/27 and 2027/28.

Key information

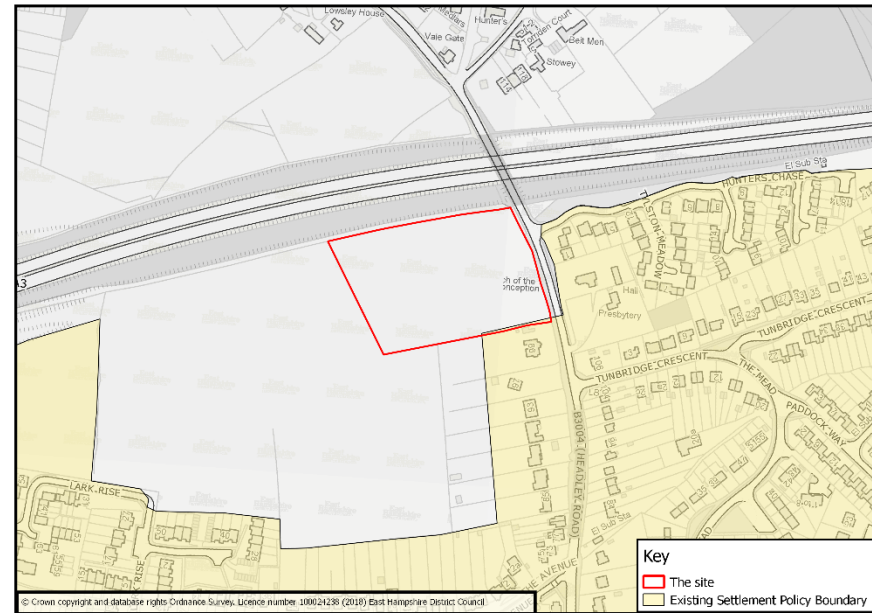
LAA Reference: LIP-012

Site size: 1.55 ha

Parish: Liphook

Existing use: Agriculture

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Headley Road.
- Development will need to mitigate impacts upon the Wealden Heaths Phase II Special Protection Area.
- Development should not adversely affect the Protected Trees on the eastern border of the site.
- The development will need to incorporate mitigation relating to surface water flooding for which parts of the site are susceptible.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in joint ownership and is being promoted by a residential developer.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions Monitoring data

Site SA4 - Land adjacent to Billerica, Church Road

What is the site to be allocated for?

The site is allocated for a community use.

Summary reason for allocation

The site will contribute towards meeting a community need for additional community facilities in the settlement of Bramshott. It adjoins the settlement, which provides a context for the development of new buildings/structures, although the site is located within a 400m buffer zone for part of the Wealden Heaths Phase II Special Protection Area and would therefore be unsuitable for residential development. The new community facilities would be in an accessible location for Bramshott residents.

When will the site be developed?

The site will be developed before 2028.

Key information

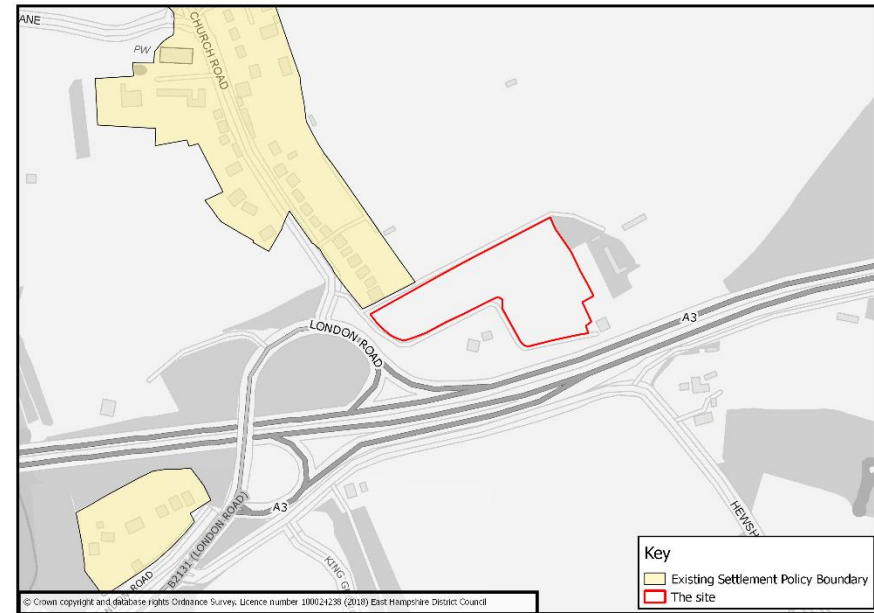
LAA Site: LIP-008

Site Area: 1.4 ha

Parish: Bramshott and Liphook

Existing use: Greenfield

Site map



Site Constraints and mitigation

- Provide vehicular access to the site from the existing access that adjoins the site to the east and connects to Church Road.
- The site could be improved to support species associated with acid grassland.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership. Further work is required regarding deliverability of a community use on this site and we would welcome information from potential providers.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Provision of community uses at the site.	Planning decisions Monitoring data

Headley Parish

The following table shows the minimum quantum of development in Headley Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	5	23	124-387	152-415
Gypsy and Traveller Pitches	0	6	0	6
Travelling Showpeople plots	0	0	6	6
Employment (ha)	0.04	0	0	0.04

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
¹¹ Site SA5	Land at Headley Nurseries, Glayshers Hill, Headley Down	12 dwellings	2023/24 – 2024/25
Site SA6	Land adjacent to 25 Hillside Close	12-15 dwellings	2029/30 – 2030/31

¹¹ This site is not a new allocation and is already allocated in the Housing and Employment Allocation Plan.

Site SA7	Land at Middle Common, Headley Down	6 Travelling Showpeople plots	Within the next 5 years
Site SA8	Land off Hollywater and Whitehill Road	100-360 dwellings Strategic SANG	Housing 2031/23 – 2035/36 SANG within the next 5 years

More detail on each of the proposed site allocations is set out on the following pages.

Site SA5 - Land at Headley Nurseries, Glayshers Hill

What is the site to be allocated for?

The site is allocated for about 12 dwellings.

Summary reason for allocation

Land at Headley Nurseries, Glayshers Hill, Headley Down is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

This allocation has been reviewed through the new Local Plan process and the site is considered to provide an opportunity to deliver affordable homes for which there is a high local need. Therefore, until such a time that a planning application has been submitted and planning permission granted it is appropriate to continue to allocate the site to guide the determination of any planning application.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2023/24 and 2024/25.

Key information

LAA Reference: HEA-004

Housing and Employment Allocation Plan Policy: VL3 Land at Headley Nurseries, Glayshers Hill, Headley Down.

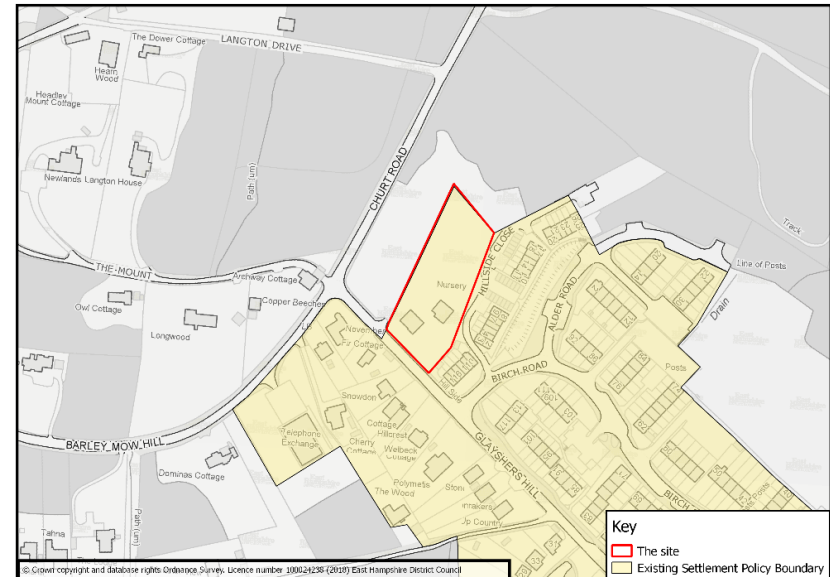
Planning Status: Allocation

Site size: 0.4 ha

Parish: Headley

Existing use: Residential dwelling and garden.

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Glayshers Hill.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.

- Have a high quality design and layout, which respect the characteristics of the village.
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.
- Provide adequate measures to avoid or mitigate any adverse effects on the Wealden Heaths Phase II Special Protection Area.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

East Hampshire Housing and Employment Allocations Plan (2016)

East Hampshire Land Availability Assessment (2018)

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy VL3: Land at Headley Nurseries, Glayshers Hill, Headley Down.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions Monitoring data

Site SA6 - Land adjacent to Hillside Close

What is the site to be allocated for?

The site is allocated for between 12 and 15 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area and towards meeting a localised need for affordable housing in Headley Parish. The adjoining residential area provides a suitable context for new housing development, whilst the adjoining open space provides good access to recreation opportunities.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2029/30 and 2030/31.

Key information

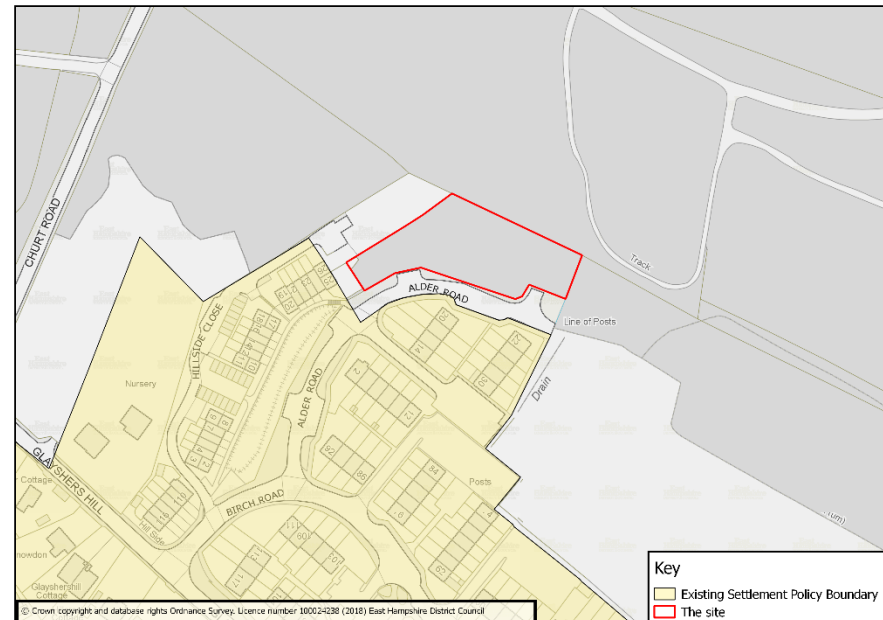
LAA Reference: HEA-019

Site size: 0.24 ha

Parish: Headley

Existing use: Scrubland.

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Alder Road.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- Potential ground contamination as historic landfill.
- Mitigate for the loss of open space
- Development will need to mitigate impacts upon the Wealden Heaths Phase II Special Protection Area.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions Monitoring data

Site SA7 - Land at Middle Common, Grayshott Road

What is the site to be allocated for?

The site is allocated for 6 Travelling Showpeople plots (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy).

Summary reason for allocation

The site will contribute towards meeting the need for Travelling Showpeople plots in the planning authority area.

When will the site be developed?

It is anticipated that development will commence in the next 5 years.

Key information

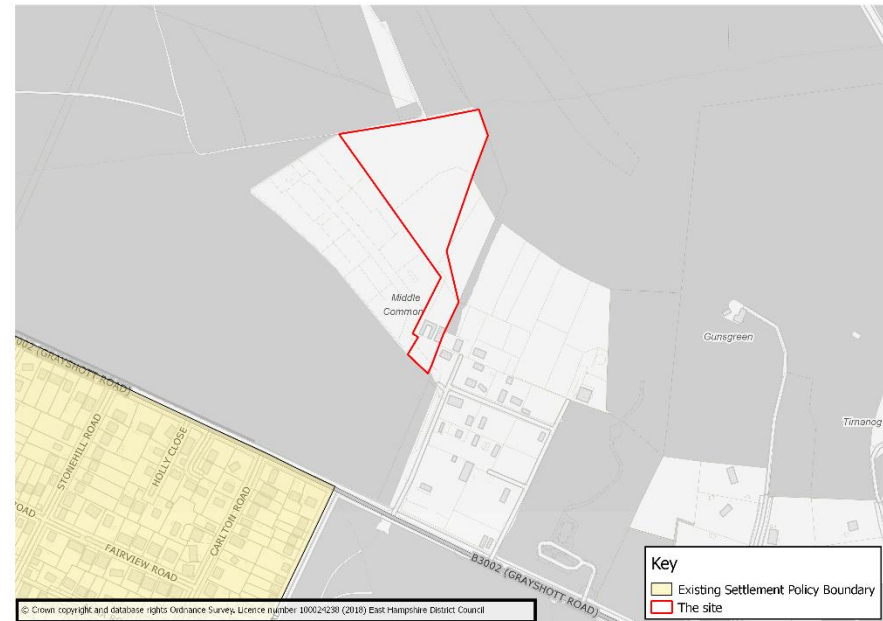
LAA Reference: HEA-011

Site size: 2.54 ha

Parish: Headley

Existing use: Greenfield

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Grayshott Road.
- Sensitive design, siting and form of development, given the location outside of the settlement.
- Any site boundaries should be sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community.
- Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height. They should not be capable of being used as or converted to a bricks and mortar dwelling.

- Given this is a new site, there is a greater opportunity for good design, layout and amenity facilities. It is accepted that a linear form of development may achieve the most efficient use of land.
- The design and layout of the site must provide opportunities for healthy lifestyles, ensuring a plot is not entirely hard landscaped and a garden area is provided.
- Within the site, a children’s play area should be provided, that is within view of the residential area and separated from the storage of equipment. The play area should not be entirely hard landscaped and should include some play equipment. To make the most efficient use of land, the play area should be provided within the area of the site within 400m of the SPA.
- The storage of equipment on site should be appropriately sited, recognising the countryside setting.
- The site must be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management.
- Plots must be located outside of the 400m buffer zone of the SPA.
- Part of the site is susceptible to Surface water flooding.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The land is available for development.

Deliverability

There is no known reason why the plots will not be delivered within the next 5 years. The land has been actively promoted to the Local Plan.

Key supporting documents

East Hampshire Land Availability Assessment (2018)

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment August (2017)

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of Traveller plots completed	Monitoring data

Site SA8 - Land off Hollywater and Whitehill Road

What is the site to be allocated for?

The site is allocated to provide:

- between 100 and 360 dwellings on the northern part of the site closest to the Mill Chase Road; and
- a strategic Suitable Alternative Natural Greenspace (SANG) which will include Evely Wood.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The northern part of the site is relatively close to existing residential areas, providing a suitable context for further residential development at this location. Other parts of the site, including Evely Wood, could be kept free of development and be managed in perpetuity as SANG. This would help to protect and manage the landscape setting of Whitehill & Bordon and biodiversity in this area. New SANG could also enable further additional regeneration activity within Whitehill & Bordon, by providing an alternative for recreation to the Wealden Heaths Phase II Special Protection Area.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2031/32 and 2035/36 with the SANG being delivered in the next 5 years.

Key information

LAA Reference: HEA-018

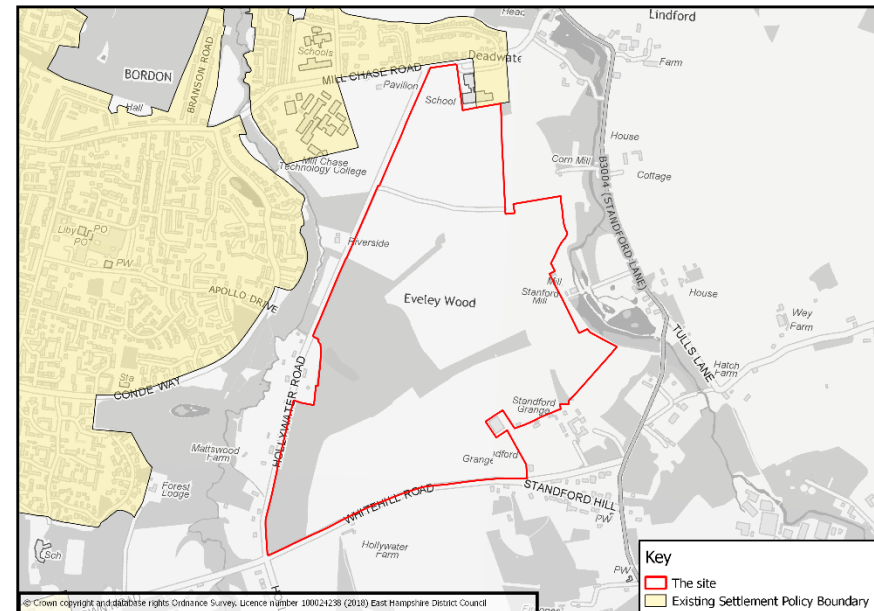
Site size: 60 ha

Parish: Headley

Related Settlement: Whitehill & Bordon

Existing use: Greenfield

Site map



Site Constraints and mitigation

- Provide vehicular access to the site from Mill Chase Road.
- Development will need to incorporate mitigation relating to surface water flooding for which part of the site is susceptible.
- Development will need to provide sufficient on site SANG to mitigate impacts of the residential development upon the Wealden Heaths Phase II Special Protection Area.
- The design of any new development should not adversely affect the protected trees within and close to the site.
- The design of any residential development would need to minimise impacts on the Ancient Woodland and include an appropriate buffer.
- The design of any residential development would need to minimise impacts on the area of SINC within the site.
- The design of any residential development would need to minimise impacts on the River Wey Conservation Area.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data
Area of Strategic SANG permitted	Planning decisions and appeals

Whitehill Town

The following table shows the minimum quantum of development to be delivered in Whitehill Town.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	231	2891	1434	4556
Employment (ha)	0.82	8.56	3.6	12.98
Retail (sqm)	0	16,000	0	16,000

More detail on each of the proposed site allocations is set out on the following pages.

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
SA9	Whitehill & Bordon Strategic Development Area	Housing Employment New town centre	Up to 2036
¹² Site SA10	Louisburg Barracks	500 dwellings	2022/23
Site SA11	Bordon Garrison	1284 dwellings 3.6 ha employment	Up to 2036
Site SA12	Mill Chase Academy	150 dwellings	2024/25 – 2027/28

¹² This site has planning permission and is therefore counted in “planning permission” figure in the table above.

Site SA9 - Whitehill & Bordon Strategic Development Area

What is this area identified for?

The Whitehill & Bordon Strategic Development Area (SDA) is shown on the key diagram and policies map.

The SDA will contribute towards delivering between 4,450 and 4,700 homes, approximately 12.7ha of new employment land, a new town centre and additional infrastructure.

This will predominantly be achieved through the development of the following four strategic allocations and the Viking Park strategic employment site:

- Bordon Garrison: 3,700 dwellings, new town centre, primary and secondary school and other supporting infrastructure. This is an increase of about 1,300 dwellings and 3.6 ha of employment land over the hybrid planning consent that applies to part of the Strategic Allocation (Site SA11).
- Louisburg Barracks: 500 dwellings and 2.94 ha of employment land (Site SA10).
- Mill Chase Academy: 150 dwellings (Site SA12).
- Land off Hollywater and Whitehill Road: between 100 and 360 dwellings and a Strategic Suitable Alternative Natural Greenspace (SANG) (Site SA8).

In addition to the above four strategic allocations, there will be opportunities for the regeneration of existing sites, such as remaining Services Living Accommodation within the SDA.

Reason for defining a Strategic Development Area

The Joint Core Strategy allocates Whitehill & Bordon as a strategic mixed-use allocation to deliver a new town centre, infrastructure improvements and 2,725 homes up until 2028.

The regeneration of Ministry of Defence (MoD) and other publicly owned land provides the opportunities to provide modern homes, enhance facilities, provide a range of employment opportunities and other infrastructure in Whitehill & Bordon to deliver a green, healthy and connected new town.

The regeneration of Whitehill & Bordon has commenced. As of the 1 April 2018 the Quebec Barracks site for 100 dwellings was almost complete (86 dwellings) and 140 dwellings out of 500 were complete at Louisburg Barracks. The Bordon Garrison site (also known as Prince Philip Barracks) has planning consent and construction of the early phases has commenced, including key pieces of infrastructure.

Following the call for sites process as part of the Local Plan, additional development potential has been identified within the Whitehill & Bordon area over the Local Plan period (up until 2036).

The opportunity for the Strategic Development Area

The vision for the town is to deliver a green, healthy and connected town where:

- A range of businesses will be based in the town providing diversity of employment opportunities;
- There will be opportunity for local people to train and be employed within the town;
- There will be high quality social and community facilities providing focal points across the town for a broad range of activities for all ages;

- Improved technology infrastructure will provide the opportunity for services to be provided in different ways;
- There will be a greater mix of housing tenures across the town;
- Improved green spaces and a network of new cycle and walking routes will connect people and the town;
- There are a diverse range of high quality leisure and recreation facilities;
- Residents have more ways to stay fit and live healthy lifestyles.

Providing training and employment opportunities are crucial and will be supported by the successful delivery of the Whitehill & Bordon Enterprise Zone, the development of other employment allocations and the protection of existing established employment sites within the SDA.

Routes will be implemented that promote active travel and enhance movement across the town, including the provision of a Green Grid and Green Loop to connect the green spaces across the town and promote increased physical activity.

Whitehill & Bordon has been designated as one of ten Healthy New Towns where a wide range of public sector, private sector and voluntary organisations will work together to transform Whitehill & Bordon into a town where it is easy for people to live healthy, active and independent lives and have the care they need in the right place and at the right time.

To deliver the objectives of the Healthy New Town, within the SDA the planning authority and its partners will encourage active travel, create places and spaces to encourage physical activity and

encourage local food production through community gardens and allotments.

How is the supply counted in the Plan from the Strategic Development Area?

Site	Completions 2017/18	Permissions as of 1 April 2018	Allocations
Quebec Barracks	79 dwellings* 0.24ha employment land	14 dwellings	0
Louisburg Barracks	138 dwellings 0.58ha employment land	360 dwellings 2.36 ha of employment land	0
Bordon Garrison (within the Hybrid planning consent boundary)	0	2,400 dwellings 4.2 ha employment land	573 dwellings
Bordon Garrison (additional land parcels outside of	0	0	711 dwellings

Hybrid planning consent boundary)			3.6 ha employment land
¹³ Land off Hollywater and Whitehill Road:	0	0	100-360 dwellings
Mill Chase Academy	0	0	150
Total	217 dwellings 0.82 ha of employment land	2,774 dwellings 6.56 ha of employment land	1,534 -1,794 dwellings 3.6 ha of employment land

Joint Core Strategy Policy CSWB11: New roads and traffic management

*Note completions and commitments do not add up to 100 dwellings as 7 dwellings were completed in the monitoring year 2016/17 which is outside of the new Local Plan period.

What existing policy does this supersede?

Joint Core Strategy Policy CSWB1: Strategic allocation

Joint Core Strategy Policy CSWB2: Sustainable economic development

Joint Core Strategy Policy CSWB4: Housing

¹³ This allocation lies within Headley Parish

Site SA10 - Louisburg Barracks

What is the site to be allocated for?

The site is allocated for a residential led mixed use development at this previously developed Ministry of Defence Barracks site in Whitehill & Bordon.

The site is allocated for:

- 500 dwellings including the retention and conversion of Amherst House;
- 2.94 ha of employment land to include the Innovation Centre and Future Skills Centre 3.38 ha of open space;
- Provision of Phase 1 of the Whitehill & Bordon Relief Road.

As this is a planning permission:

- 140 dwellings and 0.58 ha of employment land are counted as completions.
- 360 dwellings and 2.36 ha of employment land are counted within the planning permissions in.

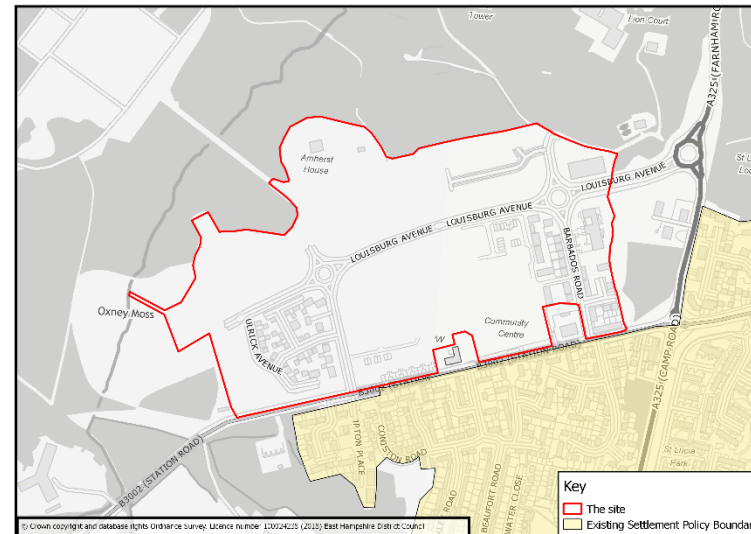
Summary reason for allocation

The site forms part of an existing Strategic Allocation within the Joint Core Strategy. Given the strategic nature of the allocation and its contribution towards meeting housing and employment needs in the Area, it is considered necessary to include an allocation in the new Plan.

When will the site be developed?

Development has commenced on site and the residential components of the development are anticipated to complete in 2022/23.

Site map



Infrastructure requirements

As of the 1 April 2018:

- Phase 1 of the Relief Road that serves the site is complete.
- The Future Skills Centre is complete.
- The Innovation Centre at Broxhead House is complete.
- Bordon Inclosure Suitable Alternative Natural Greenspace (SANG) complete.

Delivery of wider infrastructure as part of the Strategic Allocation at Whitehill & Bordon will serve the future residents and business occupiers of the site.

Availability

The site is available.

Deliverability

The planning permission that covers the site is currently being implemented by a single developer under two brands. The allocation is deliverable.

Key supporting documents

Planning application documents (application reference: 55369), including any approved design codes.

What existing policy does this supersede?

New allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data
Amount of employment floorspace consented and completed	

Site SA11 - Bordon Garrison

What is the site to be allocated for?

The site is allocated for a residential led mixed use development at this previously developed Ministry of Defence Garrison site in Whitehill & Bordon. The site currently forms part of the Joint Core Strategy Whitehill & Bordon Strategic Allocation and has planning consent for 2,400 dwellings in that is currently being implemented.

To reflect recent technical evidence and the inclusion of additional land parcels, the site as defined on the Policies Map is allocated for:

- Approximately 3,700 dwellings (net) of which approximately 750 will be in the new Town Centre;
- New Town Centre to include:
 - Residential uses
 - Up to 23,000 sqm of retail, business and leisure floorspace
 - New Leisure Centre
- Approximately 7.8 ha of employment land consisting of:
 - 5ha of employment land at Louisburg North to provide approximately 14,000 sqm of employment floorspace. This area forms part of the Whitehill & Bordon Enterprise Zone.

- 3.5 ha of employment land at the land parcel known as Building 84.
- New Secondary School for up to 8 forms of entry including sports pitches, floodlit all-weather pitch, and parking areas;
- One 3FE primary school (Class D1) (up to 3,200 sqm) with sports pitch and parking areas;
- Replacement sports changing/pavilion facility;
- Public open space including sports pitches (and upgrades to existing pitches), informal/incidental open space, children's play areas including multi-use games areas (MUGA) and BMX or Skate Park, allotments; and
- Approximately 80 ha of Suitable Alternative Natural Greenspace (SANG) consisting of:
 - 54.6 ha at the Hogmoor Inclosure, to include natural play area, education centre, toilets, car parking.
 - 12.3 ha at Oxley Farm
 - 13 ha at the Slab

Summary reason for allocation

The site forms part of a Strategic Allocation within the Joint Core Strategy that received outline planning consent in November 2015.

Since this time, technical work has identified that additional development can be accommodated as part of the Strategic Allocation.

The Strategic nature of the allocation and its anticipated delivery over the local plan, it is considered necessary to include an allocation in the new Plan.

As part of this site has planning permission 2,400 dwellings and 5 ha of employment land are counted as planning permissions.

As the development potential of the site has increased through additional land parcel being included and more intensive use of parts of the site with planning consent, approximately 1,300 dwellings and 3.5 ha of employment land are included as allocations in the supply figures.

When will the site be developed?

Development has commenced on site, however due to the strategic nature of this allocation it will be developed throughout the Local Plan period up to 2036 and in line with the Local Plan phasing strategy and trajectory.

Key information

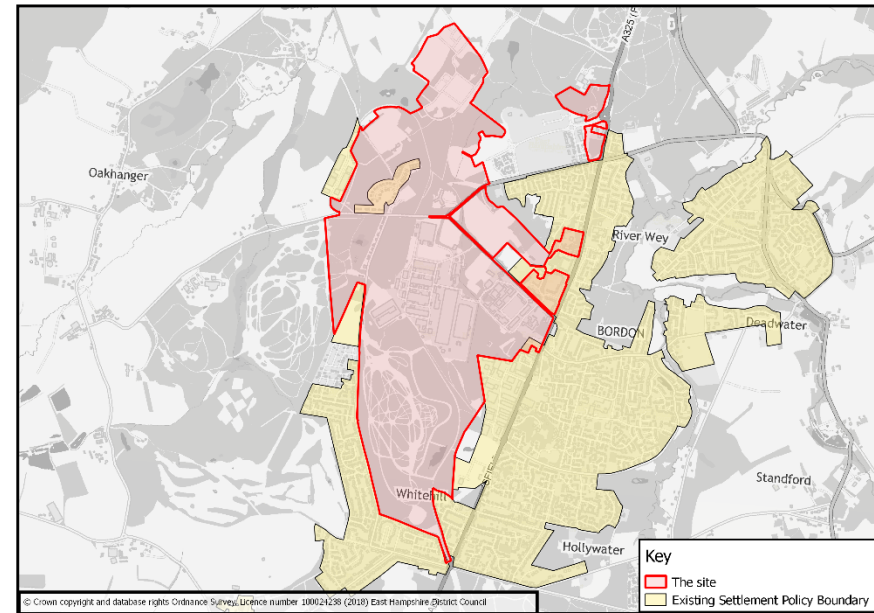
Planning Reference: 55587/001

LAA Sites: WHI-006; WHI-007; WHI-008; WHI-009, WHI-010, WHI-011, WHI-012, WHI-013, WHI-014, WHI-015, WHI-016, WHI-017.

Town: Whitehill

Existing use: Various including development under construction, meanwhile employment uses and completed infrastructure to support the development.

Site map



Infrastructure requirements

As of the 1 April 2018:

- Phase 2 of the Whitehill & Bordon Relief Road that serves the site is under construction.
- The first phase of dwellings was under construction.
- The Secondary School was under construction.
- Skills Centre & Base Innovation Centre complete.
- The Hogmoor Inclosure SANG is complete.
- The Skate Park is complete.
- BOSC pavilion and sport provision complete.

In addition to the infrastructure already provided or under construction, the following will be required to support the development in the future:

- 3 Form Entry Primary School
- Replacement Leisure Centre

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highways, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the additional development proposed over and above the existing planning consent.

Deliverability

The planning permission that covers the existing site is currently being implemented by multiple developers.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The allocation is deliverable.

Key supporting documents

Planning application documents (application reference: 55587), including any approved design codes.

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New allocation.

Monitoring the policy

Indicator	Data source(s)
Number of dwellings permitted and completed	Monitoring data
Amount of commercial (including retail and employment) floorspace permitted and completed	Planning decisions and appeals
Amount of education floorspace permitted and completed	

Site SA12 - Mill Chase Academy

What is the site to be allocated for?

The site is allocated to provide 150 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. Following the completion of replacement facilities as part of the Bordon Garrison Strategic Allocation (Site SA11), this site will be surplus to requirements and therefore the redevelopment of this brownfield site is supported by the spatial strategy. The redevelopment of this site is required as part of the funding strategy to deliver the new school and leisure centre.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2024/25 and 2027/28.

Key information

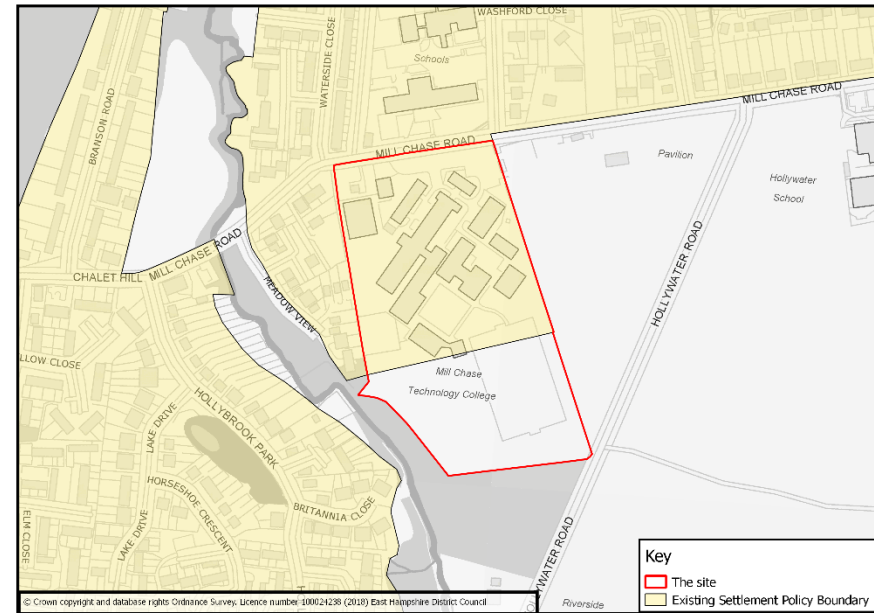
LAA Site: WHI-005

Site Area: 5 ha

Town: Whitehill

Existing use: Secondary School and Leisure Centre that are due to become surplus to requirements following the construction of replacement facilities as part of the Bordon Garrison Strategic Allocation (Site SA11).

Site map



Site Constraints and mitigation

- Provide vehicular access to the site from Mill Chase Road.
- Development will need to incorporate mitigation relating to surface water flooding for which a small part of the site is susceptible.
- Development will need to secure sufficient SANG to mitigate impacts of the residential development upon the Wealden Heaths Phase II Special Protection Area.
- The design of any residential development would need to minimise impacts on the adjacent SINC.
- The design of any residential development would need to minimise impacts on the adjacent Local Nature Reserve.

- The design of any new development should not adversely affect the nearby protected trees.
- The part of the site in flood zone 2 should not be developed for residential uses.

Infrastructure requirements

The Council is working with key infrastructure providers, including Hampshire Highways, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Level 2 SFRA is required and the allocation must satisfy the Exception test to be deliverable.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Other Parishes in the North-East area

There are no proposed allocations.

Grayshott Parish

There will be a minimum of:

- 105 dwellings (all have planning permission and 12 have already been built)

There are no proposed allocations.

Kingsley Parish

There will be a minimum of:

- 15 dwellings (all have planning permission)
- 1 Gypsy and Traveller pitch (has already been completed)
- 0.58 ha of employment land (all has planning permission and 0.52 ha has already been completed)

There are no proposed allocations.

Lindford Parish

There will be a minimum of:

- 10 dwellings (all have planning permission and 3 have already been completed)

There are no proposed allocations.

Selborne Parish

There will be a minimum of:

- 1 dwelling (has already been completed);
- 1.58 ha of employment land (all has planning permission and 0.47 ha has already been completed)

The North/A31 Corridor



In the North/A31 Corridor area, during the plan period 2017 – 2036, there will be a minimum¹⁴ of:

5. 3075 dwellings, made up from:
 - 343 dwellings completed;
 - 1438 dwellings with planning permission; and
 - 1296 dwellings from allocations¹⁵ in this Local Plan.

6. 13 pitches and 12 plots for Gypsy, Travellers and Travelling Showpeople, made up from:
 - 2 pitches completed; and
 - 11 pitches and 12 plots from allocations in this Local Plan.

7. 32.54 ha of employment land, made up from:
 - 3.54 ha with planning permission; and
 - 29 ha from allocations in this Local Plan

8. 12,717 sqm of retail floorspace, made up from:
 - 12,717 sqm with planning permission.

This is illustrated on the Key diagram for the North/A31 corridor.

¹⁴ This does not include windfall or any additional allocations that could be made in a Neighbourhood Plan

¹⁵ Does not include allocations with planning permission

Alton Town

The following table shows the minimum¹⁶ quantum of development in Alton Town during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	116	1089	311 - 455	1516 - 1660
Employment (ha)	0	0	2.1 ¹⁷	2.1
Retail (sqm)	0	6112	0	6112

The following table lists the proposed site allocations. Sites SA13 to SA16 are existing allocations within the Alton Neighbourhood Plan and all have planning permission and therefore are counted within the “planning permission” figure above.

Site reference	Site address	Allocated for	Timeframe
Site SA13	Land at Borovere Farm	249 dwellings	2019/20-2023/24
Site SA14	Land at Cadnam, Upper Anstey Lane	275 dwellings	Complete in 2021/22
Site SA15	Land at Lord Mayor Treloar	280 dwellings	2019/20-2024/25
Site SA16	Land at Will Hall Farm	180 dwellings	Complete in 2021/22

¹⁶ This does not take account for any additional allocations which could be made as part of the Neighbourhood Plan.

Site SA17	Land at Wilsom Road	3 ha of employment	Next five years
Site SA18	Molson Coors Brewery	Mixed use incorporating 140-200 dwellings	2028/29 – 2032/33
Site SA19	Land at Brick Kiln Lane and Basingstoke Road	171-255 dwellings	2031/32 - 2035/36
Site SA20	Treloar College, Holybourne	Staff accommodation And internal site reconfiguration	Within the next 5 years

More detail on each of the proposed site allocations is set out on the following pages.

¹⁷ The allocation at Land at Wilsom Road is partially within Alton Town and partially within Worldham Parish.

Site SA13 - Land at Borovery Farm

What is the site to be allocated for?

The site is allocated for 249 dwellings.

Summary reason for allocation

Land at Borovery Farm is a current allocation in the Alton Neighbourhood Plan (May 2016).

Outline planning permission has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 249 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

Development has commenced on the infrastructure (Butts Bridge) improvements required to support the development.

Based on current evidence it is anticipated that housing completions will begin in 2019/20 and finish in 2023/24.

Key information

Alton Neighbourhood Plan Allocation: HO3(a)

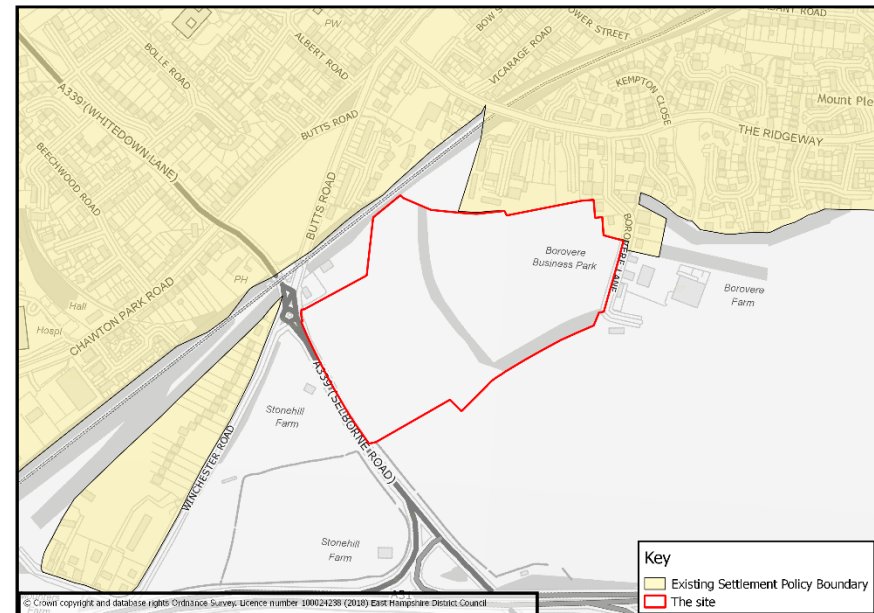
Planning Status: Planning permission granted (Reference 30021)

Site size: 9.5 ha

Town: Alton

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an onsite movement layout suitable for all potential uses, linked to external routes.
- Provide on-site open space.
- Manage important archaeological remains within the site.
- Provide measures to manage surface water drainage.
- Ecology mitigation, compensation and enhancement.

Availability

The site is available.

Deliverability

The site is in single ownership and a developer is implementing the planning permission.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Planning Application documentation: Reference 30021

East Hampshire Land Availability Assessment (2018)

Alton Neighbourhood Plan (2016)

What existing policy does this supersede?

Alton Neighbourhood Plan Policy HO3(a) Land at Borovere Farm, Alton

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Site SA14 - Land at Cadnam Farm

What is the site to be allocated for?

The site is allocated for approximately 275 dwellings.

Summary reason for allocation

Land at Cadnam Farm is a current allocation in the Alton Neighbourhood Plan (May 2016).

Planning permission has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 275 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

Development has commenced. At 1 April 2018, 48 dwellings were completed. Final completion is anticipated in 2021/22.

Key information

Alton Neighbourhood Plan Allocation: HO3(c)

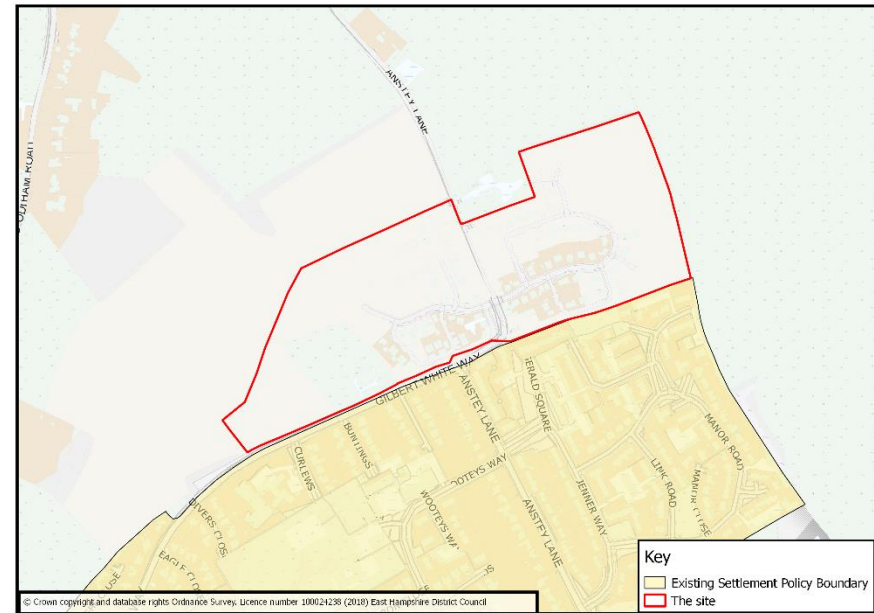
Planning Status: Planning permission granted (Reference 55428/003 and 55428/004)

Site size: 7.9 ha

Town: Alton

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Respond positively to, and respect, the topography of the site and the site's prominent position overlooking Alton. In particular, development on what is one of the highest points of the surrounding area should seek to maintain the concealed setting of Alton within the local landscape. This should be done by leaving the northern boundary portion of the site undeveloped and locating new residential development within the natural bowl created by the lower slopes of the site.
- Provide a scheme of landscaping that will soften the appearance of the development from both the surrounding

area as well as longer views from the south. This will include a belt of substantial planting along the northern fringe of the site.

- Provide links into and out of the site to allow safe pedestrian and cycle access to nearby shops and services.

Availability

The site is available.

Deliverability

The planning permission that covers the site is currently being implemented.

Key supporting documents

Planning Application documentation: Reference 55428/003 and 55428/004

East Hampshire Land Availability Assessment (2018)

Alton Neighbourhood Plan (2016)

What existing policy does this supersede?

Alton Neighbourhood Plan Policy HO3(c) Land at Cadnam, Upper Anstey Lane.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Site SA15 - Land at Lord Mayor Treloar

What is the site to be allocated for?

The site is allocated for 280 dwellings.

Summary reason for allocation

Land at Lord Mayor Treloar is a current allocation in the Alton Neighbourhood Plan (May 2016).

Planning permission has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 280 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

Based on current evidence it is anticipated that housing completions will begin in 2019/20 and finish in 2024/25.

Key information

Alton Neighbourhood Plan Allocation: HO3(a)

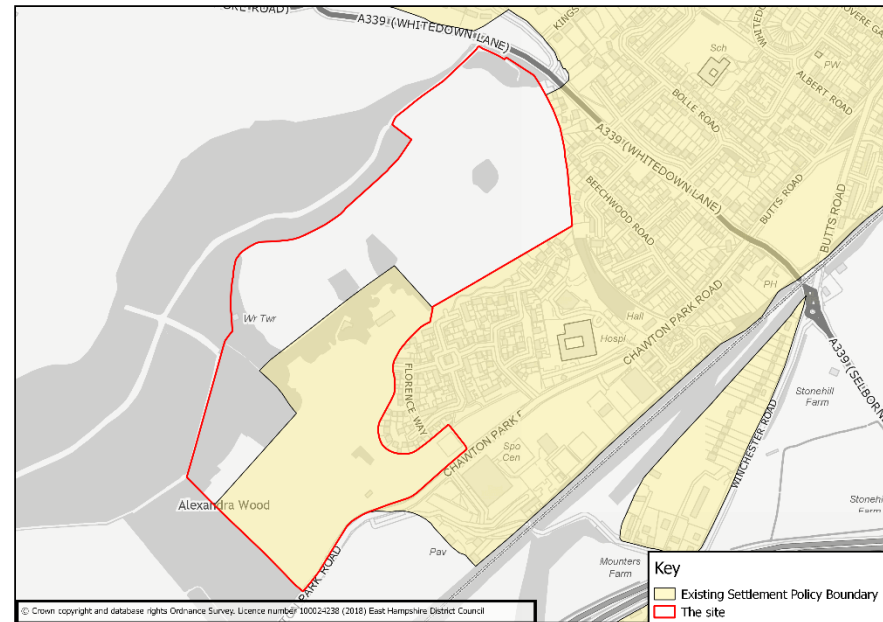
Planning Status: Planning permission granted (Reference 30021)

Site size: 11 ha

Town: Alton

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an onsite movement layout suitable for all potential uses, linked to external routes.
- Provide on-site open space.
- Manage important archaeological remains within the site.
- Provide measures to manage surface water drainage.
- Ecology mitigation, compensation and enhancement.

Availability

The site is available.

Deliverability

The site is in single ownership.

The site is considered to be developable as it has planning consent, the site is confirmed as available and could be viably developed at the point envisaged

Key supporting documents

Planning Application documentation: Reference 30021

East Hampshire Land Availability Assessment (2018)

Alton Neighbourhood Plan (2016)

What existing policy does this supersede?

Alton Neighbourhood Plan Policy HO3(a) Land at Lord Mayor Treloar, Alton

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Site SA16 - Land at Will Hall Farm

What is the site to be allocated for?

The site is allocated for approximately 180 dwellings.

Summary reason for allocation

Land at Will Hall Farm is a current allocation in the Alton Neighbourhood Plan (May 2016).

Planning permission has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 180 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

Development has commenced. At 1 April 2018, 39 dwellings were completed. Final completion is anticipated in 2021/22.

Key information

Alton Neighbourhood Plan Allocation: HO3(d)

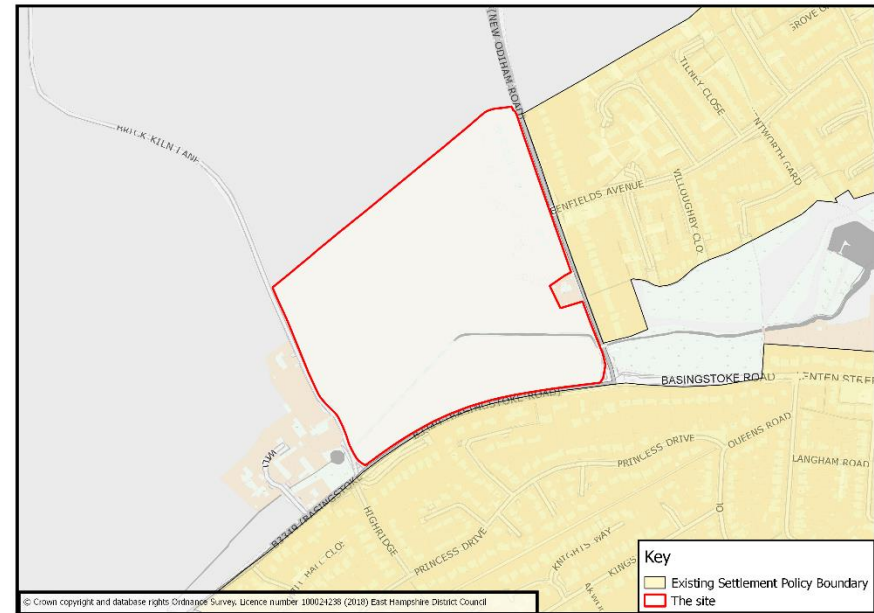
Planning Status: Planning permission granted (Reference 55222)

Site size: 12.9 ha

Town: Alton

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Respond positively to, and respect, the topography of the site and the site's prominent position. This should be done by ensuring that development is of an appearance and scale that, as far as possible, helps maintain the semi-rural character of the site and includes a scheme of landscaping that softens the visual dominance of the site.
- Have a design and layout of a quality and character that respects the site's visible location adjacent to one of the key gateways to Alton. A scheme of landscaping for the site should also include measures to enhance the attractiveness of the water meadows at the southern end of the site.

- Ensure that an appropriate parcel at the southern end of the site remains undeveloped in light of its location in flood zone 3. This southern parcel will be retained and made accessible to the public as a water meadow and recreation space.
- Be supported by a hydrology study, covering the potential impact on the River Wey prior to work commencing on site;
- Conserve the significance of the adjacent Grade II listed building and its setting.
- In the event that archaeological remains are identified on site, an archaeological investigation should be undertaken to the satisfaction of the local planning authority.
- Draw its main vehicular access from the B3349 New Odiham Road to the east of the site.
- Maintain the public footpath link running across the site and provide additional pedestrian and cycle links around the periphery of the site to allow safe access to the existing network.
- Upgrade of off-site highways infrastructure to create additional highways capacity at the New Odiham Road and Basingstoke Road junction.

Availability

The site is available.

Deliverability

The planning permission is currently being implemented. The allocation is therefore considered to be deliverable.

Key supporting documents

Planning Application documentation: Reference 55222

East Hampshire Land Availability Assessment (2018)

Alton Neighbourhood Plan (2016)

What existing policy does this supersede?

Alton Neighbourhood Plan Policy HO3(d) Land at Will Hall Farm

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Site SA17 - Land at Wilsom Road

What is the site to be allocated for?

The site is allocated to accommodate about 3ha of employment land (B class uses).

Summary reason for allocation

Land at Wilson Road is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

Until such a time that planning permission is granted and implemented it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted.

When will the site be developed?

It is anticipated that development will commence within the next five years.

Key information

LAA Reference: AL-026

Housing and Employment Allocation Plan Policy: EMP2

Planning Status: Allocation

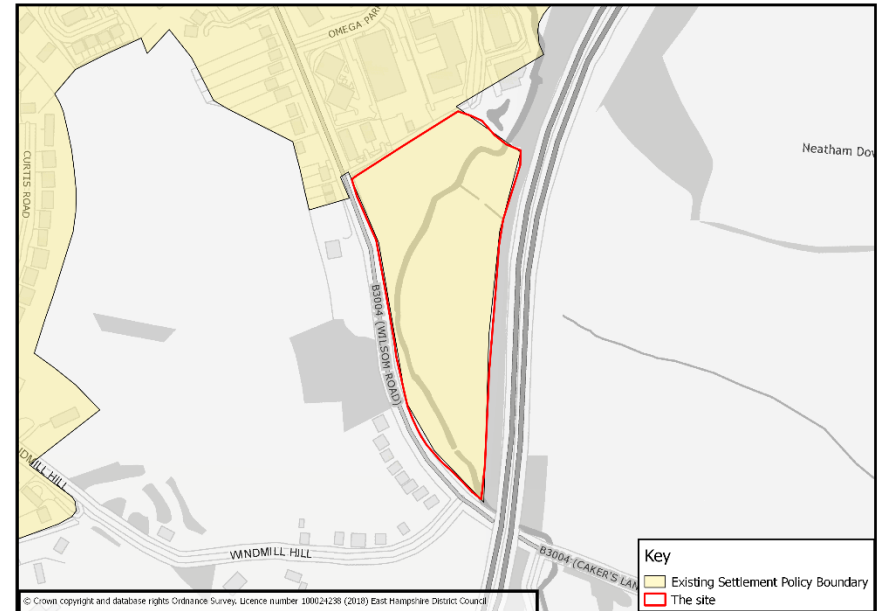
Site size: 3.55 ha

Related settlement: Alton

Town / Parish: Alton Town and Worldham Parish

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Provide vehicular access from Wilsom Road.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network and retain its attractive semi-natural setting.
- Provide landscaping and screening to minimise the impact of development on the setting of Alton.

- Provide a buffer zone along the River Wey and any buildings, to protect and enhance the biodiversity value of the river corridor and to ensure that access is available for any future maintenance.
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is available.

Deliverability

The sites deliverability is subject to the landowner's additional site specific flood risk assessment and modelling work being agreed by the Environment Agency.

Key supporting documents

East Hampshire Land Availability Assessment (2018)

East Hampshire Housing and Employment Allocations Plan (2016)

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy EMP2: Land at Wilsom Road.

Monitoring the policy

Indicator	Data source(s)
Amount of employment floorspace permitted and completed	Planning decisions Monitoring data

Site SA18 - Molson Coors Brewery

What is the site to be allocated for?

The site is allocated for a residential led mixed use development.

The land uses which are appropriate for the site include:

- Housing (potential for between 140 and 200 new dwellings);
- Employment uses (potential for between 0.4ha and 0.8ha of land);
- Community facility / Community hub (use class D1);
- Hotel (use class C1);
- Limited small-scale retail/food and drink premises.

There is the opportunity to open up the River Wey (currently culverted) through the centre of the site to provide a green corridor and enhance the environmental quality of the site.

Summary reason for allocation

The Molson Coors Brewery (also known as The Manor Park Brewery), closed in May 2015. It is a key brownfield regeneration site in the centre of Alton. Its successful regeneration is important for the vitality and attractiveness of the town centre.

When will the site be developed?

Submission of a planning application is anticipated in 2019 for the comprehensive redevelopment of the site.

It is anticipated that development will commence in 2020 and housing completions will start in 2028/29.

Key information

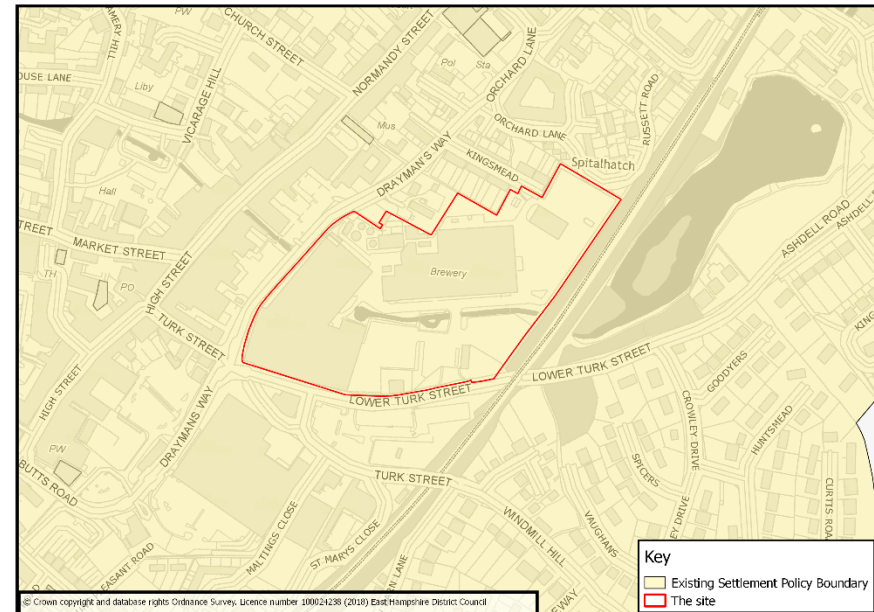
LAA Reference: AL-015

Site size: 5.1 ha

Town: Alton

Existing use: Disused brewery with a range of buildings including warehouses, brewing areas and storage tanks.

Site map



Site Constraints and mitigation

- The site adjoins Alton Conservation Area. Therefore, sympathetic design is required.
- Culverton House is a Grade II listed building. Therefore, sympathetic design is required to maintain the setting of this building.
- Should not adversely affect the protected trees within the site.
- Need to respond to occasional noise from the railway line.
- The River Wey flows through the centre of the site (culverted) and a sizeable proportion of the site is categorised as being within flood zone 3. However, revised flood modelling shows that the vast majority of the site should be categorised as flood zone 1. The Environment Agency is currently reviewing this modelling data.
- Potential ground contamination to be investigated and adequately mitigated for residential development.
- Potential to improve pedestrian and cycle connectivity including from the Town Centre to Kings Pond, and connectivity to Alton Station.
- Provide sustainable access to and from the site and minimise impact on the wider area.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is available.

Deliverability

The site is owned by Molson Coors with a preferred development partner appointed.

Following approval of the revised flood mapping by the Environment Agency a key constraint can be overcome.

The Development Brief for the site was informed by viability evidence, however this may need to be updated once the exact scale and mix of development and mix of uses that can be accommodated at the site is known.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Progress on planning application Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA19 - Land at Brick Kiln Lane & Basingstoke Road

What is the site to be allocated for?

The site is allocated for between 171 and 255 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the area. Although located on the northern edge of Alton, the site is at a lower elevation than other site options and there is scope to leave the more sensitive areas free of new housing, whilst providing new green infrastructure to strengthen the context for development that is provided by the existing woodland to the north-east. The site has good access to major 'A' roads but is also relatively close to local facilities and services in Alton, including the leisure centre. New development could also be designed to connect with the exiting public rights of way network and to new open space that will be delivered on Land at Lord Mayor Treloar, Alton.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2031/32 and 2035/36.

Key information

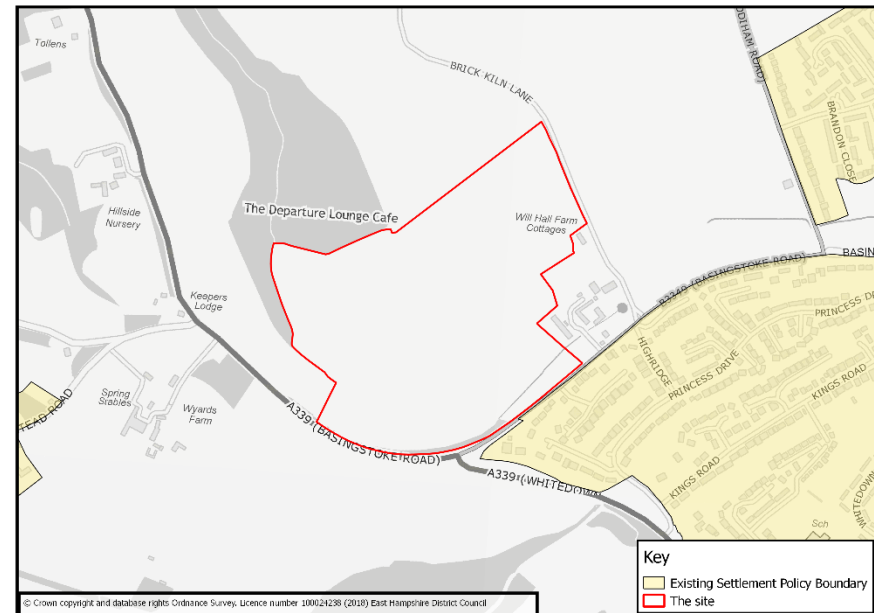
LAA Reference: AL-005

Site size: 21.3 ha

Town: Alton

Existing use: Agricultural land

Site map



Site Constraints and mitigation

- Respond positively to, and respect, the topography of the site and the site's prominent position.
- Provide vehicular access to the site via Basingstoke Road.
- Design and layout to respect the site's location adjacent to one of the key gateways to Alton.
- The south-eastern edge of the site should not be developed for residential uses as it lies within flood zone 3 and any development in flood zone 2 or 3 should not increase flood risk on site or elsewhere.

- The development will need to incorporate mitigation relating to surface water flooding for which the southern boundary of the site is susceptible.
- The design of development would need to minimise impacts on the area of SINC within the site and the adjacent Hungry Copse SINC to the north-west of the site.
- The design of development should not adversely affect the setting of the nearby listed buildings. A full assessment of the potential impact on the listed buildings would need to be provided with any planning application.
- The design of development should not adversely affect the protected trees located within the site and those located on the boundary.
- The design of any new development should not adversely affect the adjacent Ancient Woodland.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in joint ownership.

A Level 2 SFRA is required and the allocation must satisfy the Exception test to be deliverable

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA20 - Treloar College

The Treloar Trust provides education, residential care, therapy, medical support and independence training to young people with physical disabilities from all over the UK and overseas. The aim is to provide preparation for adult life, giving learners confidence and skills to achieve their full potential.

At Treloar College the aim is to enable all learners to achieve their long-term goals of a more independent life and make a meaningful contribution to their community, including progressing through Higher Education and moving on into employment.

What is the site to be allocated for?

The site is allocated for:

- the refurbishment and reconfiguration of the existing space;
- an on-site new build staff residential accommodation block;
- to facilitate the relocation of the St Swithun's Way public footpath.

Summary reason for allocation

There are some key drivers for change which means that the use and the development of the site needs to be able to adapt and change to ensure the facilities remain fit for purpose and viable.

These include:

- the ever-increasing complexity of student conditions;
- the need to develop and support independent living initiatives;
- the demand for flexible, integrated and purpose-built space.

- the provision of new 'Life-Skills' facilities for older students;
- the ongoing residential educational requirement;
- the significant associated care and medical staffing requirement;
- the ongoing demand for provision of affordable key worker housing.

This policy therefore facilitates and supports the continued growth and development of the school and college at Holybourne as the primary 'centre of expertise'.

When will the site be developed?

The site will be phased to address the immediate need, for additional staff accommodation first.

Following this the refurbishment and reconfiguration of the existing site can commence.

Key information

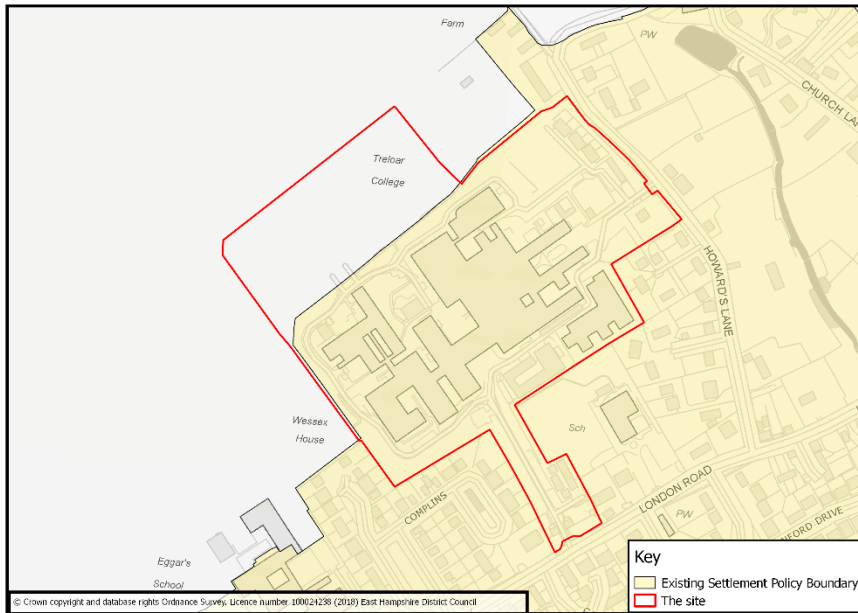
LAA reference: AL-025

Site size: 10.3 ha

Related settlement: Holybourne

Existing use: Specialist educational facilities

Site map



Site Constraints and mitigation

A footpath, the St Swithun's Way (no 29b) crosses the site between the academic and residential buildings and the sports fields and car park. This path constitutes a significant safeguarding risk. All entry points to the residential/academic side of the campus are covered by CCTC – but this is not adequate. The existence of the well-used path between the main buildings and the sports field means that students must be accompanied whenever they access the playing fields and as such this area cannot be used for pupil buildings.

Land north of the footpath is therefore unsuitable for student classrooms or housing and could only be sports facilities, staff

accommodation or other ancillary infrastructure linked to the school and college.

This public footpath could be relocated to the northern boundary, as part of the overall masterplan. As a result, the footpath environment could be significantly improved securing a rural feel at this point.

The site is adjacent to the Holybourne Conservation Area and there are a number of nearby listed buildings. The proposal will need to ensure that development respects these heritage assets and their setting.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site has been confirmed as available by the Treloar Trust.

Deliverability

The proposal is deliverable as it is an existing development and this policy supports the reconfiguration/refurbishment of the facilities to support the future viability of the key specialist services offered.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations
18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure
Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment
(2018)

What existing policy does this supersede?

New allocation.

Monitoring the policy

Indicator	Data source(s)
Number of units permitted and completed for staff accommodation.	Planning decisions and appeals Monitoring data

Bentley Parish

The following table shows the minimum¹⁸ quantum of development in Bentley Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	33	22	800	855
Employment (ha)	0	1.57	6	7.57

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
Site SA21	Land at Northbrook Park	New settlement providing a minimum of 800 dwellings and 6 ha employment land.	2028/29 – 2035/36

More detail on the proposed site allocation is set out on the following pages.

¹⁸ This does not take account for any additional allocations which could be made as part of the Neighbourhood Plan.

Site SA21 - Land at Northbrook Park

What is the site to be allocated for?

The site is allocated for a new settlement providing:

- a minimum of 800 dwellings including a small number of Gypsy, Traveller, and Travelling Showpeople pitches and plots;
- about 6 ha of land for employment uses; and
- supporting infrastructure.

The Local Planning Authority is aware of opportunities for a larger new settlement by incorporating adjacent land, some of which is in the same ownership. The smaller site boundary as suggested to the Local Planning Authority is shown on the site map.

Summary reason for allocation

A new settlement presents the opportunity to be ambitious, achieving the highest standards of design, the most sustainable development layouts and the most inclusive and positive communities, supported by innovative technologies and modern approaches to infrastructure.

Concentrating a large proportion of development on one site will help prevent sporadic development across the Area, which has a greater impact on infrastructure, and a tendency to concentrate where existing infrastructure is already stretched.

When will the site be developed?

The details and specific matters of the new settlement are not something that can be, nor should they be, quickly determined. New settlement proposals must be subject to rigorous scrutiny,

infrastructure modelling and challenge from the outset to ensure that the scheme that is ultimately delivered is well thought out and that it provides places, not just spaces and that the provision of new services and facilities are provided ahead and alongside the homes and employment uses.

The Local Plan establishes the principle of development at Northbrook Park as shown edged red on the site map. It is entirely plausible that the eventual new settlement boundary does not match the same site boundary as the land that has been submitted to the Local Planning Authority (shown as the red outline on the map) for consideration through the Land Availability Assessment (LAA) process and it will be through the gathering of future evidence that this is determined.

Work will commence in 2019 on master planning and establishing boundaries of the new settlement which will need to reflect landscape matters, overall design and infrastructure requirements.

The new settlement will create a new community and the Local Planning Authority will prepare an Area Action Plan to set the policies and detail of what is to be delivered. Development will not be able to commence until this is established. An Area Action Plan is a Development Plan Document and will need to be prepared in a similar manner to the Local Plan and undergo formal public consultation and be examined by the Planning Inspectorate, before it can be found sound and subsequently adopted.

Key information

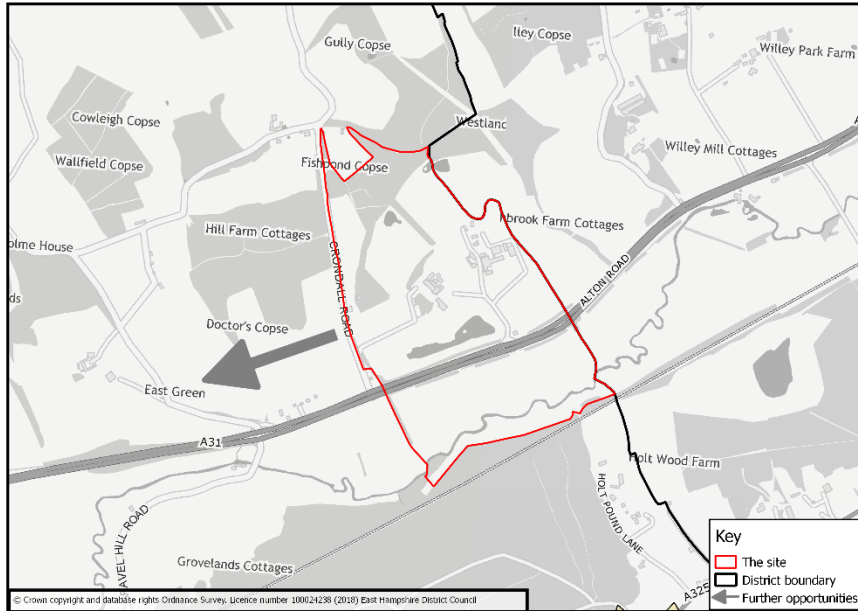
LAA Reference: BEN-007

Site size: 49.53 ha

Parish: Bentley

Existing use: events venue, business park and residential properties

Site map



Site Constraints and mitigation

- Provide vehicular access to the site from the A31 alongside highway improvements.
- The part of the site in flood zones 2/3 should not be developed for residential uses.
- The design of any new development will need to incorporate mitigation relating to surface water flooding.
- Mitigation would be required in the form of bespoke SANG.
- The design of any residential development would need to minimise impacts on the adjacent SINC/s.

- The design of any new development should not adversely affect the nearby/adjacent Ancient Woodland.
- The design of any new development should not adversely affect the setting of the listed buildings.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

As the site lies on the district boundary, the Local Planning Authority will work with Waverley Borough Council and Surrey County Council, as the neighbouring local planning authority and neighbouring highway authority, regarding any infrastructure requirements outside of East Hampshire district.

Availability

The site is confirmed as available.

Deliverability

The site as suggested is in single ownership.

More land in the same ownership lies adjacent within Waverley borough. Land to the west is in different ownership.

A Level 2 SFRA is required and the allocation must satisfy the Exception test to be deliverable.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential

sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals
Amount of employment floorspace permitted and completed	Monitoring data

Binsted Parish

The following table shows the minimum quantum of development in Binsted Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	2	17	0	19
Employment (ha)	0	0	14.3	14.3
Retail (sqm)	0	6605	0	6605

The following table lists the proposed site allocation.

The allocation in the Housing and Employment Allocations Plan for Land adjacent to Linden, Fullers Road, Holt Pound, is not proposed to be carried forward.

Site reference	Site address	Allocated for	Timeframe
Site SA22	Land at Lynch Hill	14.3 ha employment	Within the next 5 years

More detail on the proposed site allocation is set out on the following pages.

Site SA22 - Land at Lynch Hill

What is the site to be allocated for?

The site is allocated for 14.3 ha of employment land (B class uses).

Summary reason for allocation

Land at Lynch Hill is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

Until such a time that planning permission is granted and implemented it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted.

A larger site has been suggested and assessed through the Land Availability Assessment. As such it is appropriate to review and amend the existing allocation to reflect the latest evidence.

When will the site be developed?

It is anticipated that development will commence within the next five years.

Key information

LAA Reference: AL-016

Housing and Employment Allocation Plan Policy: EMP1

Planning Status: Application Submitted (Reference 49776/002)

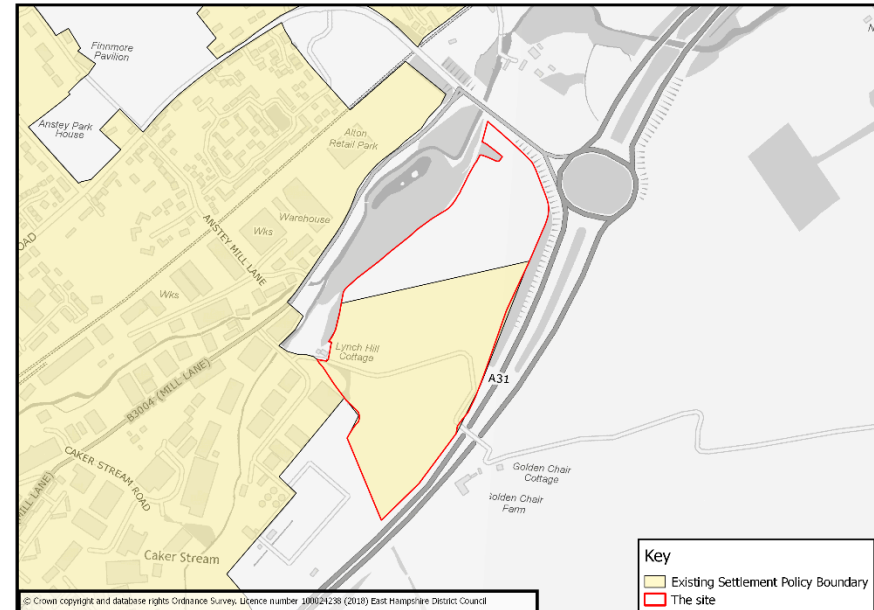
Site size: 14.3 ha

Related settlement: Alton

Parish: Binsted

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network.
- Provide landscaping and screening to minimise the impact of development on the setting of Alton.

- Provide a buffer zone along the river to protect and enhance the biodiversity value and prevent further erosion of the river and its corridor.
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is available.

Deliverability

The site is currently subject to a planning application which is being determined by the Local Planning Authority. Therefore, the site is considered to be deliverable.

Key supporting documents

Planning Application documentation: Reference 49776/02

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy EM1: Land at Lynch Hill.

Monitoring the policy

Indicator	Data source(s)
Amount of employment floorspace consented and completed	Planning decisions and appeals Monitoring data

Chawton Parish

The following table shows the minimum quantum of development in Chawton Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	0	9	0	9
Travelling Showpeople plots	0	0	12	12
Employment (ha)	0	0.27	5.3	5.57

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
Site SA23	Land to the north of Wolf's Lane, Chawton	12 travelling showpeople plots	Within next 5 years
Site SA24	Land adjoining Northfield Lane, Alton	5.3 ha employment	2027-2036

More detail on each of the proposed site allocations is set out on the following pages.

Site SA23 - Land north of Wolf's Lane

What is the site to be allocated for?

The site is allocated for 12 Travelling Showpeople plots (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy).

Summary reason for allocation

The site will contribute towards meeting the need for Travelling Showpeople plots in the planning authority area.

When will the site be developed?

It is anticipated that development will commence in the next 5 years.

Key information

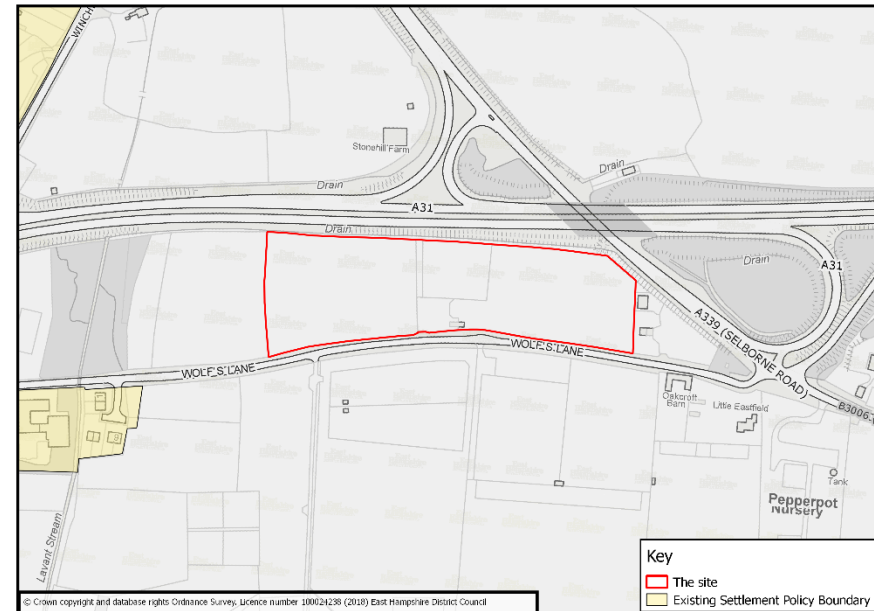
LAA Reference: CHA-003

Site size: 2.5 ha

Parish: Chawton

Existing use: Agricultural

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Wolf's Lane.
- Sensitive design, siting and form of development, given the location outside of the settlement.
- Maintain as much as possible of the current hedging at site boundaries, to ensure sensitive boundaries are maintained that are appropriate in a countryside setting. The site should not be enclosed with hard landscaping, high walls or fences, that suggests deliberate isolation from the community.
- Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than

one storey in height. They should not be capable of being used as or converted to a bricks and mortar dwelling.

- Given this is a new site, there is a greater opportunity for good design, layout and amenity facilities. Whilst recognising that larger vehicles will need access, the layout should avoid a linear form through the site.
- The design and layout of the site must provide opportunities for healthy lifestyles, ensuring a plot is not entirely hard landscaped and a garden area is provided. Within the site, a children's play area should be provided, that is within view of the residential area and separated from the storage of equipment. The play area should not be entirely hard landscaped and should include some play equipment.
- The storage of equipment on site should be appropriately sited given the site's close proximity to the South Downs National Park and conservation area.
- The site must be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management.
- Any new development within a Groundwater Source Protection Zone will require an appropriate drainage strategy including for during construction.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The land is available for development.

Deliverability

Whilst there is no known reason why the plots will not be delivered within the next 5 years, and the land has been actively promoted to the Local Planning Authority through the Local Plan process, further work will continue with the landowner and Travelling Showpeople community to discuss deliverability.

Key supporting documents

East Hampshire Land Availability Assessment (2018)

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment August (2017)

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of Traveller plots completed	Monitoring data

Site SA24 - Land adjoining Northfield Lane

What is the site to be allocated for?

The site is allocated for 5.3 ha of employment land.

Summary reason for allocation

The site will contribute towards meeting a need for additional employment land within the Area.

When will the site be developed?

The site will be developed from 2027/28.

Key information

LAA Site: CHA-002;

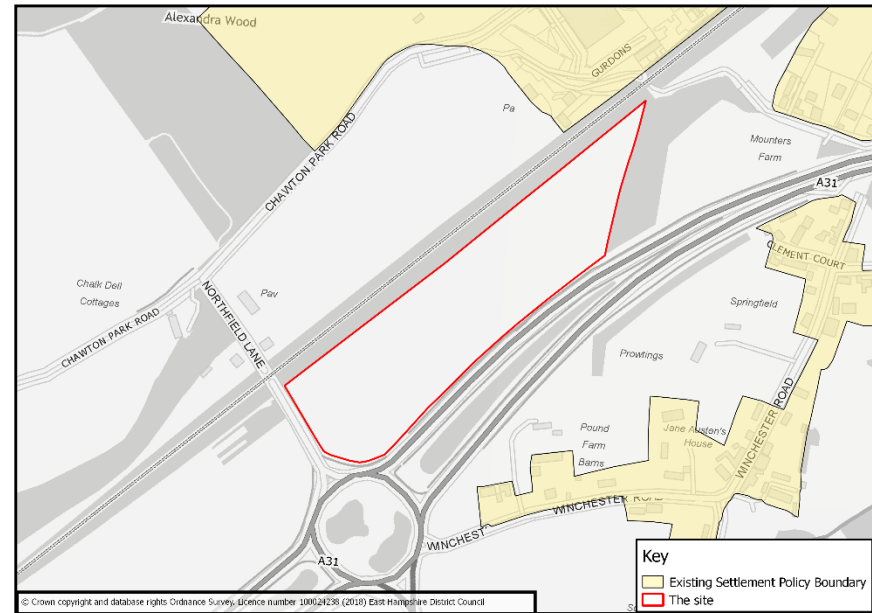
Site Area: 5.4 ha

Parish: Chawton

Related Settlement: Alton

Existing use: Agriculture

Site map



Site Constraints and mitigation

- Provide vehicular access to the site from Northfield Lane
- An area on the middle of the site lies within flood zone 2.
- A small part of the site is located within Zone 3 of a Groundwater Source Protection Zone. An appropriate drainage strategy will be required that covers the operational and construction phases.
- The design of new development would need to sensitively relate to the nearby South Downs National Park.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership. We will continue to work with the landowner on deliverability.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Amount of employment floorspace permitted and completed	Planning decisions and appeals Monitoring data

Four Marks Parish

The following table shows the minimum quantum of development in Four Marks Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	16	21	130-150	167-187
Gypsy and Traveller Pitches	1	0	11	12

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
Site SA25	Land South of Winchester Road, Four Marks	130-150 dwellings	2032/33 – 2035/36
Site SA26	Janeland, Willis Lane	5 Gypsy and Traveller pitches	Within the next 5 years
Site SA27	Briars Lodge, Willis Lane	4 Gypsy and Traveller pitches	Within the next 5 years
Site SA28	Land at Alton Lane	2 Gypsy and Traveller pitches	Within the next 5 years

More detail on each of the proposed site allocations is set out on the following pages.

Site SA25 - Land South of Winchester Road

What is the site to be allocated for?

The site is allocated for between 130 and 150 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The site adjoins an existing residential area that provides a context for new development, with good access to the A31. New development could also be connected to pedestrian footways and the public rights of way network, enabling pedestrian access to local facilities and services.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2032/33 and 2035/36.

Key information

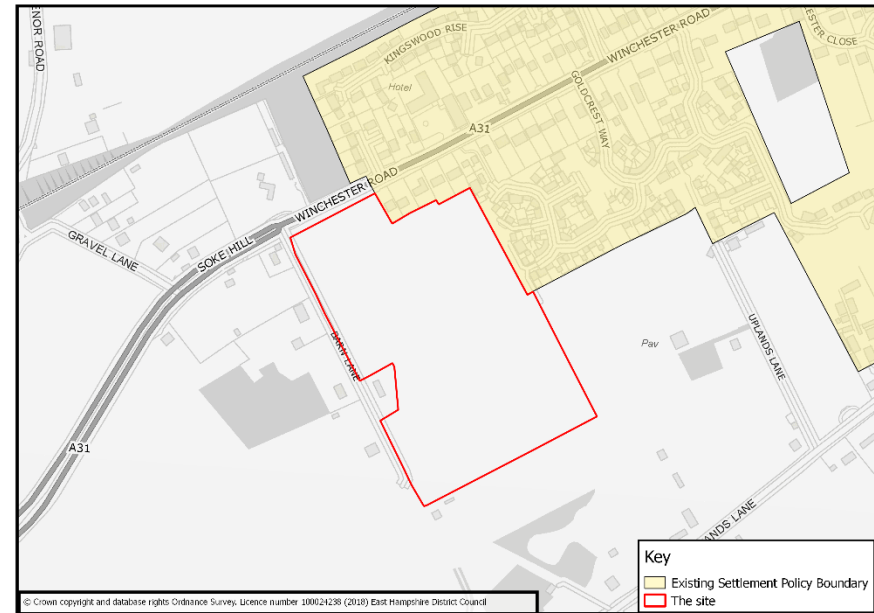
LAA Reference: FM-013

Site size: 8.3 ha

Parish: Four Marks

Existing use: Agricultural land

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via the A31 Winchester Road.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- The development will need to incorporate mitigation relating to surface water flooding for which parts of the site are susceptible.

- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) that is located directly opposite the site.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA26 - Janeland, Willis Lane

What is the site to be allocated for?

The site is allocated for 5 Gypsy and Traveller pitches (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy), in addition to the existing pitch. The site, as identified, will accommodate a maximum of 6 pitches in total.

Summary reason for allocation

The site will contribute towards meeting the need for Gypsy and Traveller pitches in the planning authority area.

When will the site be developed?

It is anticipated that development will commence in the next 5 years.

Key information

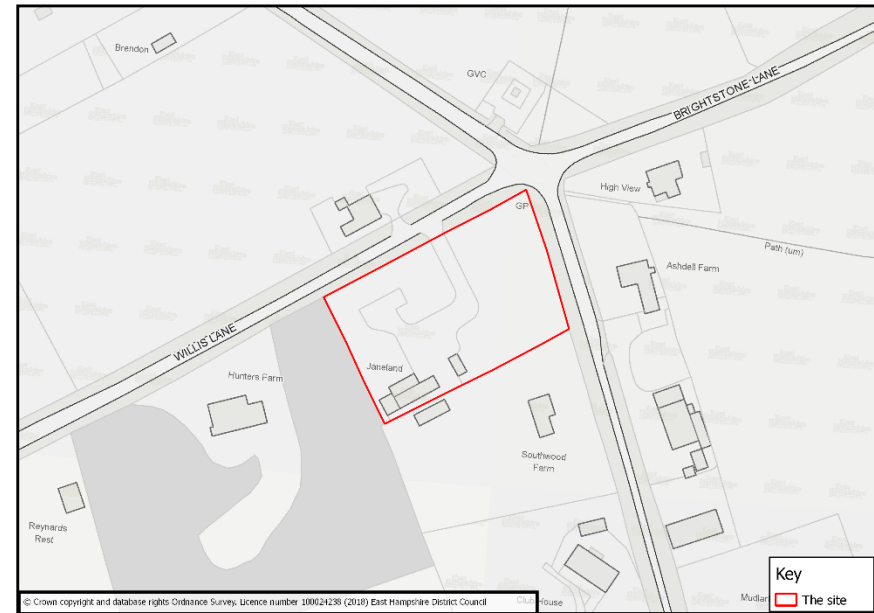
LAA Reference: FM-010

Site size: 0.5 ha

Parish: Four Marks

Existing use: Gypsy and Traveller accommodation, stables and garden

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via the existing access from Willis Lane.
- Sensitive design, siting and form of development, given the location outside of the settlement.
- Maintain as much as possible of the current hedging at site boundaries, to ensure sensitive boundaries are maintained that are appropriate in a countryside setting. The site should not be enclosed with hard landscaping, high walls or fences, that suggests deliberate isolation from the community.
- Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than

one storey in height. They should not be capable of being used as or converted to a bricks and mortar dwelling.

- The design and layout of the site must provide opportunities for healthy lifestyles, ensuring a pitch is not entirely hard landscaped and a garden area is provided. Within the site there should be an appropriate safe area for children to play – which is not entirely hardstanding.
- The site must be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The land is available for development.

Deliverability

There is no known reason why the pitches will not be delivered within the next 5 years. The land has been actively promoted to the Local Plan.

Key supporting documents

East Hampshire Land Availability Assessment (2018)

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment August (2017)

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

What existing policy does this replace

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of Gypsy and Traveller pitches permitted and completed	Planning decisions and appeals Monitoring data

Site SA27 - Land at Briars Lodge, Willis Lane

What is the site to be allocated for?

The site is allocated for 4 Gypsy and Traveller pitches (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy), in addition to the existing four pitches. The site, as identified, will accommodate a maximum of 8 pitches in total.

Summary reason for allocation

The site will contribute towards meeting the need for Gypsy and Traveller pitches in the planning authority area.

When will the site be developed?

It is anticipated that development will commence in the next 5 years.

Key information

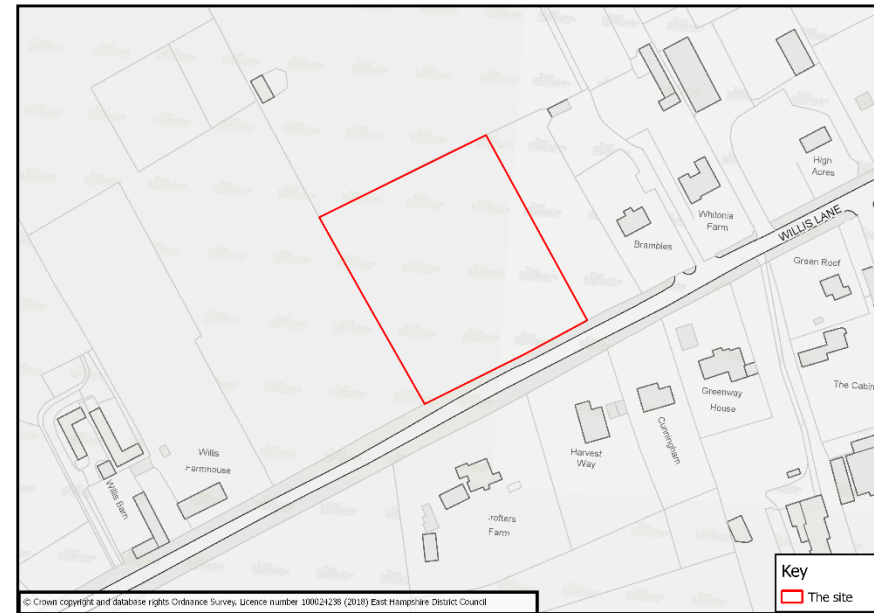
LAA Reference: FM-023

Site size: 0.7 ha

Parish: Four Marks

Existing use: Gypsy and Traveller accommodation and greenfield land

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Willis Lane. Ideally, access would be provided through the existing site to avoid the site operating as two separate sites. However, if access to the additional pitches is to be achieved towards the sites western boundary, it should not run to the far end of the site and then enter from the rear. Access should be into the frontage or side of the four additional pitches.
- Sensitive design, siting and form of development, given the location outside of the settlement. This is particularly pertinent at the rear of the site, which borders greenfield land.

- A defensible site boundary, in the form that is sensitive to the rural setting, is required at the rear of the site, to identify and maintain the extent of the site, and to provide appropriate screening in the countryside.
- Any site boundaries should be sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community.
- Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height. They should not be capable of being used as or converted to a bricks and mortar dwelling.
- The design and layout of the site must provide opportunities for healthy lifestyles, ensuring a pitch is not entirely hard landscaped and a garden area is provided. Within the site there should be an appropriate safe area for children to play – which is not entirely hardstanding. The density of this site is such that there is an opportunity to provide a children’s play area with some facilities, and this is encouraged.
- The site must be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The land is available for development.

Deliverability

The land owner has delivered the existing four pitches and has actively promoted the land for additional pitches. There is no known reason why the pitches will not be delivered within the next 5 years.

Key supporting documents

East Hampshire Land Availability Assessment (2018)

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment August (2017)

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of Gypsy and Traveller pitches permitted and completed	Planning decisions and appeals Monitoring data

Site SA28 - Land at Alton Lane

What is the site to be allocated for?

The site is allocated for 2 Gypsy and Traveller pitches (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy).

Summary reason for allocation

The site will contribute towards meeting the need for Gypsy and Traveller pitches in the planning authority area.

When will the site be developed?

It is anticipated that development will commence in the next 5 years.

Key information

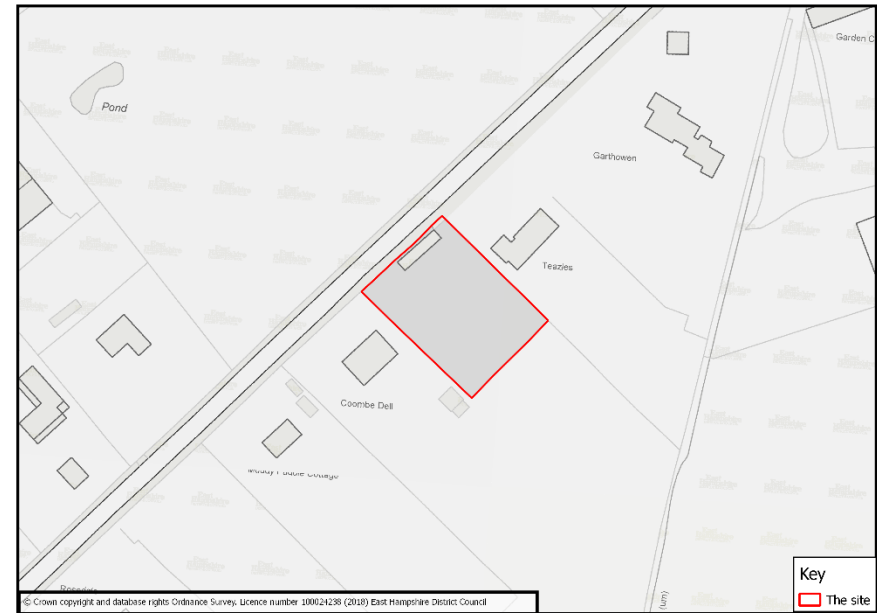
LAA Reference: FM-024

Site size: 0.18 ha

Parish: Four Marks

Existing use: Scrub land

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Alton Lane. Access should be into the frontage of the site.
- Sensitive design, siting and form of development, given the location outside of the settlement. This is particularly pertinent at the rear of the site.
- A defensible site boundary, in the form that is sensitive to the rural setting, is required at the rear of the site, to identify and maintain the extent of the site, and to provide appropriate screening in the countryside.

- Any site boundaries should be sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community.
- Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height. They should not be capable of being used as or converted to a bricks and mortar dwelling.
- The design and layout of the site must provide opportunities for healthy lifestyles, ensuring a pitch is not entirely hard landscaped and a garden area is provided. Within the site there should be an appropriate safe area for children to play – which is not entirely hardstanding.
- The site must be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The land is available for development.

Deliverability

The land is available for development and the owner has a record of delivery.

Key supporting documents

East Hampshire Land Availability Assessment (2018)

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment August (2017)

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of Gypsy and Traveller pitches permitted and completed	Planning decisions and appeals Monitoring data

Medstead Parish

The following table shows the minimum quantum of development in Medstead Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	133	225	0	358

Although there are no new allocations proposed for Medstead, Land North of Boyneswood Lane allocation is being carried forward and is therefore set out on the following page (Site SA29). This site has planning permission and is therefore counted within the “planning permission” figure above.

The allocation for Land to the rear of Junipers, is not proposed to be carried forward.

Site SA29 - Land North of Boyneswood Lane

What is the site to be allocated for?

The site is allocated for about 51 dwellings.

Summary reason for allocation

Land North of Boyneswood Lane, Medstead is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

A planning application has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 51 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

As the site has planning permission it is assumed that the development will commence within the next five years.

Key information

Housing and Employment Allocation Plan Policy: FM3

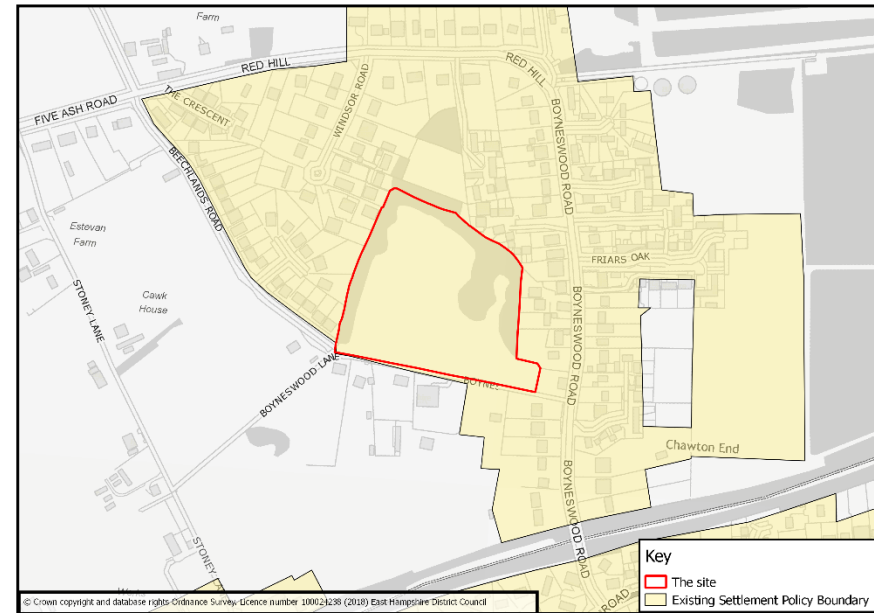
Planning Status: Planning permission granted (Reference 55258/004)

Site size: 3.64 ha

Parish: Medstead

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Provide vehicular access from the corner of Boyneswood Lane/Beechlands Road.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Improve the highway between Boyneswood Lane and Stoney Lane.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network.
- Provide a segregated footway across Boyneswood Road bridge.

- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.
- Provide on-site open space and retain the existing boundary vegetation.
- Provide measures to prevent surface water from the site discharging onto the adjacent highway.
- Provide increased capacity at the Four Marks CofE Primary School to accommodate the likely number of primary school children arising from the development.

Availability

The site is available.

Deliverability

The site is considered to be developable as it has planning consent and land is under option by a major housebuilder. The site is confirmed as available and could be viably developed at the point envisaged

Key supporting documents

Planning Application documentation: Reference 55258/004

East Hampshire Land Availability Assessment (2018)

East Hampshire Housing and Employment Allocations Plan (2016)

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy FM3: Land North of Boyeswood Lane, Medstead.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Ropley Parish

The following table shows the minimum¹⁹ quantum of development in Ropley Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	17	21	55-66	93-104
Gypsy and Traveller Pitches	1	0	0	1
Employment (ha)	0	0.74	0	0.74

The following table lists the proposed site allocation.

Site reference	Site address	Allocated for	Timeframe
Site SA30	Land at Five Acres and Aurea Norma and Woollhead's Builder's Yard	55-76 dwellings	2031/32 – 2032/33

More detail on the proposed site allocation is set out on the following pages.

¹⁹ This does not take account for any additional allocations which could be made as part of the Neighbourhood Plan.

Site SA30 - Land at Five Acres and Aurea Norma and Woolhead's Builder's Yard

What is the site to be allocated for?

The site is allocated for between 55 and 76 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The adjoining residential areas provide a suitable context for residential development and the site has the potential for good and safe access to/from the A31. Development at this location could consolidate the existing settlement pattern without detriment to local character.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2031/32 and 2032/33.

Key information

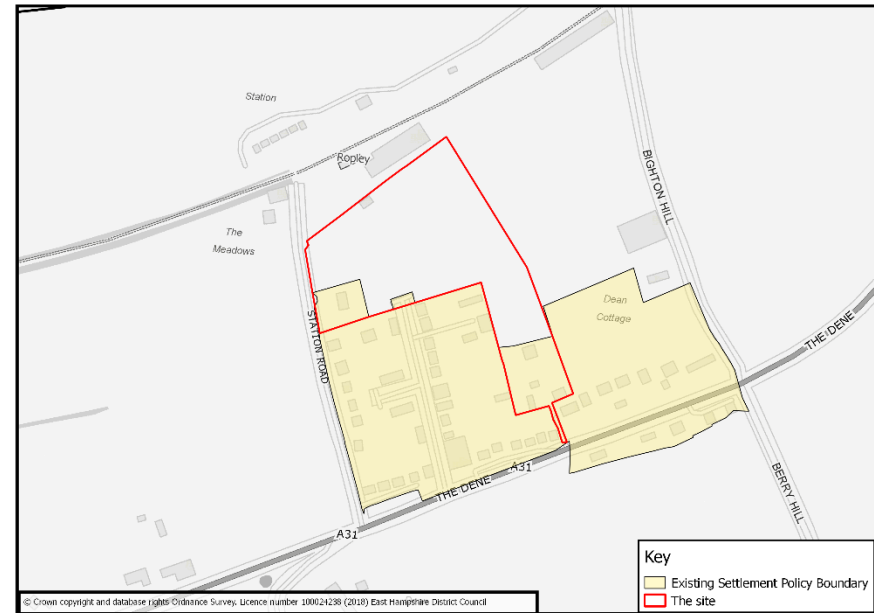
LAA Reference: ROP-002 and ROP-010

Site size: 2.9 ha

Parish: Ropley

Existing use: Part residential dwelling/part unused greenfield/part brownfield

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Station Road and / or the A31
- Development should not adversely affect the Protected Trees within, or on the boundary of the site.
- The development will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.

- Public right of way crossing the site will require diverting and incorporating into the development design (ROP-010).

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The sites are confirmed as available.

Deliverability

The site is made up of two land parcels that were separate site submissions through the LAA process. Each parcel is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Other parishes in A31 corridor

Beech

There will be a minimum of:

- 13 dwellings (all have planning permission and 1 has already been built)

There are no proposed allocations.

Bentworth

There will be a minimum of:

- 6 dwellings (all have planning permission)

There are no proposed allocations.

The allocation for Land at corner of Church Street and Ashley Road, is not proposed to be carried forward.

Farringdon Parish

There will be a minimum of:

- 8 dwellings (all have planning permission);
- 0.14 ha of employment land (all has planning permission);

Although there are no new allocations proposed for Farringdon, Land North of Crows Lane, Upper Farringdon allocation is being carried forward and is therefore set out on the following page (Site SA31). This site has planning permission.

Froyle

There will be a minimum of:

- 26 dwellings (all have planning permission and 23 have already been built);
- 0.05 ha of employment land (all has planning permission)

There are no proposed allocations.

Shalden

There will be a minimum of:

- 3 dwellings (all have planning permission and 2 have already been built)

There are no proposed allocations.

Wield Parish

There will be a minimum of:

- 4 dwellings (all have planning permission);
- 0.77 ha of employment land (all has planning permission);

There are no proposed allocations.

Worldham Parish

There will be a minimum of:

- 1.3 ha of employment land (this is part of a proposed allocation, see site SA17, Wilsom Road, Alton).

Site SA31 - Land at Crows Lane

What is the site to be allocated for?

The site is allocated for about 8 dwellings.

Summary reason for allocation

Land at Crows Lane, Farringdon is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

Planning permission has been granted. Until such a time that the planning permission is implemented and completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted.

As this is a planning permission, 8 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

As the site has planning permission it is assumed that the development will commence within the next five years.

Key information

Housing and Employment Allocation Plan Policy: VL2

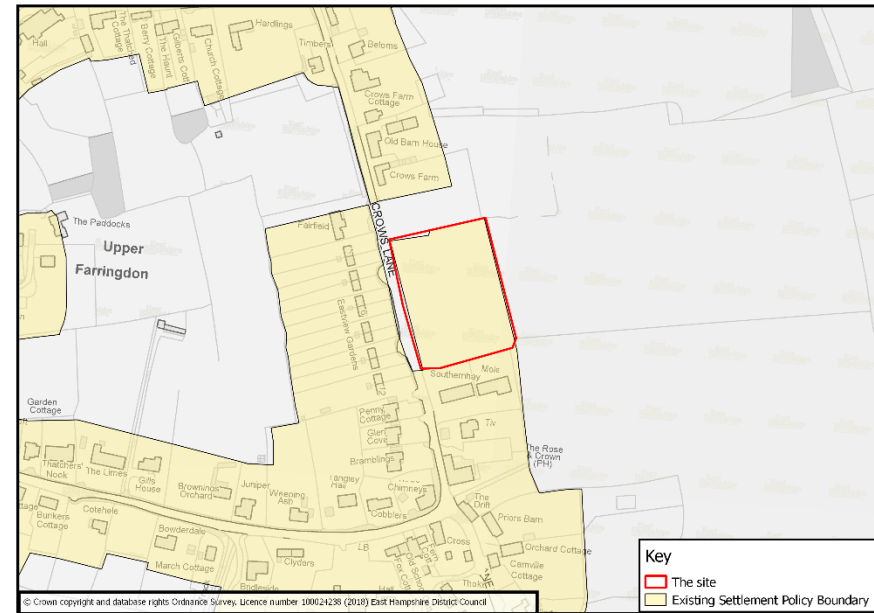
Planning Status: Planning permission granted (Reference 20926/004)

Site size: 0.6 ha

Parish: Farringdon

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Crows Lane;
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- Have a high quality design and linear layout which respects the characteristics of the village.
- Mitigate any adverse impact on the Scheduled Ancient Monument and the setting of the nearby Upper Farringdon Conservation Area.

- Provide landscaping and landscape enhancement to take account of its proximity to the South Downs National Park.
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site

Availability

The site is available.

Deliverability

The site is considered to be developable as it has planning consent, the site is confirmed as available and could be viably developed at the point envisaged

Key supporting documents

Planning Application documentation: Reference 20926/004

East Hampshire Land Availability Assessment (2018)

East Hampshire Housing and Employment Allocations Plan (2016)

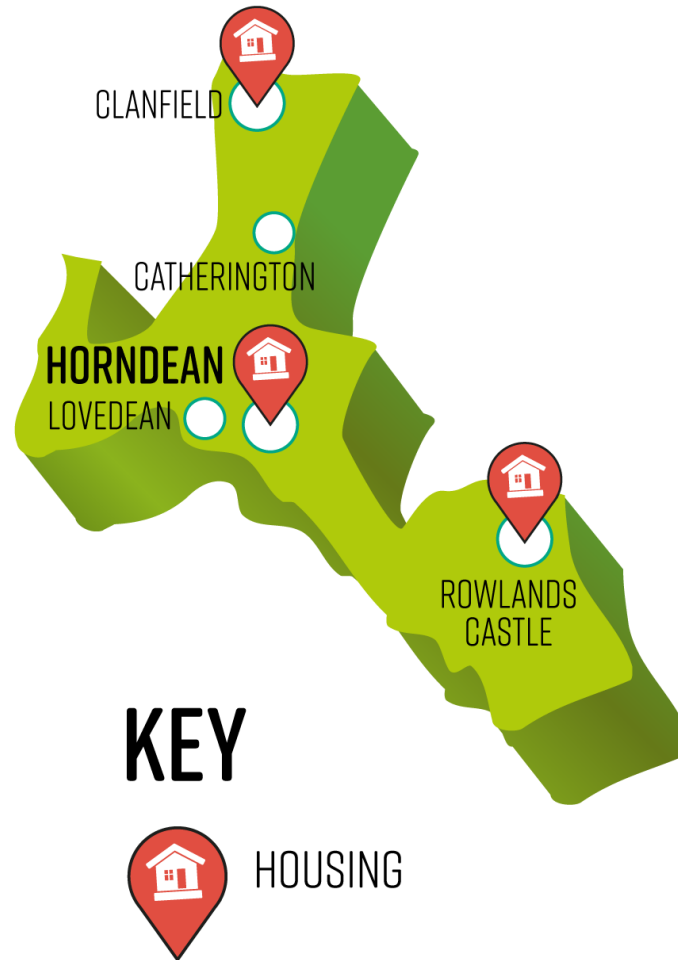
What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy VL2: Land at Crows Lane, Farringdon.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

The Southern area



In the Southern area, during the plan period 2017 – 2036, there will be a minimum²⁰ of:

9. 1903 dwellings, made up from:
 - 72 dwellings completed;
 - 1098 dwellings with planning permissions; and
 - 733 dwellings from allocations²¹ in this Local Plan.

10. 1.8 ha of employment land, made up from:
 - 1.8 ha with planning permission.

11. 500 sqm of retail floorspace, made up from:
 - 500 sqm completed

This is illustrated on the Key diagram for the southern area.

²⁰ This does not include windfall or any additional allocations that could be made in a Neighbourhood Plan

²¹ These are allocations that do not have planning permission (to avoid double counting)

Clanfield Parish

The following table shows the minimum quantum of development in Clanfield Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	57	21	100	178
Retail (sqm)	500	0	0	500

The following table lists the proposed site allocation.

Site reference	Site address	Allocated for	Timeframe
Site SA32	Clanfield County Farms, South Lane	100 dwellings	2031/32 – 2033/34

More detail on the proposed site allocation is set out on the following pages.

Site SA32 - Clanfield Country Farms, South Lane

What is the site to be allocated for?

The site is allocated for approximately 100 dwellings

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The site is relatively close to local services and facilities in Clanfield and adjoins existing residential areas. If accompanied by suitably designed green infrastructure (open space, trees, shrubs, hedges) new housing could be acceptably accommodated in the wider landscape. This area is well-connected to the A3, enabling access to employment areas, facilities and services in larger settlements that are nearby, including in the wider Solent sub-region.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2031/2 and 2033/34.

Key information

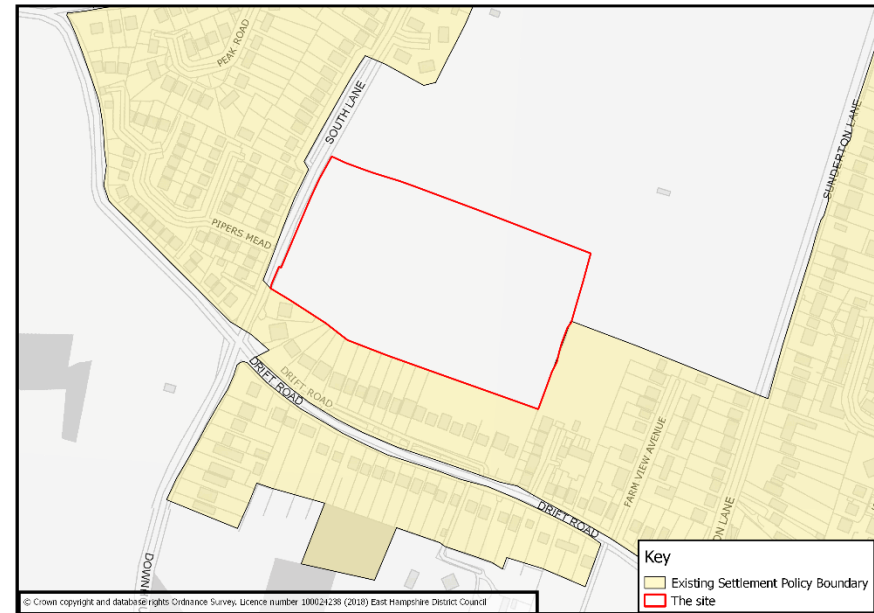
LAA Reference: CL-002

Site size: 4.5 ha

Parish: Clanfield

Existing use: Agricultural Land

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via South Lane.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- The development will need to incorporate mitigation relating to surface water flooding for the parts of the site that are susceptible.
- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) that adjoins the site.

- Development should not result in contamination of the aquifer or groundwater. A drainage strategy and risk assessment will be required to support any development.
- The design of any new development should not adversely affect the protected trees.
- The design of new development would need to sensitively relate to the nearby South Downs National Park.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in joint ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Horndean Parish

The following table shows the minimum quantum of development in Horndean Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	6	877	433-453	1316 -
Employment (ha)	0	1.7	0	1.7

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
²² Site SA33	Land East of Horndean	850 dwellings 100 independent living units 60 bed care home 2 ha employment land New primary school	2020/21- 2027/28
Site SA34	Land rear of 191-211 Lovedean Lane	33 dwellings	2030/31 – 2031/32

²² This site already has planning permission for 877 dwellings, therefore it is only the addition of 150 dwellings that is counted in the “allocations” category in the table above.

Site SA35	Parsonage Farm, Catherington Lane	5 dwellings	2030/31
Site SA36	Land at Cottage Farm, James Copse Close	75-85 dwellings	2023/24 – 2025/26
Site SA37	Land north of Woodcroft Farm	170-180 dwellings	2023/24 – 2026/27

More detail on each of the proposed site allocations is set out on the following pages.

Site SA33 - Land East of Horndean

What is the site to be allocated for?

The 62 ha site is allocated for a mixed-use development to include:

- about 850 dwellings;
- a Care Village including independent living units (about 100 units) and extra care provision for older people (60-bed care home);
- land for about 2 ha industrial (B2) and business use (B1); and
- a new primary school and land for its future expansion.

Summary reason for allocation

Land East of Horndean is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

Outline planning permission has been granted. Until such a time that full planning permission is granted and implemented it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted.

The Local Planning Authority is aware that since the original allocation, the site could accommodate more housing. As such it is appropriate to review and amend the existing allocation to reflect the latest evidence.

As this is an outline planning permission, 698 dwellings and 105 independent living units are counted within the planning permissions element of the housing supply.

The additional 150 dwellings within this revised allocation are counted within the allocations element of the housing supply.

When will the site be developed?

Based on current evidence it is anticipated that housing completions will begin in 2020/21 and finish in 2027/28.

Key information

LAA Reference: HD-012

Housing and Employment Allocation Plan Policy: HN1

Planning Status: Outline planning permission (Reference 55562/001)

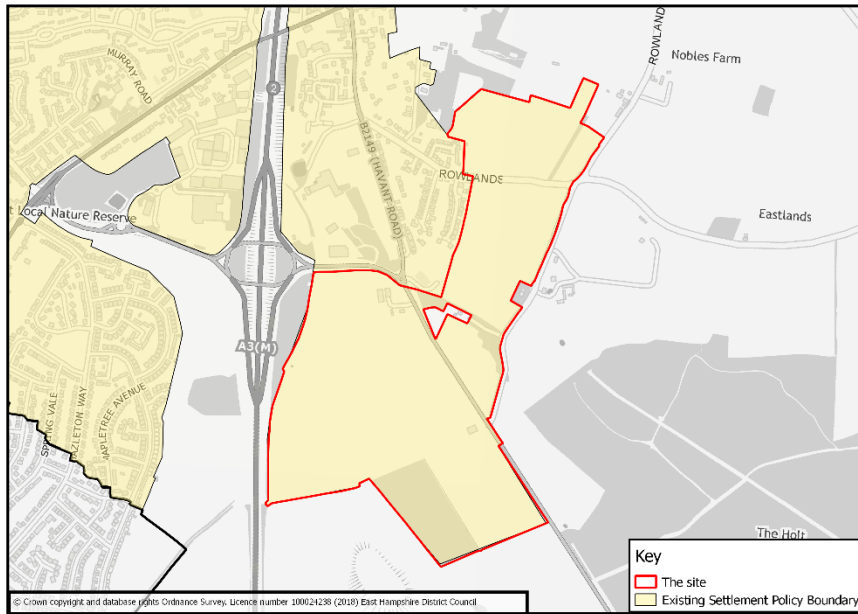
Site size: 62 ha

Related Settlement: Horndean

Parishes: Horndean and Rowlands Castle

Existing use: Greenfield site

Site map



Site Constraints and mitigation

- Provide community facilities, including a primary school, community centre and convenience shop.
- Provide vehicular access from Rowlands Castle Road to serve land north of that road only and access from the B2149 (Havant Road) to serve the remainder of the site;
- Ensure any significant negative impact on the local and strategic road network is mitigated.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network, Horndean Village, Hazleton Common and the South Downs National Park.

- Provide a new pedestrian crossing on Dell Piece East to connect to the existing footway, and provide a safe and accessible link to existing facilities on the western side of Junction 2 of the A3(M).
- Provide landscaping and screening to minimise the impact of development on the setting of the South Downs National Park and on the setting of the Grade II listed buildings at Pyle Farm.
- Provide new green infrastructure to connect with the wider network, and to improve the habitat connectivity between the adjoining SINCS.
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.
- Not result in contamination of the aquifer or groundwater (including turbidity).
- Provide noise mitigation measures including noise bunds and barriers, to reduce traffic noise from Havant Road and the A3(M).
- Ensure risks from land contamination are minimised, through remediation works.
- Manage important archaeological remains within the site.

Availability

The site is available.

Deliverability

The site is considered to be developable as it has planning permission and the land is under option by a major housebuilder and care provider. The site is confirmed as available and could be viably developed at the point envisaged

Key supporting documents

Planning application documentation: Reference 55562/001

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy HN1: Land at Land East of Horndean.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings and amount of employment floorspace permitted and completed.	Planning decisions and appeals Monitoring data

Site SA34 - Land to the rear of 191-211 Lovedean Lane

What is the site to be allocated for?

The site is allocated for about 33 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. It adjoins existing residential areas, which provide a context for further residential development. The site is bounded by areas of mature trees and shrubs that would provide an attractive setting for new housing, whilst helping to mitigate urbanising influences on the rural feel of the wider area.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2030/31 and 2031/32.

Key information

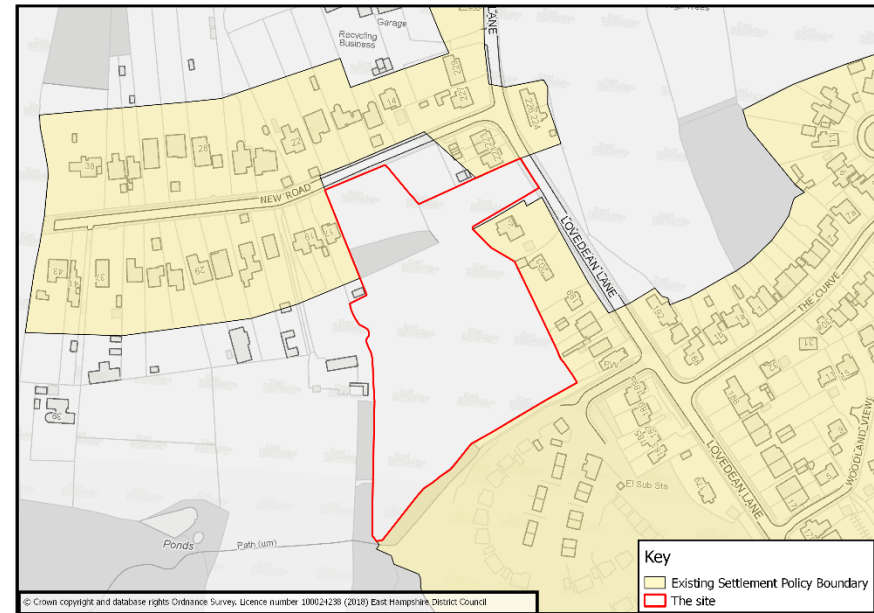
LAA Reference: HD-001

Site size: 1.8 ha

Parish: Horndean

Existing use: Unused paddock

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Lovedean Lane or New Road.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- The development will need to incorporate mitigation relating to surface water flooding for which parts of the site are susceptible.

- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) that is located to the south of the site.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- The design of development should not adversely affect the protected trees located within the site and those located on the boundary.
- Respond positively to, and respect, the topography of the site.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in shared ownership and a developer has an option on the land.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA35 - Parsonage Farm, Catherington Lane

What is the site to be allocated for?

The site is allocated for about 5 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area and to providing a range of different sized sites. It adjoins an existing residential area, which provides a context for new residential development. New housing could be accommodated on site without detriment to the nearby conservation area, and in close proximity to local schools.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed in 2030/31.

Key information

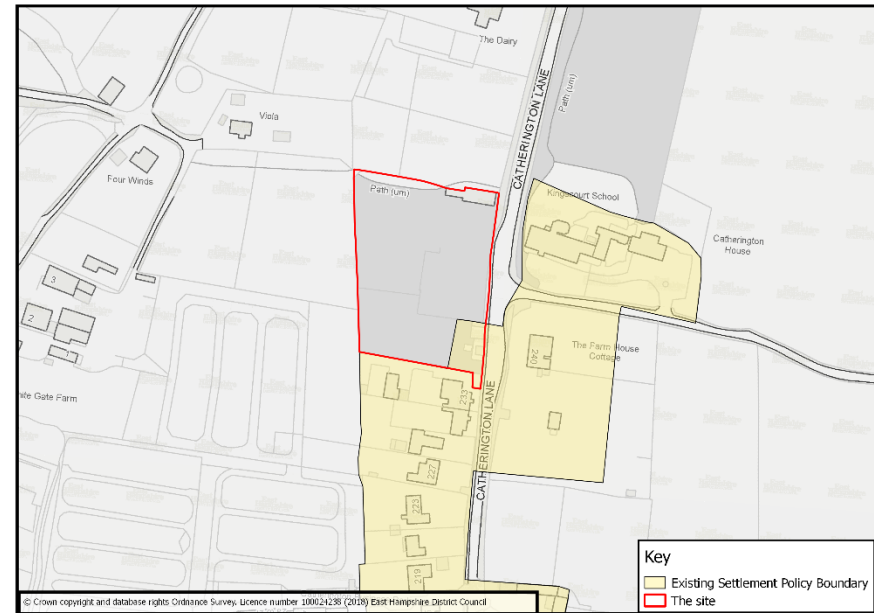
LAA Reference: HD-002

Site size: 0.71 ha

Parish: Horndean

Existing use: Unused land.

Site map



Site Constraints and mitigation

- Vehicular access to the site via Catherington Lane.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- Development should not adversely affect the setting of the adjacent Conservation Area.

- Development should not adversely affect the setting of the on-site and nearby listed buildings.
- Development should not adversely affect the nearby protected trees.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA36 - Land at Cottage Farm, James Copse Close

What is the site to be allocated for?

The site is allocated for between 75 and 85 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The site is currently located within the Settlement Policy Boundary and is allocated for residential development in the Local Plan Second Review 2006. The adjoining residential areas provide a suitable context for residential development, whilst there are a number of local services and facilities that are accessible from Lovedean Lane.

When will the site be developed?

The site is located within the Settlement Policy Boundary (SPB) and therefore the principle of residential development at this site is acceptable. The site is therefore anticipated to be developed between 2023/24 and 2025/26.

Key information

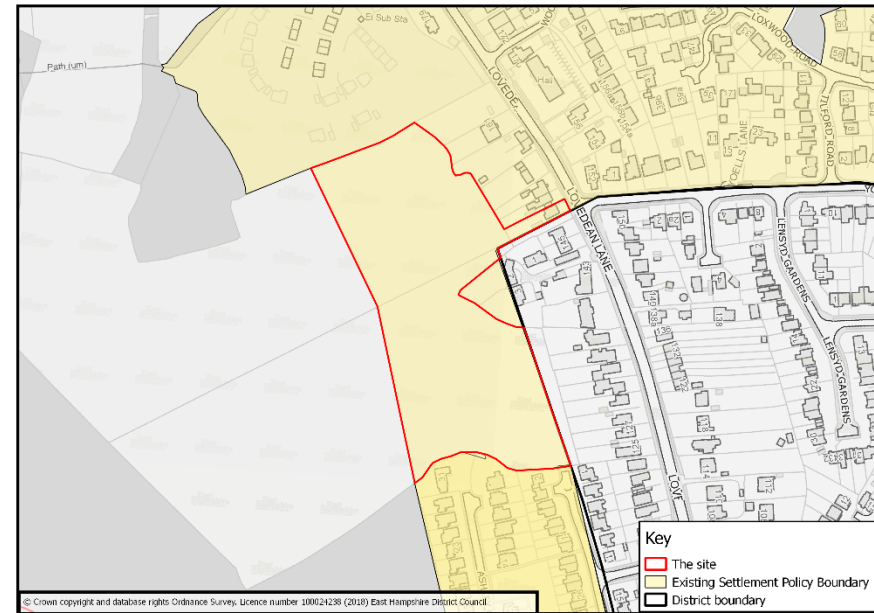
LAA Reference: HD-019

Site size: 2.52 ha

Parish: Horndean

Existing use: Grazing Land

Site map



Site Constraints and mitigation

- Vehicular access to the site via Lovedean Lane.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- The development will need to incorporate mitigation relating to surface water flooding for which part of the site is susceptible.

- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) located to the West of the site.
- The design of any new development should not adversely affect Ancient Woodland to the West of the site.
- Development should not adversely affect the nearby protected trees.
- Respond positively to, and respect, the topography of the site.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in joint ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

Local Plan Second Review Saved Policy H2: Reserve Housing Allocations.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA37 - Land North of Woodcroft Farm

What is the site to be allocated for?

The site is allocated for between 170 and 180 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The site adjoins a proposed allocation in the Havant Local Plan which has planning permission and is under construction. This provides a suitable context for further residential development. The site is relatively close to facilities and services in the Havant Borough Council area, including local schools.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy which reflects that once the construction of the allocated site in the Havant Local Plan is complete, development of this allocation is likely to commence. The site is therefore anticipated to be developed between 2023/24 and 2026/27.

Key information

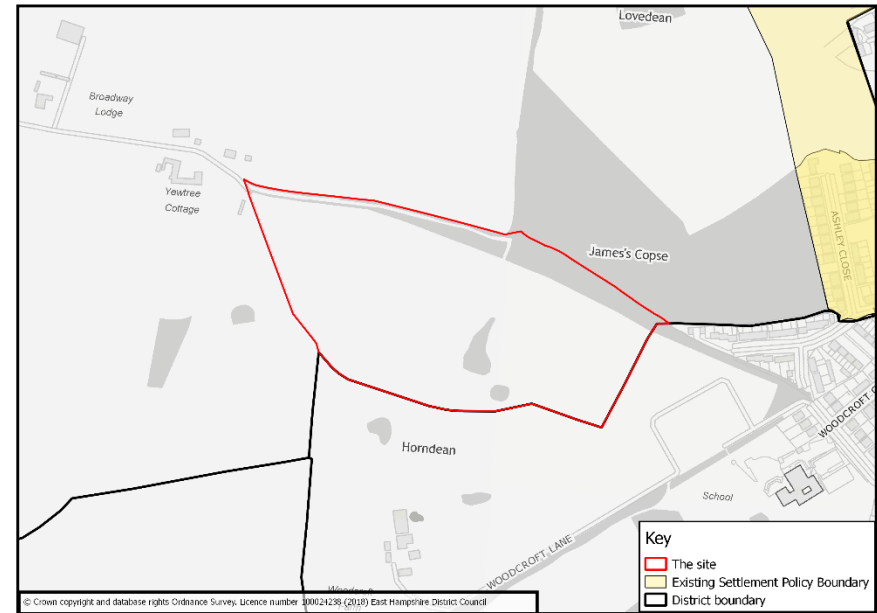
LAA Reference: HD-024

Site size: 8.3 ha

Parish: Horndean

Existing use: Grazing Land

Site map



Site Constraints and mitigation

- Vehicular access to be provided to the site through the site in Havant borough that benefits from planning permission and is under construction.
- Ensure any significant negative traffic impact on the local road network is mitigated.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.

- The development will need to incorporate mitigation relating to surface water flooding for which part of the site is susceptible.
- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) that adjoins the site in the North East.
- The design of any new development should not adversely affect Ancient Woodland to the North of the site.
- Development should not adversely affect protected trees.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in joint ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Rowlands Castle Parish

The following table shows the minimum quantum of development in Rowlands Castle Parish during the plan period.

	Completions 17/18	Planning permissions	Allocations	Total
Housing (number of dwellings)	9	200	200-225	409-434
Employment (ha)	0	0.1	0	0.1

More detail on each of the proposed site allocations is set out on the following pages.

The following table lists the proposed site allocations.

Site reference	Site address	Allocated for	Timeframe
²³ Site SA38	Land south of Oaklands	106 dwellings	2020/21
Site SA39	Land at Oaklands House	50 dwellings	2033/34 – 2035/36
Site SA40	Land north of Barton's Road and west of Havant crematorium	50-60 dwellings	2034/35 – 2035/36
Site SA41	Land south of Little Leigh Farm, Havant	100-115 dwellings	2033/34 – 2035/36

²³ This site has planning permission and therefore is counted within the "planning permission" figure above.

Site SA38 - Land South of Oaklands

What is the site to be allocated for?

The site is allocated for about 106 dwellings.

Summary reason for allocation

Land South of Oaklands is a current allocation in the East Hampshire Housing and Employment Allocation Plan (April 2016).

Planning permission has been granted. Until such a time that the development is completed it is appropriate to allocate the site to guide the determination of any subsequent planning application that could be submitted proposing changes to the permitted scheme.

As this is a planning permission, 106 dwellings are counted within the planning permissions element of the housing supply.

When will the site be developed?

Based on current evidence it is anticipated that housing development will be completed in 2020/21.

Key information

Housing and Employment Allocation Plan Policy: RC2

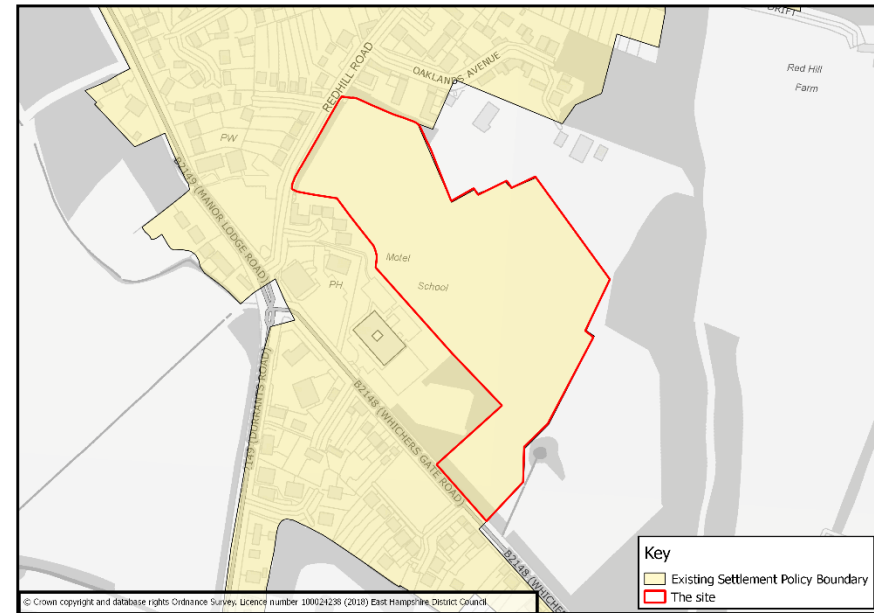
Planning Status: Planning permission granted (Reference 30016/26)

Site size: 5.5 ha

Parish: Rowlands Castle

Existing use: Allocation under construction

Site map



Site Constraints and mitigation

- Provide vehicular access to the site via Redhill Road or Whichers Gate Road.
- Ensure any significant negative traffic impact on the local road network is mitigated.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network, Redhill Road, the B2148 and Cycle Route 22.
- Provide crossing facilities on the B2148 Whichers Gate Road and improve the pedestrian footway.

- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site whilst managing, maintaining and enhancing the adjacent Oaklands Woodland SINC's.
- Provide mitigation to address the impacts of recreational disturbance on the Solent Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.

Availability

The site is available.

Deliverability

The permitted development is currently under construction and is therefore deliverable.

Key supporting documents

Planning Application Documentation: Reference 30016/26

East Hampshire Housing and Employment Allocation Plan (April 2016)

Infrastructure Plan (Interim) 2018

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

East Hampshire Housing and Employment Allocation Plan Policy RC2: Land south of Oaklands.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings completed.	Monitoring data

Site SA39 - Land at Oaklands House

What is the site to be allocated for?

The site is allocated for about 50 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. It adjoins an existing allocation that will provide a suitable context for further residential development and is relatively close to local services and facilities at Rowlands Castle.

When will the site be developed?

The site adjoins an existing allocation that is currently under construction and anticipated to be complete in 2020/21.

In order to comply with the Local Plan phasing strategy, this specific site (Site SA39) is anticipated to be developed between 2033/34 and 2035/36.

Key information

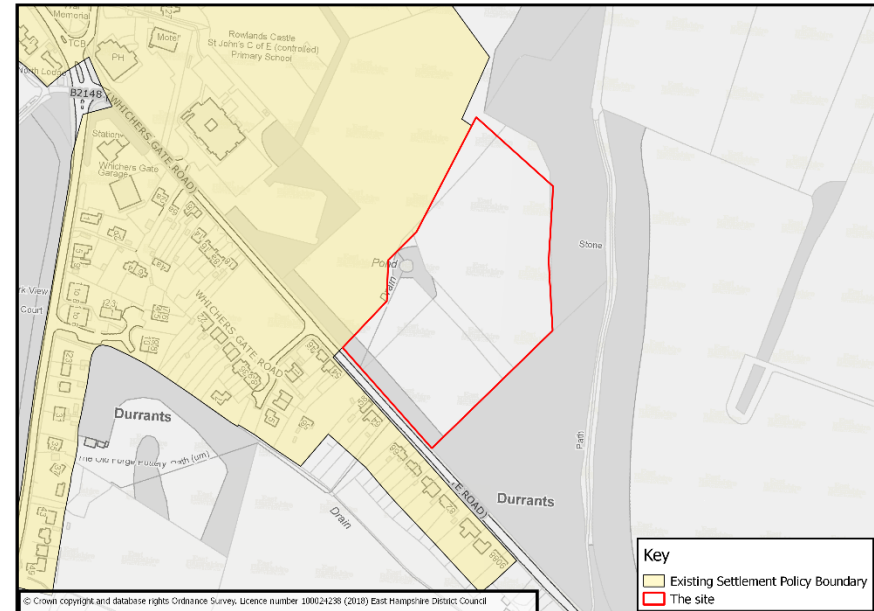
LAA Reference: RC-001

Site size: 3.5 ha

Parish: Rowlands Castle

Existing use: Paddock

Site map



Site Constraints and mitigation

- Provide vehicular access to the site through the adjoining development which is accessed from Whichers Gate Road.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) located to the north and south of the site and adjoining the eastern boundary of the site.

- The design of any new development should not adversely affect the adjacent Ancient Woodland
- Development will need to incorporate mitigation relating to surface water flooding for which part of the site is susceptible.
- Development will need to mitigate impacts upon the Solent Special Protection Areas.
- Development should not adversely affect protected trees.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA40 - Land North of Bartons Road

What is the site to be allocated for?

The site is allocated for between 50 and 60 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. The site adjoins an area of land to the South that is allocated for development in the Havant Local Plan, which will provide a suitable context for residential development. The site relatively close to facilities, services and employment areas in Havant.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy which reflects that once the construction of the allocated site in the Havant Local Plan is complete, development of this allocation is likely to commence. The site is therefore anticipated to be developed between 2034/35 and 2035/36.

Key information

LAA Reference: RC-002

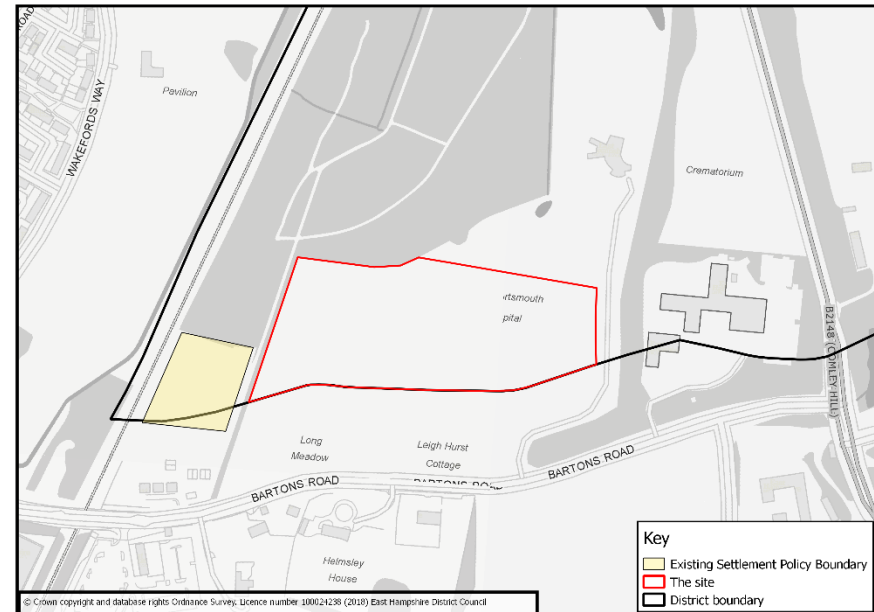
Site size: 3.67 ha

Parish: Rowlands Castle

Related Settlement: Havant

Existing use: Agricultural

Site map



Site Constraints and mitigation

- Provide vehicular access to the site through the adjoining Havant Local Plan allocation which will be served by Bartons Road.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- The design of development would need to minimise impacts on the Site of Importance for Nature Conservation (SINC) located to the north west of the site.
- The design of any new development should not adversely affect the adjacent Ancient Woodland

- No residential development within the 200m crematorium exclusion zone
- Development will need to incorporate mitigation relating to surface water flooding for which part of the site is susceptible.
- Development will need to mitigate impacts upon the Solent Special Protection Areas.
- A risk assessment would be required before any piling and deep bore soakaways are carried out.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in the joint ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

Site SA41 - Land South of Little Leigh Farm

What is the site to be allocated for?

The site is allocated for between 100 and 115 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area. It adjoins residential areas to the south and west, which will provide a suitable context for further residential development. The site is relatively close to facilities, services and employment areas in Havant.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed between 2033/34 and 2035/36.

Key information

LAA Reference: RC-004

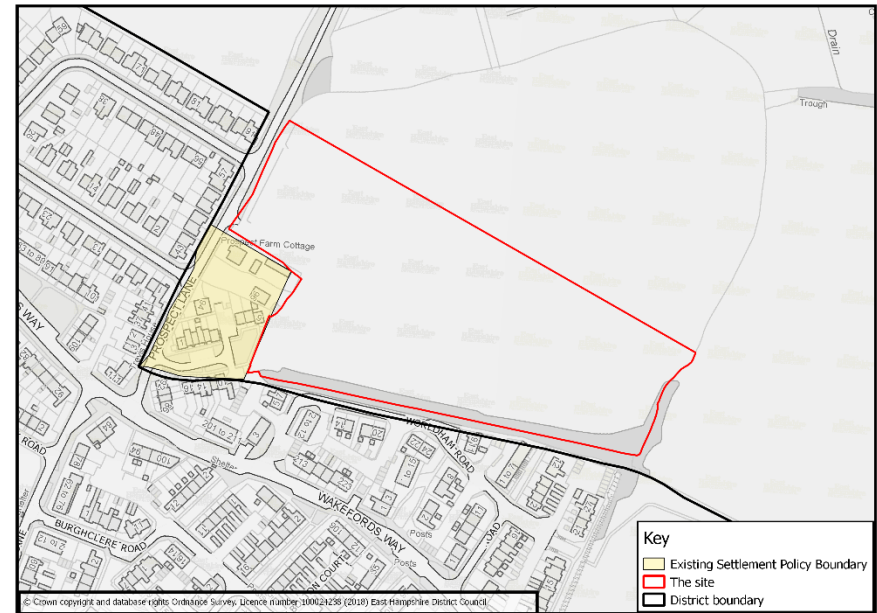
Site size: 3.56 ha

Parish: Rowlands Castle

Related Settlement: Havant

Existing use: Paddock

Site map



Site Constraints and mitigation

- Provide vehicular access to the from Prospect Close.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- Development will need to incorporate mitigation relating to surface water flooding for which part of the site is susceptible.
- Development will need to mitigate impacts upon the Solent Special Protection Area.
- A risk assessment would be required before any piling and deep bore soakaways.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in joint ownership and the land is confirmed as being available.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation.

Monitoring the policy

Indicator	Data source(s)
Number of residential dwellings permitted and completed	Planning decisions and appeals Monitoring data

5. Strategic and detailed policies

Consultation questions

CQ13. Do you have any comments on the draft policy, for example, does it achieve its intended aim?

CQ14. Do you have any comments on the categorisation of the policy (strategic or detailed)?

Homes and Communities

Almost all aspects of the Plan either directly or indirectly have some impact on the health of the local population. The Plan can address issues that specifically relate to healthcare, e.g. sites for healthcare facilities or improving existing facilities. More can be done through planning policies to improve the health of the population. Policies in this chapter will encourage healthier lifestyles, e.g. providing sports pitches, leisure centres, gyms, parks and open spaces. Less obvious factors, such as providing enough homes of the right type, can reduce deprivation which might have adverse health impacts.

As with health, the Local Plan will have some impact on some of the most vulnerable people in our communities.

The Local Planning Authority has a legal duty to eliminate discrimination, harassment and victimisation against certain groups and people with protected characteristics. This duty will be addressed through policies in this chapter and throughout the Plan.

Health and wellbeing

Strategic Objectives

Core Objective A, criteria 1, a, b, c

Core Objective A, criteria 2, a and b

Core Objective B, criteria 2, 4, 5 and 6

Core Objective C, criteria 1, 2, 3, 4 and 5

Why we need the policy

Planning can have a significant role in improving health and wellbeing and enabling healthier lifestyles. Creating and supporting strong, vibrant and healthy communities is a key element of delivering sustainable development.

There are many different factors which have an influence on people's health and wellbeing including education, employment opportunities, good housing at an appropriate price, open space, an active lifestyle, cultural and community facilities, care and health facilities and safe environments.

It is important community needs are supported through appropriate physical and social infrastructure and by other facilities and key services which contribute to improving wellbeing and the overall quality of life experienced by residents. The planning system, and new development, can make a real difference in these areas and helping residents experience a high quality of life is, therefore, a key theme that cuts across many policies of the Local Plan.

Policy S4: Health and wellbeing

S4.1 The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

S4.2 Development proposals, where appropriate, should promote, support and enhance health and wellbeing by:

- a. contributing to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and cycle.
- b. providing sufficient and the right mix of homes to meet people's needs and in the right location.
- c. creating opportunities for employment in accessible locations.
- d. designing a proportion of homes that reflects the changes that occur over a lifetime, so people are not excluded by design as their circumstances change.
- e. building homes which are easy to warm and ventilate.
- f. ensuring high levels of residential amenity.
- g. providing opportunities for formal and informal physical activity, recreation and play (in accordance with the standards set out in appendix 4), and cultural and leisure activities.
- h. supporting and enhancing community and social infrastructure.
- i. improving the quality and quantity of green infrastructure, (including trees and hedgerows) and by protecting and enhancing public rights of way.

Implementing the policy

Considering health and wellbeing as early as possible into the design of a development presents greater opportunities for maximising positive gains, addressing health inequalities and mitigating any negative impacts. For example, to ensure a positive impact on mental health, developments should consider exceeding internal space standards, provide private or semi-private open spaces, ensure a sense of privacy for residents but also provide opportunities for social interaction and should ensure access to natural daylight.

Developments can support physical activity, promote healthy lifestyles and address health problems associated with obesity. This can be done by considering the layout and access to stairwells, ensuring the provision of accessible cycle storage in both homes and workplaces and providing changing facilities to encourage people to cycle to work. Developments should provide quality open spaces, particularly in areas identified as being deficient, for sport, recreation and play whilst improving links to existing spaces and sport facilities. The design of a development can also promote access to healthy food opportunities by providing food growing opportunities whilst protecting existing facilities.

Developments should be designed to be energy efficient and well insulated to ensure residents are able to live in warm homes and are protected against noise pollution.

Health Impact Assessments are a tool which can be used to assess the impact of development proposals on health and wellbeing. They should be used to set out how health and wellbeing have been considered during the design of a development, how positive impacts have been maximised and how any negative impacts have

been mitigated. Health Impact Assessments should be undertaken as early in the process as possible.

Key supporting documents

National Planning Policy Framework (2018)

Hampshire's Joint Health and wellbeing strategy (2013-2018)

A five-year strategy for local health services, Fareham and Gosport and South-Eastern Hampshire Clinical Commissioning Groups

Joint Strategic Needs Assessment (2017)

Hampshire Planning and Public Health Position Statement, HCC Dementia and Town Planning, RTP1 (2017)

What existing policy does this supersede?

Joint Core Strategy Policy CP16: Protection and provision of social infrastructure

Joint Core Strategy Policy CP17: Protection of open space, sport and recreation and built facilities

Joint Core Strategy Policy CP18: Provision of open space, sport and recreation and built facilities

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Public Health Outcome Framework indicators	Public Health England

Provision and enhancement of open space, sport and recreation

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 4

Core Objective C, criterion 5

Policy S4: Health and Wellbeing

Why we need the policy

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health, wellbeing and social cohesion of our communities. A strategy of provision, enhancement and protection is therefore needed for the existing facilities and the opportunities that the Area can provide in terms of its wealth of beautiful countryside.

These spaces also have wider environmental benefits. They support biodiversity, providing valuable habitat and links within the existing green network, which allow wildlife to migrate and better adapt to our changing climate. Open spaces also play a key role in flood risk management and are key elements to developing successful Sustainable Urban Drainage systems. As a predominately rural area, the Area's open spaces can also contribute to the perception of an attractive place to live, work and visit and provide opportunities to broaden the Area's tourism offer.

The purpose of this policy is to ensure provision is made for open space, sport and recreational facilities commensurate with assessed need.

Policy DM1: Provision and enhancement of open space, sport and recreation

DM1.1 New residential development will be required to provide new or enhanced provision of useable public open space²⁴, sports and recreation facilities in accordance with the standards set out in Appendix 4 and in compliance with the latest Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or its subsequent replacement.

DM1.2 Open space, sports and recreation provision requirements should:

- a. as first preference, be provided on-site in a suitable location. Where the development does not allow for the provision of such open space on site, developers will be required to make a financial contribution towards the provision of new, or improvement of open space, sport or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism;
- b. be multifunctional, fit for purpose and support health and outdoor recreation;
- c. consider the context of any existing provision (including deficiencies in particular types²⁵ of open space) and maximise any opportunities for improvement within the wider area where these are relevant to the development of the site;
- d. secure (when new provision is provided), appropriate mechanisms which will ensure the future satisfactory

²⁴ It does not include incidental areas, such as verges or visibility splays

²⁵ Open space typologies are identified in the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018)

maintenance and management of the open space, sports and recreational facility in the long term.

DM1.3 A holistic approach to the design of new open space should be taken including considering the contribution to place making, the green network and protecting and enhancing nature conservation and the water environment.

DM1.4 New provision should also aim to protect, enhance and manage integrated paths for active travel and/or recreation, including new and existing links to the wider countryside.

Implementing the Policy

As new development proposals are considered, there will be a need to provide new open spaces and built facilities to meet the changing and growing demands of the population.

East Hampshire Local Planning Authority will seek to:

- a. reduce deficiencies in public open space, sports and recreational facilities;
- b. ensure development provides an appropriate amount of new and useable open space, sports and recreation facilities; and
- c. improve the quality of, and access to, existing open spaces, sports and recreation facilities.

To ensure such above benefits are achieved, new residential developments in the Local Planning Authority Area will be required to include a level of new open space and recreation provision to meet the development's needs, without adding further pressure on existing facilities used by current communities. An Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) has been undertaken for East Hampshire which has

informed the required standards and improvement opportunities. The required standards are summarised in respect of quantity, quality and accessibility of open space provision within East Hampshire (Appendix 4) and has been used to inform the provision requirements for new development

Key supporting documents

National Planning Policy Framework (2018)

East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment 2018-2028: Playing Pitches (2018)

East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment 2018-2028: Sports Facilities (2018)

Open Space Assessment for East Hampshire District Council (2018)

What existing policy does this supersede?

Local Plan Second Review Saved Policy HC2: Provision of facilities and services with new development

Local Plan Second Review Saved Policy HC3: Public Services, Community, Cultural, Leisure and Sport Facilities, Community Facilities

Local Plan Second Review Saved Policy R1: Outdoor Space and Recreation

Joint Core Strategy Policy CP18: Provision of open space, sport and recreation and built facilities

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing new or enhanced area of open space, sports and recreational facilities	Planning decisions and appeals
Total financial contribution taken for the provision or enhancement of open space, sports or recreational facilities.	S106 monitoring

Protection of open space, sport and recreation

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 4

Core Objective C, criterion 5

Policy S4: Health and wellbeing

Why we need the policy

It is vital to protect our existing open spaces and built facilities and also improve the quality and accessibility of many of them.

The purpose of this policy is to protect existing facilities that are valued by the communities they serve.

Policy DM2: Protection of open space, sport and recreation

- DM2.1** Development involving the loss of open space, a sports or recreation facility will only be permitted if:
- the site or facility is surplus in terms of all the functions an open space or facility can perform, and is of low value and poor quality, as shown by the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or subsequent update; or
 - alternative and improved provision would be made in a location well related and accessible to the users of the existing facility; or
 - the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss; or

d. the development is for a small part of the site; where it has been demonstrated that it will result in an enhanced sport or recreational facility.

Implementing the Policy

These provisions will apply to all open spaces identified on the Policies Map and any other open spaces which exist or are newly created.

The general expectation will be that proposals affecting existing open space, sport or recreation facilities will include provision for equivalent or better open space, sport or recreation facility.

The East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) provides an audit of existing open space and identified local needs. This evidence will be used to underpin future decisions around existing open spaces, sport and recreation facilities across the area together with the Playing Pitch Strategy.

Key supporting documents

National Planning Policy Framework (2018)

East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment 2018-2028: Playing Pitches (2018)

East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment 2018-2028: Sports Facilities (2018)

Open Space Assessment for East Hampshire District Council (2018)

What existing policy does this supersede?

Local Plan Second Review Saved Policy R4: Open Space Allocation

Joint Core Strategy Policy CP17: Protection of open space, sport and recreation and built facilities

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of an area of open space, or sports or recreational facility to other uses.	Planning decisions and appeals

Provision and enhancement of social infrastructure

Social infrastructure is a term that describes the wide range of community, leisure, cultural, health and educational facilities which contribute to the quality of life of the Area and its communities. It includes, but is not limited to, local shops, post offices, public houses, libraries, places of worship, education facilities, cultural facilities, fuel filling stations, public halls, and health care facilities.

Strategic Objectives and related Strategic Policies

Core Objective C, criterion 1

Policy S4: Health and wellbeing

Why we need the policy

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The planning authority recognises the benefits of a healthy community and with the expected growth across the Area, new social infrastructure that serves future needs should be provided.

As the population grows, it will put increasing pressure on social infrastructure. Consequently, a changing approach towards locating services and facilities is needed, especially to ensure they are provided in sustainable locations.

Policy DM3: Provision and enhancement of social infrastructure

- DM3.1** All development proposals should recognise that social infrastructure including community facilities, public services, leisure and cultural uses are an integral component in achieving and maintaining sustainable, well integrated and inclusive development. Planning permission will be granted for:
- a. the redevelopment, improvement or expansion of an existing community facility, public service, leisure or cultural use to extend or diversify the level of service; or
 - b. new community facilities where they are deemed necessary as part of a wider development proposal (such as a residential development scheme which generates demand for new facilities). Developers will be expected to provide such relevant facilities either directly on-site and/or off site, through a financial contribution, either alone or cumulatively with other developments. Opportunities to incorporate community facilities within or adjacent to the development site should be sought in the first instance. Offsite provision may be acceptable as an alternative if:
 - i. there is insufficient space available onsite/adjacent to the site; or
 - ii. incorporation of the facility onsite/adjacent would not be financially viable; or
 - iii. it would be more appropriate to contribute (in whole or part) to the establishment, expansion, repair or replacement of a facility elsewhere in order to meet wider demand or combine facilities.

- DM3.2** Whether on or off-site, community facilities required as part of wider development proposals should:
- a. be implemented, as appropriate, at an early stage of the phasing of development;

- b. have a robust business plan and governance arrangements in place, prepared by the applicant, including any funding arrangement, to ensure the facility is financially sustainable in the longer term. Provision and maintenance of new community facilities is likely to be secured through planning obligations.

Implementing the Policy

Land and facilities providing social infrastructure are often under threat from proposals for alternative uses such as residential development. Given the importance of community facilities to local residents, there is a need to secure and maintain their functions across the Area.

The Local Planning Authority includes the towns of Alton and Whitehill & Bordon that provide centres for the provision of services and facilities. However, in addition there are a significant number of rural areas that present difficulties and challenges in terms of service delivery and accessibility. The ability of local people to reach the services that they require will need to take account of this. Although other settlements such as Horndean and Liphook are also well placed to provide facilities, the more rural communities must not be neglected. It will be necessary to look at new and innovative ways that services may be provided to meet their needs. In addition, the trend of an ageing population will also require special attention. The needs of the old, while also not overlooking the young, will provide a challenge for the future delivery of all services and facilities.

Key supporting documents

Interim East Hampshire Local Plan Infrastructure Plan (2019)

National Planning Policy Framework (2018)

What existing policy does this supersede?

Local Plan Second Review Saved Policy HC2: Provision of facilities and services with new development

Local Plan Second Review Saved Policy HC3: Public Services, Community, Cultural, Leisure and Sport Facilities, Community Facilities

Joint Core Strategy Policy CP16: Protection and provision of social infrastructure

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing new or improved social infrastructure.	Planning decisions and appeals
Total financial contribution taken towards new or improved social infrastructure	S106 monitoring

Protection of social infrastructure

Strategic Objectives and related Strategic Policies

Core Objective C, criterion 1

Policy S4: Health and wellbeing

Why we need the policy

Land and facilities providing social infrastructure are often under threat from proposals for alternative uses such as residential development. Given the importance of community facilities to residents, there is a need to secure and maintain their functions.

The Local Planning Authority recognises the benefits of a healthy community and with the expected growth across the Area, existing social infrastructure that serves current and future needs should be retained.

Policy DM4: Protection of social infrastructure

- DM4.1** Development proposing the change of use or loss of premises or land currently or last used for community facilities, public services, leisure and cultural uses will only be permitted if:
- a. the facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and
 - b. it can be demonstrated through a rigorous marketing exercise that the use is no longer viable, that all reasonable efforts have been made to retain it and that there is no alternative use that would provide a beneficial facility to the local community, or alternative and improved community facilities are provided that are accessible, inclusive and

available without causing unreasonable reduction or shortfall in the local service provision.

DM4.2 Details of the marketing requirements are set out in Appendix 3.

Implementing the Policy

As well as providing new facilities it is equally important to try and protect existing facilities and to retain them wherever possible. In this respect where the loss or change of use of a facility is proposed it will be necessary to comply with both criteria 1 and 2 of the policy.

Applicants seeking to change the use of a community facility, resulting in the loss of a community service, will need to demonstrate to the Local Planning Authority's satisfaction that the viability of continuing the use of the community facility has been fully and appropriately investigated, and that effective marketing has been undertaken where appropriate to demonstrate that there is no viable appropriate community use for the site. Evidence of a marketing strategy will be required to show reasonable and appropriate marketing of the site for community use over a sustained period of time (minimum of twelve months), and evidence of the level of interest in the site for all social infrastructure related during the marketing period.

Key supporting documents

National Planning Policy Framework (2018)

East Hampshire Community facilities audit (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP16: Protection and provision of social infrastructure

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of social infrastructure to other forms of development.	Planning decisions and appeals

Amenity

The word 'amenity' is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses.

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 2

Policy S4: Health and wellbeing

Policy S28: Design

Why we need the policy

The relationship of proposed development to surrounding uses and buildings is an important consideration in determining planning applications, particularly within residential areas. It is important that appropriate levels of amenity are provided and maintained for people and this is accepted as a fundamental principle of good planning.

Policy DM5: Amenity

- DM5.1** Development will not be permitted that:
- has an unacceptable adverse impact on the amenity of nearby uses and residents during construction and after completion; or
 - does not provide acceptable standards of amenity for future users and occupiers of the development;
- DM5.2** Regard must be had to the following considerations:
- privacy;
 - outlook;
 - overbearing;

- d. access to sunlight and daylight/overshadowing;
- e. noise;
- f. vibration;
- g. pollution;
- h. dust; and
- i. odour.

Implementing the policy

This policy is applicable to all development proposals, including extensions and changes of use throughout their construction and following completion.

The Local Planning Authority supports best practice construction initiatives, such as the Considerate Constructors Scheme or similar. A construction method statement should be submitted to the Local Planning Authority to support a planning application.

Securing new development that has no impact on residential amenity may compromise other policies in the Local Plan, such as achieving good design. It will be important therefore to assess and weigh impacts on amenity against other objectives within the Local Plan. In considering development proposals, any appropriate mitigation measures that can be put in place will be taken into account in assessing the overall impact of the development on amenity.

Key supporting documents

Considerate Constructors Scheme²⁶ (www.ccscheme.org.uk)

National Planning Policy Framework (2018)

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals refusing a proposal on criteria of this policy	Planning decisions and appeals

²⁶ A non-profit making, independent organisation founded by the construction industry to improve its image.

Housing mix and type

A mix of homes of different types, sizes and tenures to support the requirements of a range of household sizes, ages and incomes. Different house types include detached houses, semi-detached houses, terraced houses, flats and bungalows

Strategic Objectives

Core Objective A, criterion 1

Why we need the policy

National planning policy requires local planning authorities to plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities. Local planning authorities should identify the size, type, tenure and range of housing that is required in different locations. Providing an appropriate mix of housing types and tenures is a vital part of creating sustainable communities and meeting the diverse needs of all people within the Area.

Housing needs have been assessed through the Interim Housing and Economic Development Needs Assessment (2018). Household needs within the Area are varied and include requirements for singles, couples, families, the young, the elderly, as well as a requirement for affordable housing.

Based on demographic trends, smaller homes are needed, with the largest share of demand for new market homes likely to come from households needing two and three-bedrooms homes. In the affordable sector, demographic modelling suggests the majority of the requirement is for homes with one or two bedrooms.

The Area faces growth in the number of elderly households and this will commensurately increase the need for both housing to accommodate such households, as well as potentially residential care solutions. There are also various households with special needs including disabled people with physical and/or sensory impairments, learning difficulties and mental health needs.

Land is a finite resource and in the Area with limited potential for brownfield redevelopment, it is important that any use of greenfield sites is minimised. The level of development on sites should therefore be maximised without compromising the quality of housing development. It is important to remember that density is an outcome of the design process and not a determinant. Whilst it is important to make the best use of land this does not override the requirements of achieving high quality design that reflects the characteristics of the surrounding area in accordance with Policy S27: Design and Local Character.

Policy S5: Housing mix and type

S5.1 Proposals for residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the Area.

S5.2 Subject to design considerations residential development must comply with Policy DM6 which sets out the optional higher Building Regulation Standards for accessible and adaptable homes and Policy DM7 internal space standards. Where there is an identified need the Local Planning Authority will also seek a proportion of wheelchair user dwellings.

S5.3 Taking account of the most up to date housing information, applications for major²⁷ residential development should demonstrate how the proposal will address the:

- a. need for smaller homes;
- b. requirements of an ageing population and people wishing to downsize, including where justified the provision of single-storey dwellings;
- c. need for specialist accommodation in line with Policy S8; and
- d. need for self and custom build in line with Policy DM8.

S5.4 The Local Planning Authority will work with the developer to agree a suitable housing mix taking full account of the characteristics of the site and viability considerations.

S5.5 Developer contributions will be sought to fund a community project worker on all sites of 20 dwellings or more.

Implementing the policy

Larger scale developments should provide a range of dwelling sizes, and should not be dominated by large dwellings that are unlikely to meet the majority of the areas housing needs. Smaller dwellings that allow for downsizing as well as first time buyers should be included as part of all new developments to encourage mixed and balanced communities, whilst providing homes for the greatest number of people in need.

Ensuring that housing design is flexible enough to be easily adapted to meet changing needs over time is important. Basic requirements such as ensuring staircases are straight and power points are provided at the correct level and in correct locations

(such as at the bottom of staircases) should be included in all new developments for future proofing, including dementia friendly design principles.

Neighbourhood planning can be an excellent tool for undertaking local need surveys and for determining the specific requirements and needs of a community, determining levels and types of need and demand, and detailing specific design or density requirements for housing developments. Any such policy will be complementary and will take priority.

The Local Planning Authority will work with developers to agree on the most appropriate mix and type and it may not always be possible to provide a range of dwellings across all sites. The most up to date evidence of need at district and local level should be fully taken into account. The Local Planning Authority recognises that the most appropriate housing mix and the applications of higher optional design standards may not always be achievable, and account will be taken of any negative impacts on the viability of a scheme and local design considerations when determining the most suitable mix and type.

The Local Planning Authority works with Housing Associations to ensure that affordable housing is fully integrated with the market housing and that larger developments are integrated with the wider community. Housing associations have employed community project workers to work on a number of major developments in the district. The project worker schemes have proved to be very successful.

²⁷ For housing, development where 10 or more homes will be provided, 1000sqm of floorspace or more, or the site has an area of 0.5 hectares or more. For non-residential

development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The project workers assist in the establishment of a successful and cohesive local community by facilitating the social integration between housing types and tenures within a new development and by promoting this integration with the wider existing communities in the vicinity of the development.

The costs of employing the community project workers are currently met solely by the housing associations. This is inequitable as the project workers work across all occupiers, including owner occupiers and private rented tenants. Private developers should meet some of the costs.

Key supporting documents

Interim Housing and Economic Development Needs Assessment (2018)

National Planning Policy Framework (2018)

What existing policy does this supersede?

Local Plan Second Review Saved Policy H16: Maintaining a range of dwelling sizes

Joint Core Strategy Policy CP11: Housing tenure, type and mix

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of dwellings provided by type	Planning decisions and appeals Monitoring data

Densities of development across the LPA	
Number of bedrooms for completed dwellings	

Accessible and adaptable homes

Strategic Objectives and related Strategic Policies

Core Objective A, criteria 1a and 1b

Policy S5: Housing mix and type

Policy S4: Health and wellbeing

Why we need the policy

Evidence shows that the size of the older population has increased both in absolute terms and in its proportional share of the population and will continue to do so over the Local Plan period, particularly in the 85+ group. Many older people are also choosing to live in their own home for as long as possible. The increase in older population (people aged 65 and over) is linked to a higher level of disability in the population and both older and disabled people are identified as particular groups which have specialist housing needs. When people become older, their housing needs often change, and they may also develop higher support needs.

This Policy enables the Local Planning Authority to apply the optional building regulation M4(2) for accessible and adaptable homes.

Policy DM6: Accessible and adaptable homes

DM6.1 On residential development schemes for 10 dwellings or more, developers should demonstrate that all market homes will meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings unless evidence indicates it is not feasible.

DM6.2 Subject to site suitability, affordable dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2) and, where evidenced by local need, a proportion of affordable dwellings to be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3).

Implementing the policy

In response to the ageing population and the significant increase in persons in advanced old age (85+ years), all new market housing should meet Requirement M4(2) of the Building Regulations. This is the requirement for ensuring that buildings are accessible and adaptable to changing needs. This requirement should be designed into the development at the planning application stage but will be implemented through Building Regulations.

If a proposal for 10 or more dwellings (gross) does not meet this requirement, applicants for planning permission will be expected to provide evidence in terms of the impact on project viability, or of physical or environmental factors (such as steep slopes or flooding vulnerability) that would make the site unsuitable.

To support the ageing population and the specific needs of people with mobility problems, the Local Planning Authority expects affordable homes to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations. The Local Planning Authority will support proposals for wheelchair adaptable or wheelchair accessible affordable housing that meets requirement M4(3) of the Building Regulations, where such provision meets

identified local need, as evidenced by the Housing Register. Where affordable housing is built to meet requirement M4(3) of the Building regulations, there is no requirement to also meet requirement M(4)2. The Local Planning Authority will consider waiving or reducing these requirements where the circumstances of the proposal, site or other planning considerations mean that it is not possible to accommodate the requirement, and/or in cases where the requirement would render the development unviable.

Key supporting documents

Interim Housing and Economic Development Needs Assessment (2018)

East Hampshire District Council's Housing Register

What existing policy does this supersede?

New detailed policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development that is not in accordance with the policy	Planning decisions and appeals

²⁸ DCLG March 2015: technical housing standards – nationally described space standard

Residential internal space standards

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 1.

Core Objective B, criterion 2.

Policy S5: Housing mix and type

Why we need the policy

The Local Planning Authority considers that housing developments should be fit for purpose, of the highest quality internally, externally and relate well to their local context.

All new housing should have sufficient internal space to cater for a variety of different household needs (for example families and those with disabilities), with the aim of promoting high standards of amenity, accessibility and comfort.

The standards contained within this policy are derived from the nationally described space standard²⁸ and have been incorporated into the Local Plan viability testing to ensure that they are deliverable.

Minimum space standards will improve future residents' quality of life and ensure that our homes are accessible and able to accommodate changing personal circumstances in the long term.

Policy DM7: Residential internal space standards

DM7.1 Where planning permission is required, proposals for new residential units (including those created through changes of use or conversions) will ensure that the internal layout and size of the units are suitable to serve requirements of future occupiers and be fit for purpose. The Local Planning Authority will assess all development proposals against the following minimum standards:

Number of Bedrooms (b)	Number of Bed spaces (persons)	1-Storey dwellings	2-Storey dwellings	3-Storey dwellings	Built-in Storage ²⁹
1b	1p	39 (37) ³⁰	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Minimum Gross Internal Floor Areas and Storage (sqm)

²⁹ Built-in storage areas are included within the overall GIA and include an allowance of 0.5 square metres for fixed services or equipment, such as a hot-water cylinder, boiler or heat exchanger.

DM7.2 The residential space standards also require the following:

- a. a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- b. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sqm and is at least 2.15 m wide;
- c. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sqm;
- d. one double (or twin bedroom) is at least 2.75 m wide and every other double (or twin) bedroom is at least 2.55 m wide;
- e. any area with a headroom of less than 1.5 m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1.0 sqm within the gross internal area);
- f. any other area that is used solely for storage and has a headroom of 900-1500 mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900 mm is not counted at all;
- g. a built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. A built-in area in excess of 0.72 sqm in a double bedroom and 0.36 sqm in a single bedroom counts towards the built-in storage requirement; and
- h. the minimum floor to ceiling height is 2.3 m for at least 75% of the gross internal area.

³⁰ Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39 square metres to 37 square metres, as shown bracketed.

Implementing the policy

Applicants are required to demonstrate that the internal space standards have been applied and should provide internal floor plans not smaller than 1:100 scale, with metric room dimensions identified and the gross internal area (GIA) clearly identifiable. Housing which exceeds minimum dwelling sizes is encouraged and welcomed

The Local Planning Authority will consider limited exceptions to the minimum standards where the applicant can demonstrate that is not possible to fully meet the minimum standards, for example in the conversion of a listed building to a residential unit. Any exceptions will be considered on a case by case basis.

Key supporting documents

National Planning Policy Framework (2018)

National Planning Policy Guidance

DCLG Housing Technical Standards (March 2015)

What existing policy does this supersede?

New detailed policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development that does not comply to these standards.	Planning decisions and appeals

Self-build and custom housebuilding

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 1.

Policy S5: Housing mix and type

Why we need the policy

Self-build and custom-build housing is a significant part of the Government's strategy to improve housing provision. The Local Planning Authority maintains a register of individuals and associations of individuals who have expressed an interest in self- and custom-build homes.

To support self-build and custom-build housing, the Local Planning Authority will require a proportion of homes to be provided as serviced plots for self-build and/or custom-build homes.

Policy DM8: Self and custom housebuilding

DM8.1 Self-build and custom housebuilding will be supported if the proposed development has no significant adverse effect on the local character. On development sites of 20 homes or more 5% of the total homes shall be available for sale as self-build and custom housebuilding plots whilst there is an identified need.

DM8.2 For phased development, self-build plots must be delivered and serviced at the earliest stage possible. Self-build and custom housebuilding plots are encouraged on smaller residential development sites.

DM8.3 Self-build plots made available should respond to the needs of the individuals and groups on the Local Planning Authority's self

and custom build register. Plots must be made available and priced and marketed appropriately as self-build or custom-build plots for at least 24 months (see Appendix 3).

Implementing the policy

To help deliver a wide choice of accommodation the provision of self-build or custom housebuilding plots is required within residential schemes of 20 homes (gross) or more. A figure of 5% of the total homes numbers shall be available for sale as self-build and custom housebuilding plots whilst there is an identified need on our Self-build and Custom Housebuilding Register.

On strategic development sites, the delivery of a significant proportion of self-build or custom build plots will be expected within the first phase of development. Where a site has 3 or more self-build or custom build dwellings the Local Planning Authority may require these dwellings to be developed in accordance with an agreed design code. Serviced plots or units should be offered for sale to self-build and custom-builders, at a realistic price, for a minimum of 24 months. Where plots have been available at market value and marketed appropriately for at least 24 months and have not sold, the plot(s) may remain on the open market as self-build or be built by the developer.

Applications for self- and custom-build developments in the Planning Authority area should demonstrate high-quality design and be sensitive to the characteristics of the local area.

This policy will not apply where the provision of self-build or custom housebuilding would be unsuitable, such as an apartment development.

If a development scheme comes forward which is below these thresholds and thus does not require the provision of self and

custom build housing plots, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains extant, or up to five years following completion of the first scheme, then, if the combined total of dwellings provided by the first scheme and the subsequent scheme/s provide 20 or more dwellings, then this policy as a whole will be applied, with the precise level of self and custom build plots to be provided being 'back dated' to include the earlier scheme(s).

Key supporting documents

National Planning Policy Framework (2018)

National Planning Practice Guidance

The Self-build and Custom Housebuilding Act (March 2015)

East Hampshire District Council's Self and Custom Build Register

What existing policy does this supersede?

New detailed policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of dwellings permitted that are defined as self and custom build.	Planning decisions and appeals
Number of self and custom build exemptions granted through CIL.	CIL self-build exemption forms

Residential annexes

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 1b

Policy S5: Housing mix and type

Why we need the policy

Planning Applications for the development of residential annexes to accommodate dependants or relatives have increased within the Area over recent years and are likely to continue to increase in line with an increasingly ageing population.

The Policy provides a framework for determining applications for residential annexes to accommodate dependants or relatives.

Policy DM9: Residential annexes

- DM9.1** Planning Permission will be granted for the provision of annexes to accommodate dependants or relatives, provided that:
- the scale, mass, layout, design and external materials, are consistent with and proportionate to the principal dwelling, surrounding properties, streetscape and character of the area;
 - a physical or functional connection with the main dwelling is demonstrated (e.g. the occupant should be a dependant or relative of the residents of the main dwelling and have a reliance on the facilities provided by the main dwelling);
 - it is designed in such a way as to easily allow the annexe to be used at a later date as an integral part of the main dwelling;
 - there is no boundary demarcation or sub-division of garden areas between the principal dwelling and the annexe;

- there are adequate parking and amenity facilities for the needs of the annexe occupants and the residents of the main dwelling; and
- where an annexe is detached from the original dwelling, it must in every respect be ancillary to the principal dwelling in terms of its size and facilities.

DM9.2 Development proposals for an annexe that would be self-contained and could function as an entirely separate dwelling, will be treated as a new dwelling and determined in accordance with the relevant policies in the Local Plan.

Implementing the policy

Proposals for annexes to provide additional ancillary accommodation must demonstrate a functional link between it and the host dwelling. The annexe must be in the same ownership as the main dwelling and share utility services, access, vehicular parking and private amenity space.

An annexe should usually be incorporated within or physically attached to the host dwelling. Where an extension to provide an annexe is not practical, consideration will also be given to the size of the detached annexe and sub-ordinance to the host dwelling.

The Local Planning Authority will use planning conditions to control the use of annexes.

Key supporting documents

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New detailed policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of new annexes consented in accordance with this policy.	Planning decisions and appeals
Number of planning decisions including appeals allowing development contrary to this Policy	Planning decisions and appeals

Extensions to, and replacement of, dwellings

Strategic Objectives and related Strategic Policies

Core objective A, criterion 1b

Policy S5: Housing mix and type

Why we need the policy

Rising property prices mean that it is often a cheaper option for occupiers and purchasers either to extend or replace a smaller dwelling when more living space is desired. The Council is concerned that large extensions or replacement dwellings can harm the character of an area. For these reasons, and where planning permission is required, Policy DM10 seeks to control the extensions to, and replacement of, dwellings.

Policy DM10: Extensions to, and replacement of, dwellings

DM10.1 Planning permission will be granted for the rebuilding of an existing dwelling if the proposed new dwelling is of an appropriate scale, mass and appearance for its plot size and location.

DM10.2 Planning permission will be granted for extensions to existing dwellings where they are of an appropriate scale, mass, and appearance in relation to the existing dwelling and its location.

Implementing the policy

Planning permission will only be granted in cases proposing modest extensions (taking into account any previous additions undertaken) of an appropriate scale, mass, and appearance to the location.

In exceptional circumstances the Local Planning Authority will permit replacement dwellings in locations not on or close to an original dwelling where it constitutes the most effective use of land, such as an improvement to the setting and/or landscape or where it is previously developed land.

It should be noted that in certain circumstances the Local Planning Authority will remove permitted development rights for further ancillary residential accommodation.

Key supporting documents

N/A

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing replacement dwellings or extensions to dwellings	Planning decisions and appeals

Affordable housing

The definition of affordable housing that is applied in this policy will be the definition as set out in the NPPF (see Appendix 1 - Glossary).

Strategic Objectives

Core Objective A, criterion 1

Why we need the policy

A robust affordable housing policy is required in order to ensure the development of balanced and integrated communities and to deliver good quality, affordable housing for local people for present and future generations.

Policy S6: Affordable housing

S6.1 40% affordable housing will be sought on all residential developments consisting of 11 or more units, or which have a combined gross floor area of more than 1,000 square metres.

S6.2 Affordable housing shall be provided on-site. Only where it can be demonstrated that exceptional circumstances exist will provision off-site be allowed or the payment of a financial contribution made (equivalent in value to it being provided on-site).

S6.3 Commuted sums will also be charged for any fractional number of affordable units to be provided on site. The development of any affordable housing and the calculation of any financial contributions should be in conformity with the details set out in the Planning Contributions and Community Infrastructure Levy SPD (as amended).

S6.4 Of the affordable dwellings provided, the exact tenure mix should be informed by and be compatible with the latest government guidance, the Housing and Employment Development Needs Assessment (HEDNA 2019), any other relevant information (such as housing waiting lists) and be informed by discussion with the Local Planning Authority.

S6.5 This will form the basis of a S106 Agreement to accompany the planning application. However, at least 10% of the affordable housing provision should be available for affordable home ownership.

S6.6 The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floorspace will be determined on a site-by-site basis using the most appropriate information that helps deliver the type and size of affordable units needed, as identified by the Local Planning Authority and in compliance with Policy DM7: Internal space standards.

S6.7 Affordable homes should be dispersed throughout the site, unless there are specific circumstances or benefits that would warrant a different approach. Market and affordable homes on sites should be indistinguishable and achieve the same high-quality design.

Implementing the policy

In light of the need to increase the supply of affordable housing in the Area, the Local Planning Authority will require all developments of 11 or more units or 1,000 sqm, to make a contribution towards affordable housing provision. Based on local need and viability this provision is deemed to be 40%.

If a development scheme comes forward which is below these thresholds and thus does not require the provision of affordable

housing, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains extant, or up to five years following completion of the first scheme, then, if the combined total of dwellings (or floorspace) provided by the first scheme and the subsequent scheme/s provide 11 or more dwellings (or 1,000 sqm or more floorspace), then this policy as a whole will be applied, with the precise level of affordable housing to be provided being 'back dated' to include the earlier scheme(s).

Affordable housing provision should meet local needs wherever possible and be effectively managed. The affordable housing provision required is expected to be located on the same site and to be compliant with other policy requirements. The need for a contribution towards affordable housing will be based upon the gross number of homes developed on all sites in cases where a site is segregated into smaller sites.

Contributions towards affordable housing should be provided through constructed affordable dwellings to be sold to an appropriate affordable housing provider upon completion at a price that has been agreed under relevant Government policy and advice (taking into account appropriate future rents). The Local Planning Authority may be less able to support an application or request for subsidy from an appropriate affordable housing provider that has an uncertain or unproven record of management performance within the Area and elsewhere.

In exceptional cases where it can be demonstrated that the provision of affordable housing on site will make the scheme unviable, the Local Planning Authority may accept a commuted sum in lieu of actual provision. Commuted sums will also be charged for an incomplete (fractional) number of affordable units on site (in line with the Planning Contributions and CIL SPD – as amended). For

example, when a scheme needs to contribute land for 11.5 affordable units, the Local Planning Authority will normally expect a contribution of free-serviced land for eleven affordable units and a commuted sum equal to the value of 0.5 affordable units. All financial contributions collected will be ring-fenced for the delivery of affordable housing schemes in accordance with the Local Planning Authority's strategic housing objectives.

If there is any doubt about the viability of the affordable housing provision required by the Local Planning Authority on a particular scheme, it will be the responsibility of the developer to make a case, to the satisfaction of the Local Planning Authority, that the Local Planning Authority's affordable housing requirement will render the scheme unviable.

In line with the NPPF (Paragraph 64), where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the affordable homes provided to be available for affordable home ownership (for example – Local Authority shared equity), unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

It is considered that the provision of rented and intermediate housing on a site will allow for a mix of different income groups to reside within affordable housing schemes. However, the Policy also needs to ensure that the planning authority can be flexible, particularly when dealing with small sites or where it is appropriate to consider other site-specific factors, including market changes, viability and what is right for the community. In reaching any decision the planning authority will bear in mind the identified high level of need for rented housing which is genuinely affordable.

The sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the Interim HEDNA (2018) and, where appropriate, by other local needs surveys and information.

The policy seeks to ensure that the affordable housing is dispersed amongst the market housing and is to be genuinely 'pepper-potted' and not in blocks. Due to maintenance and management arrangements it may be acceptable to develop small clusters of up to ten affordable homes, but the clusters should be dispersed and indistinguishable from the market housing.

The people expressing a need to live in the locality will need to show that they:

- a. are unable to afford open market housing which is for rent or sale within the parish; and
- b. are closely connected or have previously been closely connected to the parish through work or residence; or
- c. have immediate family (parents, grandparents, adult children or siblings) who live in the parish; or
- d. need to move to a particular parish where failure to meet that need would cause hardship to themselves or to others; or
- e. have a real need to live in the parish to support or be supported by a member of family ordinarily resident in the parish.

Key supporting documents

National Planning Policy Framework (2018)

National Planning Practice Guidance

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP13: Affordable Housing on Residential Development Sites

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of affordable dwellings granted consent	Planning decisions and appeals
Number of planning decisions including appeals allowing a lower provision.	Monitoring data
Number of affordable home completions	Housing register
Number of households on the Housing Register	

Vacant building credit

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 1

Policy S6: Affordable housing

Why we need the policy

A Ministerial Statement on 28 November 2014 introduced a vacant building credit for developers of vacant buildings such that a reduced provision of affordable housing should be required. This vacant building credit only applies to buildings which have not been made intentionally vacant to redevelop them and to sites which do not have an extant or recently expired permission for the same or similar development. A policy is required to set out how it will be determined that a building has not been made intentionally vacant, to define a same or similar development and a recently expired permission.

Policy DM11: Vacant building credit

DM11.1 The Local Planning Authority will promote the re-use or redevelopment of existing buildings by applying a vacant building credit such that affordable housing requirements (Policy S6: Affordable housing) will only apply to the net increase in gross floor space resultant from development of buildings which have been:

- vacant for a period of at least eighteen months prior to the granting of planning permission; and
- marketed for their lawful use (or uses which could be lawful under the General Permitted Development Order) throughout the period they have been vacant.

DM11.2 Vacant building credit will not be applied to development proposals or to proposals to modify S106 agreements for schemes which are the same as or similar to an extant or recently expired planning permission where:

- a. a similar planning permission is one where there is less than a 25% increase in the proposed residential and non-residential floor space and where the overall residential floor space is more than half that of the existing or recently expired permission; and
- b. a recently expired permission is one that lapsed within the previous two years prior to the granting of consent of the new planning permission.

Implementing the policy

This policy does not apply to rural affordable housing schemes (Policy S7: Rural affordable housing).

The policy should ensure that only genuinely vacant buildings benefit from the vacant building credit and thus encourage their return to use.

Buildings that have been made intentionally vacant, including those made redundant through estate rationalisation will not benefit from the vacant building credit.

Vacant building credit does not apply to abandoned buildings. There is no planning definition of abandoned buildings; however an abandoned building cannot be marketed.

The threshold for a similar proposal is set to prevent applications for developments with marginal increases or decreases in floor space, or changes of use or reduction in size of non-residential floor space avoiding providing needed affordable housing.

Likewise, a two year period as the definition of a recently expired permission is set to provide a disincentive to simply let an existing permission expire so that vacant building credit can be applied for thus reducing the amount of affordable housing provided.

Where vacant building credit is applicable to a development proposal, the full affordable housing requirements set by Policy S6: Affordable housing will apply to the net increase in floor space. This means that the Local Planning Authority will negotiate for 40% of the net increase in floor space to be for affordable housing and the current minimum requirements will apply in full. The Local Planning Authority will expect overall scheme viability to improve with the application of vacant building credit and this will be reflected in negotiations around any planning obligations including affordable housing.

Key supporting documents

National Planning Policy Guidance

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals that takes account of the vacant building credit	Planning decisions and appeals

Rural affordable housing

Strategic Objectives

Core Objective A, criterion 1

Why we need the policy

In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

As well as genuine affordable housing (see Appendix 1 - Glossary), Local Planning Authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area.

Policy S7: Rural affordable housing

- S7.1** Affordable housing will be permitted to meet local needs on rural exception sites that is, unallocated land outside settlement policy boundaries and/or built confines of rural villages, subject to the following criteria:
- a. the applicant in conjunction with the Local Planning Authority, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the settlement; and
 - b. the development must be of a scale not in excess of the identified local need; and
 - c. the Local Planning Authority must be satisfied that the long-term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The Local Planning Authority will seek to control occupancy through agreements as appropriate to meet local needs; and
 - d. the development must be capable of proper management by an appropriate affordable housing provider; and
 - e. there is no conflict with environmental protection policies; and
 - f. any site must be well related to the village and existing facilities; and
 - g. occupancy (rented tenures) will be restricted to a person in housing need and resident or working in the relevant parish, or who has other strong links with the relevant locality in line with the community connection criteria as set out by Hampshire Home Choice, both initially and on subsequent change of occupancy; and

- h. the locality to which the occupancy criteria are to be applied is taken as the parish, unless otherwise agreed by the Local Planning Authority;
- i. to ensure that a property is let or sold to a person who either lives locally or has strong local connections in the future, the Local Planning Authority will expect there to be a 'cascade' approach to the locality issue appropriate to the type of tenure. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the parish, widening in agreed geographical stages.

S7.2 Planning permission will be granted for entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), where:

- a. there is a proven local need that is not already being met elsewhere in the Local Planning Authority's area; and
- b. the development comprises of entry-level homes that offer one or more types of affordable housing as defined in the NPPF; and
- c. the site is adjacent to an existing Settlement Policy Boundary; and
- d. the site is less than one hectare in size or does not exceed 5% of the size of the existing settlement; and
- e. there is no conflict with environmental protection policies.

S7.3 Low cost market housing will be acceptable as an element of a rural exception scheme to enable the financial viability of the scheme or to meet an identified local market need. A financial viability statement will need to be submitted with any application and may be validated by an independent assessor at the expense of the applicant. The low-cost market housing element will amount to no more than 30% of the scheme. Any permitted market housing

must be comparable in scale and design to the affordable housing element.

Implementing the policy

New residential development is not normally permitted outside of settlement policy boundaries and very limited residential development takes place within the rural settlements. This can lead to specific problems of housing affordability in rural areas and generally results in low levels of affordable housing provision in such areas.

Rural exception policies, which provide 100% affordable housing, are well established and such a policy has been applied in previous Local Plans. This policy enables further housing to come forward where a proven affordable housing need is identified in the Local Planning Authority's rural settlements. In exceptional circumstances, a proportion of low cost market housing may be acceptable to assist bringing these sites forward. However, other types of affordable housing tenures (including entry-level homes) should be considered in the first instance.

Entry-level exception sites will also be supported, unless the need for such homes is already being met within the Area.

New rural affordable housing development may, therefore, be permitted outside of settlement policy boundaries of settlements and in those settlements without a defined settlement boundary, where it meets an identified local affordable housing need. Potential sites may be identified through neighbourhood plans and through discussions with parish councils and local communities.

The people expressing a need to live in the locality will need to show that they:

- a. are unable to afford open market housing which is for rent or sale within the parish; and
- b. are closely connected or have previously been closely connected to the parish through work or residence; or
- c. have immediate family (parents, grandparents, adult children or siblings) who live in the parish; or
- d. need to move to a particular parish where failure to meet that need would cause hardship to themselves or to others; or
- e. have a real need to live in the parish to support or be supported by a member of family ordinarily resident in the parish.

Applicants will be required to enter into a Section 106 obligation or other legal agreement to ensure that all dwellings permitted as part of the exception scheme provide affordable housing for local people in perpetuity.

Key supporting documents

National Planning Policy Framework (2018)

National Planning Practice Guidance

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP14: Affordable Housing for Rural Communities

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing affordable housing outside of settlement policy boundaries	Planning decisions and appeals
Number of households on the Housing Register.	Housing register

Specialist housing

Strategic Objectives

Core Objective A, criterion 1

Why we need the policy

The Local Planning Authority has an obligation to ensure that the housing needs for all people are considered and provided for wherever possible. Whilst many people wish to have and retain their independence, for some there is a need for specially designed and/or managed accommodation, tailored to a particular specialist need. This is often for more vulnerable members of our society, such as the frail, elderly or those needing specialist social support, who would benefit from on-site support. To create inclusive communities, this type of accommodation should be located in accessible areas with links to public transport and local facilities.

The impact of an ageing population within the Area creates an increasing need to provide accommodation for specialist needs. Increasing numbers of older people creates pressure on the ability of the current housing supply to meet the emerging needs of those who become vulnerable due to old age. There is a growing demand for homes with support available on-site and homes that are specifically designed to meet peoples changing needs.

Specialist accommodation is not limited to the older populations. Vulnerable people can include those who are homeless, people with physical or mental health issues, people with learning difficulties, people with alcohol or drug problems, young people at

risk, ex-offenders and those at risk of domestic violence. A stable environment enables people to have greater independence and a chance to improve their quality of life.

The provision of specialist accommodation can have a positive and strategic impact by providing additional services and facilities in an area for the benefit of the wider community.

Policy S8: Specialist housing

S8.1 The provision of housing³¹ to meet specialised needs in the Area where this is consistent with the Local Planning Authority's current strategic requirements will be supported.

S8.2 Proposals for specialist needs such as homes for older people, people with disabilities, or homes for other specific groups who may require properties or accommodation that are specifically designed and/or allocated will be permitted where:

- there is a clearly identified need that cannot be addressed elsewhere in the Area;
- an appropriate tenure mix is provided;
- sites are appropriately located in terms of access to facilities, services and public transport;
- it will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or residential amenity;
- it will not significantly impact on the capacity of public services, including health and social care;
- it can be demonstrated that the development is designed and managed to provide the most appropriate types and levels of support to its target resident;

³¹ This does not include C3 residential uses, or Gypsy, Traveller and Travelling Showpeople Accommodation

- g. it can be demonstrated that revenue funding can be secured to maintain the long-term viability of the scheme; and
- h. the scheme is supported by the relevant statutory agencies.

S8.3 Larger-scale new residential developments will be expected to consider the incorporation of specially designed housing/specialist accommodation, in line with the above criteria.

S8.4 Proposals that may result in the loss of specialist housing or accommodation will not be considered acceptable unless it can be demonstrated that there is no longer a need for such accommodation in the Area, or alternative provision is being made available locally through replacement or new facilities.

S8.5 Any deviations from the above requirements will only be considered where the Local Planning Authority is satisfied, on a site by site basis, that such requirements will render any development proposals unviable.

Implementing the policy

Provision for specialist housing (not including C3 Uses) will be welcomed within the Area where it can be shown to be contributing towards meeting an identified local need, unless this is contrary to other planning policies. Specialist housing may be required, but not limited to, meeting the needs of older people, people with physical disabilities, people recovering from mental illness, people with limited mobility, and people with a learning disability. This could be achieved by providing a range of different types of housing including sheltered housing with care support, staffed hostels, residential care homes, wheelchair accessible housing or housing that is easily adaptable for wheelchair use, and generally homes for older persons, children and other groups with particular specialist housing needs.

Given the nature of the uses and the projected increase in the need for specialist housing, proposals for specialist housing must demonstrate their long-term sustainability and financial viability. They must also receive unequivocal support from the relevant statutory agencies, in particular those who may be expected to commission such services or provide ancillary services such as care and support to the intended residents.

The Area faces a demographic challenge in the coming decades, with a substantial rise forecast in its older population and whilst some of the housing needs of older people will in future continue to be met through the provision of general needs accommodation (e.g. mainstream housing, bungalows, step free apartments), there will be an increasing need for specialist accommodation types to cater for this demographic change.

The number of residents within the Area who suffer from dementia and/or a long-term health problem or disability (LTHPD) is increasing and therefore it is important that developments allow people living with dementia or a LTHPD the ability to live well and remain independent for longer. It is acknowledged that good urban design and accommodation located in community hubs within a 5-10-minute walk of local shops and services enables dementia or LTHPD suffers to remain independent for longer.

This Policy requires that sites are appropriately located in terms of access to facilities, services and public transport. The settlement hierarchy and the evidence base supporting this provides guidance on the most sustainable settlements in the Area. Planning applications should be supported by a detailed accessibility statement demonstrating how the site / development proposal relates to facilities and services and the availability of public transport.

Key supporting documents

National Planning Policy Framework (2018)

National Planning Practice Guidance

Dementia and Town Planning, RTPI (2017)

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP12: Housing and Extra Care Provision for the Elderly.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing specialist accommodation	Planning decisions and appeals
Number of specialist dwellings lost	Monitoring data

Gypsies, travellers and travelling showpeople accommodation

Strategic Objectives

Core Objective A, criterion 1c

Why we need the policy

Some of the provision of Gypsy and Traveller accommodation is likely to be made through planning permissions being granted on appropriate unallocated land, particularly where households wish to meet direct family need within existing sites or family circumstances change and new households are formed requiring new sites. In addition, the provision of transit accommodation on well-travelled routes, can help reduced incidences of unauthorised encampments. This policy therefore sets the criteria that will be used to determine applications on unallocated land.

Policy S9: Gypsies, travellers and travelling showpeople accommodation

- S9.1** Development proposals for Gypsy, Traveller and Travelling Showpeople pitches or plots (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy) and ancillary buildings will be permitted where:
- the use of the land is of a scale which respects, and does not dominate, the settled community;
 - the site is provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management;
 - the site can provide opportunities for healthy lifestyles for residents;

- d. the site is conveniently located for access to schools, medical services and other community facilities;
- e. the site has a safe vehicular and pedestrian access from the public highway and adequate provision for parking; turning and safe manoeuvring of vehicles within the site;
- f. the site is not enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community;
- g. the use of the land will not result in an unacceptable adverse impact upon local amenity, the existing character of the area and the natural and historic environment; and
- h. ancillary buildings are of an appropriate scale and size and should not be capable of being used as or converted to a bricks and mortar dwelling.

S9.2 Proposals for mixed residential and business activities will be assessed on a site-specific basis, taking the above criteria into account.

S9.3 Proposals for transit Gypsy and Traveller accommodation will be permitted where the proposal:

- a. complies with the above criteria (except for d);
- b. can demonstrate it is located on an established travelling route;
- c. provides accommodation available to all members of the Gypsy and Traveller community (i.e. it is not restricted to family, friends or by association).

S9.4 Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy), as appropriate.

Implementing the policy

It is recognised that there are unlikely to be sites which would meet every one of these criteria. A 'best fit' approach will therefore be adopted.

In creating inclusive, mixed and sustainable communities, efforts should be taken to facilitate community cohesion. Sites should be well related to settlements with services and facilities accessible. Sites should not be designed to be deliberately isolated from the community – instead they should be visible and accessible, encouraging social interaction with neighbours and the local community.

Sites should provide opportunities for healthy lifestyles for residents; such as providing adequate landscaping, garden area and play areas for children. Sites should avoid being entirely hardstanding.

Ancillary buildings are often provided alongside mobile homes, providing facilities such as wash rooms, laundry rooms etc. These must have a linked use to the main function of the land as traveller accommodation. They are not a requirement on site, and some traveller sites may not include them, with all facilities being provided within a static mobile home.

Transit accommodation can help reduce unauthorised encampments and provide the police with greater powers to respond. If there is available accommodation on a transit site, the police can direct encampments to move there. Without available transit accommodation, the police are limited in what they can do. Careful consideration should be given to the location of a transit site to ensure it is on a well-established travelling route.

Provision of 'transit' accommodation for friends and family to visit existing gypsy, traveller and travelling showpeople sites should be dealt with using planning conditions specifying the number of days the site can be occupied by more than the allowed number of caravans (which permits visitors and allows attendance at family or community events).

Any planning permission will include a planning condition or obligation to ensure the occupancy of the site is limited to persons as defined in 'Planning Policy for traveller sites' (2015) or any subsequent policy.

Key supporting documents

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (August 2017)

Planning Policy for traveller sites (August 2015)

Equality Act (2010)

Housing Act (2004)

What existing policy does this supersede?

Joint Core Strategy Policy CP15: Gypsies, Travellers and Travelling Showpeople

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing Gypsy, traveller and travelling showpeople accommodation	Planning decisions and appeals

Safeguarding land for gypsy, traveller and travelling showpeople accommodation

Strategic Objectives

Core Objective A, criterion 1c

Why we need the policy

Within the Area, the overall scale of need for Gypsy, Traveller and Travelling Showpeople accommodation has risen. The Local Planning Authority has a responsibility to develop a fair and effective strategy to address these needs.

Policy S1 sets out the number of pitches and plots required over the plan period and sites are allocated for new pitches and plots.

To work alongside these policies, a policy which safeguards land authorised for permanent gypsy, traveller and travelling showpeople accommodation is required to ensure sufficient provision is maintained. Authorised permanent pitches and plots within the Settlement Policy Boundary or adjoining larger development sites are particularly at risk of loss to other uses.

Policy S10: Safeguarding land for gypsy, traveller and travelling showpeople accommodation

S10.1 Land authorised for permanent gypsy, traveller and travelling showpeople accommodation will be safeguarded from alternative development.

Implementing the policy

Across the Area there are many existing sites which have a permanent planning permission for gypsy, traveller and travelling showpeople accommodation. Most of these were granted permission several years ago with conditions limiting occupation to those falling within the traveller definition applicable at the time and often specific to named occupants. The GTAA highlights that some occupants may no longer travel, or their travelling status is unknown. However, the Local Planning Authority acknowledges that these are well established sites with a confirmed planning status for gypsy, traveller or travelling showpeople accommodation.

This policy therefore sets out that all land which has planning permission or lawful use for gypsy, traveller and travelling showpeople accommodation will be safeguarded to ensure that the permitted use is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development or occupation by other communities.

Key supporting documents

East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (August 2017)

Planning policy for traveller sites (August 2015)

Housing Act (2004)

Equalities Act (2010)

What existing policy does this supersede?

New strategic policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of a permanent Gypsy and Traveller pitch or Travelling Showperson plot	Planning decisions and appeals

Residential mobile home parks

Strategic Objectives

Core Objective A, criteria 1a and 1b.

Why we need the policy

Established residential mobile home parks make an important contribution to the dwelling stock, enabling people to have a home who either cannot afford to buy or rent a permanent dwelling or who do not wish to live in a permanent dwelling.

Clause 124 of the Housing and Planning Act (2016), which came into force on 12 July 2016, recognises residential caravans as having a role in contributing towards the supply of housing.

Policy S11: Residential mobile home parks

S11.1 Residential mobile home parks will be safeguarded from alternative development.

S11.2 Development proposals for new residential mobile home parks will be treated as new dwellings and determined in accordance with the relevant policies in the Development Plan.

Implementing the policy

This policy does not apply to holiday mobile home parks.

Key supporting documents

Interim Housing and Economic Development Needs Assessment (2018)

Housing and Planning Act (2016)

What existing policy does this supersede?

Local Plan Second Review Saved Policy H17: Mobile Homes, of the Local Plan Second Review 2006

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of residential mobile homes.	Planning decisions and appeals

New homes in the countryside

Strategic Objectives

Core Objective A, criteria 1a, 1b and 1c

Core Objective A, criterion 2c

Why we need the policy

There is a general restraint against new housing in the countryside which is supported by Policy S17. However, in rural areas there is a need to support housing developments that reflect local needs. Support should be given to bring forward exception sites that provide for the local need.

The NPPF supports an element of rural housing where it will enhance or maintain the vitality of rural communities and sets out that isolated homes in the countryside should be avoided unless in certain circumstances. This policy therefore seeks to address when new housing in the countryside will be permitted.

Policy S12: New homes in the countryside

Planning permission (where required) for new homes in the countryside will only be granted in the following circumstances:

S12.1 For a rural worker dwelling that complies with Policy DM13; or

S12.2 For the re-use of heritage assets where the proposed development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the long-term future of heritage assets; or

- S12.3** For the conversion of an existing agricultural or other rural building that complies with Policy DM12; or
- S12.4** For rural affordable housing that complies with Policy S7; or
- S12.5** For Gypsy, Traveller and Travelling Showpeople accommodation that complies with Policy S9; or
- S12.6** For seasonal, temporary or permanent Gypsy, Traveller and Travelling Showpeople accommodation for those who do not meet the planning definition where:
- there is a proven need for culturally suitable accommodation; and
 - the criteria a-h of Policy S9 are met; and
- S12.7** The Local Planning Authority must be satisfied that the long-term occupancy of the accommodation can be controlled to ensure that the accommodation will continue to be available for Gypsy, Traveller and Travelling Showpeople and this will be defined by a legal agreement.
- S12.8** For housing development allocated in a neighbourhood plan which has been ‘made’ by the Local Planning Authority(s); or
- S12.9** For community led housing schemes that comply with Policy S7.

Implementing the policy

Settlement boundaries have been identified for those villages that are of a scale and form that enable a boundary to be established with a degree of certainty.

Key supporting documents

East Hampshire Local Plan Settlement Hierarchy background paper (2018)

National Planning Policy Framework (2018)

What existing policy does this supersede?

New strategic policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals, allowing inappropriate development in the countryside	Planning decisions and appeals

Conversion of an existing agricultural or other rural building to residential use

Strategic Objectives and related Strategic Policies

Core Objective A, criteria 1a, 1b and 1c

Core Objective A, criterion 2c

Policy S12: New homes in the countryside

Why we need the policy

There is a general restraint against new housing in the countryside which is supported by Policy S17. However, in rural areas there are often opportunities for re-using or adapting existing rural buildings for alternative uses. Such re-use or adaptation can help reduce demands for new buildings in the countryside.

Policy DM12: Conversion of an existing agricultural or other rural building to residential use

DM12.1 Planning permission (where required) for the conversion of an existing agricultural or other rural building to a dwelling will only be granted in the following circumstances:

- a. it has been demonstrated by means of a supporting statement to the satisfaction of the Local Planning Authority that the building has been continuously actively marketed for 12 months, for suitable preferred or alternative re-uses, such as business, tourism or community; or
- b. the residential conversion is a subordinate part of a scheme for a business, tourism or community re-use, which will have a positive benefit on the local economy and community; or

- c. the residential conversion meets an identified local housing need; and
- d. the form bulk and design of the building is sympathetic to the rural surroundings and it respects local styles and materials; and
- e. the building is structurally sound and is capable of conversion without major reconstruction or extension and any alterations can be achieved without a detrimental impact on its character and appearance; and
- f. the building is capable of conversion and re-use without requiring substantial additional outbuildings or a significant change in the setting of the building; and
- g. there is no overriding conflict with other policies in the Local Plan.

Implementing the policy

This policy is only applicable to planning applications for the conversion to a dwelling. For all other matters Policy DM16: Farm Diversification applies.

When the rural buildings are of historic value or interest, adaptation to a new use is recognised as one way of saving the buildings, particularly if it is in danger of falling into disrepair. In these circumstances Policy DM36: Development Affecting and Changes to Listed Buildings.

Key supporting documents

East Hampshire Local Plan Settlement Hierarchy background paper (2018)

National Planning Policy Framework (2018)

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals, allowing for conversion to a dwelling in the Countryside	Planning decisions and appeals

Rural worker dwellings

Rural worker being those employed in agriculture, forestry or other rural based enterprise

Strategic Objectives and related Strategic Policies

Core Objective A, criteria 1a, 1b and 1c

Core Objective A, criterion 2c

Policy S12: New homes in the countryside

Why we need the policy

There is a general restraint against new housing in the countryside which is supported by Policy S17. However, in rural areas there is a need to recognise that there will be occasions when the staffing needs of farms, forestry holdings, and other enterprises in the countryside change, and additional staff accommodation is required.

Policy DM13: Rural worker dwellings

DM13.1 Planning permission (where required) for new rural worker dwellings in the countryside will only be granted in the following circumstances:

- a. there is an essential need for a rural worker³² to live permanently at or near their place of work in the countryside. In such circumstances the Local Planning Authority will require the applicant to produce an independent report demonstrating the functional need for the dwelling and the financial viability of the business;

³² For example, to meet the needs of agriculture, forestry, horticulture, viticulture

- b. existing dwellings serving or closely connected with the holding do not provide sufficient accommodation for essential rural workers and the availability of suitable tied dwellings in the area has been investigated; and
- c. the owner/occupier of the proposed dwelling has not been instrumental in disposing of any residential property in the preceding 5 years that would have satisfied the need now identified.

DM13.2 Where a need is proven, the Local Planning Authority will normally require the new agricultural dwelling to be sited in association with existing groups of farm buildings.

DM13.3 The occupancy of the dwelling will be restricted to those employed in the activity for which the dwelling was originally permitted.

DM13.4 Where the proposal is for the removal of the occupancy condition this will be permitted provided that:

- a. it can be demonstrated through robust marketing that the dwelling is no longer required, now or in the next 3 years, to meet the needs of the occupational workers engaged or last engaged in the activity for which the dwelling was originally permitted.

Implementing the policy

A functional need to live at a particular site could be justified for example where the care of animals or agricultural processes require immediate attention at short notice. Financial viability is assessed in terms of the enterprise having been established for at least three years, profitable for at least one of them, being currently financially sound and having a clear prospect of remaining so.

In certain circumstances, permission may only be given initially for temporary accommodation on the site until such time as genuine functional need and financial viability of the enterprise can be proven.

In order to ensure that the accommodation is always available for staff use, their occupation will be strictly limited to full-time workers (and their immediate dependants) who are employed in farming or forestry or other enterprise who must live on the site rather than a nearby settlement. If it is found that a unit of accommodation previously associated with the holding or establishment has been sold or let separately in the previous five years, then planning permission will not be granted.

Key supporting documents

East Hampshire Local Plan Settlement Hierarchy background paper (2018)

National Planning Policy Framework (2018)

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals allowing for new rural worker dwellings in the Countryside	Planning decisions and appeals

Economy

Office, industrial and warehousing

Previous versions of the Local Plan have attempted to restrict the loss of employment land. Some land, however, was allowed to be developed for alternative uses. This Local Plan focuses its policies on restricting the loss of employment land on key sites.

One way the government has sped up the delivery of new homes has been to allow offices to be replaced by houses without the need for planning permission. It has also introduced something similar for small scale light industrial and storage premises.

The Local Plan policies seek to protect the key employment sites. Taking account of recent evidence, the Local Planning Authority has sought to address this threat to employment space through the introduction of an Article 4 direction which removes permitted development rights. This is due to come into effect in March 2019. It will mean planning permission is required to change offices and other employment uses to new dwellings on certain employment sites. This will allow the Local Planning Authority to balance the merits of providing new homes with the need to provide sufficient business space. This does not mean that all changes-of-use applications from offices will be refused. If there is a type of business space the district needs the council might seek this as part of any planning permission for residential dwellings.

The rural economy and tourism

Much of the Area is rural in nature and planning policies in this chapter recognise the important contribution of the rural economy. These policies will enable the sustainable growth and expansion of all types of business in the rural areas. They will encourage the

development and diversification of agricultural and other land-based rural businesses as well as appropriate rural tourism and leisure development.

Retail

The Area has a diverse range of centres which form the local heart of each community. This chapter sets out the policies that will ensure our retail centres can adapt to meet the changing needs of our communities. The current Local Plan identifies and categorises these retail centres in a hierarchy. This relates to their functions and roles taking account of their size, catchment area and the range of shops and facilities provided.

Changes in shopping patterns, such as moves to out-of-town or internet shopping have provided challenges to our retail centres. In addition, many retailers have focussed on bigger regional stores in the larger town and city centres while reducing smaller outlets.

Many of our retail centres do not attract people from a wider area. They have a limited goods offer and a higher proportion of small-scale convenience retailing. New retail floorspace provision within existing centres has been limited. To ensure the vitality of retail centres positive planning policies will encourage them to be well-managed and adaptable. This includes a requirement that the need for retail, leisure, office and other main town centre uses is met in full and is not compromised by limited site availability.

While facing challenges from changes to retailing, there will be opportunities provided by the increase in population. This might not compensate for changes in retail expenditure but provides potential for our centres to change and diversify to meet a wider range of complementary uses. The existing centres have been reviewed and redefined as part of this Local Plan.

Planning for economic development

Strategic Objectives

Core Objective A, criterion 2

Why we need the policy

The Policy aims to ensure that sufficient land is available to support economic development in the Area, including land to meet needs for business floorspace and that associated with the visitor experience.

The Policy also aims to direct office related development to the Town Centres of Alton and Whitehill & Bordon, the strategic employment sites and sites allocated for such uses within this plan.

The Local Planning Authority recognises that the majority of businesses in the Area are small to medium enterprises (SMEs) and therefore it is important that floorspace is provided to support the establishment and growth of these businesses.

The need to renew and refurbish employment floorspace, is imperative to ensure the supply of premises is suitable for modern business needs.

Within the Area there are pockets of deprivation and economic inactivity, whilst in contrast established businesses in the Area report skills shortages and difficulty in recruiting locally. This indicates a skills mismatch and therefore non-residential developments exceeding 1,000 sqm (net) will be required to enter a skills and training agreement. In addition, developments proposing 50 or more (net) dwellings will be required to enter a skills and training agreement.

Improving and diversifying the visitor experience in the Area can be achieved by improving the offer of the town, district and local centres and established tourism facilities, through the provision of additional visitor and business accommodation in appropriate locations.

Policy S13: Planning for economic development

S13.1 The Local Planning Authority aims to ensure sustainable employment development patterns, business competitiveness, and flexibility to cater for the changing needs of the economy.

S13.2 Development will be permitted where it:

- a. supports the retention, creation and development of small local businesses by encouraging a range of types and sizes of new premises including incubator units, managed workspace and serviced office accommodation; or
- b. provides essential ancillary employment facilities close to places of employment; or
- c. provides rural economic development opportunities; or
- d. redevelops outmoded employment floor space to provide accommodation that caters for modern business needs; or
- e. improves and diversifies the visitor experience.

Office and Research & Development:

S13.3 Proposals for new office and research & development (B1a and B1b) floorspace will be directed sequentially to the town centres of Alton and Whitehill & Bordon, and the strategic employment sites. Only if sites cannot be found in these locations should edge of centre sites be considered.

S13.4 The sequential approach does not apply to proposed floorspace included in the site allocations in the Local Plan.

Industrial, warehousing and storage:

S13.5 Proposals for new industrial, warehousing and storage (B1c, B2 and B8) floorspace will be directed to the Strategic Employment Sites and any sites where this use class of floorspace is included in the site allocations in the Local Plan.

All B use class development:

S13.6 Proposals for the provision for small business units (less than 50 sqm), suitable for start-ups and SME will be encouraged.

All development

S13.7 Opportunities for employment and workforce skills training will be required by means of Section 106 agreements for non-residential developments exceeding 1,000sqm or from developments providing 50 or more (net) dwellings.

Implementing the policy

Policies DM14 Provision and Enhancement of Tourism Uses and DM15 Protection of Tourism uses provide further detail on how visitor experience will be enhanced within the Area.

Key supporting documents

National Planning Policy Framework

Interim Housing and Economic Development Needs Assessment (2018)

East Hampshire Employment Background Paper (January 2018)

Enterprise M3 Strategic Economic Plan (2018-30)

Solent Local Enterprise Partnership: Transforming the Solent Productivity and Growth Strategy Update (February 2017)

What existing policy does this supersede?

Joint Core Strategy Policy CP5: Employment and workforce skills

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing use class B1a and B1b floorspace that is located outside of the town centres	Planning decisions and appeals
Number of planning decisions including appeals allowing use class B1c, B2 and B8 floorspace that is located outside of the Industrial Strategic Employment Sites.	
Number of planning decisions including appeals allowing B class development proposals incorporating units of less than 50 sq m.	
Number of Section 106 agreements to deliver employment and workforce skills training.	

Provision and enhancement of tourism uses

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 2

Policy S13: Planning for economic development

Why we need the policy

The Area is an enticing place for visitors with beautiful countryside, attractive market towns and villages and a number of facilities aimed at tourists. The South Downs National Park lies in close proximity to the authority, which encourages a greater influx of visitors to the area.

Tourism is an important part of the local economy, with visitors not only spending money on tourist attractions and accommodation, but also utilising other businesses such as shops, restaurants and pubs. The provision of the appropriate facilities will benefit residents as well as visitors.

Policy DM14: Provision and enhancement of tourism uses

DM14.1 The Local Planning Authority will support developments which contribute positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the landscape, heritage and built environment.

DM14.2 Development for new and the redevelopment/expansion of existing tourist attractions, facilities and accommodation will be supported across the Area where it can be demonstrated that:

- a. the proposal provides opportunities for communities and visitors in appropriate locations where identified need is not met by existing facilities/services;

- b. where possible, there are good connections with other tourist destinations, the green infrastructure network and local services, preferably by walking, cycling or other sustainable modes of transport;
- c. there will not be any significant detrimental impact on the character and appearance of the area and the quality of life of local people; and
- d. any adverse impact on the natural and historic environment should be avoided wherever possible. Where an adverse impact is unavoidable, the proposal should clearly indicate how the adverse impacts will be effectively mitigated to the satisfaction of the Local Planning Authority and relevant statutory agencies.

Implementing the Policy

To remain a competitive destination and to encourage growth of the tourism related sectors, the Area will need to continue to develop tourism related assets such as accommodation, attractions and unique visitor experiences. The Local Planning Authority will therefore support proposals which will contribute to improving the Area's tourism offer and assets.

The location of tourism facilities should be on the most sustainable sites in the most sustainable settlements as defined by the settlement hierarchy. However, there must be the flexibility to enable appropriate development that will benefit the rural economy and communities, particularly where the business is viewed as a community asset. It is acknowledged that existing tourist uses may need to diversify and require further investment to maintain the use as a visitor destination. Examples would include additional visitor facilities at attractions such as Birdworld or developing visitor accommodation in a rural pub, which would safeguard the viability of the businesses for the benefit of the local community.

Given the propensity for tourism related development to be located in close proximity to the South Downs National Park or near internationally designated sites, there is potential for proposals to have an adverse effect through increased recreational disturbance. The priority is to avoid impact on the natural and historic environment if possible, followed by mitigation measures. Where proposals are in the vicinity of the South Downs National Park, the Local Planning Authority will endeavour to promote sustainable tourism to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Key supporting documents

East Hampshire Retail and Main Town Centre Uses Study (2018)

Hampshire Hotel Trends (2010-2012)

East Hampshire Hotel & Pub Accommodation Futures Study

South Hampshire Hotel Futures

National Planning Policy Framework

What existing policy does this supersede?

Joint Core Strategy Policy CP9: Tourism

Local Plan Second Review Saved Policy TM1: Tourism Development

Local Plan Second Review Saved Policy TM2: Visitor Accommodation within Settlement Policy Boundaries

Local Plan Second Review Saved Policy TM3: Visitor Accommodation outside Settlement Policy Boundaries

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing for new or enhanced tourism facilities	Planning decisions and appeals

Protection of tourism uses

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 2

Policy S13: Planning for economic development

Why we need the policy?

This policy works alongside Policy DM14: Provision and enhancement of tourism uses to ensure that sufficient facilities are retained to support the tourism sector of the local economy.

Policy DM15: Protection of tourism uses

- DM15.1** In order to protect existing tourism provision, development proposing the loss of tourism facilities and/or accommodation will only be permitted if:
- a. there will be no significant loss of tourism uses or accommodation as a result, or an alternative provision in the locality can meet the needs;
 - b. the existing business / service is not and cannot be made viable; and
 - c. there is no known demand for existing and alternative tourism use, and the site has been robustly marketed as an on-going business and for all alternative tourism related uses.

DM15.2 Details of the marketing requirements are set out in Appendix 3.

Implementing the Policy

Alongside promoting growth in the tourism sector, the Local Planning Authority will also seek to protect existing tourism provision within the Area. Applicants seeking to change the use of an existing tourism related activity will be required to demonstrate to the Local Planning Authority's satisfaction that the viability of continuing the existing use has been fully and appropriately investigated, and that effective marketing has been undertaken where appropriate to demonstrate that there is no viable appropriate tourism related use for the site. Evidence of a marketing strategy will be required to show reasonable and appropriate marketing of the site for tourism related uses over a sustained period of time (minimum of 12 months), and evidence of the level of interest in the site for tourism uses during the marketing period.

Key supporting documents

East Hampshire Retail and Main Town Centre Uses Study (2018)

Hampshire Hotel Trends (2010-2012)

East Hampshire Hotel & Pub Accommodation Futures Study

South Hampshire Hotel Futures

National Planning Policy Framework

What existing policy does this supersede?

New detailed policy.

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of a tourism use.	Planning decisions and appeals

Maintaining and improving employment floorspace

Strategic Objectives

Core Objective A, criterion 2

Why we need the policy

There is a range of employment sites within the Area that provide accommodation to support a wide range of businesses, specifically Small and Medium Enterprises (SMEs) reflective of the rural nature of the Area.

There are a number of well-occupied clusters of sites in the settlements of Alton, Whitehill & Bordon, Four Marks and Horndean; but many employment sites lie within small settlements or in rural locations, sometimes distant from strategic routes or from services.

Vacancy rates at the majority of employment sites are low and there is evidence of pent-up demand in the industrial sector and a shortage of good quality, modern, high-specification office premises for small and medium-sized businesses.

If insufficient employment premises are protected, the needs of the Area's businesses may not be met. In time, this could lead to existing businesses moving out of the Area and new and small businesses not being able to establish themselves or invest in the Area.

Therefore, there is a need to maintain the existing portfolio of employment sites and wherever necessary encourage the redevelopment of dated employment floorspace to provide modern

employment floorspace. The Local Planning Authority has recently 'made' an Article 4 Direction removing permitted development rights for the conversion of certain employment (B class uses) to residential use at 30 key employment sites and clusters.

Policy S14: Maintaining and improving employment floorspace

S14.1 Strategic and Locally Significant Employment Sites will be protected for either B1a and B1b use or B1c, B2 and B8 use in line with their designation.

S14.2 On Strategic and Locally Significant Employment Sites, employment floorspace will be protected and the loss strongly resisted. Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use as set out in Appendix 3 (Marketing).

S14.3 Outside the designated employment sites, employment floorspace will be protected in line with the latest needs assessment and the loss will be resisted unless the site is allocated for an alternative use within the Local Plan. Redevelopment or change of use to housing use will be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use that satisfies the requirements set out in Appendix 3 (Marketing) for a continuous period of at least 12 months prior to submission of a planning application. If the site is allocated for an alternative use within the Local Plan, the marketing period will not be required.

S14.4 The redevelopment of dated employment floorspace that no longer meets the needs of commercial occupiers will be permitted to cater for modern business needs. The provision of improved ICT

infrastructure will be encouraged in refurbished and redeveloped sites.

S14.5 Redevelopment or change of use to a non-employment use will only be acceptable where the land or premises are unsuitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport, and its impact on the amenity of the area or adjoining occupiers.

S14.6 The provision of ancillary uses on a Strategic Significant Employment Site that complement and positively enhance the functioning of the employment area will be supported

Implementing the policy

B Class Uses

Strategic Employment Sites

(1a) The designated Strategic Employment Sites together make up the Area's current core supply of employment land.

(1b) The Strategic Employment Sites are:

A31

Mill Lane, Alton

Lumbry Park, Alton (circa 1ha)

Newman Lane, Alton

Omega Park, Alton

Waterbrook Estate, Alton

Station Approach cluster, North of railway line, Medstead

North East

Viking Park, Bordon

Woolmer Industrial Estate & Highview Business Centre, Bordon
Former OSU & Beaver Industrial Estate, Liphook
Bleach's Yard Industrial Estate, Liphook

Southern Parishes

Hazleton Industrial Estate & Wessex Gate, Horndean
West of A3(M) / Enterprise Road, Horndean
Westfield Industrial Estate, Horndean

(1c) New employment land resulting from the allocations contained within this plan will be treated as Strategic Employment Sites once developed.

Locally Significant Employment Sites

(1d) The Locally Significant Employment Sites include all sites which meet the definition set out below and include:

A31

Kerridge Industrial Estate, Alton
Paradigm House, Alton
Bellhanger Enterprises, Bentworth
Bentley Business Park, Bentley
Bentley Industrial Centre, Bentley
Lymington Farm Industrial Estate, Medstead
Home Farm, Petersfield Road, Ropley
Lyeway Farm, Lyeway Lane, Ropley
The Stone Yard, Alton Lane, Four Marks
West End Farm, Upper Froyle

North East

Wolfe Lodge, Farnham Road, Bordon
Inverallen, Kingsley

Ajax House/Plowden House, Liphook
Exchange House, Liphook
Index House, Liphook
Oakhanger Farm Business Park, Oakhanger
Southlands, Selborne
Norton Farm, Selborne

(1e) The Strategic Employment Sites and the Locally Significant Employment Sites are shown on the Policies Map.

Those sites that are not listed are protected by Policy S14.3.

This policy seeks to sustain and enhance employment in the Area through the protection of sites as set out in the policy. It aims to protect employment floorspace to ensure there is sufficient supply to accommodate existing and future need. Loss of these sites to alternative uses runs the risk of constraining employment growth and limiting economic diversification.

The provision of ancillary uses within employment areas can serve to enhance the function and attraction of these sites to businesses and their employees and reduce the need for staff to travel to alternative facilities away from the workplace. Such uses may be provided on site either as new buildings, by means of expansion of an existing B1, B2 or B8 use or as redevelopment of part of an existing B1, B2 or B8 use. Examples of ancillary uses considered appropriate on a Strategic Employment site that would be supported include small local shops, cafes, gymnasias, creches and canteens.

There is no specific national guidance on an appropriate period for marketing with regard to offices, research and development or industrial sites but in order to retain sites and to meet projected needs, the criteria set out in Appendix 3 will need to be satisfied.

Key supporting documents

National Planning Policy Framework

Interim Housing and Economic Development Needs Assessment (2018)

East Hampshire Employment Background Paper (January 2018)

Enterprise M3 Strategic Economic Plan (2018-30)

Solent Local Enterprise Partnership: Transforming the Solent Productivity and Growth Strategy Update (February 2017)

What existing policy does this supersede?

Joint Core Strategy Policy CP4: Existing Employment Land

East Hampshire District Local Plan Review Policy IB4: Retention of Industrial or Business Uses

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Amount of permitted and completed class B1a, B1b, B1c, B2 and B8 floorspace that is located on the Strategic Employment Sites.	Monitoring data
Amount of permitted and completed class B1a, B1b, B1c, B2 and B8 floorspace that is located on the Locally Significant Employment Sites	
Amount of employment floorspace (B1, B2 and B8) lost to alternate uses at the Strategic and Locally Significant Employment Sites.	
Amount of employment floorspace (B1, B2 and B8) lost to alternate uses outside of the Strategic and Locally Significant Employment Sites.	

Rural economy

Strategic Objectives

Core Objective A, criterion 2

Why we need the policy

Farming and forestry are the traditional rural employers, and those involved in them are key to management of the countryside. The industries continue to evolve and whilst employment is declining, the way these industries are run is changing. In general terms farms need larger business units and larger buildings to be viable and cope with the larger volumes of product, larger equipment and statutory storage regulations. The Local Planning Authority will support the provision of new and larger buildings, which are essential to farming and forestry. This will help the businesses to remain competitive and viable and also improve our food security.

In view of the changing circumstances facing agriculture it is important that farmers are able to diversify their activities to supplement their incomes. However, this needs to be managed in a sustainable way that preserves or enhances the character of the surrounding countryside. Diversification can support the viability of agricultural holdings and will be supported where it contributes to the retention of agriculture as part of the rural economy. Schemes should, however, be developed in the context of farm development programmes which meet the business needs of the enterprise, provide for the ongoing management of the land and buildings, are sustainable and are consistent with safeguarding countryside character.

The Enterprise M3 LEP recognise the importance of supporting the rural economy. The Local Planning Authority will also work with our

partners to support the provision of small-scale business incubation centres in rural areas. These provide low cost, flexible office space for start-up businesses and nomad working and may be able to provide faster internet connections than at residential properties along with the benefits of interacting with other local entrepreneurs.

Within the countryside there are a number of strategic / locally strategic employment sites, in addition to sites that support specific sectors such as Lasham Airfield (General Aviation and film) and Old Thorns Hotel (Leisure).

Policy S15: Rural economy

S15.1 To support economic growth in rural areas, a positive approach to sustainable new development will be taken in the Area. To promote a strong rural economy:

- a. the sustainable growth and expansion of all types of business and enterprise in rural areas will be supported, through conversion of existing buildings and provision of well-designed new buildings of appropriate scale, provided they are in accordance with other policies in the plan;
- b. the development and diversification of agricultural and other land-based rural businesses will be supported;
- c. the provision and enhancement of tourism and leisure facilities which contribute positively to the growth of local tourism in a sustainable manner will be supported;
- d. the Local Planning Authority will work with its partners to implement the Hampshire Superfast Broadband Programme to improve the provision of broadband in rural areas. This will help to retain and promote services and support a range of rural business including traditional agriculture and home-based business;

- e. the sequential approach will not be applied to applications for small scale rural offices or other small scale rural development (less than 100sqm GIA); and
- f. proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) located in rural areas but outside of Town, District or Local Centres, will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to submission of a planning application

Implementing the policy

The Local Planning Authority will support the delivery of new agricultural and business floorspace through the conversion of existing buildings and the provision of well-designed new buildings where they are in accordance with other policies in this plan, such as Policy DM17: New Agriculture Development.

Farm Diversification into non-agricultural activities supports the viability of many farm businesses. Any proposals for such a development will need to satisfy Policy DM16: Farm Diversification.

Tourism and leisure uses make a valuable contribution to the local economy and the provision of and enhancement of tourism uses will be supported where proposals satisfy Policy DM14: Provision and enhancement of tourism uses.

Broadband provision is crucial to modern businesses. Slow broadband and inadequate and slow mobile phone coverage are constraints to economic development. Extending the reach of fibre broadband is key for the viability of rural businesses and will also benefit rural residents. Therefore, the Local Planning Authority is supportive of the Hampshire Superfast Broadband Programme.

To support the rural economy, national policy is more flexible, allowing small-scale development for main town centre uses (see glossary) without applying the sequential approach. The sequential approach will not be applied to applications for developments for less than 100sqm (gross) for rural offices or other rural development.

There is no specific national guidance on an appropriate period for marketing with regard to local shops and services, however due to the important role such facilities provide to the rural economy, the criteria set out in Appendix 3 will need to be satisfied.

Key supporting documents

Interim Housing and Economic Development Needs Assessment (2019)

National Planning Policy Framework

Enterprise M3 Local Enterprise Partnership Strategic Economic Plan

What existing policy does this supersede?

Joint Core Strategy Policy CP6: Rural Economy and Enterprise

East Hampshire District Local Plan Review Policy IB3: Industrial and Business Development in the Countryside.

East Hampshire District Local Plan Review Policy IB5: Lasham Airfield

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing class floorspace in the countryside	Planning decisions and appeals
Number of planning decisions including appeals allowing B1 class floorspace of less than 100sqm in the countryside	

Farm diversification

The generation of commercial income through non-agricultural diversification in order to supplement farming businesses and potentially improve their viability.

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 2

Policy S15: Rural economy

Why we need this policy

The purpose of this policy is to support the long-term viability of the farming enterprises that make a valuable contribution towards the local economy. Diversification into non-agricultural activities is becoming vital to the continuing viability of many farm businesses. Examples of diversification include the creation of small employment premises or additional tourist accommodation.

Policy DM16: Farm diversification

DM16.1 Development proposals relating to farm diversification will be permitted where:

- a. A diversification plan is submitted, which demonstrates that:
 - the proposed development(s) will provide long-term benefit to the agricultural operation;
 - diversification activities remain subsidiary to the original agricultural operation, in terms of physical scale and income stream; and

- the proposed development does not cause severance or disruption to the agricultural holding.

and

- b. the best and most versatile agricultural land is protected; and
- c. the scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character; and
- d. existing buildings are used in preference to new buildings.

Implementing the Policy

Diversification can take a range of forms and it is important that proposals are sustainable and appropriate. As well as supporting the long-term viability of the existing business, proposals must be consistent in scale and nature with their rural location.

In assessing proposals, the Local Planning Authority will seek to ensure that the scale and nature of the development would not lead to a dispersal of activity likely to increase reliance on the private car, compromise sustainability objectives or affect the vitality of nearby towns and settlements.

It is also important to ensure that agricultural land is protected and retained and that any proposal would not prejudice the future viability of the agricultural business.

All proposals must therefore be able to demonstrate how they protect the character of the countryside visually (the impact of new buildings and activities on the landscape), functionally (the impact

of noise and traffic) and environmentally (the protection of best and most versatile agricultural land).

For the purposes of this policy, land-based rural businesses do not include those relating to equine activities.

Where new buildings are deemed necessary, they should generally be in close proximity to existing buildings and respond to the context of an agricultural farmstead.

Key supporting documents

Interim Housing and Economic Development Needs Assessment (2018)

National Planning Policy Framework (2018)

Enterprise M3 Local Enterprise Partnership: Strategic Economic Plan.

What existing policy does this supersede?

Local Plan Second Review Saved Policy C13: Rural Diversification

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing agricultural or forestry developments	Planning decisions and appeals

New agriculture development

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 2

Policy S15: Rural economy

Why we need the policy

It is recognised that to support agricultural businesses in the Area, new development may be required to support the operational needs of agricultural businesses.

The policy seeks to retain the openness and character of the countryside by encouraging the replacement of existing buildings and ensuring that any new buildings or structures relate to existing buildings associated with the enterprise.

This policy supports national policy by enabling development proposals for new buildings and structures to support agricultural businesses where criteria can be met.

Policy DM17: New agriculture development

DM17.1 Development proposals for new buildings or structures for the purposes of agriculture will be permitted where:

- a. evidence is provided to demonstrate the operational need for the development and the scale of development is commensurate with the needs;
- b. the buildings are in keeping with local character and appearance of the area, and of a design that reflects the proposed agricultural use;

- c. the development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings associated with the enterprise, unless there are operational circumstances that necessitate a more isolated location; and
- d. a building has not been disposed of or converted to an alternative use at the holding in the past five years, which could have met the need of the development proposed.

Implementing the policy

It is recognised that to support agricultural businesses in the Area that new development (such as agricultural barns) may be required to support the operational needs of agricultural businesses. The Local Planning Authority will require evidence setting out why the new development is required to support any planning applications. This evidence should be incorporated into the Planning Statement.

The loss of existing fit for-purpose buildings that may be needed for future operations is discouraged, therefore new buildings to replace those recently disposed of or converted to alternative uses will not normally be permitted. Exceptions may be made to this where the applicant can provide evidence that the need could not previously have been anticipated or planned for.

Key supporting documents

N/A

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing agricultural or forestry developments	Planning decisions and appeals

Horse-related development

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 2

Policy S15: Rural economy

Why we need the policy

Horse riding continues to be a popular activity and can bring significant employment and economic benefits to the rural areas, in addition to providing recreation and enjoyment. Due to the rural nature of much of the Area, proposals for new or extended equestrian establishments and riding centres are likely to come forward over the plan period. However, the associated development and its intensity of use can have a significant impact on the countryside.

Guidance is needed for dealing with planning applications on the scale and nature of appropriate development proposals (including the types of equestrian businesses that are likely to be acceptable in rural areas).

Policy DM18: Horse-related development

DM18.1 Development proposals relating to the keeping and riding of horses will be granted planning permission where:

- a. development is of an appropriate scale, design and intensity with its surroundings;
- b. there is no significant detrimental impact on landscape interests, existing hedgerows and trees, protected species, sites or features of nature conservation interest or on sites of archaeological or historical importance;

- c. access, manoeuvring and parking provisions are acceptable and the use does not significantly increase traffic to the detriment of the rural area or highway safety;
- d. buildings are of an appropriate scale and design and are sited to avoid an adverse impact on the wider landscape;
- e. there is no unacceptable adverse impact upon the amenity for occupiers of neighbouring properties;
- f. lighting is kept to the minimum necessary to serve the unit, and is designed so as to avoid light spillage and not to impact on neighbouring properties or the wider countryside; and
- g. the proposed means of enclosure are sympathetic to the character of the adjoining countryside.

Implementing the policy

Any horse-related development proposal will need to satisfy the criteria in the design policies in the Plan and any ancillary development or works should seek to employ a high standard of design, which should reflect the rural surroundings. In appropriate circumstances there may be a requirement to undertake removal of associated equipment such as jumps, when not in frequent use, to avoid visual clutter and to restrict the siting of additional structures such as mobile field shelters, caravans and storage containers.

The proposed means of enclosure should be sympathetic to the character of the adjoining countryside; for example, the boundaries should be stock proof. However, the Local Planning Authority would not necessarily wish to see the introduction of harsh fencing and would expect suitable hedge boundary treatment. This could be in addition to fencing to minimise the impact on the landscape. Where possible, the proposal should be well related to the existing rights of way network.

Any proposal for a new dwelling to support an equestrian establishment will be considered against Policy DM13: Rural worker dwellings.

Key supporting documents

N/A

What existing policy does this supersede?

Local Plan Second Review Saved Policy C12: Equestrian uses

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development contrary to this Policy	Planning decisions and appeals

Home-based businesses

A home-based business is any business where the primary office is located in the owner's home.

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 2

Policy S13: Planning for economic development

Policy S15: Rural economy

Why we need the policy

It is recognised that changes such as the increasing availability of high-speed broadband are likely to increase the incidence of home-based business. In addition, research indicates that there is a particular propensity amongst cultural, creative and knowledge-based business to home-work. It also suggests that home-based business³³ is economically more significant than is sometimes recognised, and that South-East England is one of the most active areas in terms of home-based business.

In addition, there are also potentially quite significant benefits to be gained in relation to reducing traffic congestion, hence improving air quality.

³³ "Invisible Businesses: the characteristics of home-based businesses in the United Kingdom" Mason, Carter & Tagg

Policy DM19: Home-based businesses

DM19.1 When planning permission is required, the creation of a workplace within a dwelling, or through the adaptation of suitable outbuildings or construction of a new building within a residential curtilage, will be permitted where the residential character and amenity of the building, neighbouring dwellings and the area, is maintained by:

- a. limiting the type and level of activity, including the hours of work, and visits and deliveries, to that consistent with the residential amenity of the area;
- b. preventing any harmful future intensification; and
- c. limiting any advertisement.

Implementing the policy

Planning permission is not required if the use of part of a home for business purposes does not change the overall character of the property as a single dwelling. For example, the use of a room as an office for one of the residents of the house, or for childminding purposes, would be unlikely to mean that the character of the dwelling house had changed and would not normally require planning permission.

However, if the business involves any of the following, then planning permission is likely to be required:

- more people visiting the property during the day/evening than would normally be the case for residential use;
- uses that require employees to be present at the dwelling;
- uses that require business vehicles to be kept at the site;
- deliveries taking place that are more frequent and involve larger quantities of goods than is usual for a household;

- the use of a large part of the property for business activities, such as offices, storage, and other commercial purposes (including the use of sheds and garages); or
- activities that are noisier than domestic use or produce fumes that would not be expected from residential properties.

The Local Planning Authority wishes to support home-working as a way of encouraging new business to develop, providing business opportunities for disabled people and to assist in reducing congestion resulting from people travelling to different workplaces, balanced against the need to protect the amenities of neighbouring residents and the residential character of the area.

Key supporting documents

National Planning Policy Framework

Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the creation of new or conversion of existing buildings for home based businesses.	Planning decisions and appeals

Retail hierarchy and Network

Strategic Objective

Core Objective A, criterion 3

Why we need the policy

It is essential that the Local Planning Authority continues to promote competitive and well managed town, district and local centres, in addition to local parades of shops which are essential to sustainable and thriving communities.

Policy S16: Retail hierarchy and network

S16.1 To ensure the long-term vitality and viability of the Centres, the Local Planning Authority will apply a 'town centre first' approach to proposals for retail, leisure and other main town centre uses. Development should be appropriate to the size and function of the centre within which it is to be located. The retail hierarchy includes the defined town, district and local centres. The wider retail network also includes other retailing locations across our area. The overall hierarchy and network is defined as follows:

Town Centres: Alton and Whitehill & Bordon

District Centre: Liphook (The Square)

Local Centres: Liphook (Station Area), Clanfield, Four Marks, Grayshott, Horndean and the Forest Centre at Whitehill

Local Parades and small local centres

Other established retailing locations: Alton Retail Park, Country Market (Sleaford)

Implementing the Policy

Alton and Whitehill & Bordon have designated town centres, which are shown on the Policies Map. A strong town centre policy enables and encourages a full range of town centre uses to be implemented within them, but also allows the Local Planning Authority to reject proposals that do not add to the vitality and viability of the town centre or which conflict with other policies and objectives. Such town centre uses include, retail, leisure, entertainment facilities, intensive sport and recreation uses, offices, arts, culture and tourism development. The Local Planning Authority will support the provision of a diverse range of uses which appeal to a wide range of age and social groups. It is social and cultural experiences which provide critical reasons to visit Town Centres. Uses such as restaurants, cafés and museums can complement the retail offer of a town.

A diversity of uses adds to a town centre, making it more attractive. However, concentrations of uses in the same locality, which do not 'add value', will be unacceptable.

Key supporting documents

National Planning Policy Framework (2018)

East Hampshire Retail and main town centre uses study, Leisure and Town Centres Study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP8: Town and Village Facilities and Services

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing main town centre uses outside of the centres.	Planning appeals and decisions

Town, district and local centres

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 3

Core Objective C, criterion 1

Policy S16: Retail hierarchy and network

Why we need the policy

Town, District and Local Centres are important in meeting the retail and leisure needs of the local residents who wish to shop and socialise locally or who are dependent on the facilities that they offer. The retail and leisure services offered play an important role in meeting local day-to-day needs particularly for those groups without access to a private motor vehicle, the elderly and other vulnerable groups.

The purpose of the policy is to protect the viability and vitality of Town, District and Local centres by ensuring that they are not undermined by potentially damaging development. It will be important to regularly assess the health of the existing district and local centres, and to ensure development respects their scale, function and identity.

Policy DM20: Town, district and local centres

DM20.1 The Local Planning Authority will protect and improve the provision of retail uses and other main town centre uses that meet local needs in the designated centres.

Town centres

DM20.2 Where planning permission is required, changes of use of ground floor premises will be granted if:

- a. the proposed use supports the vitality and viability of the centre;
- b. the proposed use is not detrimental to residential amenity; and
- c. the proposed use supports a variety of services available in the centre to meet the needs of the local community.

DM20.3 Planning permission for the change of use of ground floor premises to residential use (outside the Primary Shopping area) will be granted if:

- a. the proposed use is not detrimental to residential amenity;
- b. there is evidence to demonstrate that there is no demand for the continued use of the premises for retail, leisure or community uses; and
- c. the use is no longer viable and the property has been actively marketed for a period of at least 12 months (see Appendix 3).

District and local centres

DM20.4 Where planning permission is required, changes of use of ground floor premises will be granted if:

- a. the proposed use supports the vitality and viability of the centre;
- b. the proposed use is not detrimental to residential amenity; and

- c. the proposed use supports a variety of services available in the centre to meet the needs of the local community.

DM20.5 The change of use of ground floor premises to residential use(s) will be resisted.

All centres

DM20.6 Planning permission for the change of use of premises above ground floor/street level units to other uses including to residential use will be granted subject to complying with other policies in the Plan.

DM20.7 Proposals for new shopping or community provision within or adjacent to centres will be permitted where the proposals meet a local need, widen the choice, quality or range of shopping or community facilities, and are of a scale appropriate to the function of that particular centre.

Implementing the policy

To reflect that there are permitted development rights (PDRs) that enable the change of use from A1 (Shops and Retail Outlets) to other uses such as A2 uses (professional services) or subject to floorspace limitations and prior approval being granted A3 (food and drink) and C3 (dwelling houses), the policy clearly states that it only applies where planning permission is required.

The Town, District and Local Centres are defined on the policies map. Protection of the A1 retail and service provision in the Centres is essential to maintain the sustainability of the town or associated neighbourhoods, retention of their character and their continued vitality and success. Within Alton Town Centre a Primary Shopping Area is defined to protect the 'retail core' of this centre.

Policy DM22: Alton Primary Shopping Area provides further detail on the implications of this designation.

Centres provide service provision which offer an alternative type of service to larger supermarkets and contribute towards sustainability objectives by reducing the need to travel, thus reducing congestion and air pollution.

Every effort should be made to ensure that retail and community uses are not lost, and the Local Planning Authority will require evidence that the property has been maintained, managed and operated effectively and actively marketed, should an alternative use be proposed.

The Local Planning Authority will continue to monitor vacancies in its centres.

It is important to note that there are permitted development rights that enable the temporary change of use of premises for up to two years. This helps to support the vitality and viability of centres by bringing vacant premises back into use.

Key supporting documents

National Planning Policy Framework (2018)

East Hampshire Retail and main town centre uses study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP8: Town and Village Facilities and Services

Local Plan Second Review Saved Policy S5: Local and Village Shops

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals, allowing town centre uses to be lost to other uses at ground floor level in the Town, District and Local Centres	Planning decisions and appeals

Main town centre uses

National Planning policy identifies main town centre uses as retail, leisure, entertainment, more intensive sport and recreation uses, office, arts, culture and tourism development.

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 3

Core Objective C, criterion 1

Policy S16: Retail hierarchy and network

Why we need the policy

It is important to direct town centre uses to the Town, District and Local Centres in the first instance to maintain their vitality and viability.

National Planning Policy requires the application of a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. It goes on to state that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

The NPPF also requires that for applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold.

This policy addresses these matters.

Policy DM21: Main town centres uses

DM21.1 Planning permission (where required) for main town centre uses outside the identified centres, will be permitted where the applicant has successfully demonstrated:

- a. that there are no other more suitably located and available sites nearer to the identified centres for the town centre use(s) proposed, using a sequential approach to site identification;
- b. flexibility in terms of format and scale;
- c. the site is accessible and well connected to the town centre through a range of transport modes other than the car, including good local public transport services, walking and cycling; and
- d. the proposed development does not have a significant detrimental effect on the highway network in terms of congestion, road safety and pollution.

DM21.2 When assessing applications for main town centre uses outside the identified centres, which propose a floorspace that meets or exceeds 500sqm gross floorspace, the Local Planning Authority will also require an impact assessment.

- DM21.3** An Impact assessment will include an assessment of:
- a. the impact of the development on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - b. the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment.

DM21.4 Development that fails the sequential approach to development or is likely to have significant adverse impacts will be refused.

Implementing the policy

The Town, District and Local Centres are defined on the policies map. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

To reflect that there are permitted development rights (PDRs) that enable the change of use from A1 (Shops and Retail Outlets) to other uses such as A2 uses (professional services) or subject to floorspace limitations and prior approval being granted A3 (food and drink) and C3 (dwelling houses), the policy clearly states that it only applies where planning permission is required.

The Local Planning Authority will positively focus new development in the Town and District centres. Any development will be expected to be of an appropriate scale and design for the particular centre. Proposals outside these areas will be assessed according to the sequential test, the requirement for good accessibility by walking, cycling and public transport, and their impact on committed and planned public and private investment.

The Local Planning Authority will apply the sequential test to main town centre uses in the following order:

- Town Centre locations;
- Edge of centre locations
 - within 300m of the Primary Shopping Area in Alton and 300m of the town centre boundary in Whitehill & Bordon);
- Out of Centre locations.

Proposals at out of centre locations will only be permitted if suitable sites are not sequentially available in town centre, or edge of centre locations. Preference will be given to accessible sites that are well connected to the town centre.

Proposals for other main town centre uses should also meet the sequential test, seeking available sites in the town centre, followed by edge of centre locations. Only if suitable sites are not available should out-of-centre sites be considered.

Testing the impact of development will focus on the impact of the development on in-centre investment and vitality and viability (including trading impact).

In the case of existing retail warehouses that are effectively limited to bulky goods, the Local Planning Authority will resist pressures to broaden out the range of goods permitted to be sold. This is to protect the vitality and viability of the Town and District centres, but it would also help retain the availability of units for bulky goods sales. If proposals come before the Local Planning Authority for relaxing the restrictions on the range of goods to be sold, then they should meet the requirements of Policy DM21.

Key supporting documents

East Hampshire Retail and town centre uses study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP8: Town and Village Facilities and Services

Local Plan Second Review Saved Policy TC2: Large Retail, Leisure and Entertainment Uses

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals, allowing retail floorspace allowed outside of the defined centres	Planning decisions and appeals

Alton primary shopping area

Defined area where retail development is concentrated.

Strategic Objectives and related Strategic Policies

Core Objective A, criterion 3

Core Objective C, criterion 1

Policy S16: Retail hierarchy and network

Why we need the policy

It is important to maintain a retail core within the Town Centre of Alton to provide a competitive retail offer and accessible shopping core. Alternative retail and non-retail uses can in most instances be located in the wider town centre and still contribute to vitality and viability.

Policy DM22: Alton primary shopping area

DM22.1 A Primary Shopping Area is designated at Alton as shown on the Policies Map. The Local Planning Authority will support proposals that promote A1 uses (shops) which strengthen the retail function as well as the appearance and character of the Primary Shopping Area. Where planning permission is required, the change of use of ground floor premises from Class A1 shops to other uses (excluding residential) will be granted where:

- a. it can be shown that the premises is no longer needed for A1 use and the retention of A1 use at the premises has been fully explored, without success, by way of active marketing for a period of at least 12 months (see Appendix 3); and

- b. the proposed change of use does not have an unacceptable impact on the retail function of the primary shopping area, or its vitality and viability including pedestrian circulation.

DM22.2 An exception may be made where the proposal would clearly be beneficial to the vitality and viability of the primary retail function of the primary shopping area.

DM22.3 The change of use of ground floor premises to residential use will be resisted.

DM22.4 Planning permission (where required) for the change of use of premises above ground floor/street level unit including to residential use will be granted subject to complying with other policies in the Plan.

Implementing the policy

To reflect that there are permitted development rights (PDRs) that enable the change of use from A1 (Shops and retail Outlets) to other uses such as A2 uses (professional services) or subject to floorspace limitations and prior approval A3 (food and drink) and C3 (dwelling houses), the policy clearly states that it only applies where planning permission is required.

Within Town Centres, the growth of non-retail uses reduces the availability of choice for customers and can create 'dead frontages' resulting in a loss of vitality and attractiveness to customers. This is particularly noted in Alton, where strict application of the Primary Shopping Area policy will assist with consolidating the main shopping streets, and ensure there is an accessible central core of shopping for comparison and choice to support the needs of the community over the plan period.

The policy refers to active marketing for a period of 12 months and this must be undertaken in accordance with the requirements of the Marketing Appendix 3.

The Local Planning Authority may also seek the advice of an independent valuer to provide advice on market values in the local area that will be considered alongside the marketing report.

The policy acknowledges that there may be circumstances where the Local Planning Authority may wish to permit the conversion of a shop in the Alton Primary Shopping Area to an alternate use. Accordingly, a reference is made in the policy to making an exception to the marketing requirements where the new use can demonstrably benefit the vitality and viability of the retail function of the Primary Shopping Area. Such uses could demonstrate that benefit by:

- creating beneficial diversity or providing a unique offer that would benefit the Primary Shopping Area; and
- significantly increasing daytime pedestrian footfall.

In such circumstances, the Local Planning Authority will consider the use of personal permissions.

Key supporting documents

East Hampshire Retail and town centre uses study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP8: Town and Village Facilities and Services

Local Plan Second Review Saved Policy S2: Primary Shopping Frontages

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning applications including appeals, allowing non-A1 retail frontage at ground floor level in the Alton Primary Shopping Area	Planning decisions and appeals

Whitehill & Bordon new town centre

Strategic Objective and related Strategic Policies

Core Objective A, criterion 3

Policy S16: Retail hierarchy and network

Why we need the policy

As part of the Bordon Garrison Strategic Allocation, a new town centre has received outline planning consent and a reserved matters application for the first phase of the Town Centre redevelopment is awaiting determination.

This policy seeks to guide future planning applications that are submitted in relation to development of the New Town centre as defined on the policies map.

Policy DM23 Whitehill & Bordon new town centre

- DM23.1** Proposals for retail, leisure, residential, cultural and business uses will be permitted in the Town Centre where it:
- sustains and enhances the range and quality of provision, including uses that contribute to the evening economy;
 - improves the vitality and viability of the town centre;
 - helps to create a sense of place through high quality layout and design and contributes to a built form that is in synergy with quality open spaces, civic or town squares;
 - provides landscaping, street furniture, and public art, where appropriate, that is an integral part of the design of the new town centre;

- e. provides footpaths and cycleways that link the town centre to the rest of the town, on both sides of the A325 that are proportionate to the scale of the proposals.

Implementing the Policy

Whitehill & Bordon is a designated Town Centre in the retail Hierarchy and is shown on the Policies Map.

The Town currently has a reasonable provision of convenience shops (e.g. supermarkets, newsagents) but a poor supply of comparison shops (e.g. clothing, household goods) for a town of its size. As a result, residents travel elsewhere to do their comparison shopping. Therefore, as part of the Bordon Garrison allocation, a new town centre will be delivered to create a sustainable community with an increased range of shops and leisure facilities to support the Town.

Key supporting documents

East Hampshire Retail and town centre uses study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CSWB3: The New Town Centre.

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals refusing proposals for retail, leisure, residential, cultural and business uses will be permitted in the Town Centre	Planning decisions and appeals

Natural and built environment

Landscape

The intrinsic character and beauty of the countryside needs to be recognised. This chapter sets out policies for the conservation and enhancement of the natural environment, including landscape. This includes the setting of the South Downs National Park but also the wider countryside.

Biodiversity and geodiversity

Biodiversity is the variety of life in an area. It includes all living things - the plants, animals and insects in the forests, gardens and parks, right down to the things living in soils. It supports life, livelihoods and quality of life. Biodiversity provides crucial resources like fresh air and clean water for daily living. It is the life support system and it is important that it is looked after properly.

Biodiversity is all around and some areas are protected by designations which represent the very best examples of habitats as well as some of the rarest and most threatened of habitats, plants and animals. The main designations include our Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Sites of Special Scientific Interest (SSSIs). While a variety of areas are covered by these designations, the qualifying interests of these sites cover only a fraction of what exists, and many species are mobile and found outside of nationally protected areas. It is therefore highly important that the biodiversity value of locally designated sites and of non-designated areas, is understood and addressed.

Geodiversity is the variety of rocks, minerals, fossils, soils, landforms and the natural processes which form and alter them. It is

the foundation of the natural environment, supports our biodiversity and ecosystems, and provides the raw materials for construction, the soils for growing crops and clean water.

Development can affect biodiversity or geodiversity outside, as well as inside, designated areas of importance. This chapter sets out policies for protecting, conserving, enhancing and contributing to biodiversity, geodiversity and the natural environment.

Green infrastructure

Green infrastructure is a network of multifunctional green space, urban and rural, which offers a wide range of environmental and quality-of-life benefits for local communities. As a network it includes parks, open spaces, playing fields and woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies as well as features such as green roofs and walls.

Green infrastructure is important to the delivery of high quality sustainable development. It sits alongside other forms of infrastructure such as transport, energy, waste and water. Green infrastructure provides multiple benefits, for the individual, for society, the economy and the environment. To ensure that these benefits are delivered, green infrastructure must be well planned, designed and maintained. This chapter sets out policies on protecting and improving green infrastructure.

Climate change

There is scientific evidence of climate change. It is often seen as a long-term challenge, but the impacts are being experienced now, through unprecedented trends and through more localised severe weather events. While climate change will have a lasting impact on people and wildlife, it will also define future economic progress.

Planning makes a major contribution to both mitigating and adapting to climate change. It affects decisions on the location, scale, mix and character of development (as well as density and layout, including building orientation, massing and landscaping). Policies in this chapter set out to give places greater resilience to the impacts of climate change.

In providing for new homes, jobs and infrastructure, local planning can help shape and design places with lower carbon emissions and less reliance on water. We can plan for waste provision, for greater resilience to climate change and for the sustainable management of natural resources.

Natural resources

A natural resource is anything people can use which comes from the natural environment. Examples of natural resources are air, water, wood, oil, wind energy, natural gas, iron and coal. To achieve sustainable development, it is important to use natural resources prudently, therefore this chapter sets out the relevant policies.

Flood risk

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. This chapter sets out policies to address the risk of flooding from all sources, including changes expected as a result of climate change.

Historic environment

The historic environment relates to all physical remains of past human activity, whether visible, buried or submerged, areas that are landscaped or planted and managed flora.

Protecting and enhancing the historic environment is an important part of sustainable development. This chapter sets out policies for the conservation and enjoyment of the historic environment. This includes conservation areas, listed buildings, ancient woodland, scheduled ancient monuments and archaeology.

Design

Good quality design is an integral part of sustainable development. Good design is about creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.

This chapter includes policies setting out the quality of development that will be expected for the area.

Development in the countryside

Countryside: In planning terms, any area outside a defined Settlement Policy Boundary is countryside where more restrictive policies would generally be applied.

Strategic Objectives

Core Objective B, criteria 1 and 3.

Why we need the policy

This policy seeks to reinforce the Local Planning Authority's priority which is to protect the countryside for its intrinsic value. Development will still be largely restricted in the countryside to protect its character and attractiveness. However, the Local Planning Authority also recognises the need to maintain a sustainable rural economy, and the need to allow some flexibility for appropriate developments to be considered in the countryside in certain circumstances. This is because some land uses or activities may be more suitable in the countryside rather than within the defined settlement boundaries.

Policy S17: Development in the countryside

S17.1 The countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty.

S17.2 The individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.

S17.3 Development proposals in the countryside will only be granted planning permission in exceptional circumstances where

there is a genuine and proven need for a countryside location and they are in compliance with other policies in the Development Plan.

Implementing the policy

Significant growth is planned to occur on land which was previously designated as countryside. It is important that development is limited to the areas allocated to protect the separate identities of our settlements. Any development within the remaining area of land that is designated countryside will be strongly resisted.

Key supporting documents

National Planning Policy Framework (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP19: Development in the countryside

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals, allowing development in the countryside that is not in accordance with the policy	Planning permissions and appeals

Gaps between settlements

Strategic Objectives and related strategic policies

Core Objective B, criterion 1

Policy S17: Development in the countryside

Why we need the policy

It is important that the individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements in the Area is not undermined.

Gaps have not been defined for the express purpose of protecting the countryside but designed to shape the patterns of towns and villages. A clear break between settlements helps to maintain a “sense of place” and the feeling of leaving one settlement before arriving somewhere else.

Policy DM24: Gaps between settlements

DM24.1 New development in the countryside (other than land allocations in the Local Plan) must avoid reducing further the open land that contributes to the form and character of existing settlements and maintains their separate identities.

DM24.2 Planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages.

Implementing the policy

Development proposals will be weighed against the risk of coalescence. Consideration will include:

- whether the proposed application would compromise the existing openness and undeveloped nature between settlements;
- whether there is sufficient separation between settlements (a sense of arriving/leaving a place); and
- the visual perception of the application from the adjacent developed areas and from highways and public rights of way.

Key supporting documents

N/A

What existing policy does this supersede?

Joint Core Strategy Policy CP23 Gaps Between Settlements

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development contrary to this Policy	Planning decisions and appeals

Landscape

Strategic Objectives

Core Objective B, criteria 1 and 3

Why we need the policy

The Area comprises a distinct and varied landscape which provides a very attractive rural setting that defines the whole area. It provides opportunities for agriculture, forestry, recreation and tourism as well as supporting rural communities and economies. The special qualities of the Area's landscape must be respected in planning for future growth.

Much of the district lies within the South Downs National Park and part of the north-eastern boundary of the Area is adjacent to the Surrey Hills Area of Outstanding Natural Beauty. Much of the countryside is unspoilt and any new development should be in keeping with the character of the local landscape. Consideration will be given to the sensitivities of the setting of the South Downs National Park and its important heritage and natural assets.

Policy S18: Landscape

S18.1 Development proposals must conserve and wherever possible enhance the special characteristics, value and visual amenity of the Area's landscapes.

S18.2 Development proposals will be supported where there will be no adverse impact to:

- a. the qualities and principles identified within the relevant landscape character assessments, capacity study³⁴ and relevant guidance;
- b. the visual amenity and scenic quality of the landscape;
- c. Important local, natural and historic landscapes and features; and
- d. the setting of the South Downs National Park.

S18.3 Where a proposal is likely to have a significant impact on landscape, an assessment of the impact on landscape character and visual quality proportionate to the scale and nature of the development proposed will be required.

S18.4 Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.

Implementing the policy

New development has a key role to play in shaping the way the Area looks and feels. New development should be designed and located to protect and enhance valued and high-quality landscapes, particularly the setting of the South Downs National Park, ensuring that development is sensitive to their significance.

All developers should address the impact of their development on the local landscape and local distinctiveness. Applicants should refer to the East Hampshire Landscape Character Assessment and the East Hampshire Landscape Capacity Study.

³⁴ Namely the East Hampshire District Landscape Character Assessment 2006, the Integrated Character Assessment (Hampshire County Council, updated 2011) and the East Hampshire Landscape Capacity Study, September 2018

Where a scheme is likely to have a significant impact on the landscape, a Landscape and Visual Impact Assessment will be required. This should be based on an appreciation of the existing landscape and a thorough understanding of the development proposal, the magnitude of change, the sensitivity to change and the potential to mitigate impacts. The cumulative impacts on character should also be considered in the context of the receiving landscape.

Appropriate landscaping schemes may be required to mitigate any impact on the local landscape, including provisions for their future maintenance.

Key supporting documents

East Hampshire District Landscape Character Assessment (2006)

Hampshire County Council Integrated Character Assessment, updated (2011)

East Hampshire Landscape Capacity Study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP20: Landscape.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeal allowing development contrary to this policy.	Planning decisions and appeals

Biodiversity, geodiversity and nature conservation

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Strategic Objectives

Core Objective B, criterion 1

Why we need the policy

The Area is predominantly rural and renowned for its attractive countryside. It has a wide diversity of landscapes, a wealth of wildlife habitats and has a number of large internationally, nationally and locally designated sites. This makes the Area one of the most diverse areas for wildlife in the county.

A breakdown of the area's international, national and local nature conservation designations is presented below.

International	National	Local
Ramsar Sites Special Protection Area (SPA) Special Area of Conservation (SAC)	Site of Special Scientific Interest (SSSI)	Sites of Importance for Nature Conservation (SINC) Local Nature Reserve (LNR)

An extensive, high quality natural environment is one of the three pillars of sustainable development and can improve quality of life, support diversity and stimulate the economy. Nature conservation is not simply just desirable, but is essential for the future.

Policy S19: Biodiversity, geodiversity and nature conservation

- S19.1** To conserve, protect, enhance and contribute to biodiversity, geodiversity and the natural environment, new development will only be permitted if it can be clearly demonstrated that:
- it will not have an adverse effect on the integrity of an international, national or locally designated site. The level of protection afforded to these sites is commensurate with their status within this hierarchy;
 - it does not result in the loss of irreplaceable habitats and/or deterioration in geodiversity, for example important trees, woodlands, hedgerows, rivers and river corridors;
 - the development results in a net gain in biodiversity wherever possible;
 - development avoids the fragmentation and isolation of habitats and wildlife corridors within or close to the development site;
 - opportunities to conserve, protect and enhance biodiversity and contribute to wildlife and habitats connectivity are taken where possible, including the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations.

S19.2 Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with

less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

S19.3 Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

Implementing the policy

The Local Planning Authority will look favourably towards proposals which protect and enhance the biodiversity of a site and its surrounding area. As such, the Local Planning Authority encourages pre-application discussions in order to determine potential methods for protection and enhancements.

The Local Planning Authority will require ecological assessments (including the relevant sections of Environmental Statements and information to support HRAs) to be submitted with an application and be of an appropriate level of detail. To do this, applicants will need to request data searches from the Hampshire Biodiversity Information Centre (HBIC) to inform their assessments. Submitted ecological assessments must highlight the impact of the development upon the natural environment and demonstrate what mitigation measures will be put in place including the provision for ongoing management and maintenance.

The Local Planning Authority's Biodiversity Action Plan is a source of information which sets out a framework for future action to preserve and enhance biodiversity in the Area. The BAP includes a list of the UK BAP and/or Hampshire BAP priority species recorded in the Area. This list includes amphibians and reptiles, birds,

butterflies and moths, insects, mammals, molluscs and vascular plants³⁵.

The Local Planning Authority has a strong track record of working in partnership with Natural England and neighbouring local planning authorities to investigate and prevent harm to nature conservation designations. As such, the Local Planning Authority recommends that applicants use Natural England's pre-application development advice service (DAS) before submitting any application.

Key supporting documents

East Hampshire Local Plan Habitats Regulations Assessment Regulation 18 Local Plan

East Hampshire Green Infrastructure Strategy Interim Report (2018)

Biodiversity Action Plan for East Hampshire, revised (2009)

What existing policy does this supersede?

Joint Core Strategy Policy CP21: Biodiversity.

Joint Core Strategy Policy CSWB9: Biodiversity.

³⁵ Biodiversity Action Plan for East Hampshire (revised 2009)

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development contrary to this policy	Planning decisions and appeals
Number of SINCs/LNRs in the Local Planning Authority Area	HBIC data

The local ecological network

Ecological Network: These link sites of biodiversity importance

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 1

Policy S19: Biodiversity, geodiversity and nature conservation

Why we need the policy

The importance of ecological networks for biodiversity is recognised in the NPPF³⁶. It promotes the establishment of coherent networks that are more resilient to current and future pressures. It also advises that plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and to plan across local authority boundaries. This policy is designed to ensure that ecological connectivity is a key consideration in achieving sustainable development.

Policy DM25: The local ecological network

DM25.1 Development which results in harm to the local ecological network³⁷ will not be permitted unless the need for and benefits of the development outweighs the harm, if harm cannot be avoided measures which mitigate or compensate that harm will be required.

DM25.2 Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for the local ecological network. They must be

³⁶ NPPF (July 2018), paragraph 170 (d), 171 and 174 (a) and (b).

³⁷ Examples of the Local Ecological Network comprise of: designated sites, national and local nature reserves, wildlife corridors, stepping stones which connect them, ancient woodland

and veteran trees, important hedgerows and watercourses, priority habitats and designated Local Green Spaces.

supported by mitigation plans and or compensation plans informed by the assessment of harm which will deliver a net gain for biodiversity and which set out the long-term management of any measures.

Implementing the policy

The local ecological network (LEN) of the Area is based on work undertaken by the Hampshire Biodiversity Information Centre (HBIC) on behalf of the Hampshire and Isle of Wight Local Nature Partnership (LNP) in partnership with local planning authorities and key agencies. The LEN has been informed by the environmental records held by HBIC.

The LEN will be kept up to date with annual reviews taking into account new survey information and changes to the network. The network map is hosted and will be updated by HBIC and is accessible via its web site.

The LEN is not proposed to be an absolute constraint to development. The network can inform at a very early stage landowners and developers the significance of biodiversity and help inform the development of initial proposals. It can highlight particular issues in respect of both onsite and off-site impacts and the potential for enhancement.

Any assessment of the impact of development will need to take account of the relationship of the proposed development to components of the LEN both in terms of its proximity, the proposed end use and the impact of that use on it. The impact of any construction activity would also need to be considered.

Proposals should be informed by proportionate information on the biodiversity interests of the site and adjoining area including an assessment of a site's significance to the functioning of the LEN.

There are a number of ways in which the impact of development can be mitigated and improvements to the LEN achieved. It can be done through careful design; of layouts, to facilitate the movement of wildlife, the use of new landscape planning informed by priorities in Biodiversity Action Plans; inclusion of specific measures which provide new habitat such as bat boxes, swift bricks and sparrow terraces.

Key supporting documents

Hampshire & Isle of Wight Local Nature Partnership 'Revised Draft Policy Framework' (July 2018)

East Hampshire Green Infrastructure Strategy Interim Report (2018)

East Hampshire Biodiversity Action Plan (2009)

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development contrary to this policy	Planning decisions and appeals

Trees, hedgerows and woodland

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 1

Policy S19: Biodiversity, geodiversity and nature conservation

Why we need the policy

Trees, hedgerows and woodland are a valuable resource in terms of biodiversity, amenity and for climate change adaptation and mitigation.

The Area contains a wide variety of trees, hedgerows and woodland both in terms of scale and species diversity. It is important that when identifying areas for housing and economic development that the benefits of protecting trees, hedgerows and woodland are considered in relation to the need for development, and where appropriate, safeguarded.

Policy DM26: Trees, hedgerows and woodland

DM26.1 Planning permission will be granted where the approach to the planting, retention and protection of trees, hedgerows and woodlands:

- a. reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding scale, visual interest and amenity;
- b. encourages adaptation to climate change by providing shade, shelter and cooling;
- c. adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process;

- d. would not result in the loss or deterioration of irreplaceable habitats including ancient woodland and ancient or veteran trees; and
- e. includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.

DM26.2 The Local Planning Authority will refuse planning permission for proposals that threaten the retention of trees, hedgerows, and woodland or adversely affects the importance to the site's character, an area's amenity or the movement of wildlife, unless:

- a. the need for, and benefits of, the development in that location clearly (following due process) out-weigh the loss; and,
- b. adequate mitigation and compensation measures can be agreed with the Local Planning Authority.

Implementing the policy

To prevent harm to trees, where there are trees with a main stem over 75mm in diameter and 15m from any proposed development, applicants are required to submit their development proposals with an arboricultural survey in accordance with British Standard BS5837.

To prevent damage to tree roots and branches developers will be required to provide protection to the tree prior to and during the development and construction process. Developers will be required to provide protection, in line with BS5837, ensuring the health and integrity of the tree is not harmed in any way.

Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and hedgerows. An appropriate on-going management mechanism

will also be required where mitigation and compensation measures are present in the common areas of any development.

Some habitats may not benefit from additional tree planting, such as heathland and grassland. Regard should be given to the requirements of the habitat type and the appropriate biodiversity enhancements such as natural woodland succession. Priority should be given to the protection and enhancement of habitats that are threatened for their rarity or are fragile, fragmented or vulnerable. Opportunities should be sought to achieve greatest biodiversity gain where appropriate.

Tree Preservation Orders and Trees in Conservation Areas

The Local Planning Authority will consider the use of Tree Preservation Orders on individual trees, tree groups, woodlands and areas of trees where there is a justifiable and defensible reason; in line with The Town and Country Planning (Tree Preservation) (England) Regulations 2012. (Appendix 2 -TPO Guide)

Trees in conservation areas are protected and proposals for their removal or management will be assessed for the impact and effect on the amenity value of the area. The Local Planning Authority will then either:

- a) make a TPO if justified in the interests of amenity. The proposal would be the subject of a formal application under the TPO, or
- b) decide not to make a TPO and allow the six-week consultation period to expire, at which point the proposed work may go ahead as long as it is carried out within two years from the date of the notice.

Where damage is caused to a tree which is protected by a Tree Preservation Order, or within a Conservation Area the Local

Planning Authority will undertake the necessary investigation and consider prosecution if deemed appropriate, in line with The Town and Country Planning (Tree Preservation) (England) Regulations 2012 and provide specialist arboricultural input into The High Hedges (Appeals) (England) Regulations 2005.

Key supporting documents

East Hampshire Neighbourhood Character Study (2018)

East Hampshire Landscape Capacity Study (2018)

What existing policy does this supersede?

Local Plan Second Review Saved Policy C6: Tree Preservation

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals, granting permission not in accordance with this policy.	Planning decisions and appeals

Wealden Heaths Phase II Special Protection Area

Special Protection Area (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Strategic Objectives

Core Objective B, criterion 1.

Why we need the policy

The Wealden Heaths Phase II Special Protection Area (SPA) is made up of four separate Sites of Special Scientific Interest (SSSIs) and qualified as a Special Protection Area for its breeding bird species. In 1998 the area was classified as a Natura 2000 site. It is protected from adverse impact under the EC Habitats Directive which is interpreted into British law by the Conservation of Habitats and Species Regulations 2017.

Natural England's research suggests that increased population arising from housing developments within the core recreational catchments of such SPAs can cause significant disturbance to the breeding success of these rare bird populations. For Wealden Heaths Phase II SPA the core catchment is identified to be 5km around the SPA boundary. This policy provides the framework for dealing with development proposals in this 5km buffer. This does not exclude the requirement for other schemes (including non-residential development) likely to have a significant effect, alone or in combination with other plans or projects, to be subject to a Habitat Regulations Assessment (HRA).

Policy S20: Wealden Heaths Phase II Special Protection Area

S20.1 No net gain in residential dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots will be permitted within 400m of the Wealden Heaths Phase II Special Protection Area boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effects on the integrity of the SPA.

S20.2 Development within the 400m to 5 km core catchment boundary around the Wealden Heaths Phase II SPA boundary must be supported by a Habitats Regulations Assessment setting out details of any potential impacts from the development on the interest features of the SPA and avoidance and/or mitigation measures proposed.

S20.3 The types of mitigation measures will depend on the size of the proposed development and are to be delivered prior to occupation and in perpetuity.

S20.4 Planning permission will only be granted where an Appropriate Assessment concludes that there are no adverse effects on the integrity of the Wealden Heaths Phase II Special Protection Area.

Implementing the policy

Parts of the Area, the South Downs National Park and Waverley Borough fall within the administrative boundary for the Wealden Heaths Phase II SPA 5km buffer and each Local Planning Authority is responsible for the determination of residential planning applications. A Wealden Heaths Phase II SPA Cross Boundary HRA group has been operating since 2012. This group includes all the relevant local planning authorities and Natural England; and

have been gathering evidence into the effects of urban pressures on the protected heaths to inform their Local Plan.

An updated Green Infrastructure Strategy is currently being produced which will include some Habitat Infrastructure Projects, such as Heathland Restoration and opportunities for creating new green infrastructure. A contribution towards these projects could be considered as mitigation for dwellings of less than 20 units (net) under the umbrella 'Habitat Infrastructure Projects'. This will need to be further agreed with Natural England and will be examined further in the East Hampshire Local Plan Habitats Regulation Assessment.

The Local Planning Authority is working towards providing strategic SANG. However, to ensure new homes will not lead to pressure on the SPA, new development will be expected to provide, secure and/or contribute to an amount of SANG and/or make a contribution towards Strategic Access Management and Monitoring (SAMM) and/or Heathland Infrastructure Projects (HIP). Large developments may be required to provide bespoke SANGs based on factors including their scale and potential impact on the Wealden Heaths Phase II SPA, and the availability of strategic SANG. This will be judged on a case by case basis. Any bespoke SANG must be delivered in advance of the developments. It will be for the developer to manage the bespoke SANG in perpetuity it will not be the responsibility of the Local Planning Authority. Any arrangements must be agreed by the Local Planning Authority and Natural England in advance of occupation.

It is important to note that this Wealden Heaths Phase II SPA policy focuses on residential development which gives rise to adverse effects which may be dealt with at a strategic level. Other forms of development may cause harm and will be considered on a case by

case basis as plans or projects under the Habitats Regulations 2010.

The Local Planning Authority and South Downs National Park Authority have recently adopted a Joint Wealden Heaths Phase II SPA Supplementary Planning Document which sets out the approach the Local Planning Authorities will take to help meet the needs for residential uses where need cannot be met solely outside of the 400m buffer zone (specifically Gypsy, Traveller and Travelling Showpeople accommodation and rural affordable housing).

Key supporting documents

European Directive 92/43/EEC Conservation of natural habitats and of wild fauna and flora

European Directive 79/409/EEC Conservation of wild birds

The Conservation of Habitats and Species Regulations (2010)

East Hampshire Green Infrastructure Strategy Interim report (2018)

East Hampshire Habitats Regulation Assessment Regulation 18
Local Plan

Joint Wealden Heaths Phase II Special Protection Area
Supplementary Planning Document, 2018

What existing policy does this supersede?

Joint Core Strategy Policy CP22 Internationally Designated Sites.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of net new dwellings allowed within the Wealden Heaths Phase II SPA zones of influence	Planning decisions and appeals
Delivery/funding of bespoke avoidance and mitigation measures	Planning decisions and appeals
Financial contribution towards strategic avoidance and mitigation measures	Planning decisions and appeals

Thames basin heaths special protection area

Strategic Objectives

Core Objective B, criterion 1.

Why we need the policy

The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 ha of land across Surrey, Berkshire and Hampshire. The TBHSPA was designated under the European Birds Directive in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance. This protection is codified in UK law through the Conservation of Habitats and Species Regulations 2017.

Natural England's research suggests that increased population arising from housing developments at a distance of up to 5km away from the SPA can cause significant disturbance to the breeding success of these rare bird populations. Although the SPA does not fall within the Area, part of the 5km buffer zone covers the north west of the Planning Authority area and this policy provides the framework for dealing with development proposals in this area. This does not exclude the requirement for other schemes (including non-residential development) likely to have a significant effect, alone or in combination with other plans or projects, to be subject to a Habitat Regulations Assessment.

Policy S21: Thames basin heaths special protection area

S21.1 Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the buffers of the Thames Basin Heaths Special Protection Area (TBHSPA) must be supported by a Habitats Regulations Assessment setting out the likely impacts of the development on the interest features of the SPA and details of any avoidance and/or mitigation measures proposed.

S21.2 The mitigation measures will include the provision of, or contributions towards Suitable Alternative Natural Green Space (SANGS) and contributions towards Strategic Access Management and Monitoring (SAMM).

S21.3 Large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.

S21.4 Planning permission will only be granted where an Appropriate Assessment concludes that there are no adverse effects on the integrity of the TBHSPA.

Implementing the policy

The Thames Basin Heaths SPA Delivery Framework (February 2009) sets out the Joint Strategic Partnership Board (JSPB)'s recommended approach and provides further guidance with respect to the provision of SPA-related avoidance measures. This includes the provision of Suitable Alternative Natural Green Spaces (SANGs) as an alternative recreational area to the SPA. Within the 5km buffer zone of the SPA, schemes will be assessed for the need to provide developer contributions towards Suitable Alternative

Natural Green Spaces (SANGs), in agreement with Natural England and the JSPB. The Local Planning Authority is not a member of the JSPB and will need to liaise with the relevant member local authority.

Key supporting documents

Thames Basin Heaths Special Protection Area Delivery Framework (Thames Basin Heaths Joint Strategic Partnership Board, 2009)

European Directive 92/43/EEC Conservation of natural habitats and of wild fauna and flora

European Directive 79/409/EEC Conservation of wild birds

The Conservation of Habitats and Species Regulations (2010)

East Hampshire Habitats Regulation Assessment Regulation 18
Local Plan

What existing policy does this replace

New Strategic Policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of net new dwellings allowed within the TBHSPA Zones of influence	Planning decisions and appeals
Delivery/funding of bespoke avoidance and mitigation measures	Planning decisions and appeals

Total financial contribution towards strategic avoidance and mitigation measures	S106 monitoring
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Solent special protection areas

Strategic Objectives

Core Objective B, criterion 1

Why we need the policy

Three Special Protection Areas have been designated in the Solent by the Government predominantly to protect over-wintering birds. The Local Planning Authority has worked with local authorities along the Solent coast, Natural England and other organisations, as part of the Solent Recreation and Mitigation Partnership, to prepare a Mitigation Strategy to prevent bird disturbance from recreational activities arising from new development on the Solent SPAs. The Strategy provides a strategic solution to ensure the requirements of the Conservation of Habitats and Species Regulations (2017) (Habitats Regulations) are met.

Evidence has shown that any new residential development within 5.6km of the Solent coast may have an impact from disturbance, much of which is caused by recreation, on the protected species which use the Solent SPAs. This zone of influence (5.6km buffer) includes the southern part of the Area, namely Rowlands Castle; as shown on the accompanying map.

Policy S22: Solent special protection areas

S22.1 Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the 5.6km buffer of the Solent SPAs must be supported by a Habitats Regulation Assessment setting out the likely impact of the development on the

interest features of the Solent SPAs and details of any mitigation measures proposed.

S22.2 Mitigation could be:

- a. a financial contribution; or
- b. a developer provided package of measures associated with the proposed development designed to avoid or mitigate any likely significant effect on the SPAs subject to meeting the tests of the Habitats Regulations; or
- c. a combination of measures in (a) and (b) above.

S22.3 Planning permission will only be granted where an Appropriate Assessment concludes that there would be no adverse effects on the integrity of the Solent SPAs.

Implementing the policy

The Local Planning Authority will continue to engage and be part of the Solent Recreation and Mitigation Partnership in order to provide a strategic framework to address this issue. The mitigation strategy for new residential development can be provided through a financial contribution. The scale of the financial contribution will be based on the number of net additional dwellings, varied by dwelling size. These figures will be increased on 1st April each year in line with the Retail Price Index. In this context 'dwelling' is defined through the definitive Mitigation Strategy. The need for mitigation for the recreational impact of other types of residential accommodation, such as accommodation specifically for the elderly, will be assessed on a case-by-case basis by the local planning authority.

Some housing schemes, particularly very large ones, may need to provide mitigation measures in addition to making the financial contribution in order to ensure effective avoidance and/or mitigation of impacts on the SPAs. The Local Planning Authority, with advice

from Natural England, will consider the mitigation requirements for such housing proposals on a case-by-case basis. Developers are encouraged to hold early discussions with the Local Planning Authority on the mitigation which will be needed for such schemes.

The measures set out in the Mitigation Strategy (except for references to SANGS) are not considered to be infrastructure under Regulation 123 of the Community Infrastructure Levy Regulations. As a result, they can be secured from new development using a legal agreement.

Key supporting documents

Bird Aware Solent Strategy (2017)

European Directive 92/43/EEC Conservation of natural habitats and of wild fauna and flora

European Directive 79/409/EEC Conservation of wild birds

The Conservation of Habitats and Species Regulations (2010)

East Hampshire Habitats Regulation Assessment Regulation 18
Local Plan

What existing policy does this supersede?

Joint Core Strategy Policy CP22: Internationally Designated Sites

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of net new dwellings allowed within the Solent SPA zone of influence	Planning decisions and appeals
Total financial contribution received	S106 monitoring

Green infrastructure

Green Infrastructure is a term used to describe the network of green spaces and the links between them. Elements of green infrastructure range from allotments, to parks and gardens and from village greens to footpaths and rivers.

Strategic Objectives

Core Objective C, criterion 4

Why we need the policy

Each element of green infrastructure listed above, can provide different functions such as spaces for recreation, habitats for wildlife, natural flood management or the production of food and timber. Together they make a vital contribution to our health and quality of life, as well as to the healthy functioning of the environment.

Green infrastructure is an important contributor to sustainable development. The NPPF³⁸ affirms the importance of green infrastructure and states that plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. It also states that the planning of green infrastructure in new development can help mitigate against climate change in areas which are vulnerable.

Green infrastructure can encourage inward investment, help to improve mental and physical health and wellbeing, enhance biodiversity, and assist with climate change mitigation and adaptation.

³⁸ NPPF (2018) Paragraphs 150 (a) and 171

An updated East Hampshire Green Infrastructure Strategy (covering the Area outside the South Downs National Park) is being produced as part of the Local Plan which will guide the delivery of Green Infrastructure across the Area, as well as promoting the idea of Green Infrastructure to developers, funding partners and the community.

As a member of the Partnership for Urban South Hampshire (PUSH), the joint authorities are continuing to work towards planning, providing and managing connected networks of multi-functional green spaces including existing and new green infrastructure in the PUSH area. The PUSH Spatial Position Statement (2016) states that each of the PUSH authorities should make provision for Green Infrastructure in their Local Plans, and where appropriate, Green Infrastructure strategies.

Policy S23: Green infrastructure

- S23.1** Development will be supported provided that:
- it protects and enhances the integrity, quality, connectivity and multi-functionality of the existing green infrastructure network and individual sites;
 - it enhances green infrastructure, through provision within the site, and supports the findings and guidance set out in the updated Green Infrastructure Strategy;
 - any adverse impacts on the green infrastructure network are fully mitigated through the provision of green infrastructure on site or, where feasible, through appropriate off-site compensatory measures; and
 - where new green infrastructure is provided within new development, suitable arrangements are in place for its future funding, maintenance and management. This could be through seeking contributions from developers or through a site management company, where appropriate.

S23.2 Development proposals that would result in the loss of green infrastructure will only be supported if an appropriate replacement is provided that is of equivalent or better value in terms of quantity, quality and accessibility.

Implementing the policy

The overall aim of the Green Infrastructure policy is to protect and enhance the Area's green infrastructure network, and to ensure that where new green infrastructure is provided with new development, that it is properly managed. This is further supported by the findings set out in the East Hampshire updated Green Infrastructure Interim Report.

Development should avoid the loss, fragmentation, severance or other significant impacts on the functioning of the green infrastructure network. Development should incorporate green infrastructure as part of its overall design solution or masterplan, protecting and enhancing any existing green infrastructure assets on site and designing in new green infrastructure.

Opportunities should be taken to contribute to the aims of the updated Green Infrastructure Strategy. Any additional pressures on the green infrastructure network arising from new development must be fully mitigated. This will normally be addressed through the on-site provision of green infrastructure and through any off-site measures required by other policies. Planning conditions or planning obligations will be used to secure these where necessary.

Key supporting documents

East Hampshire District Green Infrastructure Strategy Interim Report (2018)

PUSH Spatial Position Statement 2016: G1: Green Infrastructure

South Hampshire Green Infrastructure Strategy (2017-2034)

What existing policy does this supersede?

Joint Core Strategy Policy CP28: Green Infrastructure

Joint Core Strategy Policy CSWB10: Green Infrastructure

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
The implementation and delivery of the updated Green Infrastructure Strategy	Monitoring of relevant projects
Number of planning decisions including appeals that secure the provision of green infrastructure through new development.	Planning decisions and appeals
Number of planning decisions including appeals allowing the loss of existing green infrastructure.	Planning decisions and appeals

Planning for climate change

Climate Change: Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Strategic Objectives

Core Objective B, criteria 4, 5 and 8

Core Objective C, criterion 2

Why we need the policy

Climate change will present major challenges affecting people's lives, homes and businesses, which need to be considered in the delivery of new development. Mitigating against and adapting to climate change is an international, national and local priority.

Addressing climate change is a central priority of the planning system to ensure our future economic, environmental and social wellbeing. The planning system, and new development, can make a real difference by mitigating and adapting to climate change, and this is a key theme that cuts across many policies in the Local Plan.

Policy S24: Planning for climate change

- S24.1** The Local Planning Authority will require development to be resilient to climate change.
- S24.2** All development should adopt appropriate climate change adaptation measures such as:
- S24.3** protecting existing green spaces and promoting the use of multi-functional green infrastructure (including water features, green

roofs and planting of trees for shading, in accordance with Policy S23;

S24.4 minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures such as Sustainable Drainage Systems (SUDS), in accordance with Policy S25;

S24.5 maximising the use of sustainable modes of transport;

S24.6 incorporating resource efficient design in accordance with policy DM28; and

S24.7 development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above (as appropriate) in a Sustainability Statement.

Implementing the policy

It is important that buildings are designed to ensure resilience not just in the short term but throughout the anticipated lifetime of the building. This should include designing buildings to keep cool without using power through the use of appropriate construction materials, layout and building orientation and the use of green infrastructure for urban cooling and shading. Consideration should also be given to the need for water conservation through a range of water efficiency measures.

The likelihood of flooding is predicted to increase because of climate change causing more extreme weather events. The Area's extensive chalk geology makes groundwater flooding a key issue with a number of areas at risk. A Strategic Flood Risk Assessment (SFRA) has been undertaken which identifies the areas in question. It is important to ensure that new development avoids areas of high

flood risk and is designed to minimise surface water flooding through the use of Sustainable Drainage Systems (SUDS).

The use of renewable energy rather than fossil fuels will help to reduce carbon emissions and thus reduce climate change.

Key supporting documents

East Hampshire Strategic Flood Risk Assessment (2018)

East Hampshire Green Infrastructure Strategy Interim Report (2018)

East Hampshire Renewable and Low Carbon Energy Study (2018)

East Hampshire Neighbourhood Character Study (2018)

Sustainable Community Strategy (2008 – 2026)

East Hampshire District Council's Energy Strategy (November 2014 – 2019).

What existing policy does this supersede?

New strategic policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing that does not meet the requirements of this Policy.	Planning decisions and appeals

Renewable and low carbon energy

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Strategic Objectives and related Strategic Policies

Core Objective C, criterion 2

Policy S24: Planning for climate change

Why we need the policy

The Area is faced with a wide range of challenges arising from a changing climate. Balancing the need to make a meaningful contribution towards reducing harmful emissions from energy use (through cleaner energy production) with the management of the landscape is one of these key challenges. The National Planning Policy Framework makes it clear that local authorities should take a positive approach towards renewable and low carbon developments. One of the core objectives that underpins the NPPF is:

“an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including...mitigating and adapting to climate change, including moving to a low carbon economy.”

It also states that local planning authorities should:

“provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)”.

The Local Planning Authority recognises the need to provide a positive framework for renewable and low carbon energy generation (which can have environmental, economic, social and other benefits). However, the development of energy generating installations within the Area needs to be managed carefully to achieve the greatest contribution towards energy needs, while at the same time ensuring that the important characteristics of the environment and landscape are not unacceptably harmed.

Policy DM27: Renewable and low carbon energy

DM27.1 Renewable and low carbon energy schemes will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable.

DM27.2 The incorporation of renewable energy into developments will be encouraged, particularly as part of major schemes. The retrofit of renewable energy and use of micro-renewables will also be supported in appropriate buildings and locations.

DM27.3 The Local Planning Authority will support appropriate schemes for wind and solar energy where they are located in potentially suitable areas. However, site specific assessment and design would still be required.

DM27.4 The Local Planning Authority will actively support community-led or supported renewable and low carbon energy schemes that meet the identified needs of local communities to offset their energy and heat demand. Projects should be appropriately scaled and sited to meet the demands of local utilities, commercial facilities, agricultural holdings, etc.

DM27.5 In determining applications for renewable and low carbon energy, and associated infrastructure, the following issues will be considered:

- a. impact on residential amenity;
- b. environmental impacts;
- c. sensitivity and capacity of the landscape, as detailed in the Renewable and Low Carbon Study;
- d. impact on heritage assets and their settings;
- e. impact on recreation;
- f. scale of proposal;
- g. local topography and siting of proposal to minimise harm;
- h. including through reasonable mitigation;
- i. aeronautical and other military considerations;
- j. operational and other relevant constraints;
- k. impact on the South Downs National Park and its setting; and
- l. cumulative impacts of proposals.

DM27.6 Renewable energy developments will not be allowed within, or where they are likely to have an adverse effect - alone, or in combination with other plans or projects - on designated ecological sites or on priority species, unless they meet the exceptions criteria set out in Policy S19 (Biodiversity, Geodiversity and Nature Conservation).

DM27.7 Sites being brought forward for wind turbine deployment should be subject to survey to assess their use by the bird species that are qualifying interests of the Wealden Heaths Phase II SPA, Thames Basin SPA, and Solent SPA. Where the presence of the relevant species is confirmed, an assessment of the impacts of the development on the relevant bird species, including assessment of the risk of mortality from turbine blade strikes, shall be undertaken.

DM27.8 Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on

aviation facilities, unless mitigation is possible and a scheme for its provision is agreed with the aviation facility affected.

Implementing the policy

The policy intends to cover a full range of renewable energy schemes, including, but not limited to wind, solar, hydro, district heating, biomass and energy from waste.

In determining applications, consideration will be given to the scale of the proposal; its design and layout; how the proposal relates to the existing landscape; the sensitivity of the landscape; the capacity of the landscape to accommodate the proposal; and any cumulative impacts. Impacts on residential amenity will be considered to ensure any impacts are acceptable. The impact on heritage assets and their settings will also be considered.

Renewable energy projects should be focused in the Area's less sensitive landscapes areas as identified in the Renewable and Low Carbon Study (2018). The study has been used to identify potentially suitable areas for wind and solar energy by combining the results of an assessment of technical potential, based on a refinement of the Department of Energy and Climate Change methodology, and areas of moderate to lower sensitivity to these technologies. Full details of the methodology used are outlined in the study. It should, however, be noted that these areas do not provide a definitive statement of the suitability of particular location for wind or solar energy. Site specific assessment and design will still be required, and all applications will be assessed on their individual merits.

Small scale wind development is considered to include one or more turbines, less than 40m to tip. The number of turbines would also be an important factor in determining the suitability of development and would be considered on a case by case basis. Small scale solar development is considered to include developments less than 5ha

in area, and medium scale between 5 and 10ha.

The siting and design of proposals are particularly important. Design considerations include scale, layout and simplicity to create a proposal which does not conflict with landscape character, heritage assets and their settings, focal points and indicators of scale. Significant effects on views from important viewpoints should be avoided where possible or minimised through careful siting. This will include views in registered historic parks, and views from popular tourist locations, scenic routes, and settlements. Proposals should consider sites where areas of existing vegetation and/or the landform help to minimise visibility and screen views. Cumulative impacts, where there is more than one renewable energy development located close by in a landscape or view, should be assessed. It should also be considered whether the impacts are temporary or could be capable of being reversed and the landscape restored within a reasonable timescale. All components of wind farm development will be considered including turbines, associated infrastructure and construction and decommissioning. Renewable energy projects and their associated infrastructure should be reversible where possible.

The sensitivity of a landscape is the relative extent to which the character and quality of the landscape is susceptible to change as a result of wind and solar energy development. In a highly sensitive landscape, some types of development could change the character of the landscape and would be inappropriate. It must be ensured that wind energy development does not override or subsume the key characteristics of the landscape as recorded in the East Hampshire Landscape Character Assessment (2018).

Wind energy developments should avoid unacceptable impacts on the setting/views to and from the South Downs National Park. Wind energy developments should be sited away from dramatic landforms or valued distinct landform features (including prominent

steep slopes and escarpments). Proposals should also seek to avoid siting developments where they would detract from the character of undeveloped areas of semi-natural land cover. Proposals should also seek to avoid impacts on areas which are free from overt human influence and modern development, and which are valued for their perceived rural tranquillity. Consideration should be given to locating developments on reclaimed, industrial and man-made landscapes, particularly where this can be linked to landscape restoration, or in association with business parks or industrial estates, where other landscape sensitivities are not compromised.

The capacity of a landscape relates to the degree to which a landscape can accommodate change and will be influenced by the character of an area and its sensitivity. It will also be influenced by local topography, the visibility of proposals and the value attached to the landscape.

Any proposals would have to be very carefully considered and designed in accordance with Policy S19 (Biodiversity, Geodiversity and Nature Conservation). Guidance on the sensitivity of specific landscapes within the Area is contained in the Renewable and Low Carbon Study (2018). The study also provides specific design guidance for each landscape unit, as well as general guidance for wind energy and solar energy, and will be used to assess proposals.

The ecological sensitivity of a proposed location is also important. It should be ensured that all proposals, whether in rural or urban areas, do not have an adverse environmental impact and that proposals meet the criteria set out in Policy S19 regarding any impact on biodiversity and geodiversity, including on designated sites and priority species. It should also be ensured that development does not impact upon species protected by legislation.

It is important that development does not impact upon the safe operation of aviation facilities. The majority of East Hampshire in the north and parts of the west lie within 30km of either Farnborough or Southampton airport and radar interference could be a constraint for large and very large turbines. The very north and the south-east parts of East Hampshire also lie within 17km of Blackbushe and Chichester/Goodwood aerodromes. There are also two small aerodromes within East Hampshire, Lasham and Colemore Common. Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on aviation activity, unless mitigation is possible and a scheme for its provision is agreed with the aviation facility affected. Any wind turbine development falling within the 30km safeguarding zone, which would affect the operational integrity or safety of Farnborough and Southampton Airport will not be permitted unless acceptable mitigation is agreed. The cumulative impacts of proposals on the operation of the airports will also be considered.

The Local Planning Authority will actively support community based renewable energy schemes which can help to deliver cheap energy sources to local communities through a local supply network. Such developments would normally be conceived by and/or promoted within the community within which the renewable development will be undertaken and have as their primary purpose local term economic, social and/or environmental benefits for the community. The Local Planning Authority will also support new and retrofitted district heating systems and the potential for waste heat from industrial processes being used to heat homes, businesses and community services.

Key supporting documents

National Planning Policy Framework (2018)

National Planning Practice Guidance

East Hampshire Renewable and Low Carbon Energy Study (2018)

What existing policy does this supersede?

New detailed policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing renewable energy proposals	Planning decisions and appeals

Resource efficient design

This policy relates to low carbon and water efficient design.

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 8

Policy S24: Climate change

Why we need the policy

The Local Planning Authority has an important role to play in minimising greenhouse emissions, to meet national targets, through policies to reduce energy and fuel consumption. As such and given the amount of housing and commercial development that will be delivered over the lifetime of the local plan, it is critical that development is planned and designed considering its full environmental footprint.

The Local Planning Authority's Energy Strategy (2014-2019) sets out the direction of travel to improve energy security, reduce fuel poverty and maximise economic benefits by stimulating business opportunities and job creation arising from the green economy. In doing so, energy efficient buildings will be cheaper to heat, cool and light making them more attractive to homeowners and commercial occupiers.

Local planning authorities can set out Local Plan policies requiring new dwellings to meet tighter Building Regulations by introducing

the optional requirement of 110 litres/person/day, provided there is appropriate evidence to support the need and which would not prejudice the viability of new development in the area. Evidence includes the areas identified by the Environment Agency as having serious water stress.

South East Water (supplies the northern part of the Area) identifies that enhanced water efficiency measures are required from 2020³⁹. Portsmouth Water's draft Water Resource Management Plan supports the concept of water efficiency (supplies southern part of the Planning Area)⁴⁰.

Policy DM28: Resource efficient design

DM28.1 New development is expected to contribute to addressing climate change through low carbon design. Development which is intended to improve the energy efficiency of existing buildings or provide low or zero carbon energy will generally be supported.

DM28.2 Development proposals which involve the construction of new homes or an increase in non-residential floorspace will be granted planning permission where:

- a. proposals, as part of the design and layout, have considered climate change in the design through using solar gain, natural ventilation, fabric performance and Passivhaus principles appropriately;
- b. proposals have considered the operational energy efficiency and carbon emissions from the new building and have taken steps to minimise emissions and improve energy efficiency for the occupiers;

³⁹ South East Water's draft 2019 Water Resource Management Plan (WRMP) from 2020 to 2080.

⁴⁰ Draft Portsmouth Water Resource Management Plan aims to reduce daily water use per person by 2045 by promoting a number of water efficiency measures.

- c. proposals reuse existing buildings on a site and building materials wherever possible;
- d. the development provides low or, where possible, zero carbon energy.

Non- residential development

- e. as well as addressing points a. to d. above, proposals for non-residential development will be granted where they achieve the standards of the Building Research Establishment's Environmental Assessment Method (BREEAM) as shown below:

* Schemes of 500sqm or less gross floorspace – Assessment under BREEAM is encouraged

* 501sqm or more – at least BREEAM 'very good' to be achieved.

Residential development

- f. as well as addressing points a. to d. above, proposals for residential development will be granted where they achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate of Part L of the Building Regulations; and
- g. new housing will be required to demonstrate that it meets a water efficiency standard of no more than 110 litres per person per day, unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable; and
- h. new housing is appropriate, high-quality, well-designed, sustainable and appropriately takes account of cumulative development. As such, the Local Planning Authority heavily

encourages the assessment of residential development proposals under one or both of the following tools:

- i. assessment under the Home Quality Mark (HQM) One, or equivalent, for any development of one dwelling or more (gross)
- ii. assessment under the BREEAM Communities scheme, or equivalent, for any development of 100 dwellings or more (gross).

Implementing the policy

The Local Planning Authority will generally be supportive of proposals which meet and, where possible, exceed the requirements of this policy. Applicants will be expected to use the design and access statement, together with any necessary bespoke assessments or reports, to demonstrate how the requirements of this policy have been incorporated into the proposed development.

Residential development – CO2 reductions

Local Planning Authorities may require development in their area to comply with energy efficient standards that exceed the energy requirements of Building Regulations. Previously, this was sought via the Code of Sustainable Homes (CfSH) until its withdrawal through the Written Ministerial Statement (WMS) [March 2015]. The WMS stated that LPAs would still be able to continue requiring energy performance standards higher than Building Regulations up to the equivalent of CfSH Level 4 (i.e. 19% reduction against Part L of the Building Regulations) "until commencement of amendments to the Planning and Energy Act 2008". These amendments have

not yet been enacted and the Government's response to the revised National Planning Policy Framework (NPPF) consultation confirms that the NPPF does not prevent local authorities from using their existing powers under the Planning and Energy Act 2008.

Therefore, and in line with the baseline requirement of the UK Green Building Council (UKGBC), new residential development is required to achieve reductions in CO₂ emissions of 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate of Part L of the Building Regulations. This reduction can be achieved through a range of measures including, although not exhaustive to, building fabric efficiency measures and/or on or off-site renewable/low carbon energy generation. Where possible, the Local Planning Authority will expect building fabric efficiency measures to be prioritised.

If the required 19% reduction is financially unviable or technically unfeasible, then this will need to be demonstrated with appropriate evidence in support of a planning application. In this instance, the applicant will be expected to achieve, where possible, the most financially viable CO₂ reduction of the Dwelling Emission Rate (DER) compared to the Target Emission Rate of Part L of the Building Regulations.

Residential development – water efficiency standards

The highest level of water efficiency means that residential developments should achieve the “optional requirement” described by regulation 36 paragraph 2(b) of the Building Regulations 2010, as amended, and defined within the 2015 Approved Document G,

Building Regulations ‘Sanitation, hot water safety and water efficiency’ (March 2015) as a minimum. This “optional requirement” sets a water efficiency standard for new buildings of 110 litres per occupant per day. If the “optional requirement” building regulation is tightened, or a new national standard is introduced, the highest level of water efficiency will refer to the standard that has the lowest water consumption. Compliance with the “optional requirement” is assessed through the building regulation process.

Residential development – HQM and BREEAM communities

The Local Planning Authority will be supportive of proposals which are assessed under the Home Quality Mark (HQM) One and/or BREEAM Communities scheme(s). Those proposals which have, or are demonstrably committed to, achieving HQM One or BREEAM Communities certification will be looked upon favourably. More specifically, the use of either or both schemes will be viewed as a material consideration in the determination of proposals.

The HQM One provides a five-star rating with key indicators which communicate the performance of a new home's design, construction, and in use potential. The framework assesses water and energy use (embodied and when occupied), internal comfort and health (air quality, daylighting, noise and access to green spaces and amenity), resilience and safety (including flood risk and adaptability), in addition to the home occupier experience (aftercare, handover procedures and the provision of home information). It enables developers to demonstrate the quality of their homes to a range of stakeholders; building confidence in the quality of the completed new homes and helps highlight the benefits of new housing to prospective home buyers and tenants.

BREEAM Communities is a scheme/framework used to improve, measure, and demonstrate the social, environmental and economic sustainability of large-scale development plans by embedding sustainability principles into the early planning and design stages of a development. The standard assists both developers and residents by providing a framework that helps to create sustainable communities that are good for the environment, its people and are also economically successful. Furthermore, the use of this scheme will aid pre-application discussions which, in turn, will improve efficiency during the planning process and reduce the likelihood of design and layout redesigns.

Not only do both schemes provide a holistic framework which drives better design outcomes, they also provide an added layer of delivery assurance via their certification processes. Design stage certificates are issued based on an independent verification of the design process whilst the post construction, or final, certifications are issued based on, not only the process, but what has been delivered on site. As such, and to demonstrate that such provisions can be met across all the above schemes, applicants should submit a pre-assessment estimator or design-stage assessments at the outline and/or detailed planning stages (or as a reserved matter). Planning conditions and/or obligations will then be used to secure the standard and performance ratings at the final stages as appropriate.

In the instance that an applicant wishes to use an alternative third-party assessment, this should be discussed with the Local Planning Authority at the pre-application stage.

Non-residential development

Local Planning Authorities (LPAs) can require proposals for non-residential development to meet the performance of BREEAM. BREEAM rewards performance in terms of environmental, comfort and/or health benefits, on a scale of Good to Outstanding, above the regulatory minimum. BRE's briefing paper offers more detail about how BREEAM supports climate change adaptation.

Applicants must use the most up-to-date BREEAM New Construction Scheme when designing their development proposals to meet criterion f. It will be necessary to submit a pre-assessment estimator or design stage assessment for any planning applications proposing the construction of 500sqm or more of non-residential floorspace. Appropriate conditions will be used to secure the standard at the pre-construction and pre-occupation stages as necessary.

Nevertheless, if the required standard is financially unviable or technically unfeasible, then this will need to be demonstrated with appropriate evidence in support of a planning application. In this instance, the applicant will be expected, where possible, to meet the most financially viable level of BREEAM.

Key supporting documents

National Planning Policy Framework (2018)

Climate Change Act (2008)

East Hampshire Renewable Energy and Low Carbon Energy Study (2018)

Environment Agency (2018) - The State of the Environment: Water Resources”

South East Water Draft Water Resources Management Plan (2020-2080)

Portsmouth Water Draft Water Resources Management Plan (2018)

Final Water Resources Management Plan 2014 (Portsmouth Water)

Water Resources Management Plan 2020 to 2080 (South East Water)

What existing policy does this supersede?

Joint Core Strategy Policy CP24: Sustainable Construction

Joint Core Strategy Policy CSWB6: Sustainable Construction

Joint Core Strategy Policy CSWB8: Sustainable water management

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development contrary to this policy	Planning decisions and appeals

Managing flood risk

Strategic Objectives

Core Objective B, criteria 4 and 8

Why we need the policy

Local Planning Authorities, alongside partner organisations, have an increasingly important role to play in protecting communities from flooding and mitigating flood risk.

The main areas expected to be at risk of flooding during and beyond the plan period are identified within the Local Planning Authority’s Level 1 Strategic Flood Risk Assessment (SFRA) and the Environment Agency’s flood risk maps.

The potential sources of flooding affecting the district are: fluvial, surface water, groundwater, sewer, artificial drainage structures and infrastructure failure and overland flows.

Policy S25: Managing flood risk

S25.1 In order to reduce the overall and local risk of flooding in the Area, where development is necessary in areas at risk from any source of flooding, now and in the future, as identified on the latest Environment Agency flood risk maps and the Local Planning Authority’s Strategic Flood Risk Assessment it will be permitted provided that:

- a. it meets the sequential and exception test (where required) as outlined in Government guidance;
- b. within the site, the most vulnerable⁴¹ development is located in areas of lowest flood risk, unless there are overriding reasons;

⁴¹ National Planning Practice Guidance Paragraph: 067 Reference ID: 7-067-20140306

- c. it will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall, demonstrated through a site-specific flood risk assessment;
- d. it incorporates flood protection, flood resilient and resistant measures including safe access and escape routes where required and that any residual risk can be safely managed by emergency planning; and priority is given to the use of sustainable drainage systems (where appropriate); and
- e. it will not increase off site flood risk either via increasing surface water run-off or through the displacement and obstruction of flood waters from any sources.

S25.2 All development will be required to ensure that, as a minimum, there is no net increase in surface water run-off. Priority will be given to the use of sustainable drainage systems (SUDS) to manage surface water drainage, unless it can be demonstrated that SUDS are not appropriate. Where SUDS cannot be implemented a justification must be provided along with proposed alternative sustainable approaches to surface water management. SUDS should seek to enhance water quality and biodiversity and arrangements should be put in place for their whole life management and maintenance.

S25.3 Development should be avoided in areas at risk from, susceptible to, or have a history of groundwater flooding. If this is not possible then the development must be designed to incorporate flood resistance and resilience measures.

Implementing the policy

New developments should not increase the risk of flooding elsewhere and should be safe from flooding themselves.

Inappropriate development in areas at risk of flooding from any source should be avoided by directing development away from areas at highest risk.

The Strategic Flood Risk Assessment (2018) provides the framework for applying the sequential and exception tests in the Area as set out in national policy and guidance.

The SFRA provides a robust evidence of areas of flood risk from various sources in the Area. It identifies and maps the risk of all sources of flooding across the Area based on a range of data and takes into account (where available) predicted climate change impacts; it is a useful source of information in undertaking site specific flood risk assessments.

The policy will be delivered through working in partnership with the Environment Agency, Local Lead Flood Authority (Hampshire County Council), planning applicants and developers and delivered through the development and building control processes.

Key supporting documents

East Hampshire Strategic Flood Risk Assessment (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP25: Flood Risk.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions, including appeals, granting permission not in accordance with this policy.	Planning decisions and appeals

Protection of natural resources

Strategic Objectives

Core Objective B, criterion 8

Why we need the policy

Preventing and alleviating pollution and minimising the risk to human health and the environment are key objectives of sustainable development. Pollution can arise from a variety of operations and development types as well as the construction of development itself. It is important therefore that the issue of pollution control is addressed at the development stage. National planning policy attaches great importance to controlling and minimising pollution. It states that pollution effects (including cumulative effects) are considerations for Local Plans in relation to the potential impact on land use.

The quality of agricultural land varies across the district, with the majority being classified as being the best and most versatile. This is defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. This land is most responsive to a variety of agricultural inputs and crops and should therefore be protected in recognition of the increasing need to produce food locally due to climate change. This need is increasing due to the anticipated reduction in the ability of countries continuing to export food to the UK due to increased flooding, erosion or drought.

As the local Minerals Planning Authority, Hampshire County Council has defined Minerals Safeguarding Areas (MSAs) to ensure that the known locations of important minerals are not needlessly sterilised by nonmineral development, although MSA designation carries no presumption that resources will be worked.

Policy S26: Protection of natural resources

S26.1 Development proposals will be permitted provided that they ensure that the Area's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:

- a. do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors (including impact on dark night skies);
- b. ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;
- c. do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the southern part of the district;
- d. avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;
- e. do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place;
- f. where appropriate, identify how the proposals will contribute to the EU Water Framework Directive or its equivalent, and the relevant River Basin Management Plan(s), which require the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies.

Implementing the policy

One of the objectives of this policy is to protect the environmental quality of the Area by ensuring that firstly, where there is evidence of contamination, land is made "fit for purpose", and secondly, pollution arising from new development does not harm sensitive receptors. Sensitive receptors are defined as features prone to damage from pollution, e.g. land, the uses of land, public health, controlled waters, general amenity and the natural environment (including dark night skies).

It is recognised that the control of pollution is a complex process involving a wide range of agencies and this policy is not intended to duplicate controls that are the statutory responsibilities of other bodies, for example the Environment Agency. Particular consideration will be given to the appropriateness of development locations in relation to other land uses, particularly housing, and natural resources such as biodiversity assets.

The Local Planning Authority will liaise with the relevant statutory bodies to determine the potential impacts of development and the extent to which such effects can be mitigated through appropriate design, construction or regulation. The effectiveness of mitigation will be taken into account when considering proposals. Where an Environmental Statement is required, the Local Planning Authority will expect any issues referred to in this policy to be addressed. In the case of an outline application, the Environmental Statement should be submitted at the outline stage.

Agricultural land

Development affecting the best and most versatile agricultural land will not be permitted unless there is an overriding demonstrable need for the development and it can be shown that development of lower grade land would have adverse sustainability impacts, such

as on biodiversity, natural resources, landscape character, the conservation of heritage assets and through the creation of unsustainable patterns of development.

Minerals

Applicants should consult Hampshire County Council where a proposal lies within a Minerals Safeguarding Area, to establish the existence and extent of the resource, the potential need for a minerals assessment and the possibility for prior extraction where appropriate.

Key supporting documents

Hampshire Mineral and Waste Plan (2013)

Agricultural land classification

National Planning Policy Framework (2018)

What existing policy does this supersede?

New strategic policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development that is not in accordance with this policy	Planning decisions and appeals

Water quality and water supply

Strategic Objectives and related Strategic Policies

Core Objective C, criteria 2 and 6

Policy S26: Protection of natural resources

Why we need the policy

The Water Framework Directive aimed to ensure that inland waters met good chemical and ecological status by 2015 subject to certain limited exceptions. The Local Planning Authority must ensure that it does not create adverse pressure on the water environment that could compromise ability to meet Water Framework Directive objectives. It is essential that any growth is managed in such a way that provision of water resources and wastewater treatment does not cause the water environment to deteriorate. Overall there is a need to improve water quality and ecological status.

Policy DM29: Water quality and water supply

DM29.1 New development must be phased using appropriate timescales, and funded in advance, for the construction of any necessary water and/or wastewater infrastructure associated with development proposals.

DM29.2 New development will be required to incorporate well designed mitigation measures to ensure the water environment does not deteriorate, both during construction and during the lifetime of the development to ensure the Water Framework objectives are not compromised and any development meets the requirements of the Habitats Directive.

DM29.3 Suitable arrangements for the disposal of foul water into a sewerage system will need to be incorporated at the nearest point of adequate capacity in consultation with the service provider.

DM29.4 Development should minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures, in accordance with Policy DM28 (Resource efficient design).

Implementing the policy

Where the achievement of water quality objectives is likely to be compromised by the effects of new development, intervention measures (i.e. improvements to wastewater drainage infrastructure) may need to be implemented prior to any new construction. New water supply and wastewater drainage infrastructure should be phased, timed and funded in advance of new development. (essential infrastructure requirements are set out in the Local Planning Authority's Infrastructure Plan.)

The north of the Area forms part of the Thames River Basin and the south forms part of the South-East River Basin. River basin Management Plans have been prepared by the Environment Agency, for the purposes of achieving the objectives of the European Water Framework Directive.

Planning permission will not be granted where monitoring detects a deterioration in the band status of a waterbody that is attributable to development, or where a waterbody (e.g. a river, watercourse) would be prevented from achieving 'good' ecological status by a development proposal.

There is a need for ongoing liaison between planners, water companies and the Environment Agency to ensure that the scale and distribution of housing and future demand is understood, planned for, and associated infrastructure is funded for the long-term. The Local Planning Authority will therefore consult in detail with water companies and the Environment Agency to ensure the need for new water services infrastructure is understood and planned for in any new development.

The Local Planning Authority is a member of the PUSH Water Quality Working Group whose objective is to identify, analyse and develop a suite of strategic mitigation measures to address the impacts from new housing growth in the PUSH area to help meet the requirements of the Habitats Directive⁴².

Key supporting documents

Environment Agency Thames river basin district River Basin Management Plan (updated December 2015)

Environment Agency South East river basin district River Basin Management Plan (updated December 2015)

PUSH Integrated Water Management Plan (2018)

Water Resources Management Plan 2015 – 40 (Southern Water, October 2014)

Final Water Resources Management Plan 2014 (Portsmouth Water)

Water Resources Management Plan 2020 to 2080 (South East Water)

⁴² View PUSH Integrated Water Management Plan 2018

Final Water Resources Management Plan 2015 – 2040 (WRMP14)
(Thames Water)

What existing policy does this supersede?

Joint Core Strategy Policy CP26: Water Resources/Water Quality

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
A deterioration in the band status of a waterbody that is attributable to development, or where a waterbody (e.g. a river, watercourse) would be prevented from achieving 'good' ecological status by a development proposal.	River Basin Management Plans covering the Area

Design and local character

Strategic Objectives

Core Objective B, criteria 1, 2, 3, 6, 7, 8

Why we need this policy

Good design helps to improve the way that a place looks and the way in which it functions. The Area is already an attractive place to live, with outstanding historic settlements set within beautiful rural landscapes. However, the design of new development could do more to enhance local distinctiveness and in the context of an ageing population, buildings and spaces should be designed to ensure that opportunities are taken to maintain healthy, active lifestyles.

In order to achieve the vision of the local plan, new development will need to provide inclusive and attractive living and working environments that people want to visit. A strategic design policy is needed to clarify what the Local Planning Authority expects from new development to meet these design-related requirements. This policy provides this clarification at a high-level, but it is not the only policy that will inform the design of new development. In addition to the principles that it establishes, other strategic and development management policies contain relevant guidance that may affect how the proposed development is laid out, how any new buildings might look and how they should be used. Nevertheless, it will often form a starting point for understanding how the Local Planning Authority will ensure that all new development helps to improve the local area and its sense of place.

Policy S27: Design and local character

S27.1 New development will be permitted where it would help to establish a strong sense of place, by reinforcing or enhancing local character, and would function well with its surroundings. This means that development proposals should:

- a. respect or improve the local built environment and landscape setting through the siting, scale, height, massing, roof design and density of proposed buildings and structures;
- b. ensure that the layout of new buildings, spaces and streets would contribute to local distinctiveness and a sense of place, such as by respecting existing building lines and the spacing between buildings, and by connecting new development with existing streets, and walking and cycling routes;
- c. incorporate good quality, climate change resilient materials of an appropriate scale, profile, finish and colour, taking account of the local context;
- d. incorporate design details into elevations and roof designs that respect or improve the local streetscene, including as specified by any supplementary planning documents and design codes that are relevant to a proposal;
- e. include spaces and/or connections to the public realm that are attractive, easily accessible and safe for all users, whilst minimising opportunities for crime and antisocial behaviour;
- f. ensure that development would retain, respect and, when appropriate, integrate with natural and historic features such as trees, hedgerows and boundary walls, on the development site or in the surrounding area;
- g. include private amenity space for new residential uses and ensure appropriate separation distances between buildings, avoiding direct overlooking into habitable rooms and private amenity areas, to provide acceptable standards of amenity and privacy;

- h. ensure the provision of high quality, secure waste and recycling bin storage and collection points without adverse impact on the streetscene, and wherever possible enable collection within the site;
- i. minimise or if possible avoid light pollution (such as glare or light spillage from the site) by proposing the minimum amount of light necessary to achieve its purpose and by designing buildings to reduce the impact of light spill from internal lighting;
- j. take particular account of the setting and context of the South Downs National Park, and its special qualities, where relevant; and
- k. take account of the potential for achieving positive health and well-being outcomes (Policy S4) and for incorporating public art (Policy DM31) through the design of new buildings and spaces.

S27.2 Development proposals that could have a significant impact on the character and appearance of their surroundings will be required to demonstrate how they comply with this policy by means of a Design and Access Statement.

Implementing the policy

Policy S27 sets out design criteria for development proposals, to give applicants as much certainty as possible about what is likely to be acceptable.

All of the criteria will be applied together, but their relevance to any development proposal will be taken into account. The design and layout of new development should take opportunities to address the policy requirements in a coherent, joined-up manner. For example, potential opportunities should be taken to connect new development to its surroundings in an inclusive manner that will ensure the safety of local residents whilst linking with existing green infrastructure (criteria e. and f.).

As noted above, this strategic policy is one of number of local plan policies that are directly relevant to the design of new development. In addition to meeting its general requirements, the following strategic policies (supported by relevant development management and/or neighbourhood plan policies) will often be important for maintaining and enhancing a sense of place, whilst meeting the design challenges of providing new homes, businesses and green infrastructure:

- Policy S18: Landscape
- Policy S19: Biodiversity, geodiversity and nature conservation
- Policy S23: Green infrastructure
- Policy S4: Health and wellbeing
- Policy S30: Transport
- Policy S28: Heritage assets and the historic environment
- Policy S25: Managing flood risk
- Policy S24: Planning for climate change

There are also a number of more detailed policies which have a specific focus on the design of new residential proposals. These are policies DM30, DM31, and DM32, which provide additional clarification and guidance for residential uses, some of which is location-specific in the case of development proposals in area of low housing density (Policy DM30).

It is important to stress that the protection and enhancement of local character will not preclude appropriate innovations in design, in accordance with the policies of the development plan. For example, it is increasingly important for new development to be resilient to the likely impacts of climate change (criterion c.), and to help reduce greenhouse gas emissions and resource consumption. This means that the inclusion of sensitively designed, low or zero carbon energy generating technologies will be supported.

Criteria g. and h. concern the way in which a new development will function on a day-to-day basis. These criteria will be implemented alongside Policy DM5: Amenity. The Local Planning Authority will expect new residential developments, outside of town or district centres, to provide external private amenity spaces that are useable for residential purposes (e.g. for relaxing outdoors or drying washing). Separation (back-to-back) distances between dwellings should therefore generally be at least 21m, which should ensure privacy. However, in all cases, the existing character of an area should be taken into account when considering the inclusion or design of private amenity space within a development proposal.

Criterion i. means that consideration will be given to the effects of lighting on the visibility and appreciation of the night sky, as well as on local residents, vehicle users and pedestrians. The requirements of Policy S26: Protection of Natural Resources should also be considered when designing a suitable lighting scheme for a new development. Parts of East Hampshire district which lie in the South Downs National Park have been designated as an International Dark Sky Reserve and this should be taken into account when implementing criterion i.

Great weight will be given to conserving the landscape and scenic beauty of the South Downs National Park, by ensuring that adverse impacts on its setting are avoided or mitigated (see criterion j.). In implementing Policy S27, the Local Planning Authority will take account of the two purposes and duty of the National Park, as specified in the Environment Act 1995, where it is relevant to do so.

The design and layout of new buildings, structures and places is not a “stand alone” consideration, only concerned with how they look and whether or not they are beautiful. Good design will lead to the development of places that help people to live and work in healthy, safe and comfortable environments that are also inspiring for

people of all ages. In accordance with criterion k., applicants are strongly encouraged to consider how they can best facilitate healthy lifestyles and to identify suitable opportunities for the integration of public art within the public realm.

Please note that where the Local Planning Authority considers that further guidance is necessary to provide clarity on design expectations, design codes and/or supplementary planning documents will be prepared.

Key supporting documents

Hampshire Integrated Character Assessment, Hampshire County Council

East Hampshire Neighbourhood Character Study (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP29: Design

Joint Core Strategy Policy CSWB5: Design

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals refusing development due to poor design	Planning decisions and appeals
Residents satisfaction with the built environment	EHDC Residents Survey

Residential design in low-density neighbourhoods

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1, 2, 3

Policy S27: Design and local character

Why we need the policy

The Local Planning Authority's Neighbourhood Character Study has shown that many residential areas across the district have been developed at a low density (less than 15 dwellings per hectare). This has been influential in establishing their residential character and ensuring their integration with their often-rural setting. However, these residential areas are under pressure from the creeping effects of unsympathetic urbanisation, which has encouraged minor alterations of a more urban style to homes in these areas (for example, in the treatment of boundaries and front gardens/parking areas).

Some neighbourhoods have been protected from the effects of more intensive development through saved policies H9 and H10 of the East Hampshire District Local Plan: Second Review (adopted March 2006). Policies H9 and H10 apply to particular areas in East Hampshire, but the Neighbourhood Character Study has shown that other residential streets and neighbourhoods share similar characteristics. The threats to these characteristics are likely to be common across the Area.

The Local Planning Authority's evidence suggests that it will be especially important to maintain and enhance the contribution that low-density housing and mature green infrastructure (trees, hedges,

woodland areas) makes to suburban and edge-of-settlement street scenes. Nevertheless, in accordance with national planning policy, this should not prevent appropriate innovation in the design of new buildings and structures that respect the character of a neighbourhood. Policy DM29 is needed to clarify how homeowners and small-scale developers can negotiate this balance, to achieve visually attractive developments.

Policy DM30: Residential design in low-density neighbourhoods

DM30.1 New development proposals for residential purposes, in neighbourhoods defined on the policies map, or on small sites taking access from streets with an average existing density of less than or equal to 15 dwellings per hectare, should meet the following criteria (as applicable):

- a. proposed new extensions, buildings and structures should be set back from the road and should respect the height, scale and mass of surrounding dwellings, being subservient in these respects when they are ancillary to an existing dwelling;
- b. proposed new dwellings should provide ample private amenity space in proportion to the amount of space that is currently enjoyed by surrounding dwellings and should provide parking within the plot;
- c. all development must retain or enhance the site's landscape setting and the wider character of the neighbourhood or street of which it is a part;
- d. all development should maintain or increase onsite green infrastructure (e.g. trees, hedges) as a means of integrating new buildings/structures with their surroundings and providing natural shade, shelter and benefits for local biodiversity;

- e. all new boundary treatments and driveway entrances should reinforce or enhance the character and appearance of the neighbourhood or street.

Implementing the policy

Residential development in East Hampshire is typically of a low or very low density. Whilst it may be appropriate to increase housing densities in a few areas that are well-served by public transport modes (i.e. by mainline train and regular bus services), or where major regeneration activity is already increasing the sustainability of an urban area; in many other parts of the district, increasing housing densities would be less sustainable and could undermine the existing character and sense of place.

Opportunities could nonetheless arise to develop new residential properties within low-density residential areas. The Local Planning Authority wishes to encourage and facilitate appropriate (re)development where this would maintain or enhance the character and appearance of an area and help to meet housing needs. Policy DM30 provides criteria that make clear what this means for development proposals.

Criteria a. and b. make clear that it is important to give dwellings and associated buildings and structures enough space, in areas where this has been characteristic and has contributed to a sense of place, in terms of the visibility of development from the public realm. Just how much space is required will depend on the specific context of a development site, as the potential impact on a street scene will vary on a case-by-case basis. The visual impression of a new building will likely depend on its height (in storeys and in metres), whether it would appear large or small from the outside, from adjoining areas, and on its apparent volume and shape. These factors should be carefully considered, to avoid adverse visual

impacts that would damage the character of an area, e.g. by giving an edge-of-settlement location a more urban feel.

The Local Planning Authority's Neighbourhood Character Study (2018) has established that the views and interrelationships between many low-density, edge-of-settlement residential areas and the countryside are an important component of the character of these areas. To meet criteria c. and d., it is important that residential buildings and structures avoid having an urbanising effect on views into and from any adjoining countryside areas, especially where existing development is well-screened by local topography, trees or areas of woodland.

In accordance with criterion d., proposals should retain and include new green infrastructure, to provide a suitable context and a sympathetic transition between developed and undeveloped areas. It will be important to maintain the "green feel" of many low-density residential streets and neighbourhoods, and compliance with criterion e. could mean avoiding hard landscaping and incongruous features (such as visually intrusive or unnecessary gate piers) at the boundaries between plots and the public highway. Hedges and suitably placed trees should be used to integrate new development in an environmentally sensitive fashion.

Policy DM30 only applies to proposals within defined settlement boundaries. Neighbourhoods that were previously identified by saved policies H9 and H10 of the Local Plan Second Review have a residential density of less than 15 dwellings per hectare and are therefore subject to the criteria of Policy DM30. These areas are defined on the policies map. The policy also applies to the Waggoners Way Estate and Telegraph Lane areas in Grayshott and Four Marks respectively, which were proposed as new H9/H10 areas through earlier consultation with the community. These areas have an average density of less than 15 dwellings per hectare. The

locations of these areas are shown in the Neighbourhood Character Study (2018).

In addition, the Neighbourhood Character Study has highlighted that the important design characteristics of these neighbourhoods are shared with other low-density residential areas in the district; so it is important that similar design considerations apply to proposals elsewhere. This policy will therefore also apply to proposals for small scale residential development (less than 10 new dwellings), including extensions, ancillary buildings and minor alterations, on sites which are located on low-density residential streets. In practice, this will mean that this policy will apply to sites where access is taken from a street that is predominantly residential in character (i.e. where most street frontage development is in residential use) with an average residential density of 15 dwellings per hectare, taking account of all residential uses with a frontage or access to the street. The street will be defined in accordance with Ordnance Survey mapping. If, however, applicants are in any doubt as to whether the policy will apply to their proposal, the council's pre-application planning advice service can be used to provide clarification.

Key supporting documents

East Hampshire Neighbourhood Character Study, (2018)

Alton Character Assessment, Hampshire County Integrated Character Assessment, (2010)

Bordon and Whitehill Townscape Assessment, Hampshire County Integrated Character Assessment, (2010)

Waterlooville, Cowplain, Purbrook and Horndean Character Assessment, Hampshire County Integrated Character Assessment, (2010)

Alton Town Design Statement, Alton Town Partnership, 2008

Alton Neighbourhood Development Plan, November 2015

Bentley Neighbourhood Plan 2015-2028, February 2016

Medstead & Four Marks Neighbourhood Plan 2015-2028

What existing policy does this supersede?

Local Plan Second Review Saved Policy H9: Areas of Special Housing Character

Local Plan Second Review Saved Policy H10: Special Housing Areas

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy

Indicator	Data source(s)
Small-scale residential developments (in out-of-centre locations) refused planning permission due to poor design	EHDC database of planning applications

Public art

Strategic Objectives and related Strategic Policies

Core Objective B, criterion 2.

Policy S27: Design and local character

Why we need the policy

Despite its size there are relatively few examples of public art within the district. The Local Planning Authority acknowledges the important role that public art can play in enhancing the setting of a building and creating a visually stimulating public realm and strengthening local distinctiveness.

There is a need to ensure that opportunities to incorporate public art within new developments or public realm improvements are taken and that it relates to the local character, contributes to the sense of place and reinforces local distinctiveness.

The incorporation of public art offers the opportunity to work with the local community to create distinctive works that help engender a sense of ownership and strengthen the sense of place.

Policy DM31: Public art

DM31.1 To enhance and express local character, the Local Planning Authority will support the inclusion of public art and require all major⁴³ schemes, proportionate to the scale of development, to include public art that:

⁴³ Major schemes are defined as being over 0.5ha or residential schemes over 10 units or developments over 1000m²

- a. is integrated into proposals at an early stage of the design process;
- b. enhances and creates local distinctiveness and reinforces a sense of place;
- c. responds to local character;
- d. makes a positive contribution to the public realm; and
- e. engages the local community in its creation.

Implementing the policy

By considering public art during the early stages of the design process and clarifying the scope at the beginning of the pre-application process, opportunities can be taken to integrate public art into the fabric of the development itself in more imaginative ways. Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost-effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, murals (painted or ceramic), decorative bargeboards or works of art incorporated on elevations where they will be visible to pedestrians.

The Local Planning Authority expects all public art to be of the highest design quality and craftsmanship and whenever possible, encourage the use of sustainable or recycled materials. When commissioning public art, developers should place equal weight on creating the right piece of work, the craftsmanship of the artist and those installing the piece and the maintenance after it has been installed.

Key supporting documents

N/A

What existing policy does this supersede?

New detailed policy

Monitoring the policy

Indicator	Data source(s)
Number of planning decisions including appeals securing public art as part of a development proposal	Planning applications and appeals

Residential garden development

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1, 2, 5 and 6

Policy S27: Design and local character

Policy S4: Health and wellbeing

Why we need the policy

In the Area, 'backland' development has made a meaningful contribution to the supply of housing as an efficient use of land, particularly large and underused gardens, and in some locations, has become established as characteristic of the area. As such, the Local Planning Authority is not seeking to resist all development of residential gardens. However, housing development of this type needs very careful consideration and benefits from early engagement with all interested partners to develop a scheme that is sensitive to the constraints such sites will have in order to preserve the character of the area and the amenities of neighbouring residents.

The urban character of the Area differs considerably from settlement to settlement and from place to place within settlements. 'Backland' development can be characteristic of some areas, whereas other areas are characterised by a linear frontage form of development, where 'backland' or tandem forms of development are likely to be considered inappropriate.

Policy DM32: Residential garden development

DM32.1 Housing development on garden land and/or to the rear or side of existing residential property within a defined Settlement Policy Boundary will be supported provided that:

- a. the form, density, scale and external appearance of the development is in keeping with the character and appearance of the area;
- b. the relationship between buildings within and outside the site ensures that the privacy and amenity of existing and future residents are preserved;
- c. the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and would not result in harm to the amenities of adjoining residents from noise and disturbance from vehicle movements;
- d. a high standard of landscape is incorporated into the design; and
- e. development of the site does not compromise the ability for the more comprehensive development of a wider area.

Implementing the Policy

Throughout the Area, pressure exists for the subdivision of garden land belonging to existing dwellings, to allow for the development of additional houses within them. Whilst some gardens may be capable of accommodating additional dwelling units, this type of proposal has the potential to adversely affect residential amenity. This occurs where standards relating to distances between dwellings, garden sizes, access, parking and privacy cannot be met. In addition, this type of proposal can detrimentally affect the established layout and character of an area.

The Local Planning Authority acknowledges that the development of residential garden land can contribute to achieving sustainable growth by making the most effective use of land - provided it reinforces the local character and maintains the appearance and amenity of the existing residential area. Therefore, it is important that applications for the redevelopment of residential garden land are considered in the context of the presumption in favour of sustainable development and planning permission will be granted unless the adverse impacts on character, amenity and privacy outweigh the benefits of the development.

Key supporting documents

National Planning Policy Framework (2018)

East Hampshire Neighbourhood Character Study (2018)

What existing policy does this supersede?

New detailed policy.

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing new dwellings on garden land.	Planning decisions and appeals Housing monitoring

Heritage assets and the historic environment

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Strategic Objectives

Core Objective B, criterion 1.

Why we need the policy

The Area has a rich and varied heritage that provides depth of character to the local environment. Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the Areas' architectural, historic and townscape character. To maintain the character of the Area's settlements, it is vital that heritage assets are protected and sensitively adapted and that their setting is not harmed. The historic environment is a finite resource and, once lost, cannot be replaced.

Policy S28: Heritage assets and the historic environment

S28.1 Development proposals will be permitted which:

- a. protect, conserve and, where possible, enhance the significance of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and
- b. make sensitive use of historic assets, especially those at risk, through regeneration and reuse, particularly where redundant or under-used buildings are brought into appropriate use.

Heritage Statements

S28.2 A development that would affect, or has the potential to affect, a heritage asset will be required to submit a Heritage Statement that:

- a. describes the significance of the heritage asset and its setting, using appropriate expertise and where necessary a site-specific survey, at a level of detail proportionate to the significance of the heritage asset and sufficient to understand the potential impact of the development; and
- b. sets out:
 - the impacts of the development on the heritage asset;
 - measures taken to avoid potential harm; and
 - if harm cannot be avoided, mitigation that is proportionate to the impact and the significance of the heritage asset. Any harm to, or loss of, the significance of a heritage asset will require clear and convincing justification, irrespective of whether that harm is considered substantial or less than substantial. Any identified necessary mitigation measures must be fully incorporated into the development.

Proposals likely to cause harm to a heritage asset

Substantial harm

S28.3 Where development is likely to cause substantial harm to the significance of a heritage asset or its setting, planning permission will not be granted unless either:

- a. the development is necessary to achieve substantial public benefit, that cannot be achieved otherwise, and which would outweigh the harm or loss; or
- b. all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site; and,
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,
 - the harm or loss is outweighed by the benefit of bringing the site back into use and,
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.

Less than substantial harm

S28.4 Where a development is likely to cause less than substantial harm to the significance of a heritage asset or its setting, the following will apply:

- a. for a designated heritage asset, this harm should be weighed against the public benefits of the development, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use.

- b. for a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals for the removal of all or part of a heritage asset

S28.5 The removal of all or part of a heritage asset cannot proceed until it is proven that the approved replacement development will take place.

Implementing the Policy

This strategic policy seeks to ensure that appropriate protection is afforded to heritage assets and the historic environment and is complemented by 8 detailed policies.

The Local Planning Authority will support the production of neighbourhood plans, conservation area appraisals, parish plans and village design statements that help to ensure future development is based on a thorough understanding of local character and context. To help achieve this, the Local Planning Authority will work with local communities to identify those aspects of the historic environment which they consider to be important to the character of their locality and help them to secure their protection and enhancement.

Design of new development in historic locations needs careful consideration. It should reinforce or create a sense of place and create an environment that offers variety and visual interest. High quality designs that respect the historic context will be encouraged.

Key supporting documents

East Hampshire Neighbourhood Character Study (2018)

Conservation Character Appraisals

National Planning Policy Framework (2018)

What existing policy does this supersede?

Joint Core Strategy Policy CP30: Historic Environment

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Net gain/loss of listed buildings.	Planning decisions and appeals
Number of listed buildings at risk.	Buildings at risk register

Conservation areas

Conservation Area: Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage Assets and the Historic Environment

Why we need the policy

This policy addresses detailed issues that relate to Policy S28: Heritage Assets and historic environment.

Policy DM33: Conservation areas

DM33.1 Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.

DM33.2 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to

be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.

DM33.3 New development in a conservation area should aim to preserve or enhance the character, appearance and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

DM33.4 Development within, affecting the setting of, or views into and out of, a conservation area, as shown on the Policies Map, should preserve or enhance all features that contribute positively to the area's character, appearance or setting.

Particular consideration will be given to the following:

- a. the retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;
- b. retention of architectural details that contribute to the character or appearance of the area;
- c. the impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area;
- d. the need to protect trees and landscape;
- e. the removal of unsightly and negative features; and
- f. the need for the development.

Implementing the Policy

Heritage assets which contribute to the character and appearance of conservation areas should be retained. When planning permission for demolition of a heritage asset is applied for applicants should demonstrate that:

- the demolition is necessary to deliver substantial public benefits; or
- the nature of the heritage asset affected prevents all reasonable uses for the site; and
- no viable use for the asset can be found in the medium term that will enable conservation; and
- conservation through grant funding is not possible; and
- the harm or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

Applicants will be asked to provide evidence that other potential owners of the heritage asset have been sought via appropriate marketing and that reasonable efforts have been made to seek grants for the asset's conservation.

To avoid any unsightly gaps or vacant sites, the planning authority will impose conditions on a planning permission that no demolition shall take place until planning permission has been granted and contracts let for the replacement development.

Key supporting documents

National Planning Policy Framework (2018)

Conservation Area Appraisals

Caring for East Hampshire's conservation area and historic buildings

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE4: New Development in a Conservation Area

Local Plan Second Review Saved Policy HE5: Alteration to a building in a Conservation Area

Local Plan Second Review Saved Policy HE6: Change of Use of a Building in a Conservation Area

Local Plan Second Review Saved Policy HE7: Demolition in a Conservation Area

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development that does not comply with this policy	Planning decisions and appeals

Heritage assets in conservation areas

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage assets and the historic environment

Why we need the policy?

The policy addresses detailed issues that relate to Policy S28: Heritage Assets and the Historic Environment.

Policy DM34: Heritage assets in conservation areas

DM34.1 There is a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration.

DM34.2 Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or where all the other criteria in Policy S28: Heritage assets and historic environment, are met.

DM34.3 If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the

area, the harm will be weighed against the public benefits of the proposal.

Implementing the Policies

Heritage assets which contribute to the character and appearance of conservation areas should be retained. When planning permission for demolition of a heritage asset is applied for, applicants should demonstrate that:

- the demolition is necessary to deliver substantial public benefits; or
- the nature of the heritage asset affected prevents all reasonable uses for the site; and
- no viable use for the asset can be found in the medium term that will enable conservation; and
- conservation through grant funding is not possible; and
- the harm or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

Applicants will be asked to provide evidence that other potential owners of the heritage asset have been sought via appropriate marketing (Appendix 3) and that reasonable efforts have been made to seek grants for the asset's conservation.

To avoid any unsightly gaps or vacant sites, the Local Planning Authority will impose conditions on a planning permission that no demolition shall take place until planning permission has been granted and contracts let for the replacement development.

Key supporting documents

National Planning Policy Framework (2018)

Conservation Area Appraisals

Caring for East Hampshire’s conservation area and historic buildings

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE4: New Development in a Conservation Area

Local Plan Second Review Saved Policy HE5: Alteration to a building in a conservation area

Local Plan Second Review Saved Policy HE6: Change of Use of a Building in a Conservation Area

Local Plan Second Review Saved Policy HE7: Demolition in a Conservation Area

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals refusing permission on this policy	Planning decisions and appeals

Listed buildings

The term listed building can cover a wide variety of man-made structures, not just houses but also churches, industrial and agricultural buildings and structures like bridges, walls, statues, mileposts, phone boxes and lamp posts.

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage assets and the historic environment

Why we need the policy

This policy addresses detailed issues that relate to the application of the Policy S28: Heritage Assets and the Historic Environment.

Listed buildings have a special architectural or historic interest and it is essential that they are well maintained, have an appropriate use and are kept in good repair.

Within the Area there are statutory listed buildings that make a valuable contribution towards local character and distinctiveness.

Policy DM35: Listed buildings

<p>DM35.1 Alterations and extensions to listed buildings and development affecting the setting of listed buildings, including locally listed buildings, should preserve and enhance their character and appearance and the special features for which they are designated. These features can include curtilage buildings, structures, spaces and the landscape setting that are integral to</p>

their character and important views within, of, into and out of the area or site.

DM35.2 Development that would have an adverse impact on their special historic or architectural interest, or their setting, will not normally be permitted.

DM35.3 The re-use of listed buildings, including locally listed buildings, will be encouraged where that use (the optimum viable use) is demonstrated to be compatible with the character, appearance, fabric, interior and setting of the building.

DM35.4 Listed buildings including those on a local list should be retained wherever possible. Substantial harm to or demolition of listed buildings, including curtilage listed buildings and locally listed buildings will only be permitted in exceptional circumstances. Where an application will lead to substantial harm or total loss of significance to the heritage asset, consent will be refused unless it can be demonstrated that:

- the substantial or loss of significance is necessary to deliver substantial public benefits that outweigh the harm; or
- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use can be found in the medium term; and
- the harm to or loss of the asset is outweighed by the public benefits of bringing the site back into use; and
- conservation through grant funding is not possible.

DM35.5 Applications for new works to listed buildings will be carefully assessed. Extensions will be required to be of an appropriate scale and design and in materials that retain the special interest of the original building. The character and significance of the building should not be diminished by over-restoration. Existing architectural or historic features including

internal features should be retained as they are important to the character of the building.

Implementing the Policy

The historic fabric of listed buildings, both internally and externally should be protected from unsympathetic change. The planning authority will encourage and if necessary enforce the repair and restoration of listed buildings and will pursue all reasonable means to ensure that listed buildings and their settings are preserved or enhanced.

The foremost principle that should guide works to historic buildings is to retain the original structure and fabric as far as is possible. Each type of historic building has its own characteristics and significance, usually related to its original function, these should be respected when proposals for alterations or change of use are put forward. Applicants should submit a heritage statement describing the significance of the heritage asset affected and the contribution of its setting to that significance. The level of detail to be submitted should be proportionate to the importance of the asset and should be sufficient to explain the impact of the proposal on the significance of the asset. This information should be set out in the documents accompanying an application for planning permission or listed building consent and could be included within the heritage. Applications will not be validated if the impact of the proposal on the significance of the asset is not clear.

During alterations, earlier features are sometimes revealed such as, brickwork, fireplaces, early window/door openings. In some cases, the Local Planning Authority may attach conditions to a listed

building consent for the retention of certain features or for their proper recording.

The significance and importance of historic buildings can be seriously devalued by inappropriate neighbouring developments and uses. The Local Planning Authority will protect the setting of a listed building when considering proposals either in its curtilage or on adjacent properties. Applicants will be expected to provide sufficient information about the proposed development and its relationship to its setting as part of a heritage statement, and/or design and access statement.

When consent is given to alter a listed building, the planning authority will, where appropriate, impose conditions to ensure appropriate standards of workmanship and that historic materials are retained or reinstated. The Local Planning Authority will normally require any planning application for the change of use of a listed building to be accompanied by full details of any associated alterations so that the effect on the character of the building can be ascertained. A proposed change of use for a listed building may be acceptable if it offers the best way of retaining or refurbishing it.

There is a presumption in favour of preserving listed buildings and consent will not usually be given for their demolition. Poor condition is no justification for demolition and where a building is redundant, every effort must be made to find an optimum viable new use. The optimum viable use should be consistent with the character of the building and design interventions must have regard to the stated significance of the asset. This principle will also be applied to locally listed buildings.

Where historic buildings are converted to a new use, the essential historic character and structure should be retained. The general principles in conversion are to retain the historic structure and fabric and repair what exists rather than renew unnecessarily. The onus lies upon the applicant to prove, where necessary, that the building is structurally sound and is capable of being converted to the proposed use without the need for major structural works.

Key supporting documents

National Planning Policy Framework (2018)

Historic England listed building records

Conservation Area Appraisals

Caring for East Hampshire's conservation area and historic buildings

East Hampshire District Council: Listed Buildings a Guide to the Law

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE9: Demolition of a Listed Building

Local Plan Second Review Saved Policy HE10: Extension or Alteration of a Listed Building

Local Plan Second Review Saved Policy HE11: Change of use of a Listed Building

Local Plan Second Review Saved Policy HE12: Development affecting the setting of a Listed Building

Local Plan Second Review Saved Policy HE13: Buildings of local architectural historic or townscape interest

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of a listed building	Planning decisions and appeals
Number of listed buildings at risk	Buildings at risk register

Development affecting and changes to listed buildings

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy 28: Heritage assets and the historic environment

Why we need the policy?

This policy addresses detailed issues that relate to Policy S28: Heritage Assets and the Historic Environment.

Policy DM36: Development affecting and changes to listed buildings

DM36.1 Proposals will be permitted for external or internal alterations to a listed building and external alterations to a locally listed building, if the alterations:

- are required or desirable; and
- ensure that the building is fit for its purpose whilst having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses.

DM36.2 Applications for alterations to, or, for changes of use of, listed and locally listed buildings must be accompanied by:

- a detailed and accurate measured survey including full details of any structural timber framing. A scale drawing with large-scale details of joints will be required for timber-framed listed buildings.

- b. detailed plans clearly explaining the principles of the conversion, showing how:
 - i. the alterations affect the external appearance of the building.
 - ii. the alterations affect the structure of the building. The detailed plans must show the effect that repairs and inserted floors would have on the existing structure. Any inserted structure should be reversible.
 - iii. the proposed internal layout respects the original character of the building.
- c. details of the treatment of landscaping, open spaces and boundaries to respect the character of the building and its setting.
- d. an assessment of the impact of the proposed alterations on the historic or architectural significance of the building and its setting.

Implementing the Policy

Where there is evidence of deliberate neglect or damage to a heritage asset in the hope of obtaining consent, the planning authority will not take the resultant deteriorated state of the asset into account.

The Local Planning Authority maintains a register of heritage assets at risk. The register contains information about each property and assesses its condition. The Local Planning Authority monitors these buildings and negotiates with owners to bring buildings back into use and good repair. Where negotiations fail legal action can be taken to preserve the building. If the owner of a listed building fails to maintain it, the planning authority may serve a Repairs Notice under Section

48 of the Planning (Listed Buildings and Conservation Areas) Act 1990, specifying those works necessary to ensure the building's preservation. If those works are not carried out within a specified period, the planning authority may serve a Compulsory Purchase Order on the building. If the building has been deliberately left to become derelict and that the underlying motive for the neglect was to facilitate demolition and redevelopment, the planning authority may be able to purchase the building for minimum compensation.

If a listed building, or unlisted building in a conservation area, is left vacant and is not properly secured or repaired, the planning authority can carry out emergency repairs after giving seven days notice to the owner and can subsequently recover the costs under sections 54 and 55 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The planning authority is always reluctant to take action through the courts, and relies on co-operation from building owners, but it will consider using these powers if it is necessary to ensure the long-term survival of any historic building in its area.

Key supporting documents

National Planning Policy Framework (2018)

Historic England listed building records

Conservation Area Appraisals

Caring for East Hampshire's conservation area and historic buildings

East Hampshire District Council: Listed Buildings a Guide to the Law

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE9: Demolition of a Listed Building

Local Plan Second Review Saved Policy HE10: Extension or Alteration of a Listed Building

Local Plan Second Review Saved Policy HE11: Change of use of a Listed Building

Local Plan Second Review Saved Policy HE12: Development affecting the setting of a Listed Building

Local Plan Second Review Saved Policy HE13: Buildings of local architectural historic or townscape interest

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing the loss of a listed building	Planning decisions and appeals
Number of listed buildings at risk.	Buildings at Risk Register

Advertisements affecting heritage assets

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage assets and the historic environment

Why we need the policy?

This policy addresses detailed issues that relate to the application of Policy S28: Heritage assets and historic environment.

Advertisements can greatly influence the appearance of an area. The purpose of controlling advertisements in conservation areas is to help everyone involved in outdoor advertising to contribute in a positive way to the appearance of an attractive and cared for environment. The most stringent controls are needed in conservation areas, which are often the original town and village centres.

Advertisements can also detract from the appearance of listed buildings and a proliferation of poorly designed and incongruous signs is detrimental to historic areas.

Policy DM37: Advertisements affecting heritage assets

DM37.1 In conservation areas and on, or affecting, listed buildings, advertisements will be kept to a minimum to maintain the character and appearance of conservation areas and to avoid harm to the fabric, character or setting of listed buildings. Their size, design, materials and colouring should not detract from the character and appearance of the area.

DM37.2 Where a building is listed, locally listed or has a special character, the planning authority will grant advertisement consent or listed building consent for painted timber fascia advertisements and traditional hanging signs.

DM37.3 Internally illuminated box signs and plastic blinds are inappropriate in an historic context. Where illumination of a sign in a conservation area is acceptable it should be achieved by halo or other illumination to individual letters.

DM37.4 Projecting signs of traditional design will be acceptable provided they are:

- carefully positioned in relation to the elevation of the building;
- hung from traditional brackets;
- there is only one sign attached to the building; and
- any illumination is external and/or unobtrusive.

DM37.5 Advertisements alongside roads will not be permitted where they would prejudice road safety.

Implementing the Policy

Advertisements and shop signs can complement the character of an area if designed properly. It is entirely possible for on-premise signage to reflect the character or architecture of its surroundings without sacrificing any of its other primary communication functions. Well-designed signs can be employed to create a sense of place and improve the attractiveness of an area. Shop and trade signs should be integrated into the design of the shop front or building as a whole and sympathetic in form, scale and materials. In conservation areas the planning authority will seek to ensure that advertisements are kept to the minimum necessary to identify the building and its function. Advertisement consent will not be permitted for internally illuminated box fascia signs or obtrusive fixed 'Dutch' blinds or window/door canopies.

Window stickers, pavements signs and illuminated signs hung inside the window can be equally harmful to amenity and will be discouraged where possible. In the case of listed buildings, permission will not be given where the planning authority considers there would be harm caused by advertisements, lighting, colour schemes and blinds or canopies.

Key supporting documents

National Planning Policy Framework (2018)

Conservation Area Appraisals

English Heritage Listed Buildings Register

Caring for East Hampshire's conservation area and historic buildings

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE3: Advertisements

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development that does not comply with this policy	Planning decisions and appeals

Archaeology and ancient monuments

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage assets and the historic environment

Why we need the policy?

This policy addresses detailed issues that relate to the application of Policy S28: Heritage assets and historic environment.

The Area possesses an extremely rich and varied archaeological heritage, comprising of an internationally important legacy of buried deposits, artefacts, and structures, as well as standing structures and buildings. The archaeological resource is a valuable, but fragile, part of local heritage and once destroyed, cannot be replaced. The asset includes not just the physical artefacts but also the historic landscape as a whole. Preserving this resource is an important part of the planning authority's commitment to the historic environment.

Policy DM38: Archaeology and ancient monuments

DM38.1 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.

DM38.2 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.

DM38.3 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:

- a. the character, importance and condition of any archaeological deposits or structures within the application site;
- b. the likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and
- c. the means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.

DM38.4 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases

archaeological recording works must be undertaken in accordance with a specification prepared by the County Council Historic Environment Team or a competent archaeological organisation that has been agreed by the County Council Historic Environment Team and planning authority in advance.

Implementing the Policy

Archaeological assets comprise all material remains relating to the history of man's presence and includes:

- a) scheduled monuments, defined as sites of national importance that are protected under the Ancient Monuments and Archaeological Areas Act 1979;
- b) archaeological remains defined as of national importance, which although meriting designation, are not scheduled;
- c) other archaeological remains defined as of regional (county) or district importance; and
- d) archaeological and historic landscapes consisting of one or more sites in association.

Scheduled Monument Consent is required to carry out any works that may affect them (including repairs) and works, which would adversely affect their character and setting, are not permitted. Such operations may include the flooding, tipping on, or disturbance of the ground. It is an offence to carry out such operations without first giving notice, although there are some exemptions. Development that would adversely affect the site or setting of a scheduled monument or of an archaeological site that is of national importance, will not be permitted.

Advice on whether there is likely to be an archaeological site affected by a development proposal can be obtained by contacting the planning authority or County Council Historic Environment Team.

Developers will be required to submit an archaeological desk-based assessment and/or field evaluation report with applications for planning permission where known or potential archaeological remains are likely to be affected by the proposed development. These help to define the character, extent, depth and quality of such remains and thus indicate the weight which ought to be attached to their preservation. The planning authority will require developers to incorporate the results of these studies into their proposals, so that important remains are preserved in situ (i.e. in their original position) through, for example, the careful siting of buildings and sensitive design of foundations. This approach will also apply to currently undiscovered sites and areas of interest which will emerge after the publication and adoption of this plan.

If a developer is not prepared to provide evaluation information, then the planning authority may direct the applicant to provide such information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988.

The emphasis should be on preserving archaeological sites in situ. If this is not appropriate or possible, then an archaeological investigation for the purposes of preservation by record will be required before the site is developed. This is likely to involve a full

archaeological excavation and recording of the site, conservation of any finds and publication of the results.

Where the disturbance or destruction of some archaeological remains, normally those of lesser importance, is considered acceptable or unavoidable, appropriate recording works will be ensured through agreements and through attaching conditions to planning permissions and listed building consents. As well as site work, this will include the compilation of an indexed archive record and the submission of a report that may, where the quality of the remains merit it, involve the full popular and academic publication of the results and public display and interpretation.

It is important to note that many historic assets with archaeological interest do not have any form of statutory protection and are not currently designated but have an equivalent significance to that of a Scheduled Ancient Monument.

Key supporting documents

National Planning Policy Framework (2018)

Historic England Scheduled Ancient Monument Register

Hampshire County Council Historic Environmental Record Data (online resource)⁴⁴

⁴⁴<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE17: Archaeology and Ancient Monuments

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing development that does not comply with this policy.	Planning decisions and appeals

Shopfronts affecting heritage assets

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage assets and the historic environment

Why we need the policy?

This policy addresses detailed issues that relate Policy S28: Heritage Assets and the Historic Environment.

The appearance of shopfronts can have a major impact on the character of a conservation area. Inappropriately designed shopfronts can seriously damage the special architectural or historic interest of a listed building, or a loss of local character and distinctiveness.

Policy DM39: Shopfronts affecting heritage assets

- DM39.1** Shopfronts which are of architectural and/or historic interest should be retained. The planning authority will expect a high standard of design in new and altered shopfronts, blinds and security measures. Where new shopfronts are proposed they should:
- create a fascia and shop window which is in character with the building itself, the upper floors and the surrounding street scene;
 - be correctly proportioned and be designed in an architectural style appropriate for the building and its context;
 - not result in a needless loss of architectural features; or

- d. not introduce 'house styles' and materials which are out of character with the building and its surroundings.

DM39.2 Where a shopfront with historic significance and value survives there will be a presumption in favour of its retention. If a new shopfront will form part of a group of original historic shopfronts its design should complement their character and quality.

DM39.3 Proposals for external security shutters which are not sympathetic to the character of the building and townscape and would result in a blank and inactive frontage detrimental to the street scene will not be supported.

Implementing the Policy

Where older shopfronts still remain, or where shopfronts are distinctive and contribute towards the character of the building and the street scene, there is a presumption against their replacement. Both customers and retailers benefit if the environment of the street scene is enhanced by well-designed and maintained shopfronts. As well as the alteration or replacement of shopfronts, other ill-considered alterations might include the addition of canopies, security shutters and cash point machines.

Security features associated with shopfronts should generally be internal in order to avoid harming the appearance of the building. Solid external roller shutters in conservation areas are generally not considered to be acceptable as they are unsightly.

Key supporting documents

National Planning Policy Framework (2018)

Conservation Area Appraisals

Caring for East Hampshire's conservation area and historic buildings

What existing policy does this supersede?

Local Plan Second Review Saved Policy HE15: Commercial Frontages

Local Plan Second Review Saved Policy HE16: Change of Use of a Building in a Conservation Area

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals refusing permission based on this policy	Planning decisions and appeals

Historic landscapes, parks and gardens

Strategic Objectives and related Strategic Policies

Core Objective B, criteria 1 and 3

Policy S28: Heritage assets and the historic environment

Why we need the policy?

The policy addresses detailed issues that relate to Policy S28: Heritage Assets and the Historic Environment.

Historic parks and gardens contribute to the setting of historic listed buildings and are valued for their horticultural interest or for an association with a notable person or event, and as a focus for community identity and sense of place.

Important parks and gardens are vulnerable to gradual small-scale change, planting schemes or paths through the landscape are part of what makes the gardens historically important.

Policy DM40: Historic landscapes, parks and gardens

DM40.1 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.

DM40.2 Within historic landscapes:

- a. development which would not adversely affect their historic character and appearance will normally be permitted subject to compliance with other Local Plan policies;
- b. the conservation of landscape and architectural elements will be encouraged;
- c. the maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and
- d. development that does not detract from landscape and village settings will normally be supported, subject to compliance with other Local Plan policies.

Implementing the Policy

Historic England maintains a Register of Parks and Gardens of Special Historic Interest in England. The main purpose of the Register of Historic Parks and Gardens is to help safeguard the features and qualities which make the park or garden of special interest. The register does this by helping owners and planners anticipate the effect of any change that is being considered on those features of special interest.

Key supporting documents

National Planning Policy Framework (2018)

Historic England National Heritage List for England (NHLE)⁴⁵

⁴⁵ <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

What existing policy does this supersede?

Local Plan Second Review Saved Policy: HE18: Historic Parks and Gardens

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of historic parks and garden on the risk register	Historic England Parks and Gardens Register

Infrastructure

To ensure the planned growth in the Area benefits existing and new residents, businesses and visitors it needs to be supported by adequate infrastructure. This covers a range of issues, such as social infrastructure, transportation and utilities.

Social infrastructure refers to a range of services and facilities that contribute to a good quality of life. It can include the following:

- educational facilities, including early years education, primary education, secondary education, further education and adult learning;
- health services including acute, primary and secondary health;
- sports and leisure facilities, including swimming pools, sports halls and outdoor sports spaces;
- libraries;
- community and cultural spaces, meeting rooms and halls;
- fire stations, policing and other criminal justice or community safety facilities; and
- burial grounds and crematoria.

Transportation infrastructure can include the following:

- footpaths, cycleways and bus lanes
- roads and railways; and
- electric vehicle networks

In addition, utilities such as water, gas, electricity and telecommunications infrastructure are needed for successful developments.

This chapter sets out policies to address all aspects of infrastructure provision.

This Local Plan will play an important role in safeguarding existing infrastructure. It will also ensure that new development includes adequate infrastructure to meet the needs of a growing population. This will be either by delivering facilities onsite or nearby or through payments to the council to provide facilities in another location

Identifying infrastructure requirements

The Local Planning Authority is working closely with service providers to update the evidence of needs and plan for infrastructure provision.

Most infrastructure providers have a method to estimate what facilities a community will need. For example, future primary health care facilities might be based on an assumption on number of patients per GP, minimum GP practice sizes, accessibility standards and quality of service. Providing our local CCGs with information on estimated population related to new development will determine whether existing facilities are acceptable, whether they require expansion or whether a new GP practice will be required.

Infrastructure Plan

The Local Plan, through the NPPF, is expected to have an infrastructure plan. This highlights key pieces of infrastructure required across the Plan's lifetime. It is meant to give a likely timing of delivery, who will deliver it, its cost, funding sources and potential gaps in funding. It should also identify whether its provision is critical to delivering the Local Plan and whether its absence would be a 'showstopper'. For example, a lack of infrastructure might prevent a significant housing site coming forward as expected. An interim infrastructure plan supports this consultation document and

it remains a living document which will be updated and amended as and when further information becomes available.

This chapter therefore contains policies to ensure the timely provision of infrastructure and to secure through the use of conditions or S106 obligations the mitigation of effects that would otherwise make a development unacceptable. As more information becomes available from infrastructure providers the Plan may allocate specific sites for infrastructure either on its own or as part of a wider development.

Infrastructure

Infrastructure is a very broad term including roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces.

Strategic Objectives

Objective C, criteria 1 to 6.

Why we need the policy

The timely provision of suitable, adequate infrastructure is crucial to the well-being of the Area's population, and of its economy. The Interim Infrastructure Plan summarises the capacity and quality of existing infrastructure, including planned improvements. The non-site specific and more general infrastructure requirements are set out in the Planning Contributions and Community Infrastructure Levy Supplementary Planning Document 2016, which will be updated as required. Historically infrastructure provision and upgrading has not always kept pace with the growth of population, employment and transport demands, and in parts of the Area some infrastructure is currently at or near to capacity, or of poor quality.

The Local Planning Authority recognises the importance of ensuring that development is adequately supported by appropriate infrastructure, whether using existing or through new provision.

Policy S29: Infrastructure

S29.1 Infrastructure necessary to support new development will be provided and available when first needed to serve the development's occupants and users and/or to mitigate its otherwise adverse material impacts. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure.

S29.2 Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.

S29.3 The delivery of necessary infrastructure will be secured by planning condition and/or, planning obligation and/or the Community Infrastructure Levy.

S29.4 When determining planning applications, and attaching appropriate planning conditions and/or planning obligations, regard will be had, to the delivery and timing of delivery of the key infrastructure, or otherwise alternative interventions which provide comparable mitigation.

S29.5 If appropriate, the imposition of Grampian conditions will be considered to secure the provision of infrastructure when it is needed.

S29.6 If the timely provision of infrastructure necessary to support new development cannot be secured in line with this policy, planning permission will be refused.

Implementing the policy

Like many rural areas, the majority of the growth will happen on sites located near to existing development, infrastructure facilities and networks. However, it is recognised that the

existing infrastructure is of varied age, quality and often under pressure from existing residents, businesses and visitors.

Cumulatively, almost all development puts additional pressure on infrastructure and should contribute to addressing that impact. While some infrastructure can be directly provided by, and directly serve a specific development, in many cases it will be necessary to pool funding from several developments. The use of planning obligations and the Community Infrastructure Levy (CIL) have an important role in contributing to the provision of supporting infrastructure.

The Interim Infrastructure Plan that supports this Plan focuses on the following types of infrastructure:

- transport
- schools and education
- healthcare
- emergency services
- social infrastructure
- utilities and waste

The Infrastructure Plan will be regularly reviewed as further detail becomes available, particularly regarding infrastructure needed to support development later in the plan period. The site-specific policies outlined in this Plan will specifically set out the infrastructure requirements to support each individual development site.

It is important to note that the maintenance of adequate infrastructure and expansion to meet growing needs is generally the responsibility of the relevant infrastructure provider. Most infrastructure providers work to statutory requirements and have set, short-term planning cycles and asset management plans. This is particularly the case with utility providers.

Through the planning system, the Local Planning Authority is able to ensure that there is adequate infrastructure in place to support new development. For instance, where applicable, developers will be required to demonstrate that there is adequate wastewater capacity and surface water drainage both on and off the site to serve the development, and that it would not lead to problems for existing or new users. Where there is an infrastructure capacity constraint, the Local Planning Authority will require the developer to set out what appropriate improvements are necessary and how they will be delivered and may use the planning system to ensure timely provision, for example through the imposition of Grampian-style conditions of appropriate phasing.

Within the Area, Community Infrastructure Levy (CIL) is the main source of infrastructure funding through the grant of planning permissions, beyond the immediate needs of the development site. Planning obligations will continue to operate alongside CIL and will be collected for affordable housing provision, which is outside the remit of CIL.

The law requires that all planning obligations comply with three legal tests. These tests are that the planning obligation is:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development.

These legal tests prevent us using planning obligations to fund existing infrastructure deficits, but they can be used where the proposed development would worsen the situation.

The Community Infrastructure Levy Charging Schedule that was introduced in the Area in April 2016, will be reviewed at a future date.

Key supporting documents

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Hampshire Strategic Infrastructure Statement

Interim East Hampshire Local Plan Transport Assessment (2019)

Interim Local Plan Viability Assessment (2019)

Planning Contributions and Community Infrastructure Levy Supplementary Planning Document (2016)

What existing policy does this supersede?

Joint Core Strategy Policy CP32: Infrastructure

Local Plan Second Review Saved Policy UI1: New utility infrastructure in the countryside

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing new infrastructure	Planning decisions and appeals
Annual CIL receipts	Monitoring data
Annual CIL spending	

Telecommunications and digital infrastructure

Strategic Objectives and related Strategic Policies

Core Objective C, criterion 2

Policy S29: Infrastructure

Why we need the policy

Good telecommunications, and the infrastructure that it requires, is an essential part of modern day living and supports economic growth. However, poorly designed and poorly sited equipment can have a detrimental impact on the character and appearance of a building and the wider area. This policy provides clear assessment criteria and guidance to applicants about the considerations to be taken into account when planning for future telecommunications and utilities equipment. The policy applies to planning applications or prior notification applications and should be read in conjunction with other policies, specifically those relating to heritage assets.

The Local Planning Authority recognises the importance of access to broadband to residents, communities and businesses and will be supportive of programmes which aim to increase both coverage and data speed enhancement. However, this needs to be delivered in tandem with providing for high-speed broadband infrastructure on new developments.

A policy on telecommunications and digital infrastructure is proposed as there are specific locational criteria regarding telecommunications equipment that would not be adequately covered by other policies of the Plan. The policy ensures that future developments are adequately serviced, or can easily be retrofitted,

to be serviced by fibre broadband or other mobile broadband services such as 5G.

Policy DM41: Telecommunications and digital infrastructure

DM41.1 When planning permission or prior approval is required, proposals for telecommunications development will be permitted subject to the provision of evidence to demonstrate that significant adverse impact on, heritage assets and the character or appearance of the surrounding area as well as the amenities for occupiers of neighbouring properties has been avoided or minimised by:

- a. demonstrating that there are no existing buildings, masts or other structures on which the proposed apparatus can be sited (if proposing a new mast);
- b. considering long-term requirements, where appropriate, in order to minimise further works;
- c. demonstrating that there are no suitable sites that are not within the countryside (if proposing telecommunications development in the countryside);
- d. demonstrating that the siting of the proposed apparatus and associated structures minimises the impact on the operation of other electronic devices within the surrounding area (if proposing telecommunications development in the countryside);
- e. using all available technological solutions to reduce visual impact.

DM41.2 Telecommunication development on a building or other existing structure should be sited and designed to minimise impact to the external appearance of the host building or structure.

DM41.3 New development will be expected to provide for appropriate telecommunications provision, including for high-speed broadband.

Implementing the Policy

Improvement of broadband is a priority for Hampshire County Council (HCC) and they are investing a combined total of £28.4m of public funds to increase coverage from 80% to more than 95% of premises across Hampshire.

Digital infrastructure is important to the viability and long-term sustainability of rural communities. The investment will reach communities that have been left out of national broadband plans as service providers invest in more densely populated areas where there are greater numbers of people to use their services.

In locations not currently served by broadband, new developments will be expected to provide suitable utilities ducting within the development to enable the future provision of fibre broadband at such a time when such infrastructure can be implemented in the area.

The Local Planning Authority will use planning conditions to require the removal of equipment once it is no longer operational.

Key supporting documents

National Planning Policy Framework (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Hampshire Strategic Infrastructure Statement

[Hampshire Superfast Broadband project](#)

What existing policy does this supersede?

Local Plan Second Review Saved Policy U14: Telecommunications, Open Space, Outdoor Sport and Recreation.

Monitoring

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing new telecommunications and digital infrastructure	Planning decisions and appeals

Short term power generation and storage

Strategic Objectives and related Strategic Policies

Core Objective C, criterion 2

Policy S29: Infrastructure

Why we need the policy

The National Grid relies on a range of sources to maintain energy supplies (energy security) on its network, ranging from large scale coal and gas power plants to renewable energy generation from solar farms and wind farms.

However, to maintain security of energy during times of strain (high demand) on the network, the National Grid relies on small scale local generation facilities based on conventional fossil fuels (such as gas or diesel) which can be brought on stream within two minutes as and when called upon by the National Grid (NG) to meet short term local peak demand period deficits in generation capacity.

Such small-scale facilities are known as Short Term Operational Reserve (STOR) facilities and are supported by the Department for Energy and Climate Change (DECC) and the National Grid as a necessary part of the response to the inflexibility of large scale generation facilities and renewable energy sources to respond to short term variations in energy demand.

STOR is used predominantly to provide additional energy generation for short durations (typically two hours or less) during

peak periods. The most common triggers for requiring STOR are unplanned outages on the larger generation assets.

The National Grid also relies on battery storage facilities which store energy during period of excess generation and then release this surplus capacity at peak times.

The Local Planning Authority recognises that STOR facilities and energy storage facilities can make an important contribution towards maintaining energy security for residents and businesses. Typically, such facilities are not intended or likely to be operated outside peak morning and early evening hours, it is envisaged that such circumstances would only arise in a situation of national emergency and only then for very limited periods.

Policy DM42: Short term power generation and storage

DM42.1 Proposals for Short Term Operational Reserve (STOR) facilities or battery storage facilities will be permitted subject to the provision of evidence to demonstrate that:

- a. a sequential approach to site selection has been undertaken, demonstrating the alternative sites considered and rejected;
- b. the development (including access) is not located in an area that is classed as flood zone 3 unless the exception test has been satisfied;
- c. there will be minimal landscape impact;
- d. there will be no adverse air quality impacts during hours of operation;
- e. comprehensive noise mitigation measures will be implemented to satisfy noise emission limits during hours of operation.

Implementing the policy

The Local Planning Authority will require evidence of any alternate sites that have been considered within the Area for the provision of Short-Term Operation Reserve (STOR) facilities or battery storage facilities. The Local Planning Authority's preference is that such facilities should be located on brownfield land or within/adjoining established employment locations with concentrations of light industrial and industrial uses. However, it is acknowledged that land availability and proximity to a viable electrical grid connection are key considerations. In addition, for gas fuelled STOR installations proximity to a viable gas connection.

National Planning Policy makes it clear that development should be directed to areas with the lowest risk of flooding. The government's Flood Risk Vulnerability Classification identifies utilities infrastructure development as being appropriate in flood zones 1 and 2, and should only be considered in flood zones 3 whereby an Exception Test is satisfied. The Exception Test will be informed by a site-specific flood risk assessment that demonstrates that:

- The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

STOR facilities are typically a series (grouping) of small generators and storage facilities are typically a grouping of large batteries alongside plant equipment. Therefore, it is important that the development is appropriately screened and any impact on the wider

landscape is mitigated through appropriate planting/boundary treatments.

The Local Planning Authority will require the submission of an Air Quality Assessment to demonstrate that the proposed development would not have any adverse impact on air quality. The Local Planning Authority's Environmental Health Team will need to be consulted, and agree the assessment methodology prior to detailed assessments being undertaken.

The Local Planning Authority will require the submission of a Noise Impact Assessment to demonstrate that the proposed development would not have any adverse impact on noise. The Local Planning Authority's Environmental Health Team will need to be consulted, and agree the assessment methodology prior to detailed assessments being undertaken.

Key supporting documents

National Policy Statement for Energy (EN-1, 2011).

National Planning Policy Framework (2018)

Technical Guidance to the National Planning Policy Framework (March 2012)

What existing policy does this supersede?

New detailed policy.

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Number of planning decisions including appeals allowing STOR facilities	Planning decisions and appeals

Transport

Strategic Objectives

Core Objective C, criteria 3, 5 and 6

Why we need the policy

Hampshire County Council is the Highway Authority for the County of Hampshire and has published the Hampshire Local Transport Plan (2011-2031) which provides the long-term framework for transport policies for the area. It seeks to improve accessibility through the three initiatives of reduce, manage and invest. To assist in meeting the objective of creating sustainable communities, the Local Planning Authority, working in partnership with Hampshire County Council and other key transport stakeholders, aims to:

- Improve accessibility to services;
- Reduce the need to travel;
- Manage congestion, and
- Achieve more sustainable travel behaviour through the policies and proposals within the Local Plan.

Policy S30: Transport

S30.1 Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, and improve accessibility to local facilities and linkages with the surrounding pedestrian and cycle network.

S30.2 Development will be permitted that:

- a. integrates into existing movement networks including public rights of way where applicable;

- b. provides safe, suitable and convenient access for all potential users;
- c. provides an appropriate on-site movement layout suitable for all potential users;
- d. provides appropriate parking provision for a range of vehicles, including plug in and ultra-low emission vehicles, in terms of amount, design and layout, in accordance with the standards set out in Appendix 5;
- e. provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles;
- f. does not have a severe impact on the operation of, safety of, or accessibility to the local or strategic road networks;
- g. mitigates impacts on the local or strategic road networks, arising from the development itself and/or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy;
- h. provides a transport assessment and travel plan in accordance with the thresholds set out in Appendix 5;
- i. ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites; and
- j. takes appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites.

Implementing the policy

It is essential that new developments integrate into existing movement networks and provide safe and suitable access to the road network. Development will provide a safe and secure on-site movement layout that minimises conflicts between traffic and cyclists or pedestrians, considers the needs of people with

disabilities, accommodates the efficient delivery of goods, materials and supplies, and encourages the use of sustainable transport modes, whilst providing appropriate parking provision for all potential users.

Proposals meeting the thresholds in Appendix 5 are required to provide infrastructure to support the use of alternative vehicle types and fuels in support of a lower carbon future through the provision of electric vehicle charging infrastructure.

It is essential that new development provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles.

Development proposals will need to demonstrate that they will not have a severe residual impact on the operation of, safety of, or accessibility to the local or strategic road networks. This should be achieved by demonstrating how they will mitigate the impacts from the development itself and/or its cumulative effects. Mechanisms are in place to enable this, including the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy.

The policy seeks to make certain that all development proposals are designed to ensure that future development of suitable adjacent development site(s) could be accommodated from a transport and access perspective. Therefore, the Local Planning Authority's assessment and evaluation of planning applications will consider how development schemes safeguard future development of suitable adjoining sites.

In respect of air quality, the Environment Act 1995 requires the Local Planning Authority to monitor air quality across the Area against a set of national air quality objectives. Where monitoring

reveals that any of these objectives are at, or close to, being exceeded, under the precautionary principle the Local Planning Authority will implement measures to improve air quality, including, where appropriate, the designation of an air quality action plan. This will also help to address issues of air quality impacts upon the European sites of nature conservation value in the Area.

The Local Planning Authority will work with partners, including Hampshire County Council, public transport operators, Highways England and the Local Enterprise Partnerships to address transport and accessibility issues in the Area. The Local Planning Authority will also continue to work with adjoining local planning authorities on cross-boundary transport issues.

Key supporting documents

Interim East Hampshire Local Plan Transport Assessment (2019)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

Hampshire Strategic Infrastructure Statement

Hampshire Local Transport Plan (2011-2031)

What existing policy does this supersede?

Joint Core Strategy Policy CP31: Transport

Joint Core Strategy Policy CSWB12: Pedestrian and cycle routes

Joint Core Strategy Policy CSWB13: Public transport

Joint Core Strategy Policy CSWB14: Travel plans

Joint Core Strategy Policy CSWB15: Local transport network improvements

Joint Core Strategy Policy CSWB16: Travel monitoring

Joint Core Strategy Policy CSWB17: Car parking

Joint Core Strategy Policy CSWB18: Low carbon vehicles

Local Plan Second Review Saved Policy T3: Pedestrians and cyclists

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Walking, cycling, bus and rail modal share for travel to work journey of East Hampshire district residents (expressed as a percentage)	Census – every 10 years

Havant thicket reservoir

Strategic Objectives

Core Objective C, criterion 1

Why we need the policy

The site is proposed for a winter water storage facility on the border of East Hampshire district and Havant borough. The reservoir is a key piece of infrastructure required to meet the demand for increased water supply in the south-east in the future.

The reservoir and adjacent greenspace will also have major leisure and recreation potential which complements Staunton Country Park with significant benefits for health and wellbeing.

Policy S31: Havant thicket reservoir

S31.1 Planning permission will be granted at Havant Thicket for a winter storage reservoir comprising recreational provision including visitor centre where:

- a. the development is sustainable, fully maintained, cost-effective and delivers environmental and community benefits;
- b. the use of the reservoir complements existing recreational provision in the District and will become an attraction for local communities;
- c. the reservoir provides additional leisure opportunities which complement existing provision in the Area;
- d. any recreational provision is appropriate to the countryside location and does not include any motorised activities acknowledging the site's primary use as a reservoir;

- e. construction traffic is minimised through Horndean, Rowlands Castle and other residential areas;
- f. public vehicular traffic is restricted within the site and confined to the vicinity of the main access;
- g. an appropriate means of access is established to the satisfaction of the Highway Authority;
- h. an existing forestry track off the B2149 could be enhanced to provide access to the reservoir perimeter;
- i. recreation provision includes a network of paths for walking, cycling and horse riding. Footpaths and cycle paths should connect to existing public and permissive paths in the neighbouring area;
- j. access and the surfacing of the main paths take account of the needs of all;
- k. natural and rural character is conserved in particular by:
 - limiting impacts on biodiversity including the creation of additional habitats;
 - compensating for the loss of, and effects on, sites of importance for nature conservation (SINCs), the listed park and conservation area;
 - enhancing adjacent sites of importance for nature conservation;
 - integrating the reservoir and the new landscape with the historic landscape of the Sir George Staunton Conservation Area and existing woodland; and
 - minimising the loss of ancient woodland and trees.
- l. opportunities for biodiversity enhancements associated with the reservoir are realised wherever possible;
- m. the risk of flooding during storm events has been fully assessed in a flood risk assessment and mitigation put in place to minimise all risks;
- n. the potential impact of the development on the setting of the South Downs National Park has been assessed and any

- necessary avoidance and mitigation measures included in the scheme design;
- o. the proposal realises the potential for renewable energy dependant on nature conservation and other site constraints.

Implementing the policy

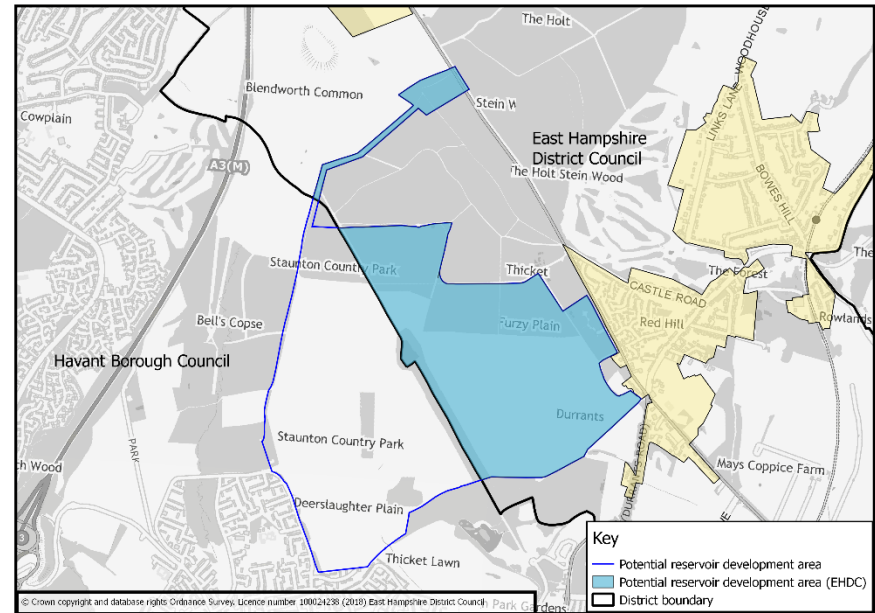
The development of Havant Thicket Reservoir will be phased over a period of approximately 10 years after the granting of planning permission to enable appropriate environmental mitigation and preparatory work to take place. An indicative phasing programme for the delivery of Havant Thicket Reservoir starting with the grant of planning permission is as follows:

- initial environmental mitigation and early preparatory work – 3 years
- main construction phase – 3 years
- filling and commissioning – 2 to 3 years.

The proposal will be delivered through a hybrid planning application submitted to both East Hampshire District Council and Havant Borough Council. The application will be supported by a full range of documents including a code of construction practice to mitigate impacts.

The target date for delivery of the reservoir is 2029.

Site map



Key supporting documents

Portsmouth Water: Draft Water Resource Management Plan (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

What existing policy does this supersede?

New detailed policy

Monitoring the policy

The following indicators and data sources will be used to monitor the effectiveness of the policy:

Indicator	Data source(s)
Progress on planning application	Planning application weekly lists

Appendices

Appendix 1 – Glossary

Appendix 2 – Housing trajectory

Appendix 3 – Guidance on the marketing requirements for change of use applications

Appendix 4 – Open space standards

Appendix 5 – Vehicle parking space standards

Appendix 6 – Table of local plan superseded policies

Consultation questions

CQ15. Are there any terms that require further explanation than that given in the glossary?

CQ16. Do you have any comments on Appendix 3 - Guidance on the marketing requirements for change of use applications?

CQ17. Do you have any comments on Appendix 4 – Open Space standards?

CQ18. Do you have any comments on Appendix 5 – Vehicle Parking Space Standards?

CQ19. Do you consider there to be a need for any additional policy? If so, please set out the intended aim of the policy and any evidence needed to support it.

CQ20. Do you have any other comments to make on the draft Local Plan?

Appendix 1 - Glossary

Accessibility: The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Adoption: The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA).

Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Aged or veteran tree: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally

Ageing Population: This occurs when the median age of a region rises and a rise in the proportion of the population that is elderly. This

happens because of rising life expectancy and/or declining birth rates and migration patterns, e.g. out-migration of younger people and families and in-migration of elderly people to the area.

Aggregates: Sand, gravel, crushed rock and other bulk materials used by the construction industry.

Agricultural (Forestry or Other Rural Occupational) Dwelling: A dwelling which is subject to a planning condition or legal agreement restricting occupation to someone employed, or was last employed, in agriculture, forestry or other appropriate rural employment.

Air Quality Management Strategy (AQMS): A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

Allocated site: A site identified in the Local Plan as being appropriate for a specific land use(s) in advance of any planning permission.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Green-space: Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD.

Ancillary Use / Operations: A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Annual Monitoring Report (AMR): A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Appropriate Assessment: or Habitats Regulations Assessment tests whether a plan or a project is likely to have a significant negative impact on any Internationally Designated site.

Aquifers: The special underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.

Article 4 Direction: Direction removing some or all permitted development rights. Examples include, within a conservation area or curtilage of a listed building or the conversion of employment floorspace to residential use. Article 4 directions are issued by local planning authorities.

Avoid (biodiversity): Ensuring that negative impacts do not occur as a result of planning decisions by, for example, locating development away from areas of ecological interest.

Back-land Development: Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

Best and Most Versatile Agricultural Land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan (BAP): A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Biodiversity Opportunity Areas (BOAs): Identified across Hampshire, BOAs represent a targeted landscape-scale approach to conserving biodiversity. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife.

Birds and Habitats Directives: European Directives to conserve natural habitats and wild fauna and flora.

BREEAM: Building Research Establishment Environmental Assessment Method – is a method for assessing, rating and certifying the sustainability of buildings.

Brief / Planning Brief: A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.

Broadband: In the context of Internet access, broadband is used to mean any high-speed Internet access that is always on and faster than dial-up access over traditional analogue services.

Brownfield land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration

has been made through development control procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Buffer Zone: An area of land separating certain types of development from adjoining sensitive land uses. Often used in relation to minerals and/or waste development.

Care homes: A care home is a residential setting where a number of people live, usually in single rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.

Catchment Abstraction Management Strategies (CAMS): Set out how the Environment Agency will manage the water resources of a catchment and contribute to implementing the Water Framework Directive.

Change of Use: A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another. A [guide to use classes](#) is available on the Portal.

Character: A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate Change: Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Climate Change Adaption: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate Change Mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Commitments (or committed development): All land with current planning permission or allocated in adopted development plans for development (particularly residential development).

Community: A group of people living in a particular local area.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Land Trusts (CLTs): Independent non-profit trusts which own or control land and facilities in perpetuity for the benefit of the community.

Comparison Shopping: Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc).

Compensate (biodiversity): Measures which are taken to make up for the loss of, or permanent damage to, biodiversity. Where some harm to biodiversity is reduced through mitigation, compensation will represent the residual harm which cannot or may not be entirely mitigated. Compensation measures may be on or outside the development site.

Conditions (or 'planning condition'): Requirements attached to a planning permission to limit, control or direct the manner in which a development is carried out.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest through the Planning and Listed Building Act 1990. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.

Conservation Area Character Appraisal: A published document defining the special architectural or historic interest that warranted the area being designated.

Conservation Area Consent: Consent required for the demolition of an unlisted building within a conservation area.

Contaminated Land: Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

Convenience Goods: Everyday essential items, such as food.

Convenience Shopping: The provision of everyday essential items, such as food.

Conversions: Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

Countryside: In planning terms, any area outside a defined Settlement Policy Boundary (see Settlement Policy Boundary) is countryside where more restrictive policies would generally be applied.

County Council: The local authority that is responsible for waste and minerals planning functions in non-unitary, and non-national park, local authority areas. A county council may provide advice and proposals on strategic planning issues to the Regional Planning Body.

Curtilage: The area normally within the boundaries of a property surrounding the main building and used in connection with it.

Decentralised energy: Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Density: In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Design Code: A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed

and precise, and build upon a design vision such as a masterplan or other design and development framework for a site or area.

Design Guide: A document providing guidance on how development can be carried out in accordance with good design practice often produced by a local authority with a view to retaining local distinctiveness.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated Sites: Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPAs).

Developer Contribution: See Planning Obligation.

Development: Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Documents (DPDs): Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework.

Development Plan Documents include the core strategy and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs.

All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Disabled Access: The means by which disabled people (as defined in the Disability Discrimination Act 1995) can conveniently go where they want.

District Centres: A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from the town centre but with more variety than local centres.

DPA: Dwellings Per Annum is the number of new dwellings completed in a year. Completions data is usually gathered from Building Control records, the National Housing Building Council, and site visits.

Dwelling and Dwelling house: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household.

A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Please also note that certain planning and building legislation has specific interpretations for the terms within the context of that legislation, and not all of these are the same.

Ecological Network: These link sites of biodiversity importance

Economic development: Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).

Edge of Centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land Review (ELR): The council has completed a joint ELR with Rushmoor and Surrey Heath Borough Councils which provides information on the business needs for land and the existing supply of employment land across the Functional Economic Area. The ELR focuses on employment space needs for the group of B Use Classes i.e. B1 (business), B2 (industry) and B8 (warehousing/distribution). It does not assess the future land needs of other employment generating uses such as retail, tourism, healthcare and education.

Enterprise M3: A Local Enterprise Partnership (LEP) which stretches from London's hinterland to the New Forest. The area covers the whole of Hart District and a number of other key employment

areas including Guildford, Basingstoke, Winchester and Farnborough. Enterprise M3 aims to drive the economic growth of the area by improving business productivity, maximising the number of businesses operating, and increasing jobs through working with businesses, key delivery partners and central government.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Evidence Base: Information gathered by a Local Planning Authority to support the Local Plan and other Development Plan Documents.

Exception Test (Flood Risk): The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The criteria of the test are set out in national guidance, and should be applied by decision-makers in relation to site allocations and development proposals only after the sequential test has been applied.

Extra Care Housing: The term ‘extra care’ housing is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long-term care (residential or nursing homes). It is used to describe a range of developments that comprise self-contained homes which have been designed, built or adapted to facilitate the care and support needs that its owner/tenants may have now or in the future, with access to care and support twenty-four hours a day either on site or by call. It

is also known as ‘very sheltered housing’, ‘housing with care’, ‘assisted living’ and ‘close care’.

Fascia: Part of the face or elevation of a building, where the shop or occupier's name is usually displayed.

Farm Diversification: The generation of commercial income through non-agricultural diversification in order to supplement farming businesses and potentially improve their viability.

Flood plain: Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

Flood Risk Assessment: An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Functional Economic Area: An area which has strong internal trading patterns and within which businesses co-operate and compete. The area is also heavily influenced by travel to work areas as the availability of labour is vital to economic development.

General Permitted Development Order (GPDO): A set of regulations made by the Government which grants planning permission for specified limited or minor forms of development.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Geographic Information System (GIS): A computer-based system whereby mapping and information are linked for a variety of uses, such as capturing data justifying Local Development Documents.

Grampian condition: A "Grampian condition" is a planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant.

Green corridor / wildlife corridor: Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.

Green Infrastructure (GI): A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Greenfield Land or Site: Land (or a defined site) usually farmland, that has not previously been developed.

Groundwater: An important part of the natural water cycle present underground, within strata known as aquifers.

Groundwater Source Protection Zones (SPZs): Areas defined by the Environment Agency to prevent contamination of groundwater sources used for public drinking water supply.

GVA: Gross Value Added is the measure of the value of goods and services produced in an area, industry or sector of economy. GVA is the output (amount of goods and services that has been produced) minus immediate consumption (all inputs and raw materials that are directly attributable to that production).

Habitable rooms: There is no single legal definition of "habitable room", as its use and meaning is subject to context.

For example, the Building Regulations Approved documents provide 3 separate definitions in different parts:

- **Part B:** A room used, or intended to be used, for dwelling-house purposes (including for the purposes of Part B, a kitchen but not a bathroom).
- **Part F:** A room used for dwelling purposes but which is not solely a kitchen, utility room, bathroom, cellar or sanitary accommodation.
- **Part M:** a room used, or intended to be used, for dwelling purposes including a kitchen but not a bathroom or utility room.

There are also separate definitions in regards to calculation of residential density, and although they share common themes, the definitions vary and you are advised to check with your Local Planning Authority as to how the calculation should be made.

Habitat: Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.

Habitats Regulation Assessment: Also known as an Appropriate Assessment. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European Protected site and to ascertain whether it would adversely affect the integrity of that site.

Harm (biodiversity): Any impact, direct or indirect, that may have an adverse effect on a biodiversity interest.

Health Care Estate: Land holdings owned by the National Health Service.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

High Speed Broadband: High speed broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. Whilst the current average UK broadband connection is around 8-9Mbps (2012), high speed broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks.

Highway: A publicly maintained road, together with footways and verges.

Highway Authority: Hampshire County Council (HCC), as highway authority, is charged with looking after the highway network on behalf of the public. This means both maintaining its condition and protecting the right of all to use it without hindrance.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to

the historic environment of a defined geographic area for public benefit and use.

Historic Parks and Gardens: A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.

Homes and Communities Agency (HCA): The national housing and regeneration agency for England, which provides funding for new affordable housing and to improve existing social housing, as well as for regenerating land.

Housing Association: Housing associations are independent bodies, often working closely with councils to provide low-cost housing for local people in need. They are usually run on a 'not-for-profit' basis, which means that any money left over after collecting rent and other charges is used to repair, buy or build new properties.

Housing Commitments: The number of planning permissions and site allocations for housing, which have not yet been completed.

Housing Completions: The number of residential units which have been approved and constructed.

Housing mix: A mix of homes of different types, sizes and tenures to support the requirements of a range of household sizes, ages and incomes. Different house types include detached houses, semi-detached houses, terraced houses, flats and bungalows.

Human Rights Act: The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law.

The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community.

The specific Articles of the ECHR relevant to planning include Article 6 (Right to a fair and public hearing), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

Independent Examination: The process by which a planning inspector may publicly examine a Development Plan Document (DPD) or a Statement of Community Involvement (SCI), in respect, before issuing a binding report. The findings set out in the report of binding upon the local authority that produced the DPD or SCI.

Infill development: The development of a relatively small gap between existing buildings.

Infrastructure: Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infrastructure Delivery Plan (IDP): The Infrastructure and Delivery Plan (IDP) forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of the district and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.

Inspector's Report: A report issued by an planning inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry. Reports into Development Plan Documents (DPDs) will be binding upon local authorities.

Key Diagram: The diagrammatic interpretation of the spatial strategy as set out in a local authority's Core Strategy. (As distinct from a Structure Plan Key Diagram prepared to explain its policy content).

Key Species: In the context of biodiversity and nature conservation, this is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons, including those given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010, regulations 61 and the Protection of Badgers Act 1992. Species of Principle Importance in England are those listed under the provisions of Section 41 of the Natural England and Rural Communities Act 2006. Notable Species in Hampshire are listed in Living Landscapes.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Layout: The way buildings, routes and open spaces are placed or laid out on the ground in relation to each other.

Listed building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building,

and any buildings or permanent structures (e.g. wells within its curtilage)

Listed Building Consent: Consent required for the demolition, in whole or in part of a listed building, or for any works of alteration or extension that would affect the character of the building.

Local Centre: A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment. Sometimes also referred to as a local neighbourhood centre

Local Development Scheme (LDS): The local planning authority's scheduled plan for the preparation of Local Development Documents.

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership (LNP): A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve: Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Nature Conservation Importance or Site of Biological Interest).

Local Need Housing: Housing requirements generated by the indigenous population rather than by in-migration.

Local Plan: The plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Localism Act: The Localism Act has devolve greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Local Planning Authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor-

space of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major Hazards: Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Market Housing: Private housing for rent or for sale, where the price is set in the open market.

Material Consideration: A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Mineral: Rock or other material that has a commercial value when extracted.

Mineral Planning Authority (MPA): The planning authority responsible for planning control of minerals development. County councils are normally responsible for mineral and matters for their area.

Mineral Resource: A potential mineral deposit where the quality and quantity of material present has not been tested.

Minerals Safeguarding Area (MSA): An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. "The MSA is defined by minerals and waste planning authorities. They include viable resources of aggregates and are defined so that proven resources of aggregates are

not sterilised by non-mineral development. The MSA does not provide a presumption for these resources to be worked."

Hart District Council is required (as set out in the NPPF) to identify the MSAs in the Local Plan (see the Policies Maps), however, the specific policies to which the MSAs relate are set out in the Hampshire Minerals and Waste Plan – October 2013, which forms part of the council's Development Plan.

Minerals Local Plan: A statutory development plan prepared by a minerals planning authority under transitional arrangements, setting out policies for the control of development constituting of the winning and working of minerals or the deposit of mineral waste.

Mitigate (biodiversity): Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to project design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.

Mixed use (or mixed use development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

National Park: The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.

National Nature Reserve: Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

National Planning Policy Guidance (NPPG): The planning practice guidance supports the framework.

Nature Conservation: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Net gain (biodiversity): A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.

Nursing Home: See Care home

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of

retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out-of-Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out-of-Town: A location out of centre that is outside the existing urban area.

Outline application: A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.

Outstanding Planning Permission: A current planning permission that has yet to be implemented.

Over-development: An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

Overbearing: A term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

Overlooking: A term used to describe the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

Overshadowing: The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permitted Development (or Permitted Development Rights): Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Phasing or Phased Development: The phasing of development into manageable parts. For example, an annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand.

Plan-led system: The principle that the decisions upon planning applications should be made in accordance with the adopted development plan, unless there are other material considerations that may indicate otherwise.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Inspectorate: The Planning Inspectorate's work includes national infrastructure planning under the Planning Act 2008 process (as amended by the Localism Act 2011), processing planning and enforcement appeals and holding examinations into local plans and community infrastructure levy charging schedules.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Sometimes called "Section 106" agreements.

Planning Permission: Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

Playing Field: The whole of a site which encompasses at least one playing pitch as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Policies Map: A map of the district showing the Local Plan's proposals and where policies apply.

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land: See 'Brownfield land'

Primary Shopping Area: Defined area where retail development is concentrated (generally comprising the primary and those secondary

frontages which are adjoining and closely related to the primary shopping frontage).

Prior Approval: A procedure where permission is deemed granted if the local planning authority does not respond to the developer's application within a certain time. Often relating to telecommunication or agricultural developments.

Priority habitats and species: Priority habitats and species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Protected Species: Plants and animal species afforded protection under certain Acts and Regulations.

Public Art: Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.

Public Open Space: Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Public Realm: Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.

Public Right of Way: A public right of way is a highway over which the public have a right of access along the route.

Public Safety Zone: Public Safety Zones are areas of land at the end of runways established at the busiest airports in the UK, within which certain planning restrictions apply. These aim to control the number of people on the ground at risk in the unlikely event of an aircraft accident on take-off or landing.

Ramsar Sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Registered Providers: Registered Providers are government funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, they undertake a landlord function by maintaining properties and collecting rent.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Floorspace: Total floor area of the property that is associated with all retail uses. Usually measured in square metres. May be expressed as a net figure (the sales area) or in gross (including storage, preparation and staff areas).

Retail Impact: The potential effects of proposed retail development upon existing shops.

Retail Impact Assessment: An assessment undertaken for an application for retail use (normally on developments over 2,500 square metres gross floorspace, but they may occasionally be necessary for smaller developments, such as those likely to have a significant impact on smaller centres) on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

Retirement communities: Continuing Care Retirement Communities (CCRC), sometime referred to as 'Retirement Villages', are described by the Department of Health as large-scale extra care housing, comprising 'an all-embracing', comprehensive alternative to both sheltered housing and residential care providing for a whole range of needs and individual circumstances'. CCRCs have all the usual features of extra care housing together with a commitment to supporting the vast majority of people in that community irrespective of needs. They comprise groups of self-contained properties designed for older people all on one site. Care and support are available at a sufficiently high level to allow people to remain at home despite frailty, periods off ill health or some disabilities, and often without the need to move to residential care.

These are similar to extra care housing and are an alternative to a room in a care home. Retirement communities may also provide a care home with nursing and residential support and some include specially designed apartments for couples where a person has dementia.

Ribbon Development: Development, usually residential, extending along one or both sides of a road but not extended in depth.

Riverine Environments: An environment created along permanent or semi-permanent streams.

Rural Diversification: The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy, tourism and food processing).

Rural enterprise: The rural economy offers unrivalled opportunities to grow strong and sustainable businesses surrounded by the natural capital of the district's countryside.

These businesses, which are often SMEs, may be in traditional heritage industries or are hi-tech start-up enterprises - but all play a vital role in maintaining, developing and preserving the countryside as the working landscape it has been throughout human history.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Saved Policies / Saved Plan: Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

Settlement Policy Boundary: Settlement policy boundaries mark the limits of towns and villages, being the dividing line between built-

up/urban areas (the settlement) and non-urban or rural areas (the countryside), to define where planning policies apply.

Scheduled Ancient Monument: Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement: A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Sequential approach / sequential test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Sequential Test (Town Centre Uses): A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. This is defined in greater detail in national guidance.

Sequential Test (Flood Risk): A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.

Setting: The place or way in which something is set, for example the position or surroundings of a listed building.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the

asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement: A settlement typically consists of a village, comprised of more than a group of houses, or farmstead, including at least one service or facility, such as a village hall, public house or school.

Settlement pattern: A settlement pattern describes the way in which hamlets, villages, towns and cities are distributed in space and the relationships between them.

Settlement Policy Boundary (SPB): Boundary surrounding a settlement which separates the main built-up area from the open countryside. In general, there is a presumption in favour of development within the Settlement Policy Boundary. Outside of an SPB is defined as open Countryside, (please see definition of Countryside), where development is more tightly controlled

Sheltered Accommodation: Sheltered accommodation is specifically designed for older people with access to the assistance of a warden, alarm systems in times of emergency and the advantages of social activities and companionship. Each unit has its own front door and can be part of a large complex with communal facilities such as a lounge, laundry, guest room and gardens, whilst others are groups of flats or bungalows sometimes with small individual gardens. Accommodation can be for a couple or single people and can be privately owned or affordable.

Shop Fascia: Part of the face or elevation of a shop, displaying the retailer's names.

Source Protection Zones: Areas defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public water drinking supply. They show the risk of contamination from any activities that might cause pollution in the area.

Special Area of Conservation (SAC): European designated sites identified as being of importance for a variety of wild animals, plants and habitats.

Special Protection Area (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Importance for Nature Conservation (SINC): Non-statutory sites of critical importance for nature conservation which have been identified because their flora and fauna are of County or Regional wildlife value.

Site of Nature Conservation Importance (SNCI) or Site of Biological Interest (SBI): Locally important sites of nature conservation adopted by local authorities for planning purposes. (See also Local Nature Reserve).

Site of Special Scientific Interest (SSSI): A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).

SME (Small to medium Enterprise): An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.

Soundness: To be considered sound, a Development Plan Document must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). This is consistent with PPS12.

Source Protection Zone: The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.

Spatial Development: Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Vision: A brief description of how the area will be changed at the end of a plan period.

Special Area of Conservation (SAC): Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Needs Housing: Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

Special Protection Areas (SPA): Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Statement of Community Involvement (SCI): The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.

Statutory Body: A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.

Statutory Undertakers / Statutory Utilities: Bodies carrying out functions of a public character under a statutory power. They may either be in public or private ownership such as Post Office, Civil Aviation Authority, the Environment Agency or any water undertaker, any public gas transporters, supply of electricity etc.

Strategic Flood Risk Assessment (SFRA): The council has completed a SFRA in conjunction with the Environment Agency and the Local Lead Flood Authority (in Hart District Council's case Hampshire County Council) which provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.

Strategic Gaps: Areas between towns and villages that have been defined to prevent the coalescence of settlements. The council and local community attach great importance to the function of these areas as a means of maintaining individual settlement identity.

Strategic Urban Extensions: The planned extension of a city or town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.

Sui-Generis: A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Suitable Alternative Natural Green Space (SANGS): Green space that is of a quality and type suitable to provide alternative green

space to divert visitors from visiting the Thames Basin Heaths Special Protection Area.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA): Sustainability Appraisal is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability Appraisal is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.

Sustainable Drainage Systems (SuDS): The term Sustainable Drainage Systems (SuDS) covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems. This can include:

- source control measures including rainwater recycling and drainage
- infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities

- filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns
- filter drains and porous pavements to allow rainwater and runoff to infiltrate into permeable material below ground and provide storage if needed, and
- basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Tenure: Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are home-ownership and renting.

Topography: A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.

Town Centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Traffic Impact Assessment (TIA): An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

Transit Sites: Sites made available for Gypsies and Travellers who need to temporarily stop. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months. Transit sites are generally used by families who have been evicted from their previous accommodation and are looking for a new place to live.

Transport Assessment: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order (TPO): A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Unauthorised Development: Development that has or is taking place without the benefit of planning permission. It may then risk being the subject of enforcement action.

Use: The way in which land or buildings are used.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Vacant building credit: Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution.

Viability: In terms of retailing, a centre that is capable of commercial success.

Visibility Splay: Access around a road junction or access, which should be free from rival obstruction to evade motorists to see there traffic and pedestrians.

Water efficiency: This means doing more with less water; for example, washing dishes or flushing the toilet with the least amount of water necessary to get the job done.

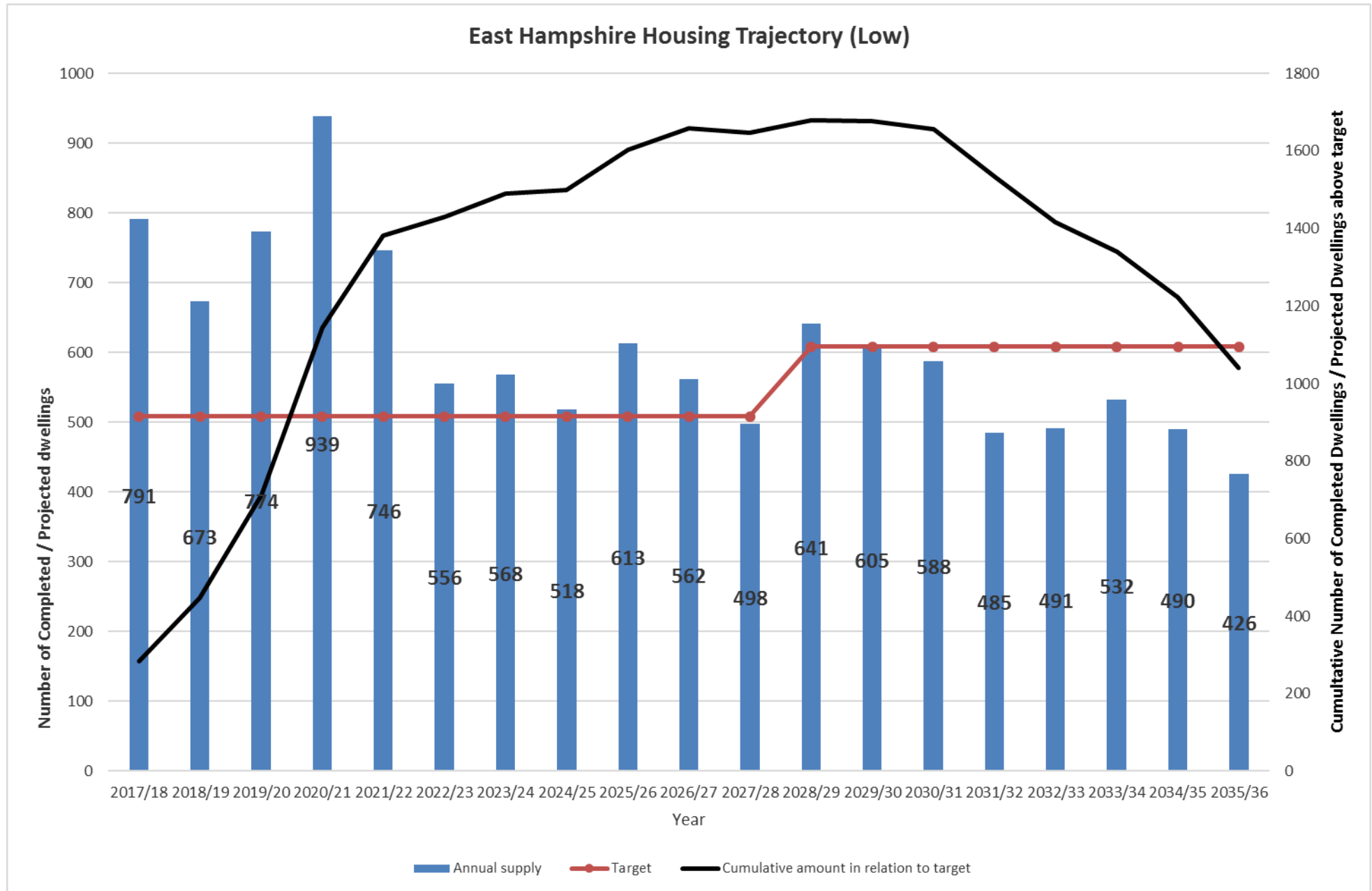
Windfall Site: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero-carbon Home: Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

Appendix 2 – Housing trajectory

Site	Address	Low Capacity Estimate	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total
SA19	Land at Brick Kiln Lane & Basingstoke Road	171										43	43	43	42	171
SA18	Former Coors Brewery	140						40	40	40	20					140
SA32	Clanfield County Farms, South Lane	100									20	40	40			100
SA25	Land south of Winchester Road	130											40	50	40	130
SA34	Land rear of 191-211 Lovedean Lane	33									15	18				33
SA35	Parsonage Farm, Catherington Lane	5									5					5
SA36	Land at Cottage Farm, James Copse Close	75	25	25	25											75
SA37	Land north of Woodcroft Farm	170	10	40	80	40										170
SA33	Land East of Horndean (extra)	150						100	50							150
SA5	Land at Headley Nurseries, Glayshers Hill	12	6	6												12
SA8	Land off Hollywater and Whitehill Road	100									40	40	20			100
SA6	Land adjacent to 25 Hillside Close	12							6	6						12
SA3	Land west of Headley Road	36				16	20									36
SA2	Chitley Farm, Chitley Lane	100						20	40	40						100
SA21	Northbrook Park	800						40	80	120	120	120	120	120	80	800
SA30	Land at Fives Acres and Aurea Norma and Woolheads Builders Yard	55									30	25				55
SA49	Land at Oaklands House	50											25	25		50
SA40	Land north of Bartons Road	50													50	50
SA41	Land south of Little Leigh Farm	100											20	40	40	100
SA12	Mill Chase Academy and Leisure Centre	150		50	50	50										150
SA11		573			80	80	80	80	80	80	80	13				573
SA11 Bordon Garrison - new land parcels																
SA11	BOSC Village	338									40	80	80	80	58	338
SA11	Annington Estate, Essex Close*	204										50	50	50	54	204
SA11	Annington Estate, BOSC South*	42											22	20		42
SA11	Annington Estate, BOSC North*	10											10			10
SA11	The Croft, Hogmoor Road	30					30									30
SA11	Sacred Heart Church and Nursery	87							47	40						87
		3723	41	121	235	186	130	280	343	326	370	429	470	428	364	3723

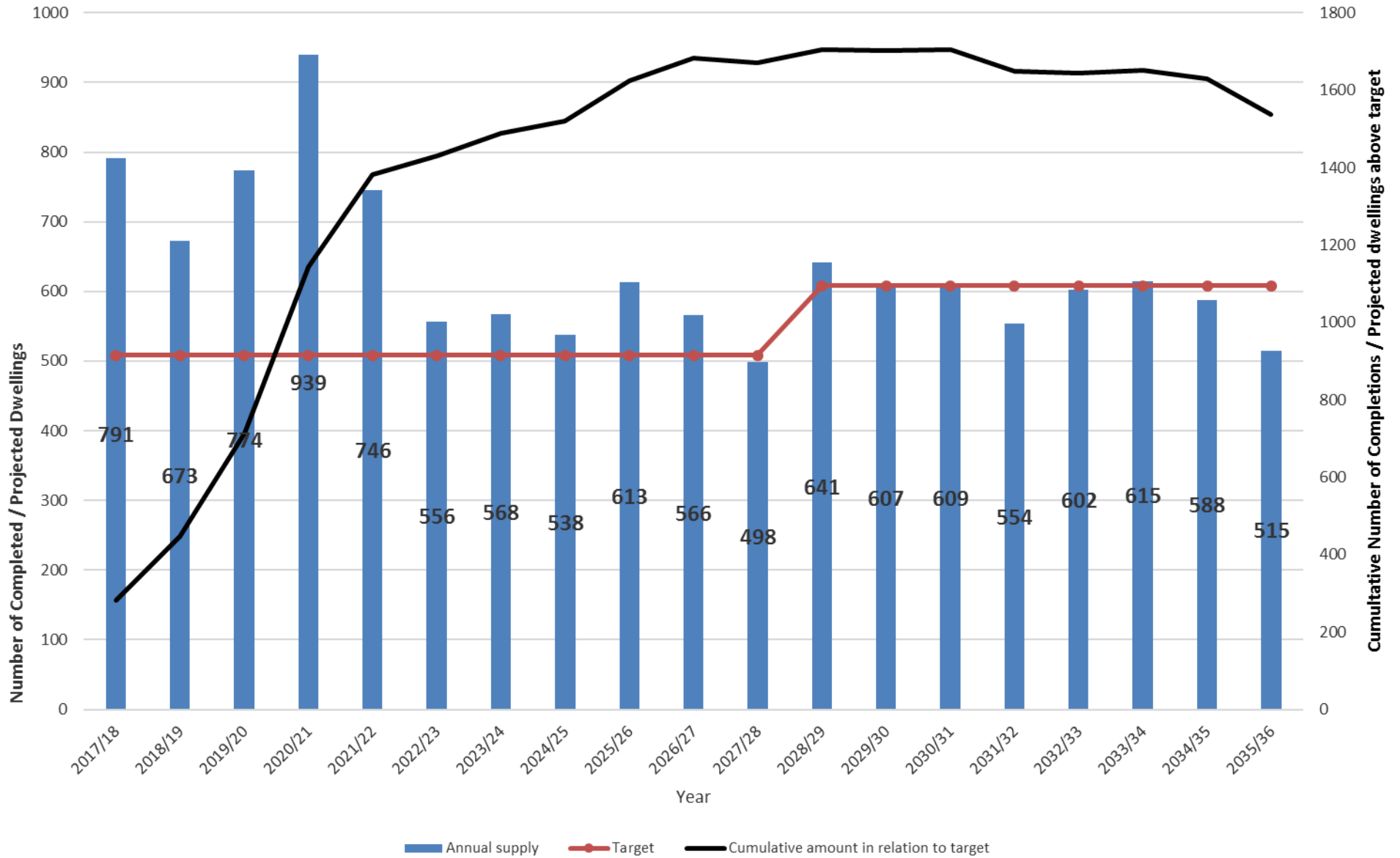
East Hampshire Housing Trajectory (Low)



The Local Plan should be read as a whole

Site	Address	High Capacity Estimate	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total
SA 19	Land at Brick Kiln Lane & Basingstoke Road	255									51	51	51	51	51	255
SA 18	Former Coors Brewery	200						40	40	40	40	40				200
SA 32	Clanfield County Farms, South Lane	100									20	40	40			100
SA 25	Land south of Winchester Road	150										20	40	50	40	150
SA 34	Land rear of 191-211 Lovedean Lane	33								15	18					33
SA 35	Parsonage Farm, Catherington Lane	5								5						5
SA 36	Land at Cottage Farm, James Copse Close	85	25	35	25											85
SA 37	Land north of Woodcroft Farm	180	10	50	80	40										180
SA 33	Land East of Horndean (extra)	150						100	50							150
SA 5	Land at Headley Nurseries, Glayshers Hill	12	6	6												12
SA 8	Land off Hollywater and Whitehill Road	360									40	80	80	80	80	360
SA 6	Land adjacent to 25 Hillside Close	15							8	7						15
SA 3	Land west of Headley Road	40				20	20									40
SA 2	Chiltley Farm, Chiltley Lane	100						20	40	40						100
SA 21	Northbrook Park	800						40	80	120	120	120	120	120	80	800
SA 30	Land at Fives Acres and Aurea Norma and Woolheads Builders Yard	76									40	36				76
SA 49	Land at Oaklands House	50											25	25		50
SA 40	Land north of Bartons Road	60												10	50	60
SA 41	Land south of Little Leigh Farm	115											35	40	40	115
SA 12	Mill Chase Academy and Leisure Centre	150		50	50	50										150
SA 11 Bordon Garrison - Instensification of land parcels		573			80	80	80	80	80	80	80	13				573
SA 11 Bordon Garrison - new land parcels																
SA 11	BOSC Village	338									40	80	80	80	58	338
SA 11	Annington Estate, Essex Close*	204										50	50	50	54	204
SA 11	Annington Estate, BOSC South*	42											22	20		42
SA 11	Annington Estate, BOSC North*	10											10			10
SA 11	The Croft, Hogmoor Road	30					30									30
SA 11	Sacred Heart Church and Nursery	87							47	40						87
		4220	41	141	235	190	130	280	345	347	449	530	553	526	453	4220

East Hampshire Housing Trajectory (High)



Appendix 3: Guidance on the Marketing Requirements for Change of Use Applications

1. Introduction

The guidance provides clarification on the marketing and economic viability evidence that would be required from applicants proposing schemes that would result in the loss of certain uses. These include employment land, local retail facilities, tourism facilities (including visitor accommodation and attractions), or community facilities.

This guidance is intended to support applicants, agents and developers so that they can provide the Local Planning Authority with all the information it needs to determine applications for change of use of certain buildings, sites or land. The requirement to demonstrate that a site has been effectively marketed before a change of use can be considered is found throughout the various policies within the Local Plan.

Section 1 of this guidance sets out the policy context for marketing and viability requirements. Section 2 explains the minimum action required when actively marketing premises and/or sites, and outlines the marketing evidence which must be provided to the Local Planning Authority when submitting an application for change of

use. Section 3 provides information on the financial viability evidence required to demonstrate that the premises and/or site is no longer suitable for its current type of use. Section 4 specifically applies to applications for the loss of community facilities and sets out requirements for demonstrating a lack of need for the facility.

The types of use for which marketing, viability testing and/or need testing are required, before an application for their change of use can be permitted, are set out in Table 1, along with the minimum marketing period expected.

Local Plan policy	Land Use	Minimum marketing period
Policy S14: Maintaining and improving employment floorspace	Land and premises in, or most recently in, B class employment use ⁴⁶ within key employment sites listed in the policy and identified on the Policies Map.	18 months ⁴⁷
Policy S14: Maintaining and improving employment floorspace	Land and premises in, or most recently in, commercial uses ⁴⁸ on safeguarded local employment sites, as identified on the Poli-	12 months

⁴⁶ Offices other than for financial / professional services; research and development of products or processes; use for industrial process (excluding incineration purposes, chemical treatment or landfill or hazardous waste; storage and distribution centres.

⁴⁷ The comprehensive and active marketing should also include consideration of alternative suitable B class employment use and other employment generating use, before change of use to residential or other use with no on-going employment use.

⁴⁸ Economic development that provides jobs, generates wealth or produces an economic output.

	cies Map or in Neighbourhood Development Plans	
Policy S14: Maintaining and improving employment floorspace	Land and premises in, or most recently in, B class employment use outside specific safeguarded sites	12 months
Policy DM34: Heritage assets in Conservation Areas	Land and premises designated as a Heritage Asset.	12 months
Policy DM8: Self-build and Custom Housebuilding	Serviced plots or units for self-build and/or custom-build homes.	24 months
DM20: Town, District and Local Centres	A class uses ⁴⁹ and other town centre uses (as defined by the NPPF)	12 months
DM22: Alton Primary Shopping Area	A class uses	12 months
DM15: Protection of Tourism Uses	Visitor accommodation, visitor attractions and recreation facilities	12 months
DM4: Protection of Social Infrastructure	Community facilities	12 months

Documented marketing of sites in the various uses identified in Table 1 will assist applicants in satisfying the requirements of the associated policies. It should be recognised that all other relevant planning policies to the proposal will be considered in the determination of the application.

2. Marketing information required from applicants

A marketing report should be submitted with the planning application. This should set out the details of the marketing that has been undertaken and demonstrate that there is no market demand for the premises in their current use or any use within the same category set out in Table 1. This exercise should take account of the following points:

- a. Vacant or under-used premises or sites should be continuously marketed under their existing use, or a use in the same category, for a minimum period as set out in Table 1. The marketing period must have ended on a date no more than nine months before the date the planning application was submitted. In some cases, a longer period of marketing may be required in order to provide sufficient evidence that demand is lacking. The advice of the Local Planning Authority should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required.
- b. Where premises are in poor condition or have been partially demolished, the site should also be marketed for the poten-

⁴⁹ Shops, financial and professional services, restaurants, cafes, drinking establishments and hot food takeaways

tial redevelopment to reflect the existing use, or for equivalent uses within the relevant category (subject to the policy requirements of the Development Plan).

- c. The marketing should target potential occupiers with a variety of means. Dated copies of all sales literature, and in the case of marketing boards, dated photographs, will be required in the marketing report in order to demonstrate a sustained marketing effort. As a minimum, the following measures should be used:

- Property details made available through a minimum of one local, professionally accredited commercial agent with a specialism in the relevant type of use. The property details (particulars) should as a minimum detail:
 - i. The type and size of the property/site;
 - ii. Address and location information; and
 - iii. Leasehold rent and/or freehold sale.
- A copy of the dated letter of instruction to the commercial agent and dated copies of the agent's property details should be included in the marketing report.
- On-site/premises marketing boards (unless within a Conservation Area), of an appropriate quality, size, scale, location and number, in place throughout the period in which the property is being marketed.
- Web-based marketing through a prominent location on the appointed commercial agent's website and other relevant search engines, such as Estates Gazette Interactive at

www.egi.co.uk. Depending on the type of premises being marketed, marketing through the website of a national estate agent may also be required.

- Advertising covering at least the minimum required period as shown in Table 1, within relevant publications, such as the Estates Gazette, local press, appropriate trade magazines/journals and trade websites, and any publications produced by local business networks and support agencies.

d. The premises and/or site should be marketed at a price and associated terms that are commensurate with market values for the existing use, based on evidence from recent and comparable transactions and deals. Where possible, at least three examples should be provided of completed transactions involving a similar site or premises and similar terms within the local area, preferably within the last twelve months, or written evidence from an independent qualified valuer on the market values in the local area. All information about price and terms should be provided in a format that enables easy comparison, using equivalent and comparable expressions of price per unit of floorspace. Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.

e. Where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short-term lease in appropriate cases. Details of the lease terms offered should be included in the marketing report, along with any changes made to the terms

offered during the period of the marketing campaign and the reasons for this.

- f. The marketing exercise should reflect the existing use of the premises or business in its entirety, and not to parts of it. For example, the buildings should not be marketed separately to the accompanying car park.
- g. The marketing agent should keep a log of enquiries throughout the period of the marketing campaign. This should record the date and nature of the enquiry (such as the type of business enquiring), how the enquirer found out about the premises, whether the enquiry resulted in a site visit, and the reasons given for not progressing an offer on the premises. This log should be submitted as part of the marketing report.
- h. Where the flow of enquiries has been limited or is decreasing during the period of marketing, the marketing report should explain any measures taken to refresh the marketing campaign. It is reasonable that other equivalent uses within the same category (see Table 1) may also be explored. In circumstances where proposals do not fully meet relevant guidance it will be for developers to demonstrate through their marketing report that their marketing campaign was sufficiently wide-ranging, of adequate length that the asking price and terms were realistic and that specialists appropriate to the type of use were engaged.

Marketing the site as outlined above will assist the Local Planning Authority in assessing the value of the land/premises in question, allowing them to evaluate whether there is a need for the existing use to be retained or whether the proposed reuse would deliver development that improves the economic, social and environmental conditions in the area.

It should not be assumed that any lack of potential market interest in the property for its existing use would automatically result in a favourable consideration of an application for non-compliant use.

In summary the marketing statement should include all details and evidence of the steps taken to market the building/site as detailed above. If the Local Planning Authority is not satisfied that these requirements have been met, then it may require additional marketing before the marketing can be considered acceptable.

Following receipt of the marketing report the Local Planning Authority will review the content and compare this to evidence, potentially including but not limited to:

- Employment Land Review or Housing and Economic Development Needs Assessment
- Retail, Leisure and Other Town Uses Study
- Local Planning Authority Monitoring Report
- Vacancy / occupancy surveys in the area (if available)
- Accessing a third party commercial property database (if available)

3. Financial viability information required from applicants

This guidance relates only to the loss of the uses listed in Table 1, where the applicant needs to demonstrate that it would be unviable to continue with the site in its current use or one that is equivalent. It does not relate to demonstrating the viability or otherwise of new types of uses, when taking into account planning obligations such as, for example, affordable housing. The viability of new uses should, where necessary, be considered separately. However, evidence of existing or equivalent alternative uses being unviable will

inform the existing land value and may therefore be material in considering the viability of any new use.

The Local Planning Authority will therefore require a financial viability appraisal that clearly demonstrates that the retention of the site (in full or in part) for its current use, or one that is equivalent, is not financially viable. It is important to note that the Local Planning Authority will appoint a third party, at the cost of the applicant, to assess the evidence submitted as necessary.

The financial viability appraisal should include (but is not limited to) the following information:

- a) A valuation of the site in its existing use (ignoring the 'hope value' of alternative uses). The Local Planning Authority may seek an independent valuation of the site, with the cost to be met by the applicant;
- b) For commercial community facilities, at least the last three years of accounts for the business;
- c) The total cost of development or redevelopment of the site for equivalent uses within the relevant category set out in Table 1;
- d) Information/evidence to support rents, sales values, capital values and rental yields adopted for the appraisal;
- e) Sensitivity testing to support the robustness of the report's conclusions against changing market conditions; and
- f) Evidence to illustrate that it would not be economically viable to retain the building or site for its existing or any other

equivalent use falling within the same category as set out in Table 1 above.

- g) Wherever feasible, the viability appraisal should be carried out while the site is still in operation.

The Local Planning Authority will require evidence that demonstrates that the business or facility has been operated positively. Proposals for loss must not be based solely on the needs of the current owner/tenant or their chosen business model. Applicants will need to look at the full range of potential uses or ways of operating a business or facility within its existing use category or other use categories that would be suitable in policy terms, to demonstrate that it is not workable in the long term. This includes the potential of the site for additional complementary developments that could make the business more viable, for example, the conversion of public house outbuildings to visitor accommodation.

The viability appraisal should, where relevant, include consideration of the potential for grant funding from public or charitable bodies to support uses on the site that are appropriate in policy terms.

4. Evidence of need (community uses)

Developers are required to carry out an assessment of the needs of the local community for community facilities to show that the existing premises is no longer needed for the community use, and whether adequate alternative provision is available in the area to meet the needs of residents, workers and visitors.

Any alternative facilities proposed as meeting the need must be accessible, inclusive and available without causing unreasonable reduction or shortfall in the local service provision. The presence of

another facility within the same category in the vicinity will not in itself be enough to meet this requirement; it must be demonstrated that the alternative facility caters, or can be reasonably expected to cater, for the same community need as that served by the facility whose loss is proposed.

If alternative facilities as described above are not proposed, the Local Planning Authority will also require clear evidence that the facility is under-used, in terms of the number of people using it relative to its size and facilities, and in terms of the frequency and intensity of its use. Furthermore, evidence will be required that it has seen a significant decline in its use over a sustained period. This will however be considered against any removal or diminution of facilities or services during this same period which may itself have caused the fall in its use.

Appendix 4 – Proposed quantity & accessibility standards for open space

Typology	Proposed Quantity Standard	Proposed Accessibility Standard	Justification
Parks and gardens	1.03 ha/1000 head of population	<ul style="list-style-type: none"> • Sub-Regional – 3.2km • Local – 400m 	<p>This is the current provision of publicly accessible Local Parks and Gardens in East Hampshire based on 2017 population data. Queen Elizabeth and Staunton Country Park have been excluded from the 1.02 ha/1,000 head of population standard, whilst these sites have been allocated park and garden as a typology, these strategic sites contain large sections of land managed as natural and semi-natural landscapes. Inclusion of these sites in the provision standard would significantly increase the provision standard, making the standard unachievable in the East Hampshire context.</p> <p>Open spaces which are not accessible to the public have not been included within this calculation.</p> <p>Setting the standard at this level of provision will ensure that provision should not fall below the existing quantity per 1,000 head of population as the population grows.</p>
Natural and semi-natural green space	1.8 ha/1000 head of population	<ul style="list-style-type: none"> • Sub-Regional 3.2km • District – 1.2km • Local – 400m 	Based on the Fields in Trust standard.
Green corridor	N/A	N/A	
Amenity green space	0.31 ha /1000 head of population	400m	This is the current provision of publicly accessible amenity green space in East Hampshire based on 2017 population.
Allotments	0.1 ha/1000 head of population	1.2km	This is the current provision of publicly accessible allotments in East Hampshire based on 2017 population.
Churchyard or cemetery	N/A	N/A	
Provision for children	0.53 play spaces (sites) per 1000 head of population	480m	This is based on the current provision of play spaces in East Hampshire.

Typology	Proposed Quantity Standard	Proposed Accessibility Standard	Justification
			<p>Setting the standard at this level of provision will ensure that provision should (as a minimum) not fall below the existing quantity per 1000 head of population as the population grows.</p> <p>Guided by the Fields in Trust guidance for Outdoor Sport and Play – Beyond the Six Acre Standard.</p>
Provision for young people	0.27 teen/youth facilities (sites) per 1000 head of population	600m	<p>This is based on the current provision of play spaces in East Hampshire.</p> <p>Setting the standard at this level of provision will ensure that provision should (as a minimum) not fall below the existing quantity per 1000 head of population as the population grows.</p> <p>Guided by the Fields in Trust guidance for Outdoor Sport and Play – Beyond the Six Acre Standard.</p>
Quantity standard for all open space	3.24 ha/1000 head of population		

Appendix 5 - Vehicle parking standards

Introduction

This Appendix sets out the minimum off-street vehicle parking standards that will apply to new developments. This Appendix should be read in conjunction with Policy S21 and the Vehicle Parking Standards Supplementary Planning Document (as amended). The Government has acknowledged that car use will not be lessened by arbitrarily restricting off street parking spaces. Whilst the emphasis remains on promoting sustainable modes of travel and widening choice, in a planning authority area that is predominantly rural in nature and where there is higher than average car ownership, appropriate provision of parking on new developments is necessary.

It is recognised that the failure to provide adequate parking can lead to parking misery, and be to the visual detriment of otherwise well planned and designed developments. Also, too much parking can result in poor design and harsh urban landscapes, and lessen the amount of open space / green infrastructure.

Proposed parking provision as part of development proposals seeking planning permission will be assessed against the standards set out in this Appendix unless there are situations where less parking than the minimum standards are appropriate (see below). Parking in proposed developments should not create undue impact on the built environment, street congestion, road safety issues or create tensions within a community.

National Planning Policy Framework (NPPF 2018) makes it clear that if setting local parking standards for residential and non-residential development, policies should take into account:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

In light of the above, there are likely to be situations where less parking than the minimum standards are appropriate, specifically in Town Centre locations or in those settlements where there are opportunities to access public transport by multiple modes (e.g. rail and bus).

The vehicle parking standards in this Appendix apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floor-space. If a planning application for extensions / alterations (residential and non-residential) involves a significant increase in area then the impact of the development on parking will be a material consideration and additional parking spaces may be sought to ensure that a suitable level of parking provision is made.

Where mixed use, residential and commercial developments are proposed, the parking requirements for each element should be calculated individually. However, consideration should be given to how parking spaces can be shared between uses, particularly the non-residential uses are likely to attract the need for parking during the day. Applicants will be required to demonstrate how these shared spaces will be managed to ensure that the needs of all uses on the site will be met, for example by preparing a parking strategy.

2. Parking Standards

Size of dwelling (gross)	Minimum Car Parking Requirements		Minimum Cycle Parking Requirement		Minimum Requirement for Electric Vehicles
	Long stay (resident)	Short stay (visitor)	Long stay (resident)	Short stay (visitor)	
1 bed dwelling	1 space per dwelling	1 space per 5 dwellings	1 space per dwelling	Visitor cycle spaces will be expected at 10% of the long stay cycle spaces in developments of 5 units or more.	<p>All new residential development should provide external wall-mounted electric vehicle charging points for each dwelling that is to have a private drive or garage.</p> <p>For dwellings served by parking courts an electric vehicle charging point should be provided (or be capable of being provided) for each property's allocated spacing space(s).</p> <p>At least 10% of visitor parking provision related to the development should be served by electric vehicle charging point on a public network.</p>
2/3 bed dwelling	2 spaces per dwelling	1 space per 5 dwellings	2 spaces per dwelling		
4+ bed dwelling	3 spaces per dwelling	1 space per 5 dwellings	2 spaces per dwelling		

Short stay (visitor) car parking standard – where the number of dwellings proposed is not a multiple of 5, provision will be rounded up. For example, for a proposal of 9 homes, 2 short stay visitor car parking spaces is the minimum requirement. However, provision is not required for proposals of less than 5 homes, but is encouraged where it is possible to incorporate into the development.

Short stay (visitor) cycle parking requirement – Visitor cycle spaces will be expected at 10% of the long stay spaces in developments of 5 units or more. Where the number of long stay resident spaces is not a multiple of 10, provision will be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. For example, for a proposal of 12 2/3 bed homes, 24 long stay cycle spaces would be required, and therefore in this instance 2 short stay visitor spaces should be provided to serve the development.

Motorcycle parking – development proposals should provide motorcycle parking where possible, particularly where the proposed development consists wholly or in part of flats (i.e. where private garages are not available for parking motorcycles). The amount to be provided will be considered on a case by case basis.

Older People’s Housing	
Development	Requirement
<p>Sheltered Housing</p> <p>This type of housing is diverse, and ranges from retirement living homes with few shared facilities which are managed and maintained by staff living off site to homes with full time onsite managers and varying degrees of personal care as required. These types of housing will attract people with a wide demographic and health profile with variable car ownership levels.</p>	<p>Given the broad range of accommodation available within this type of housing and the resulting variability of parking requirements, parking will be considered on a site by site basis. A full assessment of likely parking need should be provided with a development proposal (including information about number of employees, expected visitor patterns and type of parking needed).</p> <p>As a starting point, it is likely that retirement homes will need to provide at least one parking space per home, subject to location (for example, rural) and accessibility by public transport, with additional space for visitors and staff. Where the type of housing involves more care and less likely travelling by car of residents, the amount of parking likely to be needed by residents may be less, however, more parking for staff may be required. Consideration should be given to the provision and allocation of disabled parking, recognising that a higher proportionate may be appropriate than the standard for dwelling houses.</p> <p>Cycle parking for long and short stay cycling (particularly for staff and visitors) and storage and charging provision for mobility vehicles, should be included where appropriate.</p>

<p>Nursing and Rest Homes</p> <p>Residents of this type of housing will receive a high degree of support and care. This would include specialist care homes, for example those catering particularly for dementia care.</p>	<p>Parking will be considered on a site by site basis. A full assessment of likely parking need should be provided with a development proposal (including information about number of employees, expected visitor patterns and type of parking needed).</p> <p>The amount of parking needed will depend on the level of care, whether the home is catering for a particular condition (for example, specialist dementia care), the location (for example, rural) and accessibility by public transport. This type of housing is likely to require less parking than 'sheltered housing' as above for residents, but more parking for staff, visitors and visiting medical staff (including emergency services). Consideration should be given to the provision and allocation of disabled parking, recognising that a higher proportion may be appropriate than the standard for dwelling houses.</p> <p>Cycle parking for long and short stay cycling (particularly for staff and visitors) and storage and charging provision for mobility vehicles, should be included where appropriate.</p>
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Caravans (including mobile home parks, Traveller pitches and Travelling Showpeople plots)	
Development	Minimum Parking requirement
Mobile home parks (C3 land use)	Parking provision should be made in accordance with the requirements for dwelling houses.
Traveller pitches (all pitches occupied by ethnic Travellers, regardless of meeting the planning definition as set out in Planning Policy for Traveller Sites).	<p>Parking provision should broadly follow the requirement for dwelling houses, however, particularly where sites are in rural locations, and given the tendency for the Traveller community to own vehicles for domestic and business use, higher than average levels of provision may be needed (although note excessive parking will be discouraged). Resident parking should be provided for, on individual pitches.</p> <p>Parking spaces must be a minimum of 2.4 x 4.8 metres, but where possible, provision should acknowledge the likelihood of larger cars and light vans on site, and provide some spaces at 2.4 x 5.5 metres in size.</p> <p>Visitor parking is an important consideration for Traveller pitches. Some visitor parking should be provided, ensuring that each pitch can accommodate at least one vehicle parking space for visitors, and if not, separate visitor parking within the overall site is provided. Separate parking areas should be situated in an area in good sight of the residents. Provision of visitor parking should particularly be the case where there is the potential risk that parking could overflow from the site and have a detrimental impact on the local highway network.</p> <p>Visitors sometimes bring touring caravans to a site for a few days at a time to attend a family event. However, Traveller accommodation is generally conditioned for a specific number of caravans, and visitors bringing touring caravans onto site could potentially contravene the conditions of the planning permission. Applicants seeking permission for Traveller accommodation should consider their likely visitor needs, and whether a planning condition specifying the number of days the site can be occupied by more than the allowed number of caravans (which permits visitors and allows attendance at family or community events) may be an appropriate mechanism (in accordance with Planning Policy for Traveller Sites (2015) para. 28).</p>
Travelling Showpeople plots (all plots occupied by Travelling Showpeople, regardless of meeting the planning definition as set out in	<p>Travelling Showpeople plots are generally larger than Traveller pitches to accommodate the storage of equipment. Proposals should broadly follow the parking requirement for dwelling houses.</p> <p>Parking spaces for the residential use must be a minimum of 2.4 x 4.8 metres, but where possible, provision should acknowledge the likelihood of larger cars and light vans on site, and provide some spaces at 2.4 x 5.5</p>

<p>Planning Policy for Traveller Sites).</p>	<p>metres in size. The provision of space for the storage of equipment is a separate issue to general parking, and a separate planning consideration.</p> <p>Some visitor parking should be provided, ensuring that each plot can accommodate at least one parking space for visitors, and if not, separate visitor parking within the overall site is provided. Separate parking areas may present security considerations for residents in some cases and should therefore be situated in an area in good sight of the residents. Provision of visitor parking should particularly be the case where there is the potential risk that parking could overflow from the site and have a detrimental impact on the local highway network.</p>
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Business Uses						
Description	Minimum Car Parking Requirements	Minimum Cycle Parking Requirement		Minimum Motorcycle Requirement	Minimum Requirement for Disabled Parking spaces	Minimum Requirement for Electric Vehicles
		Long stay	Short stay (visitor)			
B1(a) office	1 space per 30sqm	1 space per 150sqm or 1 space per 8 staff (whichever is greater)	1 space per 500sqm	One space for every 25 car parking spaces. This is an additional space rather than a proportion of the provision.	Allocated parking spaces should be provided in a ratio of 5% of the total provision. These are part of the car parking provision – not additional provision.	At least 10% of car parking spaces should be equipped as ‘fast’ electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only. These are part of the car parking provision – not additional provision.
B1(b)/(c) high tech / light industry	1 space per 45sqm	1 space per 250sqm or 1 space per 8 staff (whichever is greater)	1 space per 500sqm			
B2 general industrial	1 space per 45sqm	1 space per 350sqm or 1 space per 8 staff (whichever is greater)	1 space per 500sqm			
B8 warehouse	1 space per 100sqm	1 space per 500sqm or 1 space per 10 staff (whichever is greater)	1 space per 1000sqm			

Floorspace is Gross External Area (GEA) which will include the thickness of the external wall

Rounding will be done on the basis that provision should be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. This includes where the floor space proposed is less than the standard, for example, a B1(a) office of 250sqm would need to provide 1 short stay (visitor) cycle space ($250/500 = 0.5$, rounded up to 1). The exceptions to this are: disabled provision where there should always be at least one space provided.

Retail Uses							
Land Use	Minimum Car Parking Requirements	Minimum Cycle Parking Requirement		Minimum Requirement for Motorcycle /Mobility Scooters	Minimum Requirement for Disabled Parking spaces	Minimum Requirement for Parent and Child Parking Spaces	Minimum Requirement for Electric Vehicles
		Long stay	Short stay				
A1 Shops (non-food retail and general retail)	1 space per 20sqm covered areas	1 space per 6 staff or 1 space per 300sqm whichever is the greater	1 space per 200sqm	One space for every 25 car parking spaces. This is an additional space rather than a proportion of the provision	Allocated parking spaces should be provided in a ratio of 5% of the total provision. These are part of the car parking provision – not additional provision.	Allocated parking spaces should be provided in a ratio of 5% of the total provision. These are part of the car parking provision – not additional provision.	At least 10% of car parking spaces should be equipped as ‘fast’ electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only. These are part of the car parking provision – not additional provision.
	1 space per 30sqm uncovered area	1 space per 6 staff or 1 space per 300sqm whichever is the greater	1 space per 200sqm				
A1 Shops (food retail)	1 space per 14sqm covered areas	1 space per 6 staff or 1 space per 300sqm whichever is the greater	1 space per 200sqm				

<p>Petrol stations</p>	<p>Petrol stations with a shop will be considered under the appropriate retail category but with petrol pump spaces counting as one space each. The canopy of a petrol station or car wash does not count as a covered area in terms of A1 retail space, where retail floor space is being provided. If retail provision is being made alongside a petrol station, whilst these are minimum parking standards, consideration of the provision of easily accessible additional parking for retail spaces along with signage promoting its use is encouraged. (see section 5.5 where further detail is provided).</p>
<p>Car sales / car sales and garage (sui generis use)</p>	<p>These will be considered on a case by case basis, as the nature of sales, and intensity of repairs varies. Consideration must take account of the accessibility of the location, and the parking restrictions on neighbouring roads. Where parking is restricted nearby, or overspill is likely to cause significant problems for the local road network, a proposal must ensure sufficient staff and customer parking is provided on site. As a general guide, the following may be appropriate;</p> <ul style="list-style-type: none"> • For workshop staff, 1 space per 45sqm GEA • For sales staff, 1 space per full time person • 3 customer spaces per service/repair bay • 1 space per 10 cars on sale

Floorspace is Gross External Area (GEA) which will include the thickness of the external wall

Rounding will be done on the basis that provision should be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. This includes where the floor space proposed is less than the standard, for example, an A1 shop of 100sqm would need to provide 1 short stay cycle space ($100/200 = 0.5$, rounded up to 1). The exception to this is disabled provision where there should always be at least one space provided.

Education Establishments						
Land use	Minimum Car Parking Requirements		Minimum Cycle Parking Requirements		Minimum Motorcycle and Bus/Coach Requirements	Minimum Requirement for Electric Vehicles
	Staff	Visitor	Long stay	Short stay		
D1 Educational Establishments (Primary Schools)¹	1 space per teaching member of staff	This will be considered on a case by case basis, balancing managing the impact of parking on the local road network with encouraging sustainable modes of transport.	1 child scooter space per 10 pupils plus 1 cycle space per 20 pupils.	4 spaces per establishment	Minimum of 1 motorcycle space, or 1 space per 25 car parking spaces. This is an additional space rather than a proportion of the provision.	At least 10% of car parking spaces should be equipped as 'fast' electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only.
	2 spaces per 3 non-teaching staff		1 cycle space per 20 staff, located in a separate non-pupil area			
D1 Educational Establishments (Secondary Schools)¹	1 space per teaching member of staff		1 cycle space per 10 pupils	4 spaces per establishment	A bus/coach loading area, provided either on or off-site, for primary-age education and above, unless otherwise justified.	These are part of the car parking provision – not additional provision.
	2 spaces per 3 non-teaching staff.		1 cycle space per 20 staff, located in a separate non-pupil area			

<p>D1 Educational Establishments (Day nurseries / playgroups (private) and crèches)</p>	<p>1.5 spaces per 2 members of staff.</p>	<p>This will be considered on a case by case basis, balancing managing the impact of parking on the local road network with encouraging sustainable modes of transport.</p>	<p>1 space per 6 members of staff</p>	<p>4 spaces per establishment</p>	<p>One space for every 25 car parking spaces. This is an additional space rather than a proportion of the provision.</p>	<p>At least 10% of car parking spaces should be equipped as 'fast' electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only.</p> <p>These are part of the car parking provision – not additional provision.</p>
<p>D1 Educational Establishments (16+ Colleges and further education colleges)</p>	<p>Determined within a Travel Plan (already in place or submitted with an application)</p>					

¹ Further Guidance on site school parking provision is contained within the Hampshire County Council on-site School Parking Guidelines (2013)

Rounding - any rounding will be done on the basis that provision should be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. The exceptions to this are: disabled provision where there should always be at least one space provided

Member of staff – this is full time equivalent (FTE).

The most significant impact on the local highway network in relation to educational establishments is caused by and during drop off and pick up time. To discourage driving to pick up or drop off, the amount of parent/visitor parking should be limited, and should not be provided to the extent that it encourages trips by car that could be carried out more sustainably. However, when considering how much parking to provide, account should be taken of the ease with which drop off and pick up can be done on foot, by bicycle or by public transport, and the local circumstances in terms of impact on the local road network.

Large educational establishments sometimes have facilities that are used for different purposes, such as gyms, leisure and entertainment. If any of these uses are likely to be in use during usual working hours, particularly during drop off or pick up times, additional parking may be justified.

Health Establishments					
Land use	Minimum Car Parking Requirements	Minimum Cycle Parking Requirements	Minimum Requirement for Motorcycle /Mobility Scooters	Minimum Requirement for Disabled Parking spaces	Minimum Requirement for Electric Vehicles
Private hospitals, community and general hospitals	Determined within a Travel Plan				
Health centres	2 spaces per consulting room	1 space per 2 consulting rooms or 1 space per 6 staff, whichever is greatest	One space for every 25 car parking spaces. This is an additional space rather than a proportion of the provision	Allocated parking spaces should be provided in a ratio of 5% of the total provision. These are part of the car parking provision – not additional provision.	10% of car parking spaces should be equipped as 'fast' electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only. These are part of the car parking provision – not additional provision.

Rounding - any rounding will be done on the basis that provision should be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. The exception to this is disabled provision where there should always be at least one space provided.

Member of staff – this is full time equivalent (FTE).

Care Establishments	
Land use	Minimum parking requirement
Day centres for those with learning/ physical disabilities	This will be considered on a case by case basis taking account of the detail of the proposal and the local circumstances in terms of accessibility and the local road network. Account will be taken of the amount of staff, whether staff are residing overnight, and the likelihood and frequency of visiting professionals and friends/family.
Homes for children	
Family Centres	
Residential units for those with learning/physical disabilities	

Other uses						
Land Use	Minimum Car Parking Requirements	Minimum Cycle Parking Requirements		Minimum Requirement for Motorcycle /Mobility Scooters	Minimum Requirement for Disabled Parking spaces	Minimum Requirement for Electric Vehicles
		Long stay	Short stay (visitor)			
Cinemas, theatres and conference facilities	1 space per 5 fixed seats	1 space per 6 staff or 1 space per 40sqm GEA (whichever is the greatest)	1 space per 20sqm	One space for every 25 car parking spaces. This is an additional space rather than a proportion of the provision.	Allocated parking spaces should be provided in a ratio of 5% of the total provision. These are part of the car parking provision – not additional provision.	10% of car parking spaces should be equipped as 'fast' electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only. These are part of the car parking provision – not additional provision.
Eating and drinking establishments	1 space per 5sqm dining/bar/dance area	1 space per 6 staff or 1 space per 40sqm (whichever is the greatest)	1 space per 20sqm			
Community/village halls	1 space per 10sqm open hall	1 space per 6 staff or 1 space per 40sqm GEA (whichever is the greatest)	1 space per 20sqm			
Places of worship and associated halls	1 space per 5 fixed seats plus 1 space per 10sqm open hall	1 space per 6 staff or 1 space per 40sqm GEA (whichever is the greatest)	1 space per 20sqm			
Playing fields	12 spaces per hectare pitch area	1 space per 6 staff	1 space per pitch			

Sports halls	1 space per 5 fixed seats plus 1 space per 30sqm playing area	1 space per 30sqm playing area and where applicable 1 space per 5 fixed seats	1 space per pitch / court	One space for every 25 car parking spaces. This is an additional space rather than a proportion of the provision.	Allocated parking spaces should be provided in a ratio of 5% of the total provision. These are part of the car parking provision – not additional provision.	10% of car parking spaces should be equipped as 'fast' electric vehicle charging points (DC Fast Charging or equivalent) and marked out for use by electric vehicles only.
Swimming pools, health clubs, gyms	1 space per 5 fixed seats plus 1 space per 10sqm open hall/pool area	1 space per 10sqm open hall/pool area and where applicable 1 space per 5 fixed seats	1 space per 20sqm			
Courts	1 space per court	1 space per 6 staff or 1 space per 5 courts	1 space per court			
Hotels/motels/guest houses	1 space per bedroom	1 space per 6 staff or 1 space per 40sqm GEA (whichever is the greatest)	1 space per 10 bedrooms			

Floorspace is Gross External Area (GEA).

Any uses not specifically described above will be considered on a case by case basis.

Rounding - any rounding will be done on the basis that provision should be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. The exceptions to this are: disabled provision where there should always be at least one space provided

Member of staff – this is full time equivalent (FTE).

3. Size of parking spaces

The table below details the standard parking space size requirements for specific types of vehicles. These should be used as basic minimum reference values but different layouts such as parallel, herringbone and in-line, will have slightly different overall space requirements.

In addition, sufficient space for turning facilities on site to allow vehicles to enter and leave in a forward gear will be encouraged. Where vehicles reversing from or onto the highway would give rise to local highway safety issues, on-site turning space will be compulsory.

Minimum parking space requirements for typical vehicles	
Type of Vehicle	Size (metres)
Powered Two Wheelers	1.5 x 2.5
Car	2.4 x 4.8
Light vans	2.4 x 5.5
Rigid vehicles	3.5 x 14
Articulated vehicles	3.5 x 18.5
Coaches (60 seats)	3.5 x 14

4. Size of garages

A single garage/car port should measure a minimum of 3m in width by 6m in length internally and a double garage/car port should measure a minimum of 6m by 6m internally. This will allow room for a car to be parked and still allow space for access down the side of the vehicle. The length is to allow room for storage, particularly of cycles. A garage meeting these size requirements will count as one car parking space, and two bicycle spaces, subject to any exceptions described in this document.

A reduced size of garage/car port is unlikely to count as a vehicle parking space as it is unlikely to provide sufficient space for a vehicle and/or some storage.

This does not apply to car ports that cannot easily be used for storage. Car ports can assist with the design of hard landscaped car parks, and also encourage people to use the parking spaces, to help avoid frosts, or keep cars in the shade.

5. Transport Assessments

To assist with considering whether a Transport Assessment is required, Hampshire County Council has set thresholds which are detailed below:

Thresholds for requiring a Transport Assessment

Land Use	Threshold above which a Transport Assessment is required
Residential	50 units
Commercial: B1 and B2	2500sqm
Commercial: B8	5000sqm
Retail	1000sqm
Education	2500sqm
Health Establishments	2500sqm
Care Establishments	500sqm or 5 bedroom
Leisure: General	1000sqm
Leisure: Stadia, Ice Rinks	All (1500 seats)
Miscellaneous Commercial	500sqm

www3.hants.gov.uk/highways-development-planning/hdp-thresholds.htm

These thresholds are guidance and where it is considered that a proposal is likely to generate significant amounts of movement, a

Transport Assessment and Travel plan may be required, particularly where there are potential cumulative effects.

Further information on Travel Plans, Transport Assessments and Statements see the NPPG - www.gov.uk/guidance/travel-plans-transport-assessments-and-statements.

Appendix 6 – Table of Local Plan superseded policies

Existing Local Plan Policies	Superseded by or deleted
East Hampshire Local Plan: Second Review 2006	
C6 – Tree Preservation, Forestry Operations, Management Plans	Policy DM26: Trees, hedgerows and woodland
C12 – Equestrian Uses	Policy DM18: Horse related development
C13 – Rural Diversification	Policy DM16: Farm diversification
C14 – Conversion of Buildings in the Countryside, New Agriculture and Forestry Buildings	deleted
HE2 – Alterations and Extensions to Buildings	deleted
HE3 – Advertisements, Protection of the Historic Heritage, Conservation Areas	Policy DM37: Advertisements affecting heritage assets
HE4 – New Development in Conservation Areas	Policy DM33: Conservation Areas
HE5 – Alterations to a Building in a Conservation Area	Policy DM33: Conservation Areas Policy DM34: Heritage assets in Conservation Areas
HE6 – Change of Use of a Building in a Conservation Area	Policy DM33: Conservation Areas Policy DM34: Heritage assets in Conservation Areas

Existing Local Plan Policies	Superseded by or deleted
HE7 – Demolition in a Conservation Area	Policy DM33: Conservation Areas Policy DM34: Heritage assets in Conservation Areas
HE8 – Development affecting the setting of a Listed Building	Policy DM35: Listed buildings Policy DM36: Development affecting and changes to listed buildings
HE9 – Demolition of a Listed Building	Policy DM35: Listed buildings Policy DM36: Development affecting and changes to listed buildings
HE10 – Extension or Alteration of a Listed Building	Policy DM35: Listed buildings Policy DM36: Development affecting and changes to listed buildings
HE11 – Change of use of a Listed Building	Policy DM35: Listed buildings Policy DM36: Development affecting and changes to listed buildings
HE12 – Development Affecting the Setting of a Listed Building	Policy DM35: Listed buildings Policy DM36: Development affecting and changes to listed buildings
HE13 – Buildings of a Local Architectural, Historic or Townscape Interest	Policy DM35: Listed buildings Policy DM36: Development affecting and changes to listed buildings
HE14 – Under Utilisation of Historic Buildings	deleted
HE15 – Commercial Frontages	Policy DM39: Shopfronts affecting heritage assets
HE16 – Commercial Frontages	Policy DM39: Shopfronts affecting heritage assets
HE17 – Archaeology and Ancient Monuments	Policy DM38: Archaeology and ancient monuments

Existing Local Plan Policies	Superseded by or deleted
HE18 – Historic Parks and Gardens	Policy DM40: Historic landscapes, parks and gardens
HE19 – Ancient Tracks and Lanes, Environmental Improvements	deleted
T2 – Public Transport Provision and Improvement	deleted
T3 – Pedestrians and Cyclists	Policy S30: Transport
T4 – Pedestrians and Cyclists, Cycling, Walking/ Horse-riding	deleted
T5 – New Recreational Footpaths	deleted
T7 – Road Schemes	deleted
T8 – A3 (T) Hindhead Improvements A325 Route Strategy	deleted
T11 – Road User Facilities	deleted
T13 – Car Park Allocations	deleted
T14 – Servicing	deleted
E2 – Renewable Energy, Pollution, Safeguarding General Amenity	deleted

Existing Local Plan Policies	Superseded by or deleted
P7 – Contaminated Land, Waste Management	deleted
H1 – Baseline Housing Allocation	deleted
H2- Reserve Housing Allocation, Development Briefs, Village Design Statements, Developers’ Contributions	deleted
H3 – Residential Development within Settlement Policy Boundaries, Empty Home Strategy	deleted
H6 – Loss of Residential Accommodation	deleted
H7 – Subdivision of Dwellings outside Settlement Policy Boundaries	deleted
H8 – Houses in Multiple Occupations	deleted
H9 – Areas of Special Housing Character	Policy DM30: Residential design in low density neighbourhoods
H10 – Special Housing Areas, Affordable Housing	Policy DM30: Residential design in low density neighbourhoods
H13 – Accommodation for the Elderly and Rest and Nursing Homes	deleted
H14 – Other Housing outside Settlement Policy Boundaries	deleted
H15 – Removal of Occupancy Conditions	deleted

Existing Local Plan Policies	Superseded by or deleted
H16 – Maintaining a Range of dwelling sizes outside Settlement Policy Boundaries	Policy S5: Housing mix and type
H17 – Mobile Homes	Policy S11: Residential mobile homes
IB1 – Industrial and Business Land, Allocations, Industrial or Business Developments	deleted
IB2 – Industrial or Business Development within Settlement Policy Boundaries	deleted
IB3 – Industrial and Business Development in the Countryside	Policy S15: Rural economy
IB4 – Retention of Industrial Business Uses, Special Industrial or Business Areas	Policy S14: Maintaining and improving employment floorspace
IB5 – Lasham Airfield	Policy S15: Rural economy
IB6 – Special Industrial Estates, Town and Village Centres, Town Centre Development	deleted
TC2 – Large Retail, Leisure and Entertainment Uses	Policy DM21: Main town centre uses
TC3 – Development in Town and Village Centres and Retail Development Shopping	deleted
S2 – Primary Shopping Frontages	Policy DMX22: Alton Primary shopping area
S3 – Primary Shopping Frontages	deleted

Existing Local Plan Policies	Superseded by or deleted
S4 – Secondary Shopping Frontages	deleted
S5 – Local and Village Shops	Policy S16: Retail hierarchy and network
S6 – The Control of Shops on Farms	deleted
S7 – Garden Centres, Tourism	deleted
TM1 – Tourism Development	Policy DM14: Provision and enhancement of tourism uses
TM2 – Visitor Accommodation within Settlement Policy Boundaries	Policy DM14: Provision and enhancement of tourism uses
TM3 – Visitor Accommodation outside Settlement Policy Boundaries	Policy DM14: Provision and enhancement of tourism uses
TM4 – Hotel Allocations	deleted
TM5 – Camping and Touring Caravan Sites	deleted
TM6 – Queen Elizabeth Country Park	deleted
TM7 – Conference Facilities, Ministry of Defence	deleted
MOD1 – Buildings or Land Surplus to Requirements within Settlement Policy Boundaries	deleted

Existing Local Plan Policies	Superseded by or deleted
MOD2 – Buildings or Land Surplus to requirements outside Settlement Policy Boundaries, Ministry of Defence Sites: Longmoor, Bordon Camp, SCU Leydene, RAF Oakhanger, Minerals	deleted
HC2 – Provision of facilities and services with new development	Policy DM1: Provision and enhancement of open space, sport and recreation Policy DM3: Provision of Social infrastructure
HC3 – Public Services, Community, Cultural, Leisure and Sport Facilities, Community Facilities	Policy DM1: Provision and enhancement of open space, sport and recreation Policy DM3: Provision of Social infrastructure
CF1 – Community Facilities Allocations, Public Conveniences	deleted
PS1 – Public Services Allocation	deleted
PS2 – Buildings or Land Surplus to Public Service Requirements	deleted
LC1 – Leisure and Cultural Facility Allocations	deleted
RI1 – Residential Educational Establishments	deleted
CR1 – Crematorium and Burial Space, Service Provision and Utility, Infrastructure, On and Off-site Service Infrastructure	deleted
UI1 – New Utility Infrastructure in the Countryside	Policy S29: Infrastructure
UI3 – Buildings or Land Surplus to the requirements of Utility and Service Providers	deleted

Existing Local Plan Policies	Superseded by or deleted
UI4 – Telecommunications, Open Space, Outdoor Sport and Recreation	Policy DM41: Telecommunications and digital infrastructure
R1 – Outdoor Space and Recreation	Policy DM1: Provision of open space, sport and recreation
R4 – Open Space Allocation	Policy DM2: Protection of open space, sport and recreation
R5 – Recreation Facilities requiring extensive areas of land, Noisy Sports	deleted
Joint Core Strategy 2014	
CP1 – Presumption in favour of Sustainable Development	Policy S3: Sustainable and viable development
CP2 – Spatial Strategy	Policy S1: Quanta and location of development
CP3 – New Employment Provision	Policy S1: Quanta and location of development
CP4 – Existing Employment Land	Policy S14: Maintaining and improving employment floorspace
CP5 – Employment and workforce skills	Policy S13: Planning for economic development
CP6 – Rural economy and enterprise	Policy S15: Rural economy
CP7 – New retail Provision	Policy S1: Quanta and location of development

Existing Local Plan Policies	Superseded by or deleted
CP8 – Town and village facilities and services	Policy S16: Retail hierarchy and network Policy DM21: Main town centre uses
CP9 – Tourism	Policy DM14: Provision and enhancement of tourism uses
CP10 – Spatial Strategy for housing	Policy S1: Quanta and location of development
CP11 – Housing tenure, type and mix	Policy S5: Housing mix and type
CP12 – Housing and extra care provision for the elderly	Policy S8: Specialist accommodation
CP13 – Affordable housing on residential development sites	Policy S6: Affordable housing
CP14 – Affordable housing for rural communities	Policy S7: Rural affordable housing
CP15 – Gypsies, travellers and travelling showpeople	Policy S1: Quanta and location of development Policy S9: Gypsies, Travellers and Travelling Showpeople
CP16 – Protection and provision of social infrastructure	Policy S4: Health and wellbeing Policy DM4: Protection of social infrastructure Policy DM3: Provision and enhancement of social infrastructure
CP17 – Protection of open space, sport and recreation and built facilities	Policy S4: Health and wellbeing Policy DM2: Protection of open space, sport and recreation
CP18 – Provision of open space, sport and recreation and built facilities	Policy S4: Health and wellbeing Policy DM1: Provision of open space, sport and recreation

Existing Local Plan Policies	Superseded by or deleted
CP19 – Development in the countryside	Policy S17: Development in the countryside
CP20 – Landscape	Policy S18: Landscape
CP21 – Biodiversity	Policy S19: Biodiversity, geodiversity and nature conservation
CP22 – Internationally designated sites	Policy S22: Solent Special Protection Area Policy S20: Wealden Heaths Special Protection Area
CP23 – Gaps between settlements	Policy DM24: Gaps between settlements
CP24 – Sustainable construction	Policy DM28: Resource efficient design
CP25 – Flood Risk	Policy S25: Managing flood risk
CP26 – Water Resources/ Water Quality	Policy DM29: Water quality and water supply
CP27 – Pollution	deleted
CP28 – Green Infrastructure	Policy S23: Green Infrastructure
CP29 – Design	Policy S27: Design and local character
CP30 – Historic Environment	Policy S28: Heritage assets and historic environment

Existing Local Plan Policies	Superseded by or deleted
CP31 – Transport	Policy S30: Transport
CSWB1 – Strategic allocation	Site 10: Whitehill & Bordon Strategic development area
CSWB2 – Sustainable economic development	Site 10: Whitehill & Bordon Strategic development area
CSWB3 – The new town centre	Policy DM23: Whitehill & Bordon new town centre
CSWB4 – Housing	Site 10: Whitehill & Bordon Strategic development area
CSWB5 – Design	Policy S27: Design and local character
CSWB6 – Sustainable construction	Policy DM28: Resource efficient design
CSWB7 – Waste	deleted
CSWB8 – Sustainable water management	Policy DM28: Resource efficient design
CSWB9 – Biodiversity	Policy S19: Biodiversity, geodiversity and nature conservation
CSWB10 – Green infrastructure	Policy S23: Green Infrastructure
CSWB11 – New roads and traffic management on the A325	Site 10: Whitehill & Bordon Strategic development area

Existing Local Plan Policies	Superseded by or deleted
CSWB12 – Pedestrian and cycle routes	Policy S30: Transport
CSWB13 – Public transport	Policy S30: Transport
CSWB14 – Travel plans	Policy S30: Transport
CSWB15 – Local transport network improvements	Policy S30: Transport
CSWB16 – Travel monitoring	Policy S30: Transport
CSWB17 – Car Parking	Policy S30: Transport
CSWB18 – Low carbon vehicles	Policy S30: Transport
CP32 – Infrastructure	Policy S29: Infrastructure
Housing and Employment Allocations 2016	
EMP1 – Land at Lynch Hill	Site SA23: Land at Lynch Hill
EMP2 – Land at Wilsom Road	Site SA18: Land at Wilsom Road
HN1 – Land East of Horndean	Site SA34: Land East of Horndean

Existing Local Plan Policies	Superseded by or deleted
HN2 – Land Rear of 185-189A Lovedean Lane	deleted
LP1- Land at Lowsley Farm, south of A3	Site SA1: Land at Lowsley Farm, south of A3
CF1 – Land at Down Farm, Green Lane	deleted
CF2 – Drift Road	deleted
CF3 – Trafalgar Rise	deleted
RC1 – Land at Former Rowlands Castle Brickworks, The Drift	deleted
RC2 – Land south of Oaklands	deleted
RC3 – Land north of Bartons Road (Eastleigh House Cottages), Havant	deleted
FM1 – Lymington Farm, Four Marks	deleted
FM2 – Land at Friars Oak Farm, Boyneswood Lane, Medstead	deleted
FM3 – Land north of Boyneswood Lane, Medstead	Site SA30: Land north of Boyneswood Lane, Medstead
VL1 – Land at corner of Church Street and Ashley Road, Bentworth	deleted

Existing Local Plan Policies	Superseded by or deleted
VL2 – Land at Crows Lane, Upper Farringdon	Site SA32: Land at Crows Lane, Upper Farringdon
VL3 – Land at Headley Nurseries, Glayshers Hill, Headley Down	Site SA5: Land at Headley Nurseries, Glayshers Hill, Headley Down
VL4 – Land south of Headley Fields, Headley	deleted
VL5 – Land adjacent to Linden, Fullers Road, Holt Pound	deleted
VL6 – Land adjacent to Stream Cottage, Fullers Road, Holt Pound	deleted
VL7 – Land rear of Junipers, Medstead	deleted
VL8 – Land east of Cedar Stables, Castle Street, Medstead	deleted
VL9 – Land north of Towngate Farm House, Wield Road, Medstead	deleted
VL10 – Land adjacent to Bullfinches, Park Lane, Ropley	deleted
VL11- Land at the corner of Dunsells Lane and Gilbert Street, Ropley	deleted
VL12 – Land off Hale Close, Ropley	deleted
VL13 – Land southwest of Dean Cottage, Bighton Hill, Ropley Dean	deleted



PLANNING POLICY TEAM
EAST HAMPSHIRE DISTRICT COUNCIL
PENNS PLACE • PETERSFIELD • HANTS • GU31 4EX

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