



**East Hampshire District Local Plan 2017-2036**  
**SUSTAINABILITY APPRAISAL**  
**INTERIM SCOPING REPORT**

**Prepared by East Hampshire Planning Policy**  
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# 1. Introduction

## Background

- 1.1.1 East Hampshire District Council (EHDC) is reviewing its Local Plan. A new plan will be produced to replace the the East Hampshire District Local Plan Joint Core Strategy (adopted June 2014), the Housing and Employment Allocations (adopted April 2016) and the saved policies from the East Hampshire District Local Plan Second Review (2006). The new Local Plan will establish an up-to-date development strategy and policies and will make new land allocations, where appropriate. It will cover the period 2017-2036.
- 1.1.2 Sustainability Appraisal (SA) is a process that must be undertaken alongside plan-making<sup>1</sup> SA is essentially a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, with a view to avoiding and mitigating adverse effects and maximising the positives.

## The Development Plan in East Hampshire

- 1.1.3 Part 1 of the East Hampshire District Local Plan is the Joint Core Strategy, which was prepared jointly with the South Downs National Park Authority (SDNPA). It guides the way in which new development, including housing and employment, is planned across East Hampshire up to 2028. It sets out a spatial growth strategy and policies against which planning applications will be determined. A key part of its growth strategy is the regeneration of Ministry of Defence and Council land at Whitehill & Bordon, to deliver an environmentally sustainable mixed-use development of housing, employment opportunities and new green infrastructure.
- 1.1.4 East Hampshire District Council's Local Plan Part 2: Housing and Employment Allocations establishes which sites are best to meet the growth requirements set out in Part 1, outside of the South Downs National Park and beyond Whitehill & Bordon. It allocates land for market and affordable housing and for the provision of new employment floorspace. There are also a number of saved policies from the East Hampshire District Local Plan Second Review (2006), which provide guidance for determining planning applications. When it has been adopted, the new Local Plan (2017-2036) will replace Part 1, Part 2 and the saved policies of EHDC's Local Plan.
- 1.1.5 Three neighbourhood plans have been made for areas outside of the South Downs National Park, covering Alton, Bentley and Medstead & Four Marks. Alongside the Local Plan, these neighbourhood plans comprise the EHDC

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

Development Plan. A number of other neighbourhood plans<sup>2</sup> are also being prepared at the same time as EHDC's new Local Plan.

- 1.1.6 The SDNPA is currently preparing a new local plan for the entirety of the South Downs National Park. The South Downs Local Plan will set out a spatial strategy and planning policies for the remainder of East Hampshire (as well as all other parts of the national park) up until 2033. Any cross-boundary effects from the emerging strategy or policies will be dealt with as part of the "duty to co-operate" established by the Localism Act 2011.
- 1.1.7 The Hampshire Minerals and Waste Plan was adopted in October 2013 and forms the remaining part of the development plan in East Hampshire. This is the sole minerals and waste plan for Hampshire (also covering Southampton and Portsmouth) and enables the delivery of sustainable minerals and waste development up to 2030.
- 1.1.8 It is important to emphasise that the policies and allocations of EHDC's new Local Plan will only express how the Council should react to development proposals, through the planning application process. This means that the question of how matters of detail and specific circumstances will be dealt with shall often be omitted from the plan, in the knowledge that these can be more appropriately considered through the development management process. The SA for the Local Plan must recognise these facts in determining the likelihood of significant effects occurring for the environment, the economy and society.

## SA explained

- 1.1.9 In-line with the Environmental Assessment of Plans and Programmes Regulations 2004, a report (the 'SA Report') must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'<sup>3</sup>. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.1.10 The Regulations prescribe the information that must be contained within the SA Report and require that a non-technical summary must be produced. Essentially, there is a need for the SA Report to answer the following questions:
- What's the scope of the SA?
  - What are the reasonable alternatives for the Local Plan and why have they been selected?
  - What are the likely significant effects of the reasonable alternatives?
  - What are the reasons for selecting the preferred approach for Local Plan?
  - What happens next (including monitoring of the plan's implementation)?

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<sup>2</sup> At the time of writing, Neighbourhood plans were being prepared in the parishes of: Beech, Bentworth, Bramshott & Liphook, Ropley and Rowlands Castle.

<sup>3</sup> It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.

## This Scoping Report

- 1.1.11 This scoping report is an interim version, to support the early SA work on the Regulation 18 (draft) East Hampshire Local Plan 2017-2036 (the new Local Plan). It seeks to establish the scope of the SA, taking account of the relevant policy context and the environmental, economic and social characteristics of East Hampshire; particularly the areas outside of the South Downs National Park. The likely evolution of these characteristics *without* the implementation of the Local Plan also needs to be described. This will establish of a framework for appraising the reasonable alternatives for the new Local Plan.

## Scoping questions

- 1.1.12 The initial scope of the SA is presented by answering the following questions:

Question	Rationale
<b>What's the sustainability context?</b>	Answered in order to summarise the plans, programmes and strategies affecting broad sustainability issues and objectives for the new Local Plan.
<b>What's the sustainability baseline?</b>	Answered in order to establish relevant baseline conditions which can be used as a 'benchmark' to 'identify, describe and evaluate' the effects of Local Plan proposals and reasonable alternatives.
<b>What are the sustainability objectives and the framework?</b>	Answered with a view to establishing the methodological framework for the SA of the new Local Plan. Considering these issues will be a particular focus of the SA, both in terms of defining reasonable alternatives and appraising them.

### **Brexit: the withdrawal of the UK from the European Union and its potential implications for the SA**

The SA process is a requirement of British legislation. As such, the withdrawal of the UK from the EU will not remove the requirement for SA and is unlikely to affect the principle of assessing the environmental, social and economic effects of the plan and its reasonable alternatives. However, a number of EU policy and strategy documents may be relevant for establishing the scope of the SA, and certain designations (Special Protection Areas and Special Areas of Conservation) are a direct result of EU Directives. At this stage in the Brexit process, it is unknown what will happen once the UK's negotiations for withdrawal have concluded, or what the implications will be for the SA of the Local Plan (adoption of the plan is not expected until after the UK has withdrawn from the EU). The Council will continue to monitor the situation and if Brexit requires amendments to the scope of the SA, or to the assessment methodology, appropriate changes will be made. At present, the Council will continue to reference EU strategies and European designations in identifying the scope of the SA, as these matters remain important for the land-use planning system.

## Sustainability topics

1.1.1 The scoping questions are answered for the following eight sustainability 'topics':

- |                            |                                       |
|----------------------------|---------------------------------------|
| 1. Biodiversity            | 5. Heritage                           |
| 2. Climate change          | 6. Housing                            |
| 3. Community and wellbeing | 7. Landscape, townscape and resources |
| 4. Economy and employment  | 8. Water and flood risk               |

1.1.2 The eight topics were identified in light of:

- 1) The 'issues' suggested by the Environmental Assessment of Plans and Programmes 2004 Regulations<sup>4</sup>;
- 2) The list of topics and objectives that together comprised the 'framework' for the East Hampshire Joint Core Strategy and Part 2 Local Plan processes.

## Consultation on the scope of the sustainability appraisal

1.1.3 The primary aim of this Interim Scoping Report is to establish the scope for the SA work on the draft Local Plan, including a list of key issues / objectives that should provide a methodological framework for its appraisal. A secondary aim is to establish a (draft) baseline of information against which to assess the likely effects of the reasonable alternatives for the emerging local plan. This information will need to be updated and supplemented over time by emerging evidence base studies for the Local Plan, which will better inform the assessment of reasonable alternatives using the SA framework. The framework itself will also be kept under review and updated if necessary.

1.1.4 The Council is required to consult with three specific consultation bodies (the Environment Agency, Historic England and Natural England) when deciding on the scope of the SA and the level of detail of information that should be included in an SA report<sup>5</sup>. The Council invited comments on a first draft of this scoping report from the consultation bodies over a period of six weeks from 22 June 2018. Responses were received from Historic England and the Environment Agency with regard to local heritage and groundwater, which has resulted in changes to sections 3.6 and 3.9 of this Scoping Report. It should also be noted that section 2 has been generally updated to reflect the revised NPPF (July 2018) and section 2.6 (Economy and Employment) has been updated to reflect the Enterprise M3 LEP's new Strategic Economic Plan.

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<sup>4</sup> The regulations suggest a focus on 'issues such as' biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, and landscape. See Schedule 2 of the Environmental Assessment of Plans and Programmes 2004.

<sup>5</sup> See Regulation 12(5) of the Environmental Assessment of Plans and Programmes 2004.



## 2. What's the 'context' for the SA?

### 2.1. Introduction

- 2.1.1. When establishing the scope of a SA, it is important to review the issues and objectives identified in international, national and other relevant plans or strategies. These set the “context” for the Council’s new Local Plan, insofar as they enable the Council to take account of other plans and strategies through the SA of reasonable alternatives and therefore within the plan-making process. National context messages are established first and foremost by the National Planning Policy Framework (NPPF), but there is also a need to look at other plans and strategies. This will also help to outline the relationship of the new Local Plan with other relevant plans and strategies.
- 2.1.2. The relevant plans and strategies have been identified with respect to the sustainability topics for the SA process (see paragraph 1.5.1 above). The key messages from the documents – the issues being addressed and the strategies’ intended outcomes – are highlighted to help establish a context for the new Local Plan.
- 2.1.3. The South Downs National Park covers 57% of East Hampshire. The NPPF makes clear that great weight should be given to conserving landscape and scenic beauty in relation to this area. The conservation of wildlife and cultural heritage is also an important consideration. The fact that the South Downs National Park dissects East Hampshire District Council’s planning area means that there are multiple, cross-cutting issues arising from the Pre-submission South Downs Local Plan (September 2017). Relevant objectives from the South Downs Local Plan have therefore been highlighted below, at the end of subsections for each sustainability topic.

### 2.2. Biodiversity

#### International context

- 2.2.1. An **EU Sustainable Development Strategy** was adopted in 2006, included an objective to halt the loss of biodiversity by 2010.<sup>6</sup> An **EU Biodiversity Strategy**<sup>7</sup> was then adopted in May 2011 in order to deliver on the established Europe-wide target to ‘halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020’. In 2016, the European Commission

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<sup>6</sup> Council of the European Union (2006) The EU Sustainable Development Strategy [online] available at: <http://register.consilium.europa.eu/pdf/en/06/st10/st10117.en06.pdf> (accessed 05/17)

<sup>7</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <http://ec.europa.eu/environment/nature/info/pubs/docs/brochures/2020%20Biod%20brochure%20final%20owres.pdf> (accessed 05/17)

delivered a proposal for a new European Consensus on Development<sup>8</sup> and considered the next steps for a sustainable European future<sup>9</sup>, to ensure that the EU is a frontrunner in implementing the UN's 2030 Agenda for Sustainable Development. Goal 15 of the UN's 2030 Agenda is "to protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss". This Sustainable Development Goal will apply to the UK regardless of Brexit<sup>10</sup>. In June 2017 and in response to the European Commission's proposal, the European Union and its member states signed a strategic blueprint – a new collective vision and plan of action – to eradicate poverty and achieve sustainable development<sup>11</sup>.

- 2.2.2. The development of new green infrastructure will help to deliver the EU 2020 Biodiversity Strategy. The **EU Green Infrastructure** Strategy, adopted in 2013, seeks to promote the use of green infrastructure in policy areas such as nature, water, and land use, and to strengthen the GI knowledge base and promote innovative technologies.<sup>12</sup>

### The National Planning Policy Framework (NPPF)

- 2.2.3. The revised National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. Key messages for biodiversity include that planning policies should:

- Contribute to enhancing sites of biodiversity or geological value and soils, in a manner commensurate with their statutory status or identified quality.
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
- minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks.

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<sup>8</sup> European Commission (2016) Proposal for a new European Consensus on Development Our World, our Dignity, our Future [online] available at: [https://ec.europa.eu/europeaid/sites/devco/files/communication-proposal-new-consensus-development-20161122\\_en.pdf](https://ec.europa.eu/europeaid/sites/devco/files/communication-proposal-new-consensus-development-20161122_en.pdf) (accessed 05/17)

<sup>9</sup> European Commission (2016) Next steps for a sustainable European future [online] available at: [http://ec.europa.eu/europeaid/sites/devco/files/communication-next-steps-sustainable-europe-20161122\\_en.pdf](http://ec.europa.eu/europeaid/sites/devco/files/communication-next-steps-sustainable-europe-20161122_en.pdf) (accessed 05/17)

<sup>10</sup> World leaders adopted the 2030 Agenda for Sustainable Development, which includes 17 Sustainable Development Goals, at the 70<sup>th</sup> UN General Assembly on 25 September 2015

<sup>11</sup> European Commission (2017) – Press release [online] available at: [http://europa.eu/rapid/press-release\\_IP-17-1503\\_en.htm](http://europa.eu/rapid/press-release_IP-17-1503_en.htm) (accessed 05/2017)

<sup>12</sup> European Commission (2013) Green Infrastructure (GI) - Enhancing Europe's Natural Capital [online] available at: [http://ec.europa.eu/environment/nature/ecosystems/docs/green\\_infrastructures/1\\_EN\\_ACT\\_part1\\_v5.pdf](http://ec.europa.eu/environment/nature/ecosystems/docs/green_infrastructures/1_EN_ACT_part1_v5.pdf) (accessed 05/2017)

- 2.2.4. The NPPF makes clear at paragraph 171 that plans should distinguish between the hierarchy of protected sites and allocated land with the least environmental or amenity value (where consistent with other NPPF policies). Enhancements to the natural environment should be planned at a catchment or landscape scale across local authority boundaries. This is significant for East Hampshire, which includes parts of the South Downs National Park. However, such enhancements are being taken forward in this part of the district by the National Park Authority, which is the planning authority for the entirety of the national park. In this context, East Hampshire District Council will need to ensure that development does not harm the setting of the South Downs National Park.

### Supplementing the NPPF

- 2.2.5. The **Natural Environment White Paper (NEWP)**<sup>13</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It signals a move away from the traditional approach of protecting biodiversity in nature reserves. The NEWP recognises green infrastructure as ‘one of the most effective tools available’ to manage ‘environmental risks such as flooding and heat waves’; and supports the creation of coherent ecological networks.
- 2.2.6. The proposals set out in the NEWP are directly linked to the ground-breaking research in the **National Ecosystem Assessment (NEA)**, a major project that was able to draw conclusions on the ‘substantial’ benefits that ecosystems provide to society directly and through supporting economic prosperity.<sup>14</sup> Building on this work, a new Biodiversity Strategy for England was proposed through the NEWP; although this has yet to materialise. The White Paper also suggests that new Nature Improvement Areas could be created to enhance and reconnect nature on a significant scale; and that a more strategic approach could be taken to planning for nature within and across local areas.
- 2.2.7. More recently, the House of Commons’ Environmental Audit Committee has published ‘**The Future of the natural environment after the EU referendum**’ (January 2017)<sup>15</sup>. In order to achieve its manifesto commitment to “be the first generation to leave the environment in a better state than it found it”, the Government must provide an equivalent or better level of protection after leaving the EU.
- 2.2.8. A speech by Rt Hon Michael Gove MP (Secretary of State for the Environment) has further clarified the Government’s intention to deliver “a Green Brexit”, where future Government support for farming will be focused on realising a

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<sup>13</sup> HM Government (2011) The Natural Choice: securing the value of nature [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228842/8082.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf) (accessed 05/2017)

<sup>14</sup> UNEP-WCMC (2011) UK National Ecosystem Assessment [online] available at: <http://uknea.unep-wcmc.org/Resources/tabid/82/Default.aspx> (accessed 06/2018)

<sup>15</sup> House of Commons Environmental Audit Committee, The Future of the Natural Environment after the EU Referendum, Sixth Report of Session 2016-17 [online] available at: <https://www.publications.parliament.uk/pa/cm201617/cmselect/cmenvaud/599/599.pdf> (accessed 06/2018)

public benefit<sup>16</sup>. The principal public good to be delivered through Government interventions will be enhancement of the environment, with other benefits including increased public access. The Government intends to make additional money available for those who wish to collaborate to secure environmental improvements at a landscape scale, there is clear potential to provide a joined-up approach towards environmental enhancement through new development and agricultural activity.

- 2.2.9. In Defra's **Safeguarding our Soils: A strategy for England**, a vision is set out for the future of soils in the Country. Good quality soils are essential to achieve Defra's goals of a thriving farming sector and a sustainable, healthy food supply, as well as securing a healthy environment in which current and future generations can prosper. Preventing the pollution of soils and addressing the historic legacy of contaminated land is another element of the report's vision.<sup>17</sup>

### East Hampshire District specific context

- 2.2.10. The **East Hampshire Biodiversity Action Plan (BAP)** provides a vision and a framework for future action to preserve and enhance biodiversity in the District. It has a two-tier system for action: District-wide and specific, area-based actions. These projects do not exclusively cover the sites with maximum biodiversity; many projects will relate to the wider countryside around these sites. It notes that supporting biodiversity effectively requires long term vision<sup>18</sup>. Although somewhat dated, the EHDC BAP examples of key habitats and species in east Hampshire that ought to be protected.
- 2.2.11. The **East Hampshire Green Infrastructure Strategy** assesses the existing green infrastructure of the district, identifies where there are gaps in its provision and explores opportunities to improve East Hampshire's green infrastructure network<sup>19</sup>. Key conclusions of the strategy include:
- East Hampshire's existing green infrastructure is valuable, but is increasingly coming under pressure;
  - Green infrastructure could be improved in areas of deficit by taking a strategic approach to deliver a range of benefits; and

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<sup>16</sup> Speech by Secretary of State for the Environment Michael Gove (January 2018) Farming for the next generation [online] available at: <https://www.gov.uk/government/speeches/farming-for-the-next-generation> (accessed 01/2018)

<sup>17</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69261/pb13297-soil-strategy-090910.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69261/pb13297-soil-strategy-090910.pdf) (accessed 08/2017)

<sup>18</sup> East Hampshire District Council (2009) Biodiversity Action Plan for East Hampshire [online] available at: [http://www3.hants.gov.uk/east\\_hants\\_eastleigh\\_biodiversity\\_action\\_plan.pdf](http://www3.hants.gov.uk/east_hants_eastleigh_biodiversity_action_plan.pdf) (accessed 08/2017)

<sup>19</sup> East Hampshire District Council (2011) Green Infrastructure Strategy 2011 – 2028, Part 1 - Main Strategy [online] available at: <https://www.easthants.gov.uk/sites/default/files/documents/Part%2B1%2BEast%2BHampshire%2BGreen%2BInfrastructure%2BStrategy%2B2011%2B-%2B2028.pdf> (accessed 08/2017)

- The delivery of green infrastructure will be made possible through a number of potential funding mechanisms, notably development contributions.
- 2.2.12. More recently PUSH has produced a green infrastructure strategy for the south Hampshire sub-region, which includes parts of the southern parishes of East Hampshire. This strategy establishes a green grid which highlights areas of strategically significant GI, within East Hampshire this identifies Staunton Country Park as a significant GI asset<sup>20</sup>.
- 2.2.13. To help inform the emerging local plan, the Council has commissioned the consultants LUC to update the East Hampshire Green Infrastructure Strategy (excluding the South Downs National Park). The purpose of the updated GI strategy will be to promote a long-term vision (to 2036) for the sustainable development and management of green infrastructure across the planning area. The strategy will identify at least six key projects that are to be delivered over the plan period. The location and delivery of these key projects could be relevant considerations for the SA of reasonable alternatives for the East Hampshire Local Plan. Emerging evidence from the updated GI strategy will therefore be taken into account during the SA process.

*Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to biodiversity*

- To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape.
- To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and its special qualities.

## 2.3. Climate Change

### International context

- 2.3.1. On 12th December 2015, 197 different countries agreed to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels. This agreement is known as the '**Paris Agreement**' on climate change. As of August 2017, 160 parties had ratified this agreement, although the United States of America has subsequently indicated that it withdraw its support. For purposes of implementing the Paris Agreement, the EU and its Member States (including the UK) have committed to a binding target of an at least 40% domestic reduction in greenhouse gas emissions by 2030 compared to 1990.
- 2.3.2. Through its **Climate Change Act 2008**, the UK government has also committed to reduce emissions by at least 80% of 1990 levels by 2050. A report to Parliament in 2017 on the progress in preparing for climate change

<sup>20</sup> PUSH (2017) South Hampshire Green Infrastructure Strategy 2017-2034, available as an online draft at: [http://www.fareham.gov.uk/PDF/planning/local\\_plan/DraftLocalPlanEvidenceBase/EV36-PUSHGreenInfrastructureStrategy2017.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV36-PUSHGreenInfrastructureStrategy2017.pdf) (accessed 06/2018)

noted that the state of the natural environment is worsening and becoming less resilient to climate change, whilst more needs to be done to reduce the susceptibility of communities to surface water flooding<sup>21</sup>. The next **National Adaptation Programme** 'should set clear priorities for adaptation, including measurable objectives that can be monitored and evaluated'<sup>22</sup>. Such priorities and objectives are likely to concern development and surface water flood risk, along with soil health and carbon sequestration; in both of these areas 'plans and policies do not account for climate change risks, indicators of vulnerability are increasing'<sup>23</sup>.

## The National Planning Policy Framework

2.3.3. Local planning authorities should adopt a proactive approach to mitigating and adapting to climate change taking full account of flood risk, coastal change and water supply and demand considerations. Other key messages from the NPPF include that new development should be planned for in ways that:

- Avoid increased vulnerability to the range of impacts arising from climate change.
- Can help to reduce greenhouse gas emissions, such as through the location, orientation and design of development.

2.3.4. Development plans should help to increase the use and supply of renewable and low carbon energy and heat, by means of a positive strategy for producing energy from these sources (whilst ensuring that adverse impacts are satisfactorily addressed). Plans should consider identifying suitable areas for exploiting renewable and low carbon energy sources and should identify opportunities for decentralised renewable or low carbon energy supply systems and for co-locating heat customers and suppliers.

## Supplementing the NPPF

2.3.5. The Department for Transport's single departmental plan sets out its objectives and how it will achieve them<sup>24</sup>. The plan includes an objective to help connect people and places, balancing investment across the country; and another to make sure that transport is safe, secure and sustainable. The DfT will:

- Work to develop the transport network across the country, helping to raise performance on strategically significant roads;

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<sup>21</sup> Committee on Climate Change (2017), Progress in preparing for climate change 2017 Report to Parliament [online] available at: <https://www.theccc.org.uk/publication/2017-report-to-parliament-progress-in-preparing-for-climate-change/> (accessed 03/2018)

<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

<sup>24</sup> Dft (May 2018), Single Departmental Plan [online] available at: <https://www.gov.uk/government/publications/department-for-transport-single-departmental-plan/department-for-transport-single-departmental-plan-may-2018#make-sure-transport-is-safe-secure-and-sustainable> (accessed 06/2018)

- Ensure sustainability underpins future transport investment including promoting new technologies to reduce emissions;
- Increase the number of cycling and walking journeys, through implementing its Walking and Cycling Strategy.

2.3.6. In a similar vein, planning policies should also provide for high quality walking and cycling networks and supporting facilities such as cycle parking, drawing on Local Cycling and Walking Infrastructure Plans (paragraph 104, revised NPPF).

### East Hampshire District specific context

2.3.7. East Hampshire District Council has its own five-year (2014-2019) Energy Strategy which conforms to the Corporate Strategy (2014-2019). The Corporate Strategy identifies the council as a 'guardian of our natural capital' helping to reduce harmful emissions and protecting the local and global environment. The Energy Strategy has five key objectives to help realise this corporate vision. The themes of these objectives fall into the categories of:

- Energy generation and supply;
- Energy demand management;
- Economic development.

2.3.8. Objectives ES1, ES3 and ES4 concern matters of energy efficiency and renewable energy generation which could be facilitated by land use planning in East Hampshire. These objectives are:

- ES1: Increase the amount of renewable energy generation;
- ES3: Reduce energy usage across East Hampshire;
- ES4: Reduce the heat requirement across East Hampshire.



*Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to climate change*

- To adapt well to and mitigate against the impacts of climate change and other pressures.

## 2.4. Community and Wellbeing

### International context

- 2.4.1. The EU's **A Clean Air Programme for Europe** builds upon the 2005 Thematic Strategy on Air Pollution<sup>25</sup>. Although Europe's air quality has improved in recent decades air pollution remains an issue linked to preventable illness and premature mortality in the EU. The clean air programme introduces new air policy objectives for 2030 which will deliver health improvements and reductions in eutrophication. It is widely known that vehicle emissions contribute significantly to levels of air pollution and future development could help reduce the need to travel.

### The National Planning Policy Framework

- 2.4.2. The revised NPPF stresses that the planning system can play an important role in creating healthy, inclusive communities. Key messages include that planning policies should aim to achieve places which:
- Promote social interaction through mixed-use developments, strong neighbourhood centres and pedestrian- and cycle-friendly street layouts;
  - Are safe and accessible, so crime, disorder and the fear of crime do not undermine quality of life or community cohesion;
  - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 2.4.3. Planning policies should also plan positively for the provision of shared spaces, community facilities and other local services, to provide the social, recreational and cultural facilities and services that a community needs. The unnecessary loss of valued community facilities and services should be guarded against. The importance of access to a network of high quality open spaces and recreational opportunities is also stressed, for purposes of ensuring the health and well-being of communities (paragraph 96, NPPF).

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<sup>25</sup> European Commission, (2013), A Clean Air Programme for Europe Dec 2013 [online] <https://www.eea.europa.eu/policy-documents/a-clean-air-programme-for-europe> (accessed 11/2017)



## Supplementing the NPPF

2.4.4. **Fair Society, Healthy Lives** ('The Marmot Review') investigated health inequalities in England. A supplementary report, **The Marmot Review: implications for Spatial Planning**, subsequently considered links between spatial planning and health on the basis that there is: 'overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities'<sup>26</sup>. Key policy actions - to be applied on a universal basis, but with a scale and intensity that is proportionate to the level of disadvantage - are to:

- Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality;
- Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by: improving active travel; improving open and green spaces; improving the quality of food in local areas; and improving the energy efficiency of housing;
- Support locally developed and evidence-based community regeneration programmes that remove barriers to community participation and action; and reduce social isolation;
- Develop continuous and accessible walking routes to good quality green / play areas; and
- Develop places with a distinctive character that are adaptable and diverse.

## East Hampshire District specific context

2.4.5. The **Hampshire Sustainable Community Strategy** identifies a number of quality of life issues and long-term ambitions to achieve the vision that 'Hampshire continues to prosper, providing greater opportunity for all without risking the environment'<sup>27</sup>. The strategy identifies a number of ambitions for achieving a sustainable Hampshire, such as meeting social and affordable housing needs and providing choices for residents to improve their health and wellbeing. The **East Hampshire Sustainable Community Strategy 2008-26**<sup>28</sup>

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<sup>26</sup> The Marmot Review Team, (2011), The Marmot Review: implications for Spatial Planning [online] <https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf> (accessed 11/2017)

<sup>27</sup> Hampshire County Council & Hampshire Strategic Partnership (2008), Shaping our future together - Hampshire Sustainable Community Strategy 2008-18 [online] available at: [http://www3.hants.gov.uk/73496\\_sustain\\_communities\\_2.pdf](http://www3.hants.gov.uk/73496_sustain_communities_2.pdf) (accessed 11/2017)

<sup>28</sup> East Hampshire Community Partnership (2008) East Hampshire Sustainable Community Strategy [online] available at:

seeks to implement the Hampshire strategy at the local level, taking into account local needs and aspirations. The Strategy sets out a detailed list of 'priority outcomes' that are to be achieved by 2026. These included the provision of housing with the aim of meeting the specific needs of each community and complementing the existing character; reducing the migration of young people and families away from the district; and increasing access to public rights of way and green spaces.

- 2.4.6. It should be noted that East Hampshire current has no Air Quality Management Areas (AQMAs), which are areas that must be defined where air quality objectives are not being met. This means that there are no areas which, on the basis of the Council's monitoring data, have failed to meet the statutorily defined air quality objectives. A study of air quality implications from committed development in the PUSH area (approximately 100,000 additional dwellings from 2014 to 2034) has concluded that there is no specific requirement for further mitigation measures to achieve air quality objectives; but that in some AQMAs across the sub-region (outside of East Hampshire), further mitigation measures could be considered.

*Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to communities and wellbeing*

- To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.
- To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.
- To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

## 2.5. Economy and Employment

### International context

- 2.5.1. In 2010, the European Union published **Europe 2020: A strategy for smart, sustainable and inclusive growth** which sets out means for achieving economic growth up until 2020. This strategy focuses on smart growth, through the development of knowledge and innovation; sustainable growth, based on a greener, more resource efficient economy; and inclusive growth, aimed at strengthening employment, and social and territorial cohesion. It includes a range of targets associated with (e.g.) the proportion of people aged 20-64 in work and reductions to greenhouse gas emissions. The employment rate of the population aged 20-64 should increase from 69% across the EU to at least 75%, whilst a 20% reduction in greenhouse gas emissions should be achieved relative to 1990 levels. Growing the economy whilst reducing greenhouse gas emissions is one of the fundamental challenges of sustainable development.

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<https://www.easthants.gov.uk/sites/default/files/documents/PD04%20Community%20Strategy%202008-2026.pdf> (accessed 11/2017)

2.5.2. In 2015, Member States of the United Nations adopted a series of Sustainable Development Goals as part of a **2030 Agenda for Sustainable Development** (see also 'Biodiversity' in the SA Context section of this scoping report). Goal 8 is to promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all; and therefore overlaps with the EU's 2020 strategy. Goal 9 – which is to build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation – is also relevant for sustainable economic growth.

## The National Planning Policy Framework

- 2.5.3. Key messages for building a strong and competitive economy include that planning policies should:
- Should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
  - Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
  - Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;
  - Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.
- 2.5.4. In rural areas, planning policies should also enable the sustainable growth and expansion of all types of business, through conversions and well-designed new buildings. The development and diversification of agricultural and land-based business should be enabled, along with rural tourism and leisure developments that respect the character of the countryside.
- 2.5.5. Planning policies should support the role that town centres play at the heart of the community, by taking a positive approach to their growth, management and adaptation. A network and hierarchy of town centres should be defined and their vitality and viability should be promoted by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allowing for a suitable mix of uses, including housing.

## Supplementing the NPPF

2.5.6. The Government has published a new **Industrial Strategy** setting out how it will create an economy that boosts productivity and earning power throughout

the UK<sup>29</sup>. The key policies include: agreeing local industrial strategies that build on local strengths and deliver on economic opportunities; and increasing the National Productivity Investment Fund to support investments in transport, housing and digital infrastructure. The whole approach is based on the five foundations of productivity which are viewed as the essential attributes of every successful economy. These foundations include funding a major upgrade to the UK's infrastructure and creating and supporting prosperous communities across the UK.

## East Hampshire District specific context

2.5.7. Hampshire County Council's **Strategic Plan for 2017-2021**<sup>30</sup> has four strategic aims, one of which is to maintain strong and sustainable economic growth and prosperity. This will be achieved by:

- Attracting increased inward investment and promoting Hampshire's global competitiveness;
- Improving Hampshire's connectivity;
- Supporting businesses to start and grow, helping to create more jobs;
- Helping people into work and to develop and maintain skills; and
- Planning and delivering appropriate development and infrastructure.

2.5.8. The **PUSH Spatial Position Statement**<sup>31</sup> sets out the employment and housing development needed to promote economic growth, jobs and homes for all. It provides a framework to inform sub-regional planning under the 'duty to cooperate', to inform the preparation of local plans by PUSH authorities (including East Hampshire District Council). The evidence underpinning the position statement identifies a need for around 1 million sq m of additional employment floorspace (552,000 sq m of office floorspace; 462,000 sq m of mixed industrial or warehousing floorspace) over the period 2011 to 2034 across the sub-region, which encompasses the Southampton, Portsmouth and the Isle of Wight housing market areas. This reflects evidence of forecast growth in sectors of the economy that can be expected to generate need for office and/or industrial/warehousing floorspace. Only a small amount of this additional need (1,000 sq m of office floorspace and 3,000 sq m of industrial/warehousing floorspace) is associated with East Hampshire. This is

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<sup>29</sup> HM Government (2017), Industrial Strategy: Building a Britain fit for the future [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/664563/industrial-strategy-white-paper-web-ready-version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664563/industrial-strategy-white-paper-web-ready-version.pdf) (accessed 03/2018)

<sup>30</sup> Hampshire County Council (2017), Serving Hampshire – Strategic Plan for 2017-2021 [online] available at: <https://www.hants.gov.uk/aboutthecouncil/strategiesplansandpolicies/corporatestrategy> (accessed 12/2017)

<sup>31</sup> Partnership for Urban South Hampshire (2016) Spatial Position Statement [online] available at <https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/> (accessed 06/2018)

partly because only a small part of the district (an area including some of the southern parishes of Clanfield, Horndean and Rowlands Castle) is situated within the PUSH area.

- 2.5.9. East Hampshire forms part of two Local Enterprise Partnership (LEP) areas: the Enterprise M3 LEP area, which covers the majority of the district including the South Downs National Park, and the Solent LEP area, which covers parts of the southern parishes (Clanfield, Horndean and Rowlands Castle). These two LEPs have different strengths and ambitions, reflecting the different characteristics of the areas and the varied opportunities for growth. Both the Enterprise M3 and the Solent LEP have a Strategic Economic Plan (SEP) which helps to guide private and central government investment in the economy of their areas.
- 2.5.10. The **Enterprise M3 Strategic Economic Plan**<sup>32</sup> (March 2014) has a vision of making its area ‘the premier location in the country for enterprise and economic growth, balanced with an excellent environment and quality of life.’ The area, which extends from the New Forest, through mid and north Hampshire, southwest Surrey and to the edge of London, has seen continued and fast-paced growth since 2000. It is home to world-class sectors in information and communications technology, digital media, pharmaceuticals, aerospace and defence, and professional and business services.
- 2.5.11. The Strategic Economic Plan (SEP) has recently been updated (in late 2018) and rolled forward to cover the period to 2030<sup>33</sup>. A new growth ambition has been put forward, taking account of the Government’s Industrial Strategy, to the effect that average growth in the LEP area should be at a rate of 4% per year to 2030, equivalent to GVA average growth of £39.4 billion per annum. This is a step-up from the average growth of 2.9% since 1997 and is therefore an ambitious and challenging goal. Transport is viewed as a necessary ingredient for securing productivity benefits, as it will be essential that the skilled local workforce can access appropriate jobs. In this context, it is noteworthy that the previous SEP’s approach of focusing investment around “Growth Towns” (Guildford, Woking, Basingstoke and Farnborough) and “Step Up Towns” (including Whitehill & Bordon in East Hampshire) is being extended to include transport corridors, referred to in the revised SEP as ‘sustainable growth corridors’.
- 2.5.12. Supporting dynamic communities and sustainable growth corridors is identified as one of the five priorities for growth. These growth corridors will be strategic (cross boundary) in nature and will encompass the Growth and Step Up Towns. They will therefore include transport corridors linking Whitehill & Bordon with other parts of the Enterprise M3 area. The A31 corridor, connecting Guildford, Farnham and Winchester is also a strategic corridor passing through the district. The SEP stresses the importance of having well-designed and

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<sup>32</sup> Enterprise M3 Local Enterprise Partnership (2014) Strategic Economic Plan [online] available at <https://www.enterprisem3.org.uk/document/enterprise-m3-local-growth-deal-submission-march-2014> (accessed 12/2017)

<sup>33</sup> A Strategic Economic Plan for the Enterprise M3 Area 2018-2030 (2018) [online] available at [https://enterprisem3.org.uk/sites/default/files/LR%20SEP%20Designed%20final\\_1.pdf](https://enterprisem3.org.uk/sites/default/files/LR%20SEP%20Designed%20final_1.pdf) (accessed 11/2018)

appropriately located homes in sufficient numbers to meet the needs of residents and support the economic future of the Enterprise M3 area.

- 2.5.13. The Solent LEP's Strategic Economic Plan is the **Transforming Solent Growth Strategy**<sup>34</sup> (January 2015). This strategy is focused on achieving a vision "to create an environment that will bring about sustainable economic growth and private sector investment in the Solent". The LEP area is identified as a mixed economy with strengths in knowledge-based business sectors; creative industries, advanced technologies; financial and business sectors; and a visitor economy founded on significant heritage and natural assets.
- 2.5.14. The Growth Strategy specifically targets the creation of 16,600 additional new jobs beyond 2014 growth forecasts, increasing GVA and improving productivity, the creation of 1,000 new businesses and an improvement in the business survival rate. Although the Growth Strategy identifies a number of strategic sites for employment-related development, none of these are located within East Hampshire. For East Hampshire, it appears that supporting the start-up and growth of SMEs will be essential.

*Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to the economy*

- To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.
- To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

## 2.6. Heritage

### The National Planning Policy Framework

- 2.6.1. Key messages for conserving and enhancing the historic environment include that:
- Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
  - Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance'.
  - Local planning authorities should take into account the wider social, cultural, economic and environmental benefits that conservation of the

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<sup>34</sup> Solent Local Enterprise Partnership (2015) Transforming Solent Growth Strategy [online] available at: [https://solentlep.org.uk/media/1508/transforming\\_solent\\_growth\\_strategy\\_-\\_jan\\_2015.pdf](https://solentlep.org.uk/media/1508/transforming_solent_growth_strategy_-_jan_2015.pdf) (accessed 12/2017)



historic environment can bring, including recognising the positive contribution that new development can make to local character and distinctiveness.

- Local planning authorities should look for development opportunities within Conservation Areas, and within the settings of heritage assets, that would to enhance or better reveal their significance.
- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation” and “opportunities to draw on the contribution made by the historic environment to the character of a place.

## Supplementing the NPPF

- 2.6.2. The Government’s **Heritage Statement 2017**<sup>35</sup> sets out how the government will support the heritage sector and help it protect and care for the historic environment, to maximise the economic and social impact of heritage. This statement recognises the economic importance of heritage as a driver for the tourism sector and one of the key reasons for people visiting the UK; and the social benefits, such as increased social cohesion and a greater sense of identity. The incidental delivery of a range of environmental benefits, through the protection of landscapes, is also recognised.
- 2.6.3. **Heritage 2020**, a collaborative initiative across the historic environment sector, has also been established to sustain and promote the historic environment of England. Strategic priorities for the sector are established through the **Heritage 2020 Framework**<sup>36</sup>, including the constructive conservation and sustainable management of the historic environment for public benefit. Contributing positively to the Government’s growth agenda, for example by developing and promoting joint guidance on best practice for conservation work, is identified as a main priority. The framework recognises that conservation covers a spectrum of approaches, from public guardianship to bold schemes of adaptive reuse. A conservation-minded approach to managing change is endorsed as a way of ensuring that the special qualities of a place are respected.
- 2.6.4. Historic England’s **Three Year Corporate Plan 2017-20**<sup>37</sup> aims to protect the historic environment through the planning system, by means of encouraging and inspiring local planning authorities to adopt positive strategies in their local

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<sup>35</sup> Department for Digital, Culture, Media and Sport (2017) Heritage Statement 2017 [online] available at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/664657/Heritage\\_Statement\\_2017\\_final\\_-\\_web\\_version\\_.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664657/Heritage_Statement_2017_final_-_web_version_.pdf) (accessed 12/2017)

<sup>36</sup> Historic Environment Forum (March 2015) Heritage 2020 Framework [online] available at <https://www.gov.uk/government/speeches/farming-for-the-next-generation> (accessed 01/2018)

<sup>37</sup> Historic England (June 2017) Three Year Corporate Plan 2017-30 [online] available at <https://content.historicengland.org.uk/images-books/publications/he-corp-plan-2017-20/three-year-corp-plan-2017-20.pdf/> (accessed 01/2018)

plans. The Corporate Plan establishes Historic England's goal for local plans to contain positive and realistic policies for the historic environment.

- 2.6.5. Historic England has also published **Understanding place: conservation area designation, appraisal and management**<sup>38</sup>, which sets out ways to manage change in a way that conserves and enhances historic areas identified as conservation areas. It includes advice regarding the content of local planning policies, stating that development management policies might include policies on protecting important views and vistas, on alterations and extensions to listed buildings and on managing development opportunities within conservation areas.

*Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to heritage*

- To conserve and enhance the cultural heritage of the National Park.
- To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.

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<sup>38</sup> Historic England (2016) Understanding place: conservation area designation, appraisal and management [online] available at: <https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/> (accessed 01/2018)



## 2.7. Housing

### The National Planning Policy Framework

2.7.1. Key messages for boosting significantly the supply of housing include:

- To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need can be met over the plan period.
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- Where the provision of affordable housing is required, meet the need on proposed developments sites unless off site provision can be justified and contributes to creating mixed and balance communities
- In rural areas local planning authorities should be responsive to local circumstances and plan housing developments to reflect local needs. Local authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs;
- To promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities; and
- Larger developments, such as new settlements and extensions to existing villages and towns, are suggested as sometimes being the best means of achieving a supply of new homes provided they are well located and designed, and supported by necessary infrastructure and facilities.

2.7.2. Affordable housing is a key component for housing supply and delivery as set out in the revised NPPF. Plans should set out contributions expected from development and include levels and types of affordable housing provision required. Strategic policy-making authorities should have a clear understanding of land availability in their area and should support the development of entry-level exception sites, suitable for first-time buyers.

## Supplementing the NPPF

- 2.7.3. The Government's **Housing White Paper: Fixing our broken housing market**<sup>39</sup> has identified a number of challenges for addressing the current housing crisis. The government has acknowledged that the pace of housing development is too slow to effectively meet housing needs. Some of this may be due to 'land banking' by developers but changes to market conditions and the requirements of planning permissions can also be factors. The government's proposed responses include:
- Planning for the right homes in the right places whereby a new standard methodology for calculating objectively assessed needs is used and every area has an up to date local plan;
  - Building homes more quickly by making the planning system more open and accessible and tackling unnecessary delays; and
  - Diversifying the housing market by (e.g.) encouraging institutional investment in the private rented sector.
- 2.7.4. The Housing White Paper also identified a number of shorter term measures, in addition to building more new homes. These involved matters such as supporting prospective home buyers through Help to Buy and Starter Homes programmes. A wider variety of housing options would be included in a wider definition of "affordable housing" enabling discount market housing to be offered as such, provided that it meets certain criteria. Residential development will also need to meet the needs of our future population.
- 2.7.5. In relation to these future needs, an increase in the number of older people is predicted have a profound impact on a wide range of public services. The government's **Future of an Ageing Population**<sup>40</sup> notes that Suitable housing can significantly improve life in older age, while unsuitable housing can be the source of multiple problems and costs. It is estimated that poor quality housing costs the NHS around £2.5 billion per year. The report confirms that building suitable new homes and supporting the adaptation of the existing housing stock will be critical as the population ages.

### *Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to housing*

- To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

<sup>39</sup> DCLG (2017), Housing White Paper: Fixing our broken housing market [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf) (accessed 01/2018)

<sup>40</sup> Government Office for Science (2016), Future of an Ageing Population [online] available at: <https://www.gov.uk/government/publications/future-of-an-ageing-population> (accessed 02/2018)

## 2.8. Landscape, townscape and resources

### International context

- 2.8.1. Natural England's **Integrating the European Landscape Convention**<sup>41</sup> aims to embed a holistic understanding of landscape and 'place' into plans, policies and strategies. An understanding of landscape is vital to embed spatial plans and policies in their locality. This is essential for developing a clear 'vision' for an area and ensuring that the generic policies set out in national statements and guidance can be translated into policies that are meaningful at the local level for the particular plan area.
- 2.8.2. Part 2 of the guidance sets out an interpretation of the European Landscape Convention in seven generic principles. These principles include the following, which are about getting the right understanding of landscape embedded into the local plan:
- Ensure clarity in the use of terms and definitions
  - Recognise landscape in a holistic sense
  - Apply to all landscape

### The National Planning Policy Framework

- 2.8.3. Key messages for conserving and enhancing the natural and historic environment, including landscapes, include:
- Protect and enhance valued landscapes and plan for biodiversity or geological value and soils;
  - Recognising the intrinsic character and beauty of the countryside;
  - Great weight should be given to conserving landscape and scenic beauty in national parks which have the highest status of protection in relation to landscape and scenic beauty; and
  - Planning policies should limit the impact of light pollution from artificial sources on intrinsically dark landscapes.
- 2.8.4. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection. This is relevant for East Hampshire District Council's planning area as east Hampshire includes part of the South Downs National Park and adjoins Surrey Hill AONB.

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<sup>41</sup> Natural England (2009), Integrating the European Landscape Convention [online], available at: <http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019> (accessed 02/18)

2.8.5. Preserving geodiversity and local landscape character in East Hampshire relates to the sustainable management of material assets such as agricultural land and minerals. The NPPF requires the definition of minerals safeguarding areas, so that mineral resources of local and national importance are not needlessly sterilised by non-minerals development; and that policies in development plans provide for the appropriate aftercare and restoration of minerals sites. It also requires that local planning authorities take account of the economic and other benefits of the best and most versatile agricultural land.

### Supplementing the NPPF

2.8.6. The Landscape Institute's **Green Infrastructure: An integrated approach to land use**<sup>42</sup> recommends that local authorities embed GI in plans that lead to future funding opportunities such as infrastructure delivery plans and the community infrastructure levy. The position statement advocates an integrated consideration of complex interactions between, for example; housing, food growing, flood management and biodiversity. GI enables such a consideration at a landscape scale. The regeneration of Whitehill and Bordon is identified by the position statement as an exemplar.

### East Hampshire District specific context

2.8.7. The **East Hampshire Green Infrastructure Strategy**<sup>43</sup> notes that the district's landscape character is important in helping to define the 'sense of place' of parts of the district, and that this landscape is changing. The strategy highlights the opportunities that exist to strengthen the distinctive and varied character of the district's landscape including:

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

2.8.8. The **Hampshire Minerals and Waste Plan (October 2013)** allocates and safeguards a range of sites across Hampshire, for the extraction of minerals and protection of strategically important minerals sites. In East Hampshire, the

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<sup>42</sup> Landscape Institute (2013) Green Infrastructure: An integrated approach to land use [online], available at: [https://www.landscapeinstitute.org/wp-content/uploads/2016/03/Green-Infrastructure\\_an-integrated-approach-to-land-use.pdf](https://www.landscapeinstitute.org/wp-content/uploads/2016/03/Green-Infrastructure_an-integrated-approach-to-land-use.pdf) (accessed 02/2018)

<sup>43</sup> East Hampshire District Council (2011), Green Infrastructure Strategy 2011 – 2028, Part 1 - Main Strategy [online] available at: <https://www.easthants.gov.uk/sites/default/files/documents/Part%2B1%2BEast%2BHampshire%2BGreen%2BInfrastructure%2BStrategy%2B2011%2B-%2B2028.pdf> (accessed 06/2018)

plan identifies soft sand resources that have been extracted for a number of years but does not make provision for further extraction beyond currently permitted reserves. Viable resources of soft sand have been identified in the Whitehill & Bordon area and are protected from sterilisation (Policy 15 Safeguarding – minerals resources, Hampshire Minerals and Waste Plan applies). Prior extraction of soft sand or silica sand is encouraged as part of the Whitehill & Bordon regeneration scheme, as long as it does not impede development and phasing.

*Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to landscape, townscape and resources*

- To conserve and enhance the landscapes of the National Park.
- To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.
- To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.
- To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

## 2.9. Water and flood risk

### International context

- 2.9.1. The EU's **Water Framework Directive** (2000/60/EC) drives a catchment-based approach to water management. The Environment Agency and the Government have prepared river basin management plans (RBMPs) to fulfil the requirements of the water framework directive (WFD). East Hampshire is covered by two RBMPs; **South East RBMP**<sup>44</sup> and **Thames district RBMP**<sup>45</sup>. The RBMPs will seek to deliver the objectives of the WFD, namely:
- Enhance and prevent further deterioration of aquatic and wetland ecosystems;
  - Promote the sustainable use of water;
  - Reduce the pollution of water, especially by 'priority hazardous' substances; and
  - Ensure the progressive reduction of groundwater pollution.
- 2.9.2. The RBMPs do not contain specific local measures for water bodies in East Hampshire District, however some of the local measures for the Wey catchment (Thames RBMP) and the east Hampshire area (South East RBMP) could be relevant for the local plan making process. The priority issues to tackle in the Wey catchment and east Hampshire are identified in the "baseline" (Section 3) part of this scoping report.
- 2.9.3. The EU's **Blueprint to Safeguard Europe's Water Resources**<sup>46</sup> promotes the use of green and blue infrastructure, such as wetlands, floodplains and buffer strips along water-courses in order to reduce vulnerability to floods and droughts. It also emphasises the role water efficiency can play in reducing scarcity and water stress.

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<sup>44</sup> DEFRA and Environment Agency (2015) South East river basin management plan [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/500473/South\\_East\\_RBD\\_Part\\_1\\_river\\_basin\\_management\\_plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/500473/South_East_RBD_Part_1_river_basin_management_plan.pdf) (accessed 02/2018)

<sup>45</sup> DEFRA and Environment Agency (2015) Thames river basin management plan [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/500548/Thames\\_RBD\\_Part\\_1\\_river\\_basin\\_management\\_plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/500548/Thames_RBD_Part_1_river_basin_management_plan.pdf) (accessed 02/2018)

<sup>46</sup> European Commission (2012) A Blueprint to Safeguard Europe's Water Resources [online] available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:52012DC0673&from=EN> (accessed 02/2018)

## The National Planning Policy Framework

2.9.4. Key messages relating to water quality and flood risk are:

- All plans should apply a sequential, risk -based approach to the location of development. The aim of sequential test is to steer new development to areas with the lowest risk of flooding;
- If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), an exception test may have to be applied.
- Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts on local areas susceptible to flooding and take advice from the Environment Agency and other relevant flood risk management authorities.
- Developments should, wherever possible, help improve environmental conditions such as water quality, taking into account relevant information such as river basin management plans;
- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

## Supplementing the NPPF

2.9.5. The **Flood and Water Management Act 2010**<sup>47</sup> sets out the following objectives regarding flood risk management:

- Incorporate greater resilience measures into the design of new buildings, and retro-fit at risk properties (including historic buildings);
- Utilise the environment, e.g. utilise land to reduce runoff and harness wetlands to store water; and
- Identify areas suitable for inundation and water storage.

2.9.6. In relation to Sustainable Drainage Systems (SuDS), further guidance is provided in Defra's document **Sustainable Drainage Systems: Non-statutory**

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<sup>47</sup> Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents> (accessed 02/18)

**technical standards for sustainable drainage systems**<sup>48</sup>. This document specifies standards for the design of SuDS so as to avoid flooding due to surface water.

## East Hampshire District specific context

2.9.7. The **East Hampshire Strategic Flood Risk Assessment**<sup>49</sup> (SFRA) provided high-level policy recommendations and guidance on the means of addressing flood risk in the district through the plan-making process. The SFRA is being updated and a 2018 version will be published in support of the new Local Plan, however the key messages from the existing 2008 document include the following:

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

### *Pre-Submission South Downs Local Plan (Sept 2017) – Objectives directly relevant to water and flood risk*

- To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.
- To adapt well to and mitigate against the impacts of climate change and other pressures.

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<sup>48</sup> DEFRA (2015) Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems [online] available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/415773/sustainable-drainage-technical-standards.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf) (accessed 03/18)

<sup>49</sup> East Hampshire District Council (2008) Strategic Flood Risk Assessment for Local Development Framework [online] available at:

<http://www.easthants.gov.uk/sites/default/files/documents/StrategicFloodRiskAssessment.pdf> (accessed 03/18)

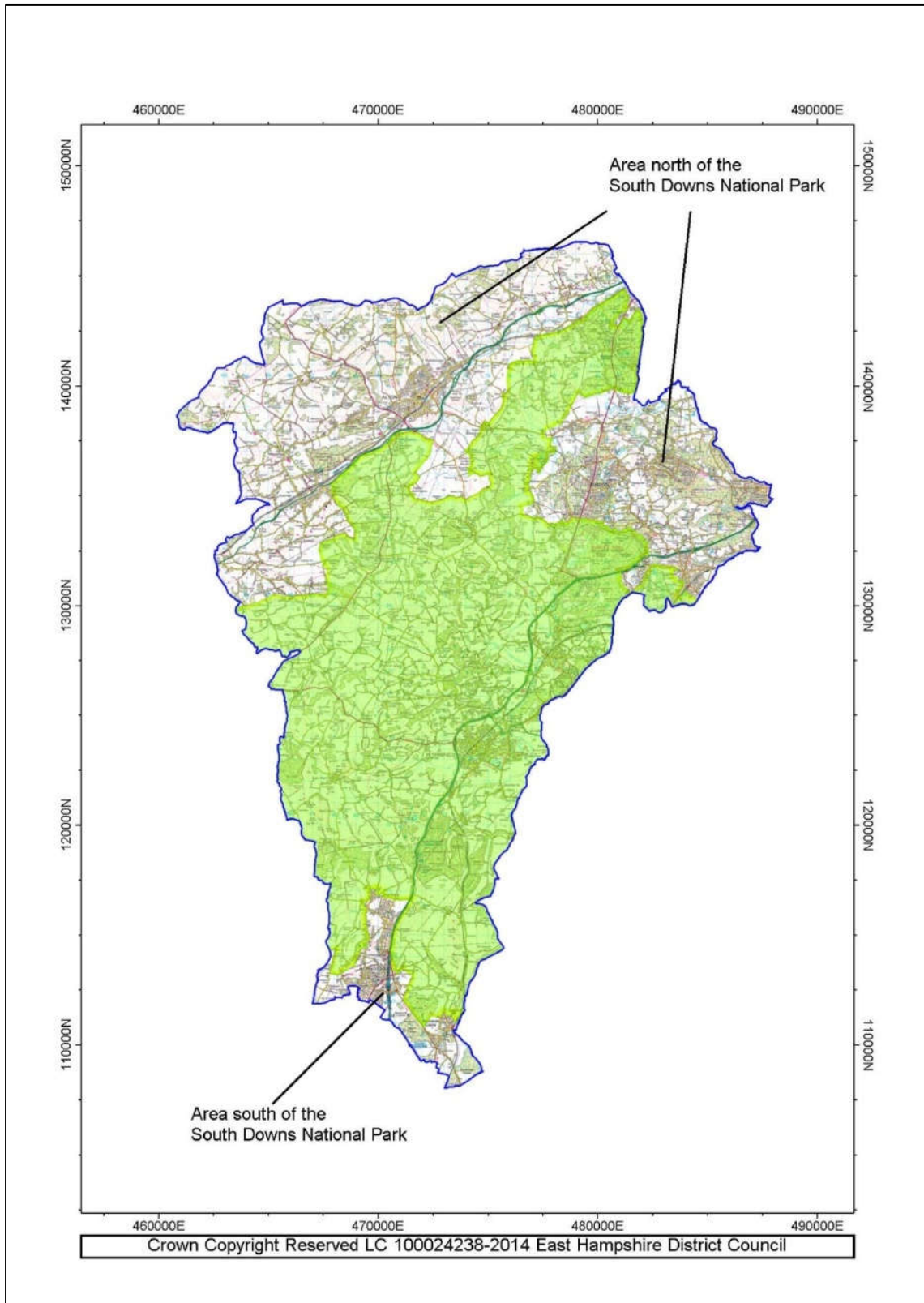


## 3. What's the sustainability baseline for the SA?

### 3.1. Introduction

- 3.1.1. This section of the Scoping Report describes the principal environmental, economic and social characteristics of East Hampshire, with an emphasis on those areas outside of the South Downs National Park. Key data and trends that are relevant to the sustainability topics will be introduced and discussed for purposes of informing the sustainability appraisal of the new Local Plan. Together with information on the context for the sustainability appraisal (section 2), this section helps to introduce and establish the sustainability objectives and framework by which the new Local Plan can be appraised.
- 3.1.2. The new East Hampshire Local Plan will cover those parts of the district outside of the South Downs National Park, as shown in Figure 1 on the following page, and will cover the period 2017 to 2036. This area comprises parts of the southern parishes of Clanfield, Horndean and Rowlands Castle; and the northern parts of the district including the settlements of Alton, Whitehill & Bordon, and Liphook.
- 3.1.3. The baseline is presented largely in terms of the sustainability topics (see section 1), however a spatial overview of the main environmental constraints affecting the district and, in particular, the largest settlements that will be covered by the East Hampshire Local Plan 2017-2036 is provided at the end of this section. Knowledge of these constraints, together with knowledge of environmental opportunities and social and economic characteristics, will help to inform the selection of reasonable alternatives to be assessed in the sustainability appraisal of the new Local Plan.
- 3.1.4. The baseline and the context for the sustainability appraisal help to inform the SA framework, which is presented in section 4, following the baseline information. The SA framework will be used to appraise the new Local Plan and its reasonable alternatives, in accordance with the legislative requirements and national guidance for sustainability appraisal.

**Figure 1: Map of East Hampshire including the South Downs National Park. Areas in the north and south of the district, which will be covered by the East Hampshire Local Plan 2017-2036, are identified**



## 3.2. Biodiversity

- 3.2.1. East Hampshire is a largely rural district and contains many areas of high biodiversity value, from local, national and international perspectives. The following table (Figure 2) summarises the designated biodiversity sites found across the district (including the South Downs National Park).

**Figure 2: Designated biodiversity sites in East Hampshire**

Designation	Presence in East Hampshire (Inc. SDNPA area)
Special Protection Area (SPA)	The Wealden Heaths Phase II SPA is internationally recognised for supporting significant populations of birds associated with lowland heathland habitat.
Special Areas for Conservations	The East Hampshire Hangers SAC (comprised of seven Sites of Special Scientific Interest) feature rare European Woodland habitats.
Sites of Special Scientific Interest (SSSI)	The District's SSSIs cover around 5% of its area, totalling 2666 hectares, with Woolmer Forest accounting for 1293 hectares.
National Nature Reserves	These sites represent some of the most important SSSIs in the country, and in East Hampshire include Butser Hill and the Ashford Hangers.
Local Nature Reserves	There are a number of LNRs in the District (including the South Downs National Park), such as Buriton Chalk pit.
Sites of Importance for Nature Conservation (SINC)	The District has a total of 555 SINC's wholly or partly within the district, covering an area of over 6000 ha.
Tree Preservation Orders (TPO)	Almost 900 TPOs (including those in the South Downs National Park) have been made to protect important trees.

Source: Hampshire Biodiversity Information Centre, 2016

- 3.2.2. National planning policy strongly promotes the conservation and enhancement of these natural assets, as well as the consideration of wider ecological networks of habitats that can act as wildlife corridors or stepping stones between them. Figure 3 shows the distribution of internationally and nationally designated sites in East Hampshire (outside of the South Downs National Park) whilst Figure 4 shows the locally designated sites. In 2016, total of 6,175ha of land was identified as being of local interest for nature conservation (designated as a SINC; source: Hampshire Biodiversity Information Centre). Only 0.24% of this land was in an unfavourable condition at 31 March 2016 (source: *ibid.*).
- 3.2.3. The Hampshire Biodiversity Information Centre has also identified a network of ecological opportunity areas, which are those parts of the district that have been recognised as having potential for the restoration and creation of priority habitats in East Hampshire. See Figure 5 for details. Taken together, these maps show both the spatial distribution of important habitats and indicate the potential for securing and enhancing their value from a biodiversity perspective.

Figure 3: SSSIs, SPAs and SACs in East Hampshire

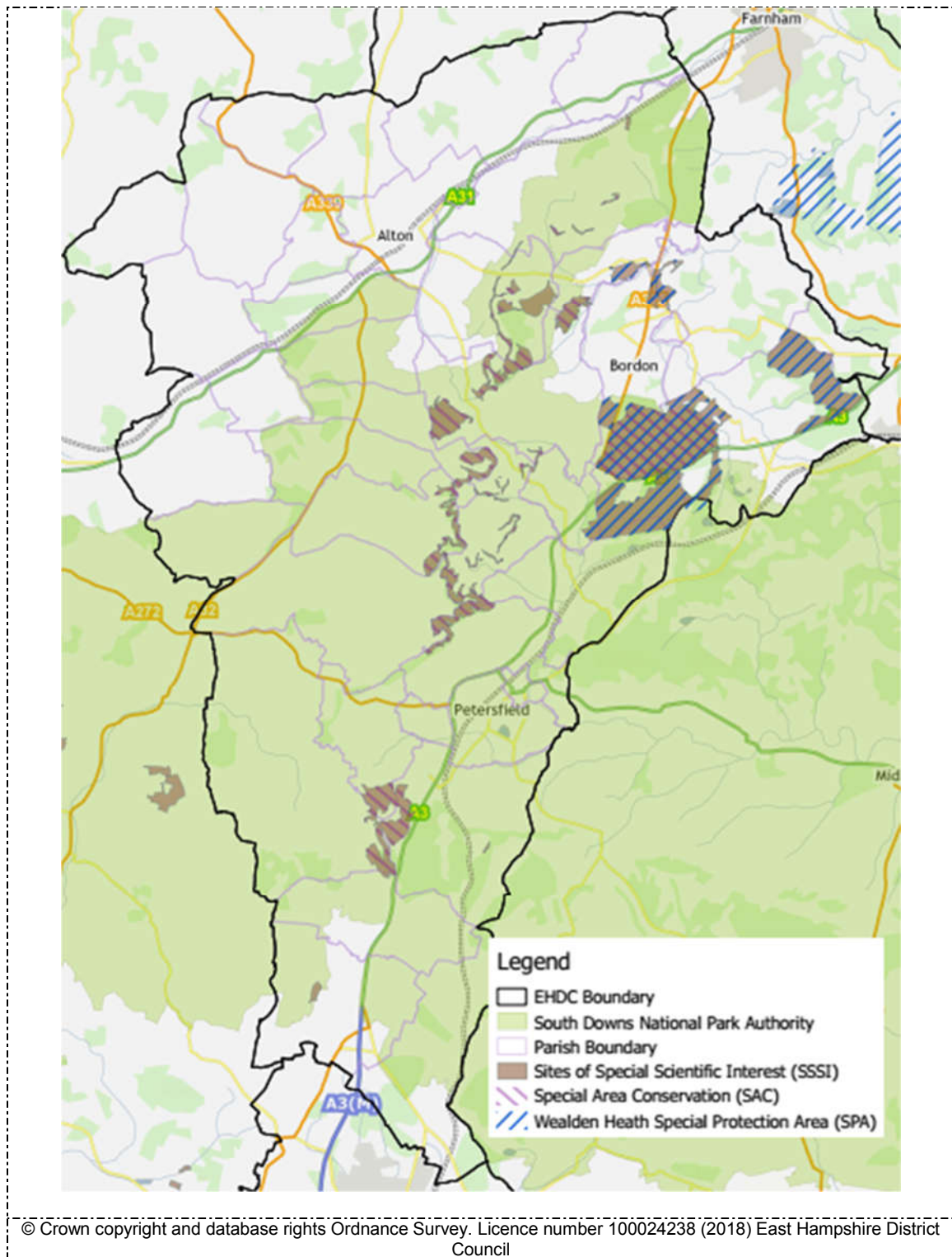
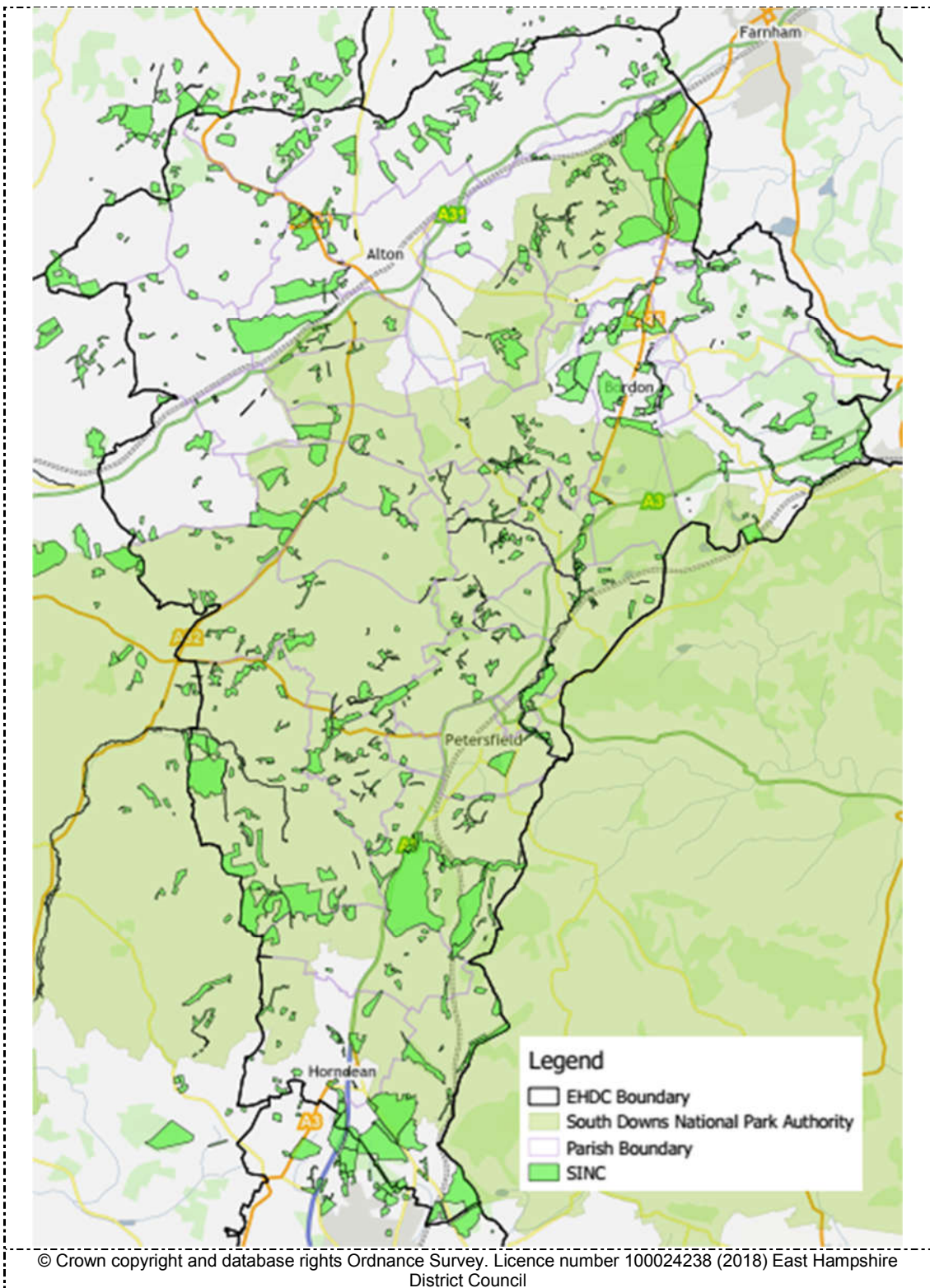
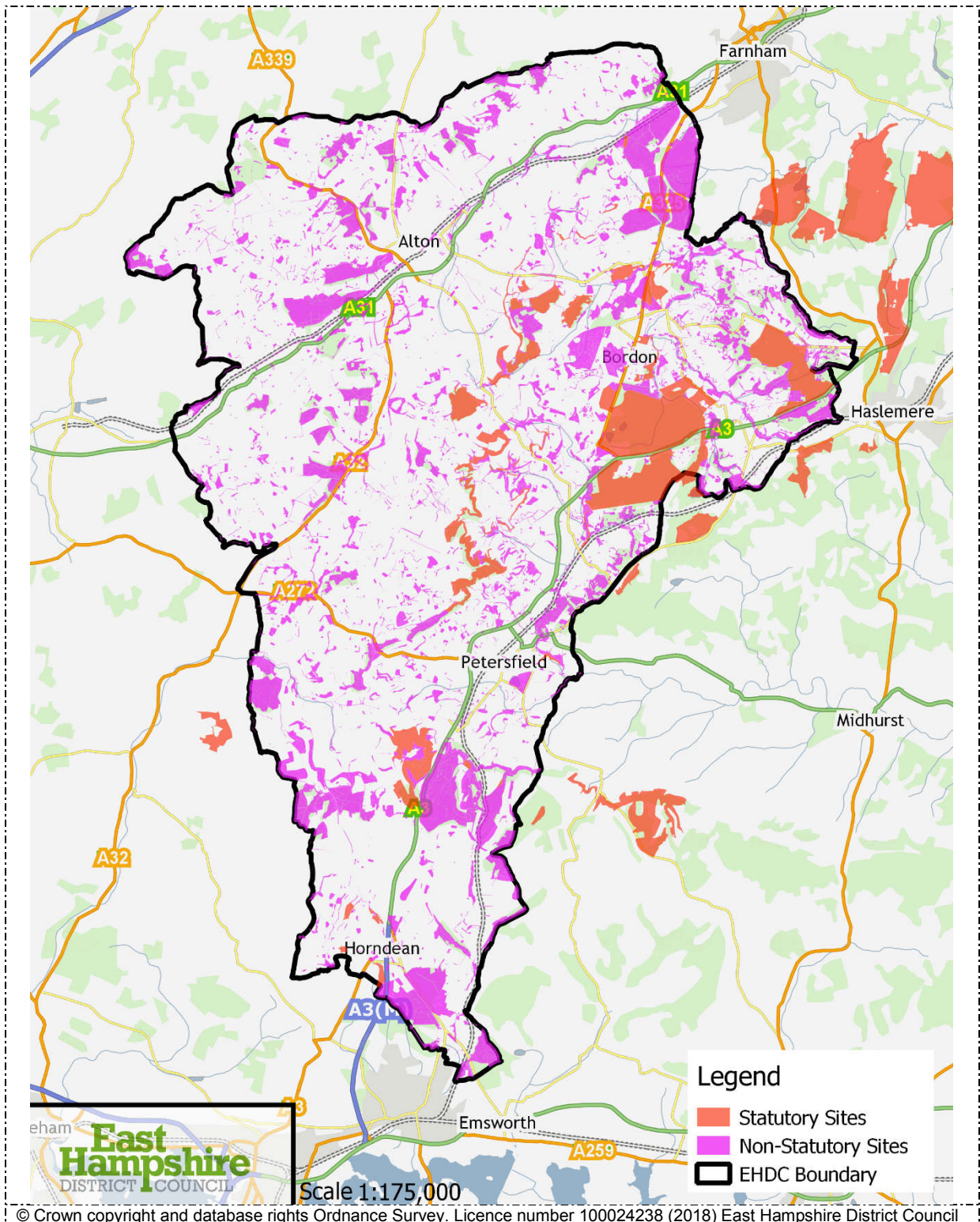




Figure 4: SINCs in East Hampshire



**Figure 5: Draft ecological network mapping in East Hampshire, showing opportunities for biodiversity enhancements (the non-statutory network) alongside statutorily designated sites**





3.2.4. Figure 5 shows that there is an extensive network of opportunities for the enhancement of local biodiversity within the district; although it should be noted that the suitability of land would need to be confirmed through further survey work. A list of East Hampshire priority habitats is given in Figure 6. Compared to many other districts, East Hampshire has a relatively high proportion of Hampshire's lowland calcareous grassland habitat (c.16%; source: Hampshire Biodiversity Information Centre 2016). The priority habitat with the largest coverage in East Hampshire is lowland mixed deciduous woodland (5,542 ha out of a total of 7,923 ha of priority habitat).

**Figure 6: Priority habitats in East Hampshire**

<b>East Hampshire Priority Habitats</b>	
Woodland	Ancient semi-natural woodlands, secondary woodland / plantations; Parkland; Arboreta. Much of this lowland mixed deciduous woodland, with some wet woodland, lowland beech and yew woodland and wood-pasture and parkland.
Grassland	Calcareous grassland; dry acid grassland (overlap with heathland); lowland meadows; and purple moor grass and rush pasture
Heathland	Lowland heath / bog / acid grassland
Wetland	Floodplain grazing marsh; lowland fens; ponds and lakes; rivers and streams
Wildlife Corridors	Hedgerows; road verges; arable field margins

Source: Hampshire Biodiversity Information Centre, 2016

### 3.3. Climate Change

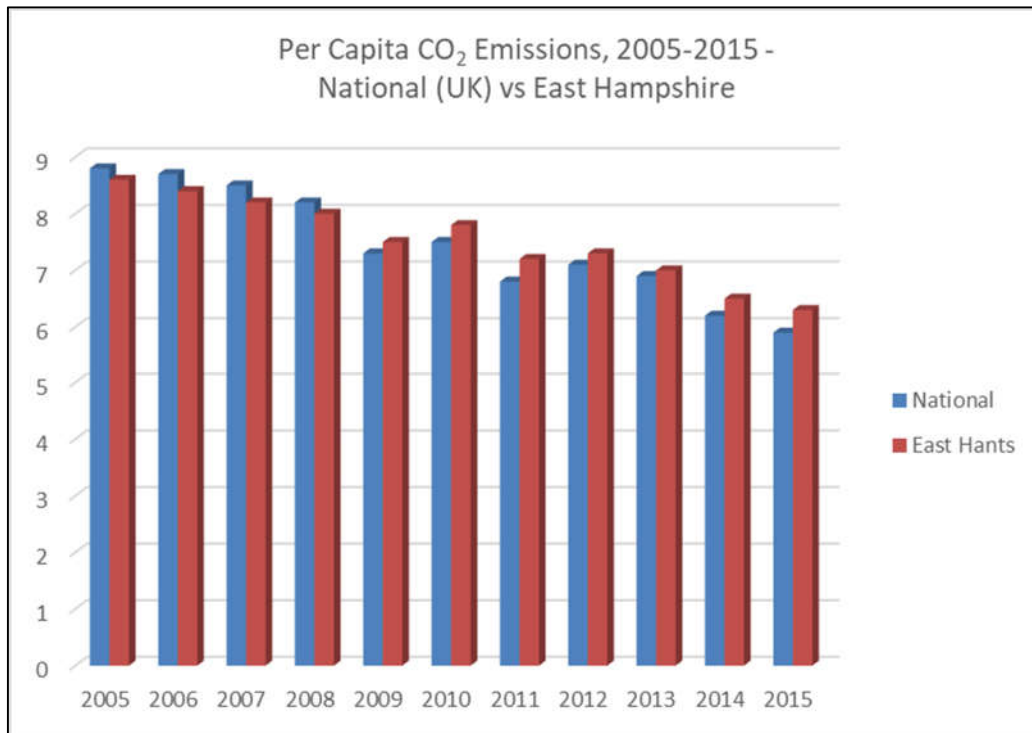
3.3.1. National statistics suggest that carbon dioxide emissions fell within East Hampshire between 2005 and 2015<sup>50</sup>; a trend which reflected a nationwide reduction, mainly due to a decrease in the use of coal for electricity generation<sup>51</sup>. There are however some interesting variations between local and national data for greenhouse gas emissions which point to the distinctive rural character of East Hampshire. These differences are explored below, using the available national statistics.

3.3.2. Figure 7 shows how per capita emissions of carbon dioxide (CO<sub>2</sub>) are estimated to have changed in East Hampshire and in the UK taken as a whole, between 2005 and 2015. This comparison is useful as it shows that although trends at both a local and national level are broadly consistent, there has been a reversal, whereby the average person living or working in East Hampshire is now responsible for the production of more CO<sub>2</sub> than the average UK citizen (this has been the case since 2009 according to the national statistics).

<sup>50</sup> UK local authority and regional carbon dioxide emissions national statistics: 2005-2015, Department for Business, Energy & Industrial Strategy, June 2017

<sup>51</sup> See 2016 UK Greenhouse Gas Emissions – statistical summary, Department for Business, Energy & Industrial Strategy, February 2018

**Figure 7: Per capita emissions of carbon dioxide (tonnes per annum), 2005-2015, for East Hampshire and the UK as a whole**

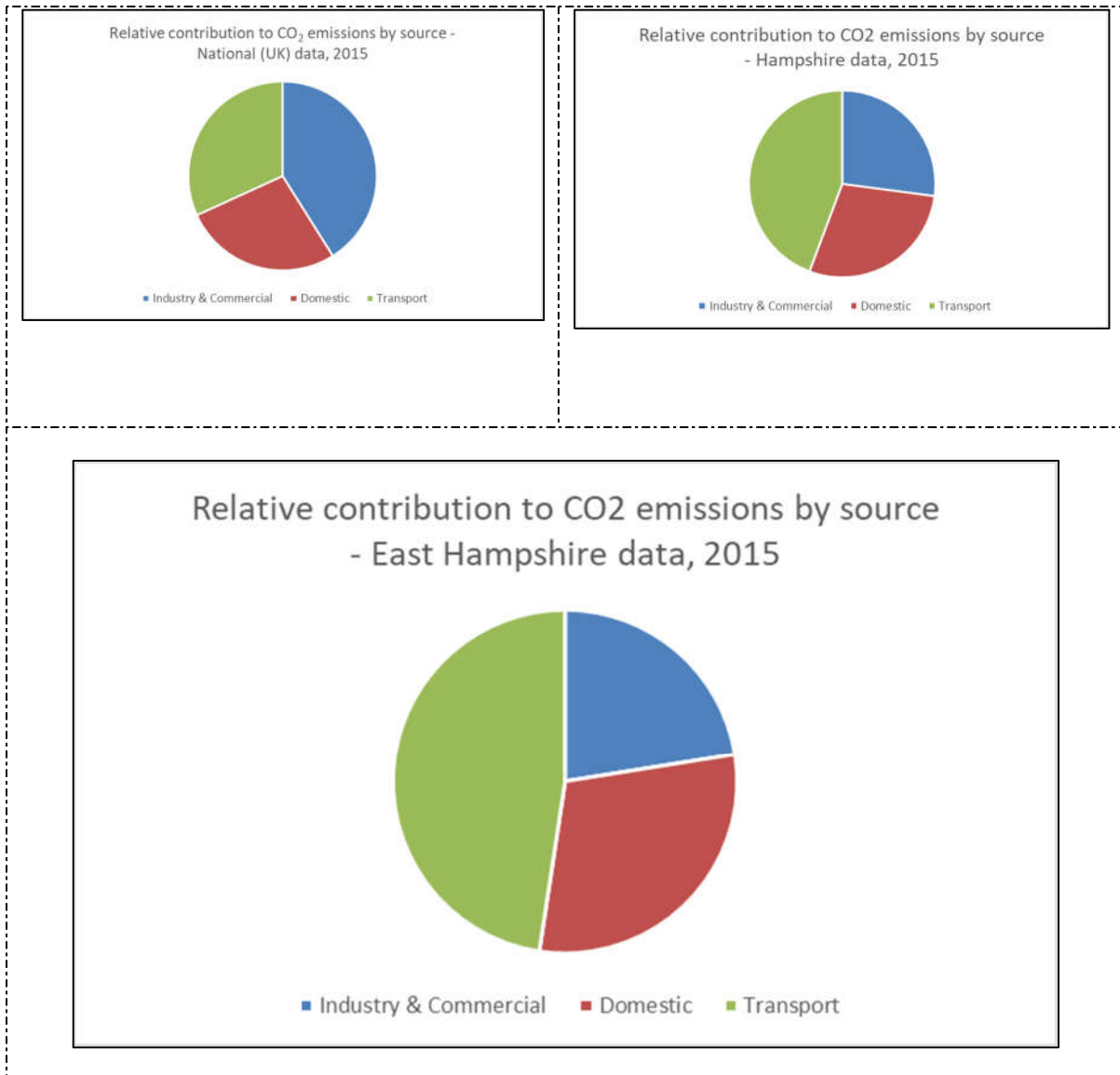


Source: UK local and regional CO<sub>2</sub> emissions: 2005-2015, Department for Business, Energy & Industrial Strategy, 2017

3.3.3. The reason for this reversal is likely to be associated with the increasing relative contribution from transport sources to overall CO<sub>2</sub> emissions (transport emissions will not have been as substantially affected as domestic or industrial emissions by reductions in coal-generated electricity). As a rural district containing small towns, villages and smaller settlements, East Hampshire has a lower level of services and facilities than areas comprising larger settlements such as Southampton or Portsmouth. As such, residents and businesses must often travel further and more frequently to access major facilities, services and larger employment areas. Indeed, for East Hampshire, transport-related emissions can be seen to form a relatively large proportion of overall emissions: Figure 8 demonstrates the greater proportional contribution to CO<sub>2</sub> emissions from transport sources in East Hampshire, compared to Hampshire and the UK overall.



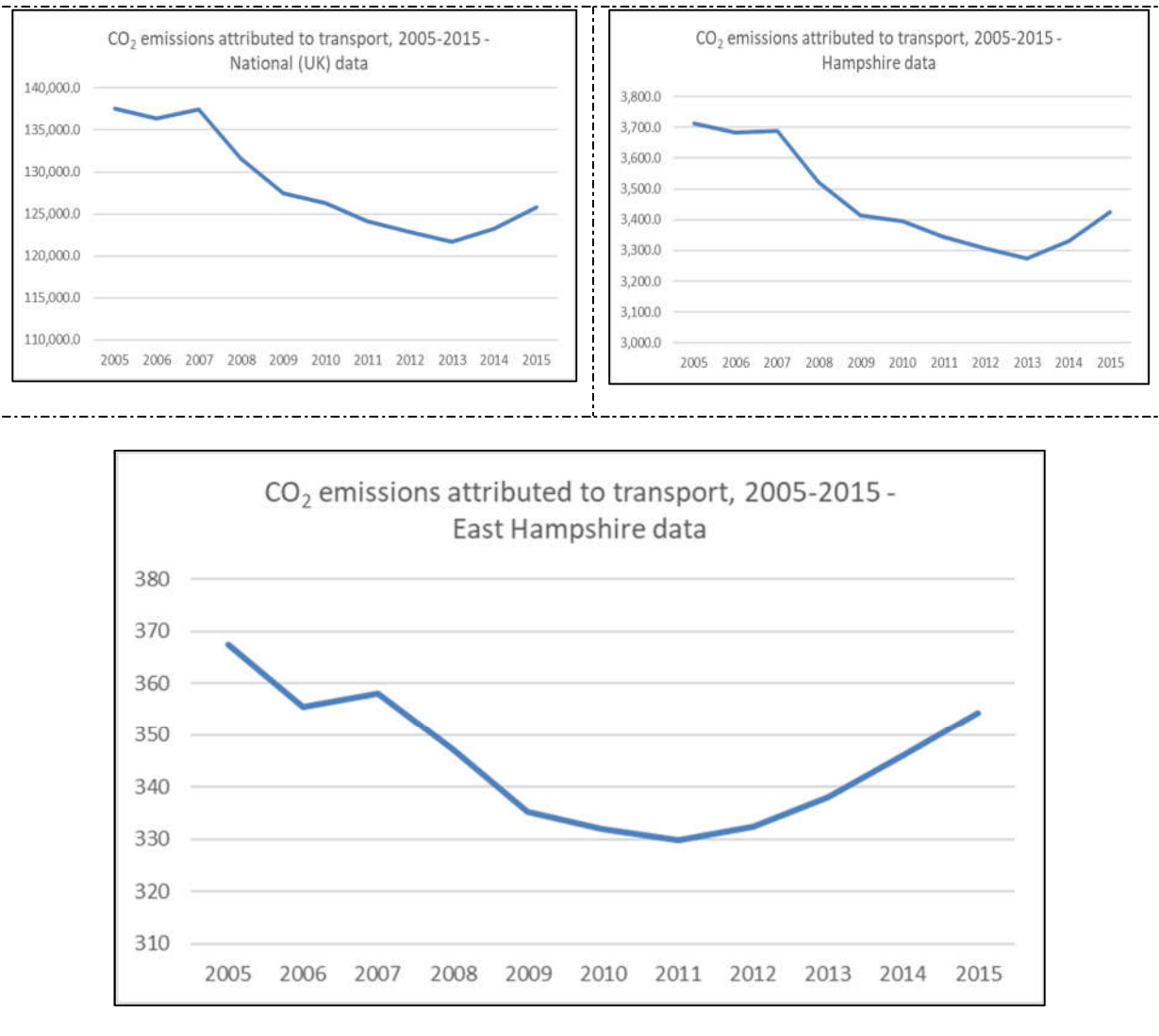
**Figure 8: Breakdown of carbon dioxide emissions by source for the UK, Hampshire and East Hampshire, 2015**



Source: UK local and regional CO<sub>2</sub> emissions: 2005-2015, Department for Business, Energy & Industrial Strategy, 2017

3.3.4. Figure 9 also demonstrates that although emissions due to transport have been rising in recent years across the UK, they have been rising for longer in East Hampshire (i.e. since 2011). By 2015, carbon dioxide emissions from transport sources had almost returned to pre-credit crunch (2007) levels in East Hampshire, whereas they remained lower than this for the UK and Hampshire. This further emphasises that the need to travel is greater for the residents and businesses of East Hampshire than in many other areas. In the short-term, it's likely to be difficult to reduce greenhouse gas emissions due to transport in East Hampshire without substantial investment in public transport options.

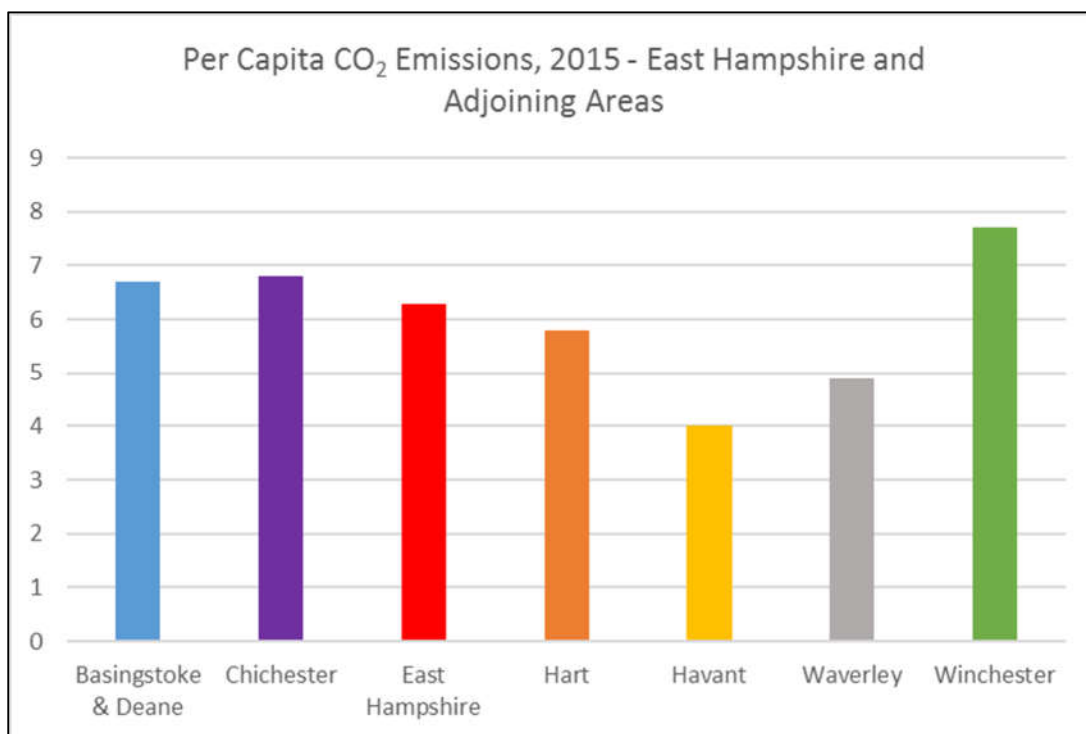
**Figure 9: Change in carbon dioxide emissions (kt equivalent) attributable to transport, 2005-2015, for the UK, Hampshire and East Hampshire**



Source: UK local and regional CO<sub>2</sub> emissions: 2005-2015, Department for Business, Energy & Industrial Strategy, 2017

3.3.5. East Hampshire is not alone in having per capita CO<sub>2</sub> emissions that are now higher than the national average. Figure 10 shows how East Hampshire compared with adjoining areas in 2015. It is worth noting that the most urbanised district, Havant, has the lowest per capita CO<sub>2</sub> emissions.

**Figure 10: Per capita emissions of carbon dioxide (tonnes per annum) for East Hampshire and adjoining areas**



Source: UK local and regional CO<sub>2</sub> emissions: 2005-2015, Department for Business, Energy & Industrial Strategy, 2017

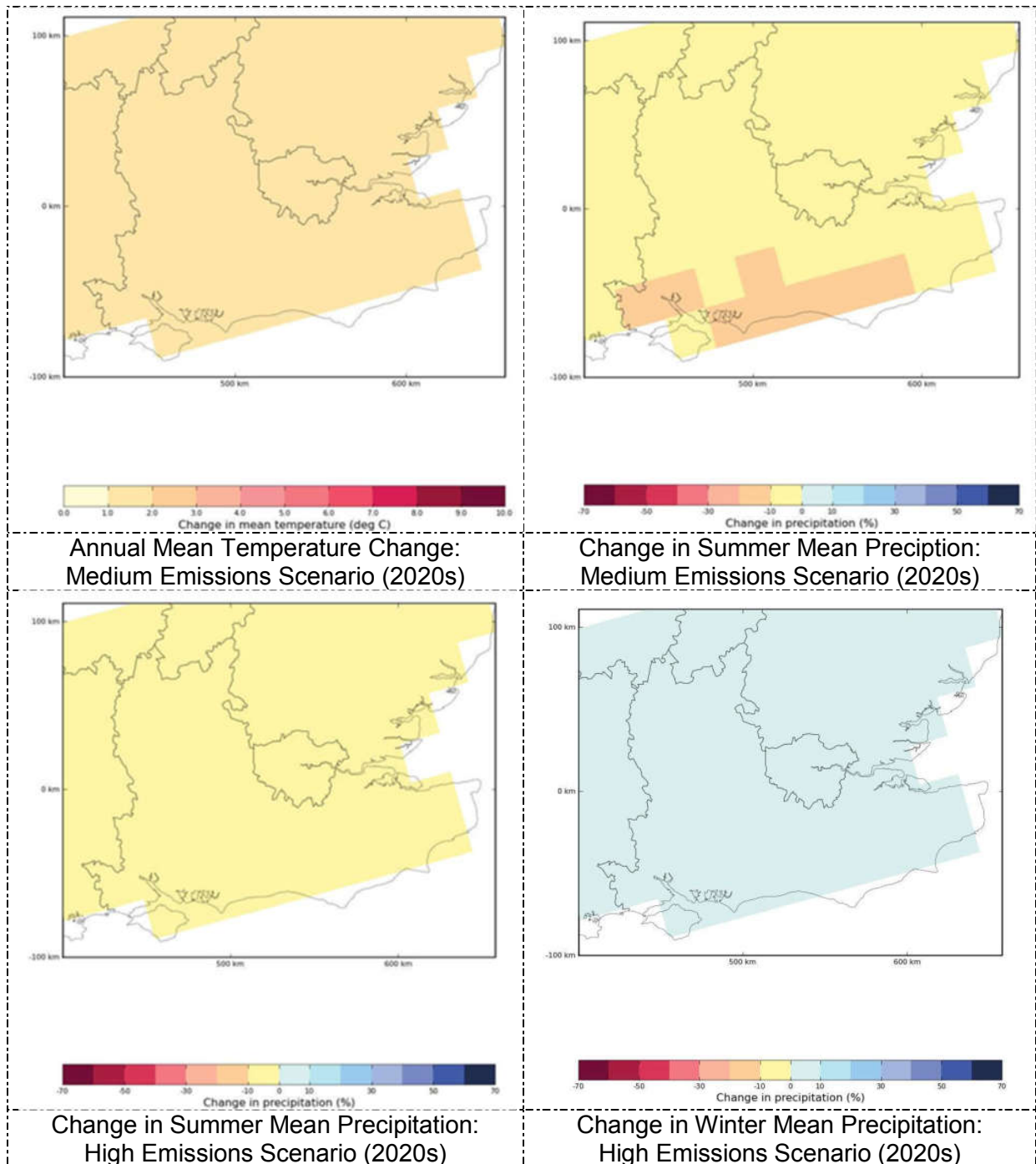
3.3.6. Looking ahead to 2036, the trends for reducing overall CO<sub>2</sub> emissions are likely to continue as a result of national and international policy initiatives to de-carbonise energy production. With specific regard to transport-related emissions, the growing market and Government support for electric vehicles<sup>52</sup> is also likely to have a beneficial effect on helping the district to contribute to a reduction in greenhouse gas emissions. It will however be important for new development to support public and private efforts to reduce these emissions, to help mitigate global climate change.

3.3.7. Climate change could also have a number of adverse impacts on existing and future development. For the South East of the UK (including East Hampshire), the UK Government’s climate change projections suggest that climate change could lead to an increase in average temperatures and increased precipitation in the winter, with lower levels of precipitation in the summertime. These are projections, rather than predictions, and much will depend on efforts to curb the further emission of greenhouse gases. However, Figure 11 provides an indication of some potential changes at “medium” and “high” emissions scenarios<sup>53</sup>.

<sup>52</sup> The Government has published a UK plan for tackling roadside nitrogen dioxide concentrations, which includes a commitment to end the sale of all conventional petrol and diesel cars and vans by 2040. See <https://www.gov.uk/government/news/plan-for-roadside-no2-concentrations-published> for details.

<sup>53</sup> It is impossible to predict exactly how much greenhouse gas emissions will be released in the future. Climate projections are therefore provided for a number of plausible scenarios for greenhouse gas emissions: low

**Figure 11: Projections for annual mean temperature change and change in mean precipitation (summer and winter) for the South East by 2020s, under selected greenhouse gas emissions scenarios**



Source: UKCP09 Climate Projections

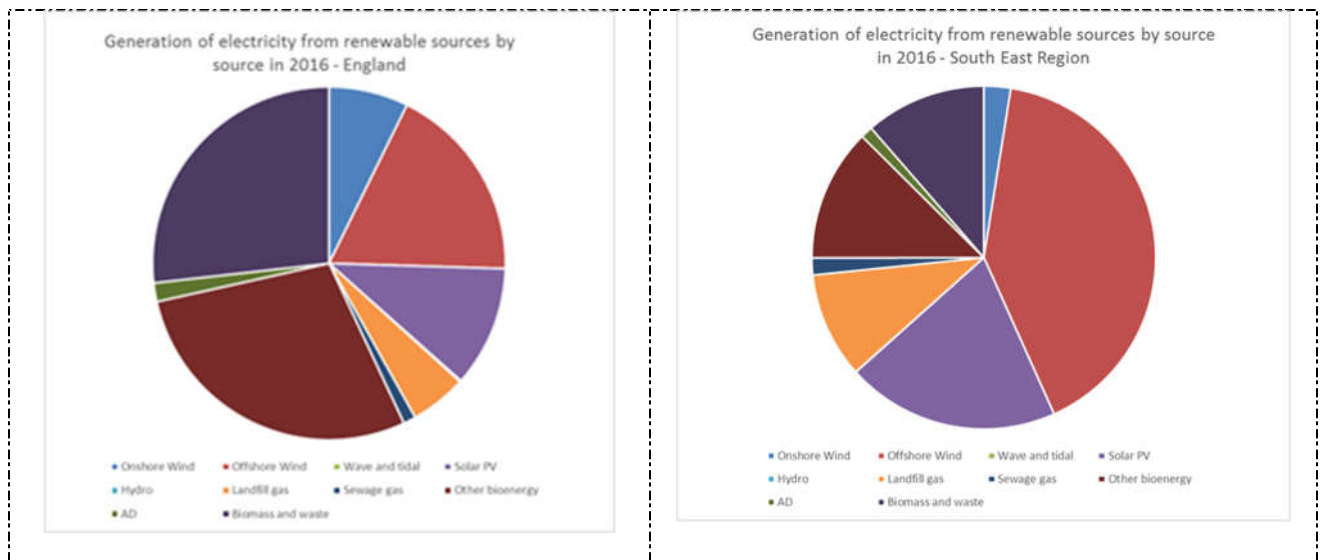
3.3.8. Central estimates for temperature changes suggest that in East Hampshire, the average annual temperature could increase by around 1.4 or 1.5 degrees

emissions, medium emissions and high emissions scenarios. These are defined on the basis of special reports on emissions scenarios by the Intergovernmental Panel on Climate Change. See <http://ukclimateprojections.metoffice.gov.uk/23198> for more details.

centigrade by the 2020s. For the same period, summer precipitation levels could decrease by between 10% and 20% in parts of the South East (depending on the level of future greenhouse gas emissions), but winter precipitation levels could increase by up to 10%. As central estimates, there's thought to be as much chance of the changes in temperature and precipitation being lower than these figures suggest, as being higher. The implications for land use might include an increased benefit to insulating properties to a higher standard (thus limiting the effect of periods of warmer weather on living conditions); and an increased importance of sustainable drainage systems for avoiding more frequent surface water flooding.

3.3.9. Efforts to mitigate climate change include the generation of electricity by renewable sources, such as by wind power, solar power or biomass. The Government publishes estimates for the generation of electricity from renewable sources on a regional basis. Figure 12 below shows the proportional breakdown of renewable electricity generation by source, for England and the South East. These pie charts show that in comparison to national figures, a relatively high proportion of the South East's renewable electricity was generated from offshore wind and solar power sources, whilst a lower proportion was generated from onshore wind sources. Because East Hampshire does not have a coastline, one might therefore expect further investment in renewable electricity to frequently involve new solar power initiatives. However, future generation will also be affected by the future cost of energy production by the different sources.

**Figure 12: Renewable energy generation by source in 2016, England and the South East**

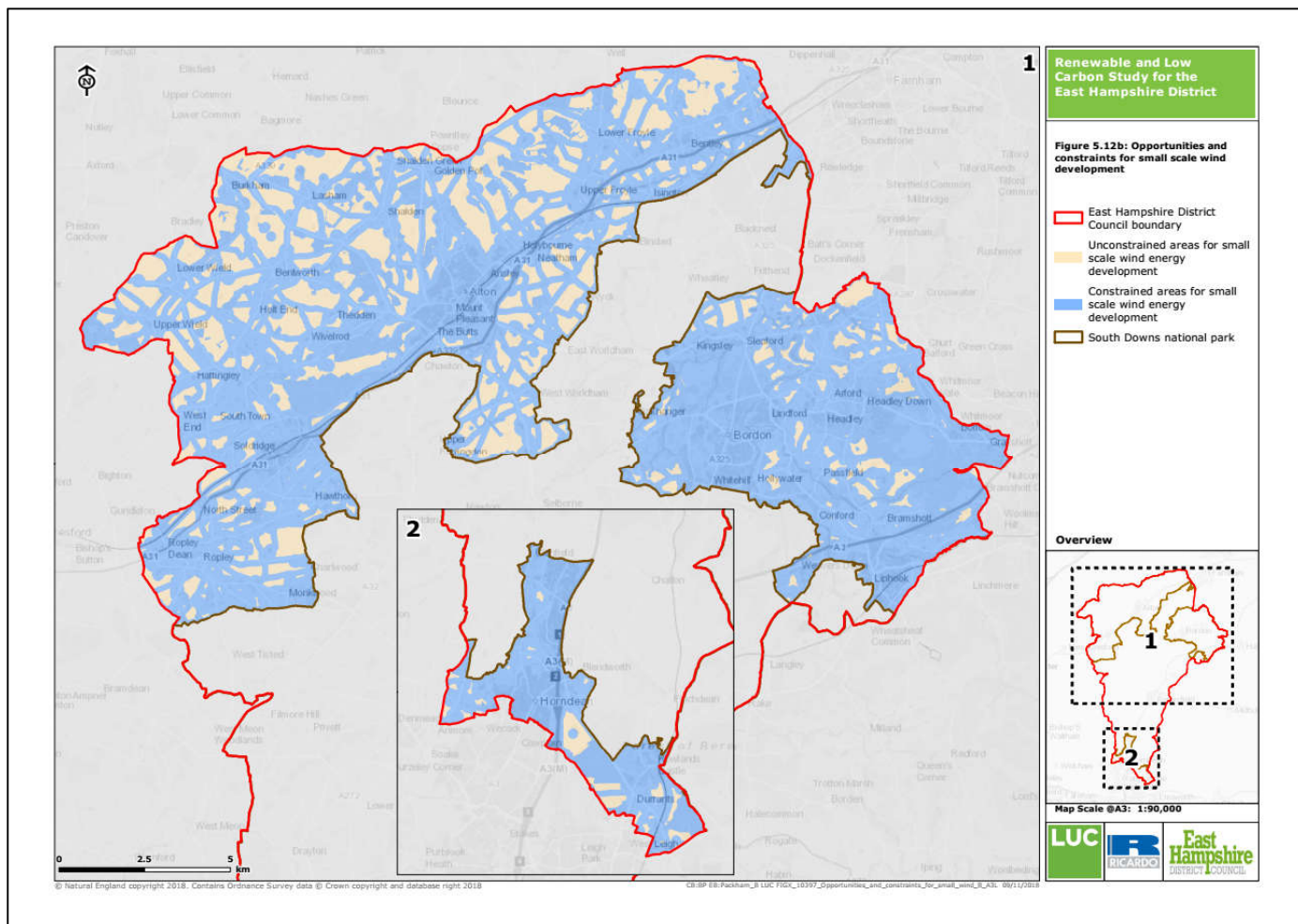


Source: Department for Business, Energy & Industrial Strategy, 2016; NB: AD = anaerobic digestion

3.3.10. To inform its new Local Plan, East Hampshire District Council commissioned a Renewable and Low Carbon Study, which has been undertaken by Land Use Consulting. The following map show areas of constraint together with areas which are (in principle) unconstrained for the generation of electricity from

small-scale wind power infrastructure, in parts of East Hampshire outside of the South Downs National Park. Other maps have been produced as part of the study for medium-, large- and very large-scale wind power generation, but these maps show similar results to Figure 13, albeit with diminishing areas that are unconstrained as the scale of wind power generation increases. It is worth noting that there are no areas of unconstrained opportunity for large or very large wind farms in the northeast (Whitehill & Bordon) area of East Hampshire. There are also aviation-related constraints to wind power development affecting all parts of East Hampshire, arising from Blackbushe, Chichester/Goodwood, Farnborough and Southampton airports.

**Figure 13: Opportunities and Constraints for Small-scale Wind Development in East Hampshire District Council’s Planning Area (Outside of the South Downs National Park)**



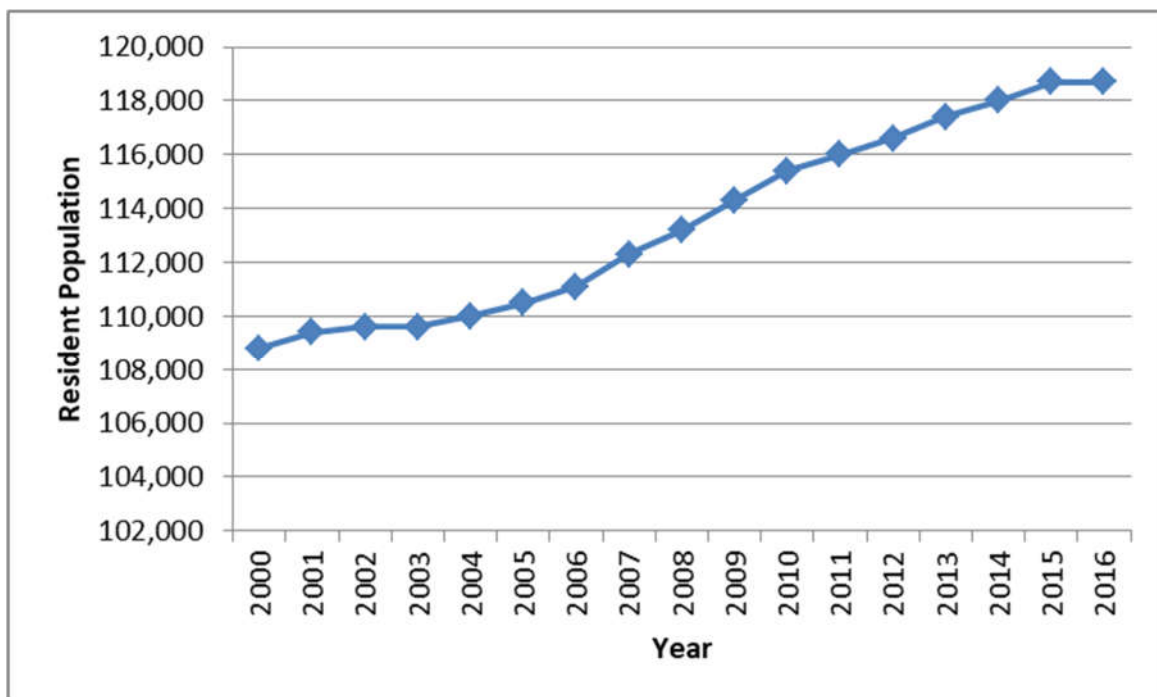
Source: Renewable and Low Carbon Study for the East Hampshire District, LUC in association with Ricardo Energy and Environment, November 2018



### 3.4. Communities and Wellbeing

- 3.4.1. Although East Hampshire is a largely rural district, more of the population lives in urban than in rural areas (64.3% vs 35.7%; source: Small Area Population Forecasts 2016, Hampshire County Council). These “urban” areas are often set within a more rural setting: from a community perspective, the “urban” population is distributed amongst small market towns, local service centres and other small settlements that act as small service centres for the rural hinterland. It should also be noted that places such as Portsmouth, Farnham and Basingstoke provide “higher order” (e.g. larger) shops, services and facilities for all East Hampshire residents.
- 3.4.2. The resident population of East Hampshire was estimated to be 118,700 persons in 2016 (source: ONS population estimates). Figure 14 shows how the resident population has changed since the turn of the millennium. It is clear that the population has generally grown year-on-year, although the rate of growth has varied. The period of highest growth was estimated to be between 2006 and 2010. There have been two years during which the population was relatively static (2002/3 and 2015/16).

**Figure 14: Population estimates for East Hampshire, 2000-2016**

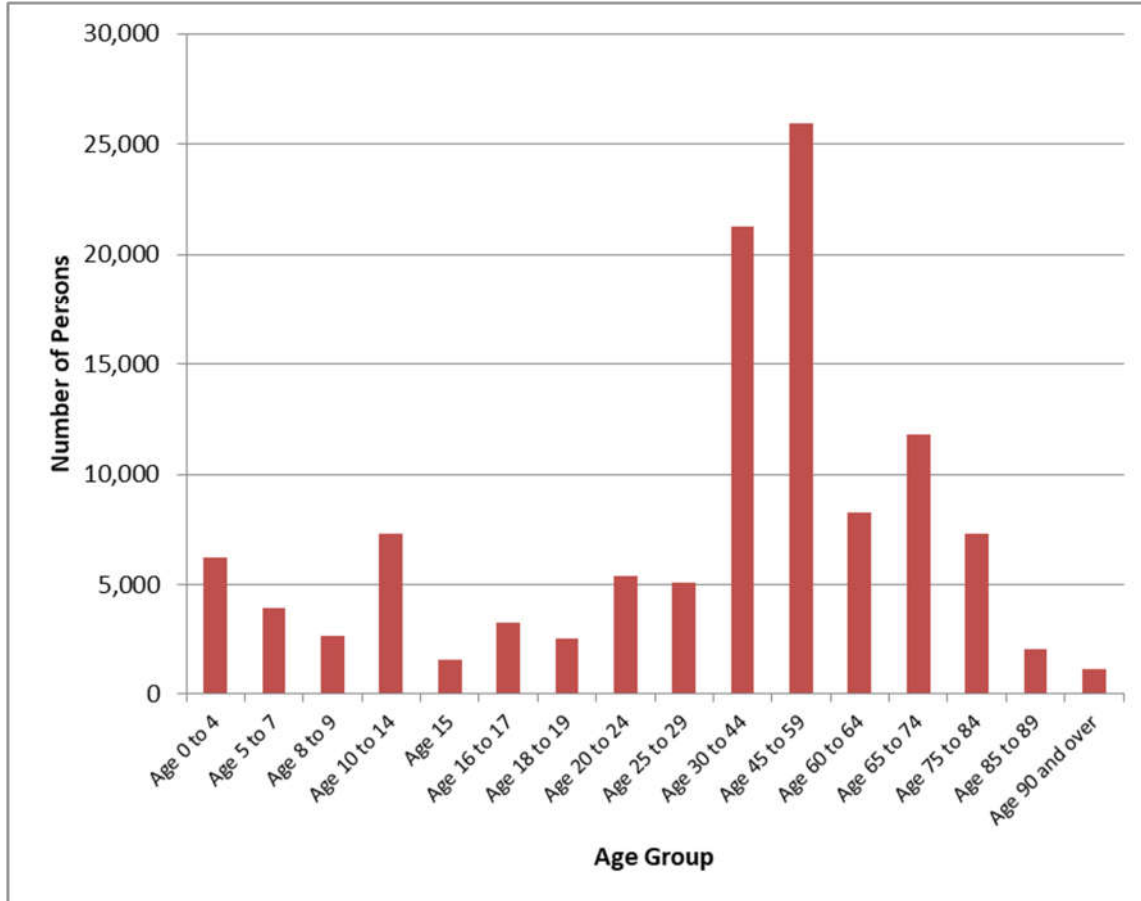


Source: mid-year population estimates, 2016, ONS

- 3.4.3. A sense of the age structure of the population can be gained from census data from 2011 (when the resident population was 115,608 persons). Figure 15 shows the breakdown of the population on census day, by age groups. It's apparent that a relatively large number of residents are adults aged 30 or over, with a significant population of residents of traditional retirement age (65 years

old and above). It should however be noted that the age bands used by the Office for National Statistics for reporting the age structure are not equivalent. The median age of residents (which is a measure of the average age) was 44 years old in 2011.

**Figure 15: Age structure of resident population (East Hampshire) in 2011**



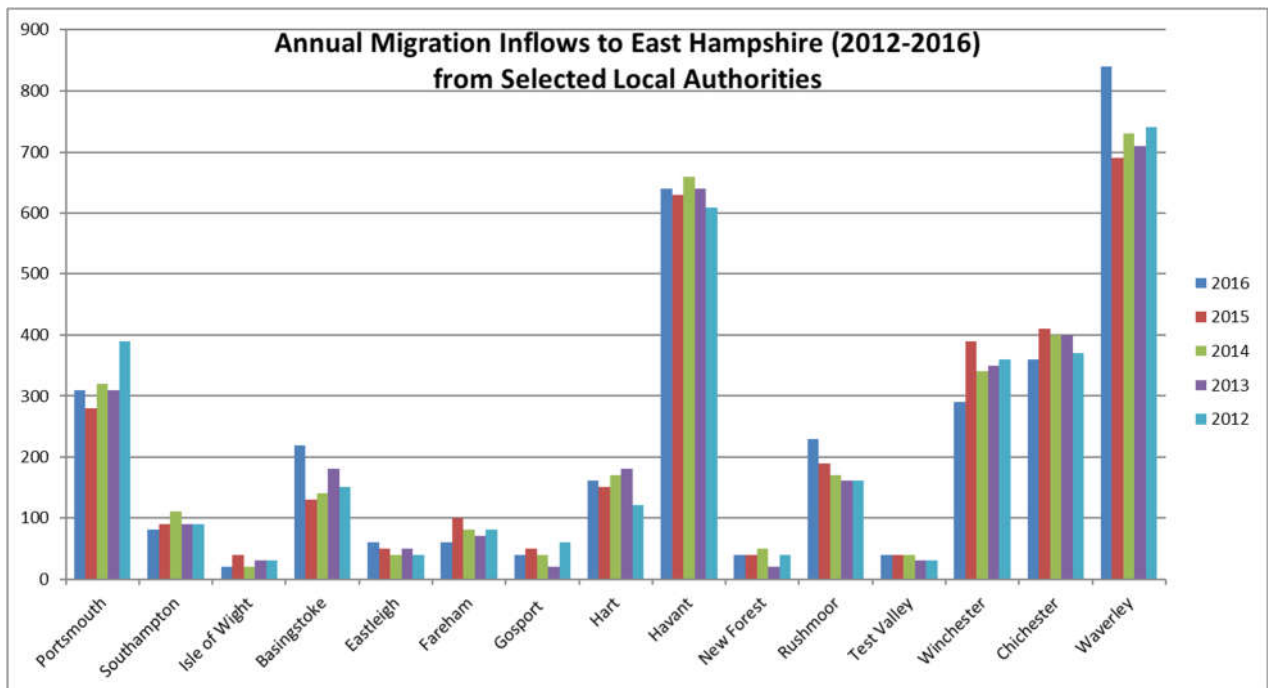
Source: 2011 Census: age structure for local authorities in England, ONS

- 3.4.4. Hampshire County Council produces small area population forecasts and projections of demographic change. These take account of the level of planned new housing development from adopted development plans, such as the East Hampshire Joint Core Strategy. Between 2017 and 2024, the County Council's forecasts suggest that the population of East Hampshire will increase by 12,371 persons (source: Hampshire Small Area Population Forecasts, 2017, Hampshire County Council). Population growth is likely to apply to most age groups, although there is forecast to be a small reduction in the proportion of residents aged between 45 and 54 years old and larger increases in the proportion over 55 years old (source: East Hampshire Small Area Population Forecasts, 2016, Hampshire County Council).
- 3.4.5. East Hampshire District Council has undertaken an analysis of recent migration flows into and out of the district, for the purposes of investigating housing and labour market trends. The pattern of migration between East Hampshire and its surrounding areas helps establish a picture of the relationships between communities that may extend beyond the district boundary and could be affected by future development. Figure 16 shows that the district has witnessed



significant in-migration from Chichester, Havant, Portsmouth, Waverley and Winchester between 2012/13 and 2016/17. In terms of the corresponding information for adjoining districts, it is apparent that the cross-boundary interrelationships, in terms of the movement of households, is greatest with Havant, Chichester and Waverley; that is, to areas to the south and east of the district. Havant also has a very strong relationship with Portsmouth: the southern parishes of East Hampshire (Clanfield, Horndean and Rowlands Castle) are known to fall within the Portsmouth Housing Market Area (source: PUSH Strategic Housing Market Assessment, 2014).

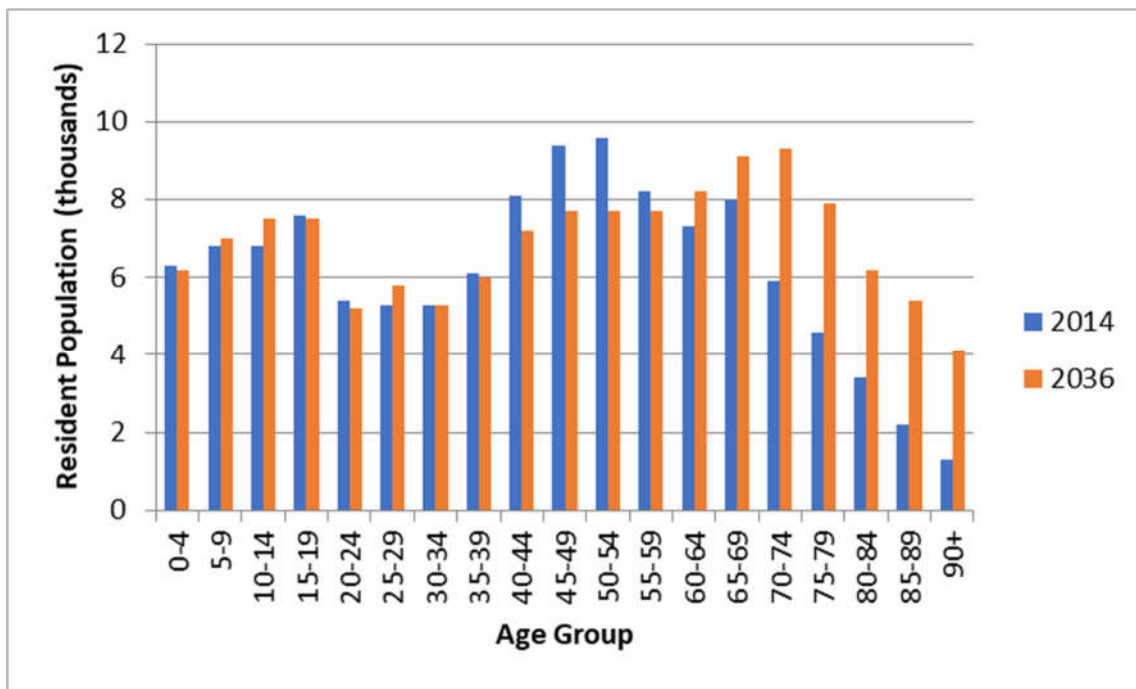
**Figure 16: Household migration flows into East Hampshire from Hampshire districts, Waverley and Chichester, 2012-2016**



Source: Internal migration – moves between local authorities, 2012-2016, ONS

3.4.6. It is also important to consider future projections of population and household change, in order to identify the potential effects on local communities from a continuation of demographic trends within the district. The ONS produces subnational population projections that suggest how the age structure of the resident population could change in the future. See Figure 17 below for details.

**Figure 17: Subnational population projections by age group for East Hampshire district, 2014 vs 2036**

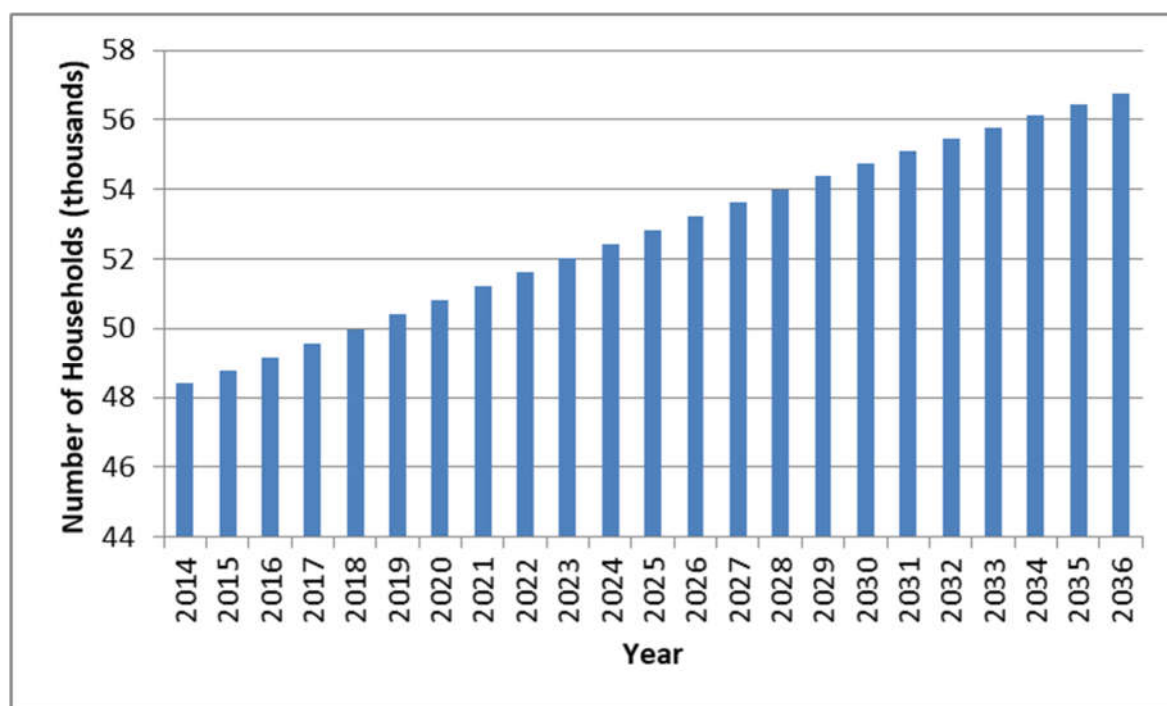


Source: 2014-based subnational population projections, ONS

3.4.7. Echoing the Hampshire County Council small area population projections (paragraph 3.4.4.), Figure 17 suggests that the district is likely to witness substantial population growth in the older age groups over the plan period. Indeed, the projections suggest a 48% growth in people over the age of 65 in East Hampshire by 2036 (source: ONS, 2014-based subnational population projections). This is likely to have a substantial effect on local communities, with a greater proportion of retired residents and a smaller proportion of those of working age. However, the projections suggest that there will be a similar number of residents aged 40 or under.

3.4.8. Household growth is also projected to rise fairly continuously within the district (see Figure 18), primarily as a result of a growing population (at a national level, the projected increase in the population accounts for 94% of the household growth from 2014 to 2039; source: ONS 2014-based household projections). As seen above, the population growth in East Hampshire will predominantly be associated with older persons (particularly over the age of 65), meaning that there is likely to be a significant growth in older person households. Meeting the health and social needs of an ageing population is likely to be a significant issue for East Hampshire during the plan period.

**Figure 18: Household projections for East Hampshire to 2036**



Source: Household projections for local authority districts (2014-based), ONS

- 3.4.9. With an ageing population, there is a greater likelihood of residents experiencing poor health. Census data for Hampshire shows that whilst 11.1% of those aged 65 and over reported being in bad or very bad health in 2011, the figure for the total population was significantly lower at 4.1% (source: Hampshire Ageing Profile, Spring 2015). Around 45% of those aged 65 and over living in private households across Hampshire were affected, to some degree, by a limiting long-term illness or disability in 2011 (source: *ibid.*). Nevertheless, it's important to note that 'whilst health and disability problems do increase with age, Hampshire residents not only report proportionally fewer negative outcomes than the national average, but also that levels of bad health and limiting health status have declined since 2001' (p.41, *ibid.*).
- 3.4.10. The Government produces a national Index of Multiple Deprivation (IMD) as an overall relative measure of deprivation for small areas. The index is a simple ranking which takes account of income levels, employment levels, skills, health and disability, crime levels, barriers to housing and services and living environment deprivation. Most neighbourhoods in East Hampshire perform well, with many areas being amongst the least deprived in England. For example, the Holybourne and Froyle ward performed better than 99% of English neighbourhoods in the IMD of 2015. There are however neighbourhoods in Petersfield and Liss (both in the South Downs National Park) that were relatively deprived, insofar as they ranked within the bottom 50% of areas.
- 3.4.11. Outside of the National Park, an area in Alton (Eastbrooke Ward) fell within the bottom 30% of areas (ranked 9,517 out of 32,844 areas in England; source: IMD 2015), primarily as a result of relatively low educational attainment, low income levels, and relatively low employment levels. This ward also ranked

within the bottom 50% of areas in England in terms of health-related indicators in 2015. Parts of other wards, such as Alton Wooteys and Whitehill Chase also performed in the bottom 50% against health-related indicators.

- 3.4.12. In terms of information specifically concerning human health, the ONS provides data on avoidable mortality<sup>54</sup> by local authority area. One aspect of “avoidable mortality” is mortality that’s considered to be preventable, through broad (wider public health) interventions, such as by accident prevention or by improving opportunities for exercise and activity. The design and planning of the built environment can clearly influence the rate of preventable deaths, by reducing or increasing the potential for exercise through (e.g.) making places more accessible on foot or bicycle. The latest available data<sup>55</sup> estimates that the preventable mortality rate for East Hampshire is higher than that for the neighbouring districts of Hart, Waverley and Winchester; but lower than that for Basingstoke & Deane, Chichester and Havant. Urban authorities in Hampshire tend to perform worse than others, with Portsmouth and Southampton having notably higher rates of preventable deaths. Figure 19 shows the mortality rate per 100,000 population (as estimated by the ONS) for preventable deaths in East Hampshire and its surrounding authorities, together with this information for Portsmouth and Southampton.

**Figure 19: Number of preventable deaths and preventable mortality rates for East Hampshire and adjoining districts**

Area	No. of Preventable Deaths (2014-2016)	Mortality rate per 100,000 population (preventable deaths; all persons)
East Hampshire	540	140.1
Havant	699	178.1
Winchester	487	134.0
Basingstoke & Deane	759	159.5
Hart	342	124.0
Waverley	506	134.7
Chichester	626	151.9
Portsmouth	1084	221.5
Southampton	1197	221.6

Source: Avoidable mortality by local authority, 2014-2016, ONS

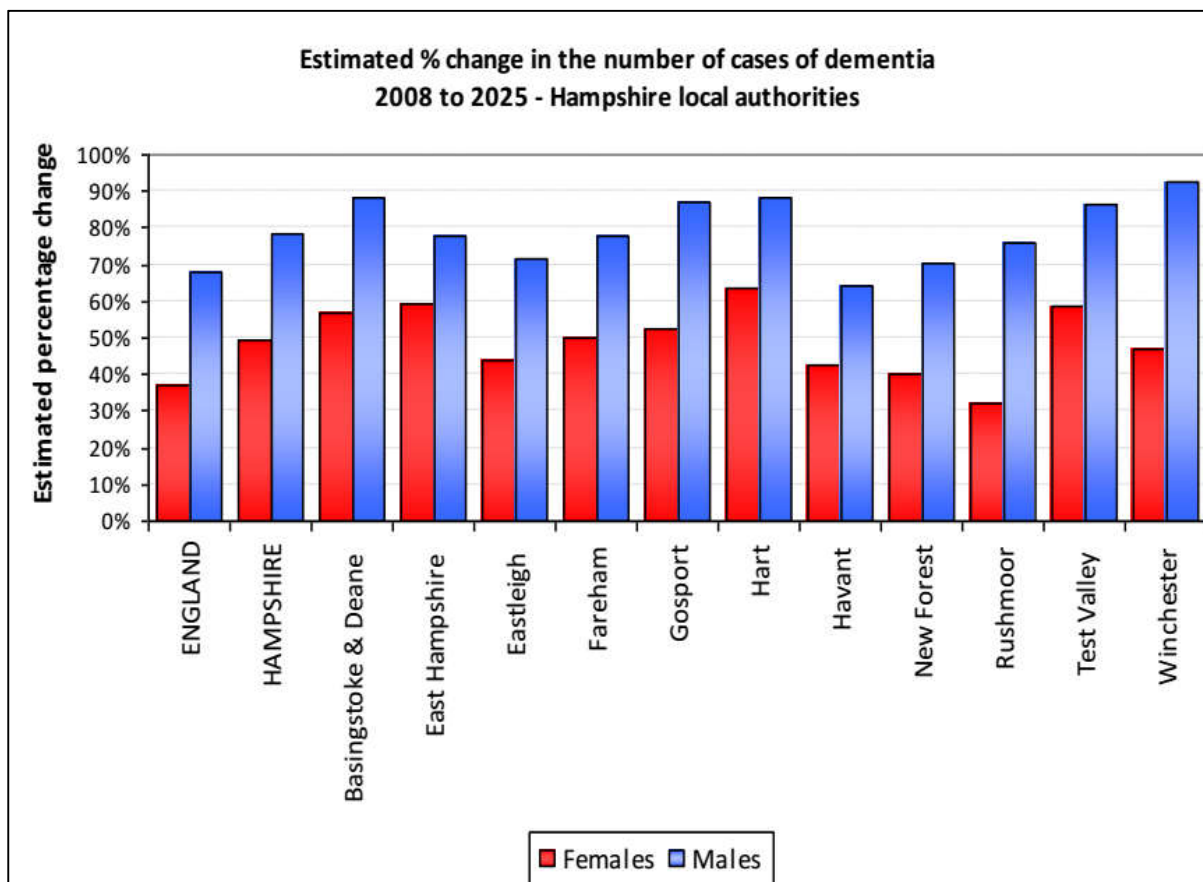
- 3.4.13. Physical activity is thought to help reduce the risk of certain diseases, such as cardiovascular diseases and diabetes. It can also help to reduce the risk of dementia, where factors associated with increased risk include high blood pressure, high body mass index, smoking and possibly diabetes<sup>56</sup>. In the context of an ageing population, Figure 20 shows the projected percentage change in the number of cases of dementia in East Hampshire and other Hampshire local authorities. Increasing opportunities for activity through the design of the built environment could help to reduce the risk of increased incidence of dementia.

<sup>54</sup> NB: avoidable mortality is defined to include deaths caused by cardiovascular diseases, drug use disorders, infections, injuries and respiratory diseases.

<sup>55</sup> Avoidable mortality by local authority, 2014-2016, ONS

<sup>56</sup> See Hampshire Joint Strategic Needs Assessment 2013, Hampshire Health and Wellbeing Board

**Figure 20: Projected increase in cases of dementia for Hampshire, 2008-2025**

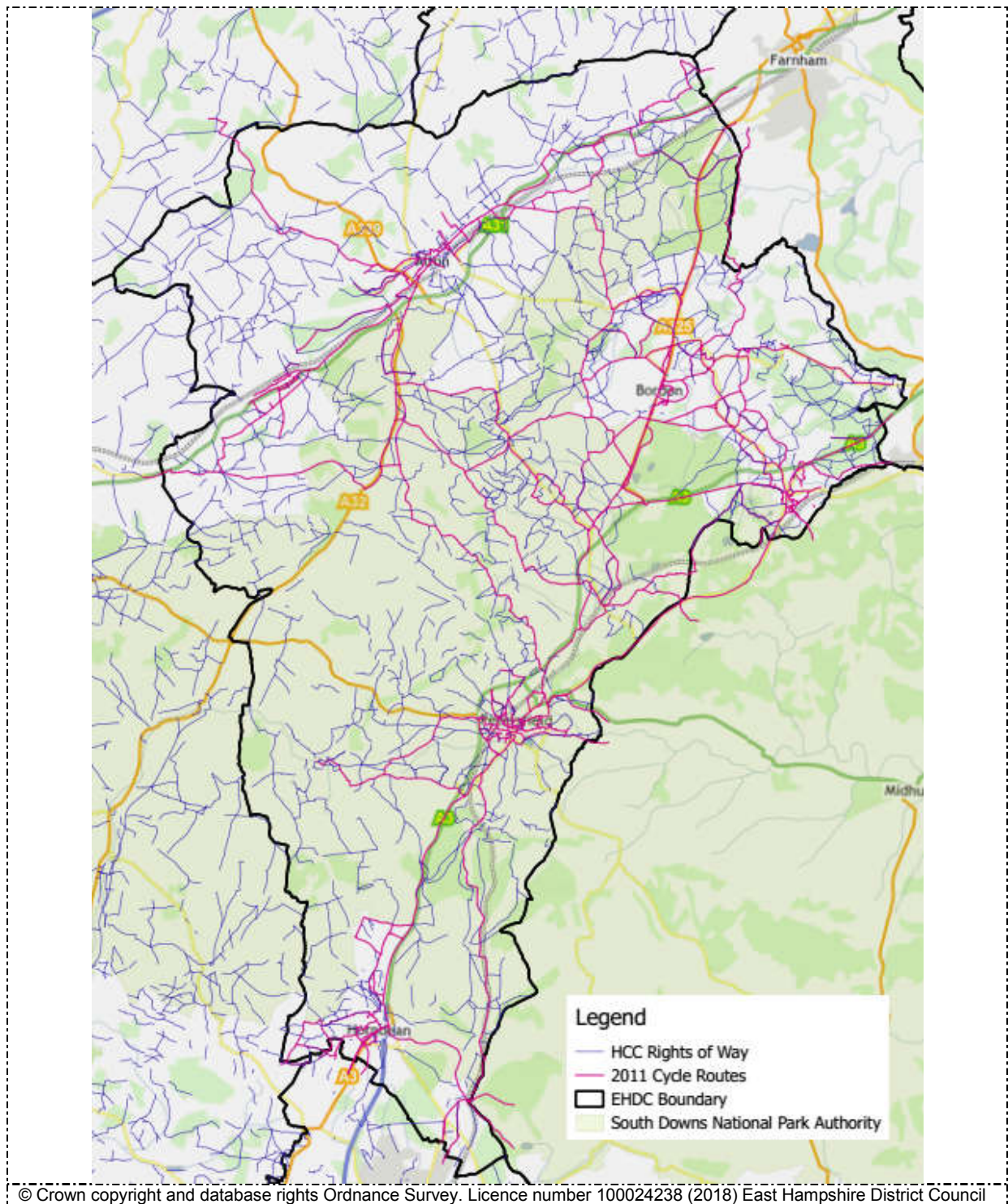


Source: Hampshire Health and Wellbeing Board 2013, based on information from the North East Public Health Observatory and the Mental Health Observatory

3.4.14. Good accessibility to the countryside and to services and facilities by walking and cycling modes is important for enabling healthy lifestyles. Figure 21 shows the distribution of paths and cycle networks across the district. It is noteworthy that agricultural areas in the far north of the district have relatively few public footpath connections, whilst there is a good network of on-road cycling routes between Bordon, Liphook and northern parts of the South Downs National Park. In Alton, there is a linear network of cycle paths connecting Holybourne and the eastern and western peripheral areas to the town centre.



**Figure 21: Network of public rights of way and cycle routes in East Hampshire**



3.4.15. Hampshire County Council identifies 39 primary schools and six secondary schools in East Hampshire (this does not include private or free schools). The Hampshire School Places Plan 2018-2022, which offers an overview of the likely supply and demand issues for primary and secondary schooling in Hampshire, forecasts a surplus of primary school places by October 2022 for schools in the Bordon/Liss/Liphook area (+11%) and the Petersfield area (+4%) but a small deficit in Alton (-6%). Schools in the Horndean/Clanfield area are

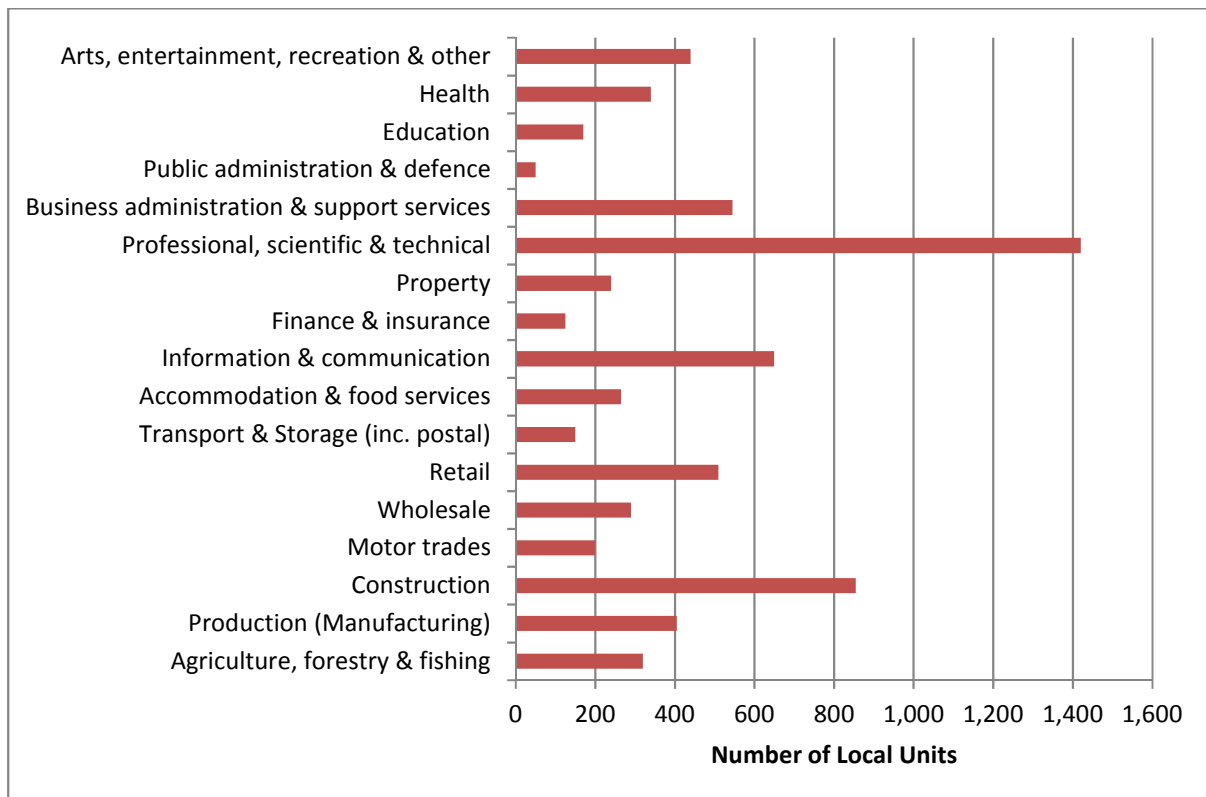
expected to be operating at capacity. These projections are based on the levels of new housing development proposed in the JCS.

- 3.4.16. The County Council has a programme of school expansions in East Hampshire, including expansions to The Butts Primary School (Alton) in 2018, and to the Bordon Infant & Junior Schools and Four Marks CE Primary School in 2020. Mill Chase Secondary School in Whitehill & Bordon is being relocated to a new site as part of the wider Whitehill & Bordon regeneration.

### 3.5. Employment

- 3.5.1. East Hampshire is home to a range of businesses working in a variety of different sectors. The structure of the local business base can be understood in terms of the Standard Industrial Classification (SIC) codes used by the ONS to classify business activities. Figure 22 shows the number of local units (which are individual sites, such as factories, offices or shops) located in East Hampshire that fall within each SIC code. This graph shows that a relatively large number of business premises are in use for professional, scientific or technical purposes; these premises are most likely to be offices, though they could include research and development facilities. Construction businesses also occupy a fairly large proportion of local business premises.

**Figure 22: Number of Local Units in Use by Different Economic Sectors in East Hampshire**



Source: Enterprise/local units by Industry, 2016, ONS

- 3.5.2. A relatively large number of the business units in East Hampshire house small and medium enterprises (SMEs), including “micro” businesses that have between zero and nine employees. Figure 23 shows the number and

percentage of businesses in East Hampshire district by employee size band, compared to the average for the South East region.

**Figure 23: Profile of businesses (size & number) in East Hampshire and the South East**

	East Hampshire (numbers)	East Hampshire (%)	South East (numbers)	South East (%)
<b>Enterprises<sup>57</sup></b>				
Micro (0 to 9)	5,715	90.4	352,060	89.8
Small (10 to 49)	525	8.3	32,690	8.3
Medium (50 to 249)	70	1.1	5,875	1.5
Large (250+)	10	0.2	1,460	0.4
<b>Total</b>	<b>6,320</b>	<b>-</b>	<b>92,085</b>	<b>-</b>
<b>Local Units<sup>58</sup></b>				
Micro (0 to 9)	6,080	87.2	385,755	85.2
Small (10 to 49)	775	11.1	54,375	12.0
Medium (50 to 249)	105	1.5	10,960	2.4
Large (250+)	15	0.2	1,615	0.4
<b>Total</b>	<b>6,975</b>	<b>-</b>	<b>452,705</b>	<b>-</b>

Source: Inter Departmental Business Register, 2016, ONS

3.5.3. The majority of businesses in East Hampshire are micro-businesses, which are likely to have small floorspace requirements. These comprise 90.4% of enterprises within the district and 87.2% of local units. This is a higher proportion than the regional average (89.8% enterprises, 85.2% local units). East Hampshire also has a slightly lower proportion of larger firms with over 250 employees (0.2%) compared to the regional average (0.4%). This suggests that many businesses in East Hampshire will require small and medium sized business premises, although floorspace requirements will obviously depend on the nature of the business with storage and distribution uses generally requiring more floorspace per employee.

3.5.4. Figure 24 shows the breakdown of employee jobs (i.e. excluding the self-employed and HM Forces personnel) in the district, compared to corresponding national figures and figures for the South East. The largest employment sectors in 2015 were Wholesale and Retail Trade, including Motor trades (18.6%), Education and Health (11.6%) and Accommodation and Food Service Activities (9.3%).

<sup>57</sup> An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group.

<sup>58</sup> An individual site (for example a factory or shop) in an enterprise is called a local unit.



**Figure 24: Employee Jobs in Total and by Industry for East Hampshire, the South East & Great Britain (2016)**

	East Hampshire (employee jobs)	East Hampshire (%)	South East (%)	Great Britain (%)
Total employee jobs	43,000	-	-	-
Full-time	28,000	65.1	7.3	7.8
Part-time	15,000	34.9	2.7	32.2
<b>Employee jobs by industry</b>				
B : Mining and quarrying	35	0.1	0.1	0.2
C : Manufacturing	3,500	8.1	6.3	8.1
D : Electricity, gas, steam and air conditioning supply	200	0.5	0.5	0.4
E : Water supply; sewerage, waste management and remediation activities	350	0.8	0.6	0.7
F : Construction	2,500	5.8	5.0	4.6
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	8,000	18.6	16.3	15.3
H : Transportation and storage	1,500	3.5	5.1	4.9
I : Accommodation and food service activities	3,000	7.0	6.8	7.5
J : Information and communication	2,000	4.7	6.2	4.2
K : Financial and insurance activities	1,500	3.5	2.9	3.6
L : Real estate activities	700	1.6	1.9	1.6
M : Professional, scientific and technical activities	4,000	9.3	8.9	8.6
N : Administrative and support service activities	3,000	7.0	9.2	9.0
O : Public administration and defence; compulsory social security	900	2.1	3.1	4.3
P : Education	5,000	11.6	10.2	8.9
Q : Human health and social work activities	5,000	11.6	12.0	13.3
R : Arts, entertainment and recreation	1,000	2.3	2.6	2.5
S : Other service activities	1,250	2.9	2.2	2.1

Source: Business Register and Employment Survey: open access, ONS

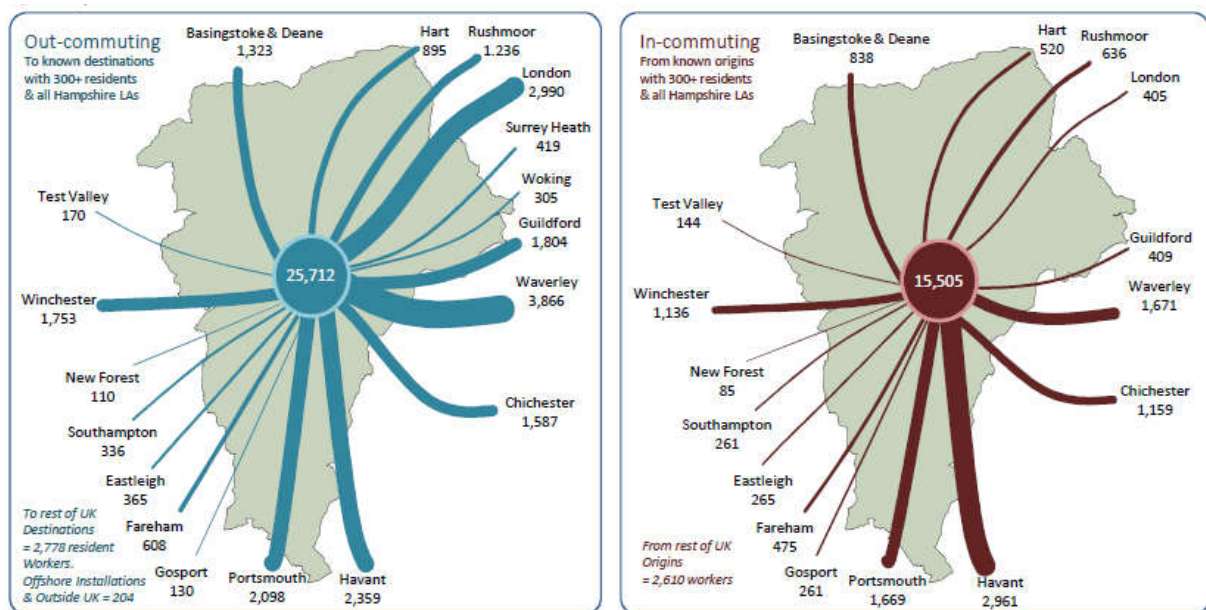
3.5.5. The Council's 2013 Employment Land Review (ELR) identified a significant discrepancy between the average earnings of residents compared with the earnings of local workers. This, together with high levels of qualifications in the district, in part explained the fact that some residents were commuting to higher paid jobs outside the district<sup>59</sup>. Since the ELR was published, 2011 Census

<sup>59</sup> Paragraph 2.21, East Hampshire Employment Land Review Update: Final Report, NLP, May 2013

data on commuting has been published, showing that the district continues to witness significant in- and out-commuting for work purposes.

3.5.6. The 2011 Census travel to work data shows that out-commuting was significantly higher than in-commuting, with a net outflow of 10,207 workers. However, the majority of the jobs in the district were held by residents, with people living and working in the district accounting for nearly 60% of the local workforce. Census data shows that, in 2011, the highest number of in-commuters came from Havant followed by Waverley and Winchester districts. The highest number of out-commuters travelled to Waverley, followed by London and Havant. Figure 25 (below) shows the main inflows and outflows of commuters for work purposes in 2011.

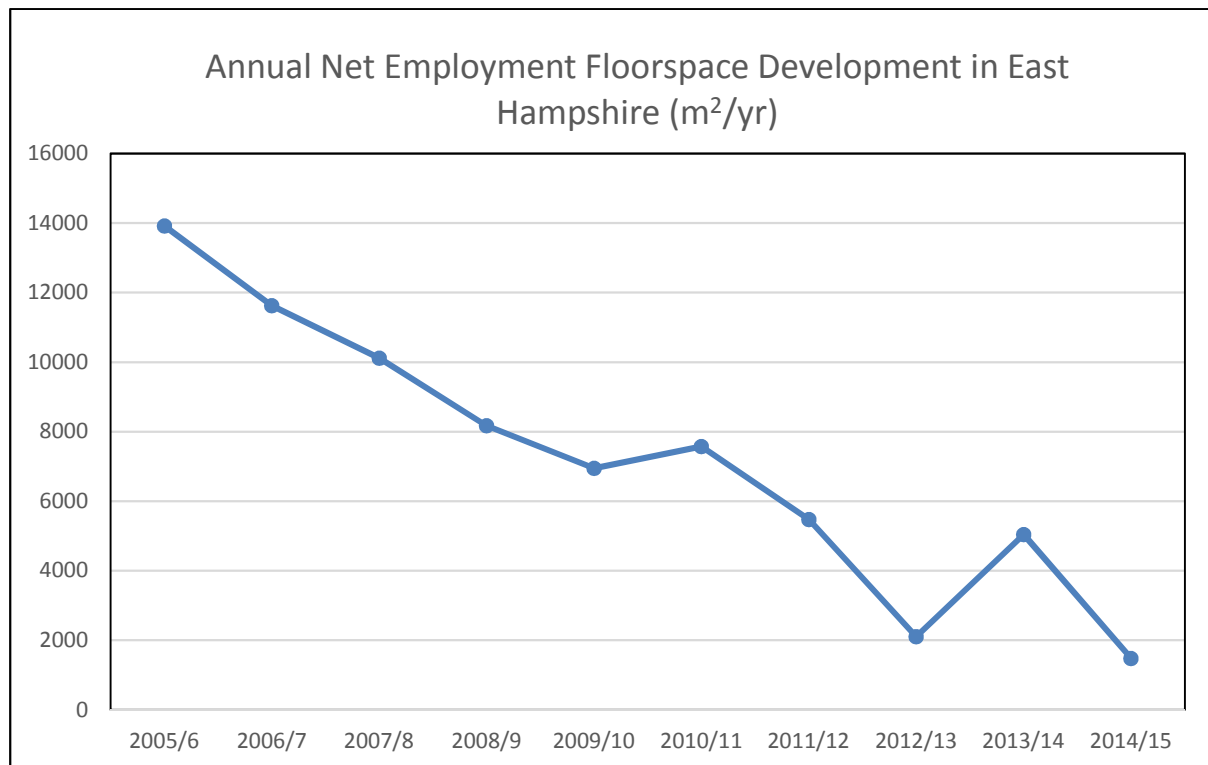
**Figure 25: Main commuting flows into and out of East Hampshire (2011)**



Source: 2011 Census, ONS

3.5.7. Figure 26 illustrates a long-term trend for the whole of East Hampshire of reducing levels of new employment-related development. This is a consequence of various factors, including macro-economic difficulties that were associated with the 2007/8 economic downturn. With significant new allocations in recently adopted plans; there is good potential for reversing this trend; although much will depend on the future performance of the economy, which is uncertain in the context of the threats of international trade wars and a “no deal” Brexit from the European Union. The Council will continue to monitor development trends through its Authority Monitoring Report.

**Figure 26: Net additional new employment floorspace in East Hampshire**



Source: Industrial and Office Floorspace Monitoring, 2017, Hampshire County Council

3.5.8. Past trends in the development of office and industrial floorspace do not however tell the full story of the likely future of employment land requirements in the district. As the Council’s forthcoming Housing and Economic Development Needs Assessment (HEDNA) makes clear, projections of need based on past trends do not take account of the future growth prospects of different sectors of the economy. The Council has therefore looked at both past trends in the development of employment floorspace, the factors behind these trends and other contextual factors, as well as employment growth forecasts from Experian and Cambridge Econometrics. Taking account of these analyses, a reasonable estimate for the amount of land that is likely to be required to meet the demands for new office and industrial floorspace is between **c.4ha and c.16ha** of land.

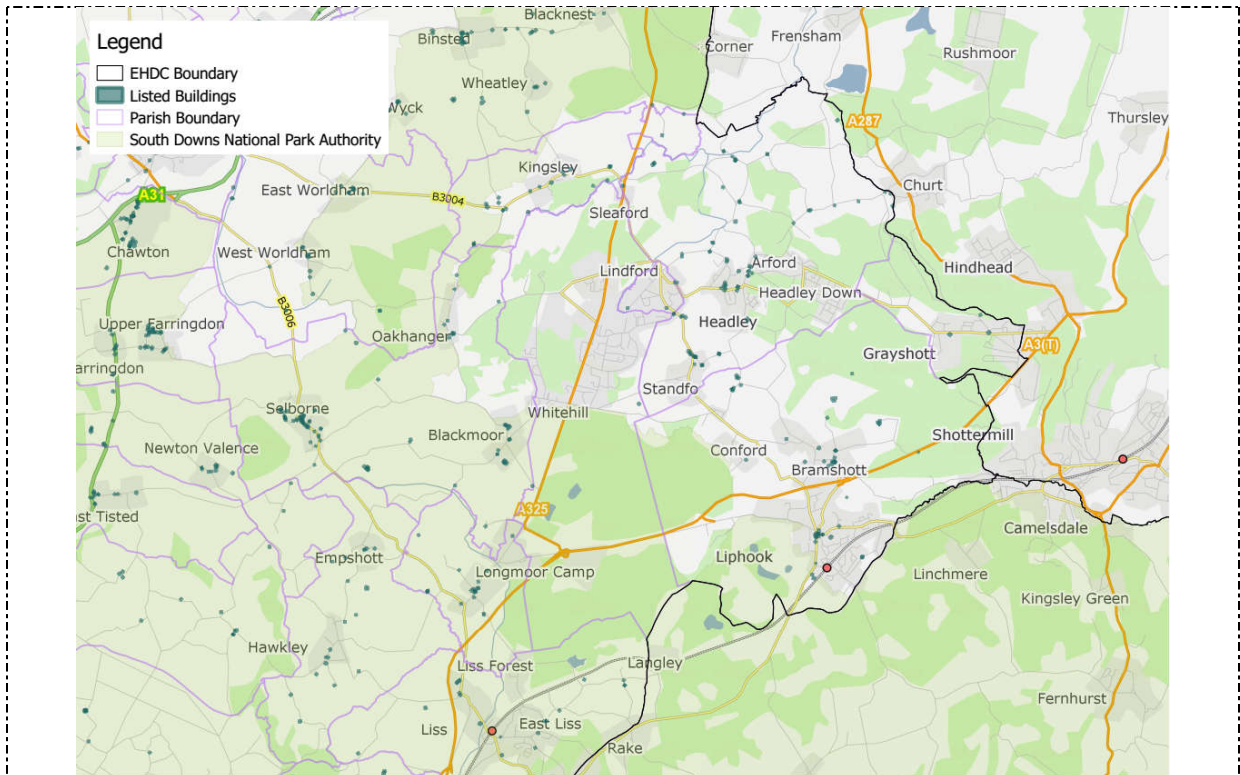
3.5.9. In addition to these purely quantitative factors, it is important to consider the more qualitative factors affecting employment floorspace requirements. Through a survey of local businesses undertaken by QaResearch of behalf of the Council, constraints in the availability of high quality and/or suitable premises for local businesses have been identified (see HEDNA for further details). A qualitative survey of many business parks and industrial sites in East Hampshire (outside of the South Downs National Park) in 2017 revealed a varied picture, with some poorly performing sites but many that were worthy of retention for employment use (see HEDNA). These factors suggest that it will be particularly important to provide new, modern employment facilities through the emerging local plan. Additional allocation of employment land, above and beyond the estimated requirements could be reasonable to address existing constraints, at the same time as addressing future estimated requirements.

- 3.5.10. Overall, East Hampshire has a diverse business base that's largely comprised of micro and small businesses. These businesses are likely to have a range of floorspace requirements, although many are likely to be interested in smaller premises. Many residents work in the district, however there is substantial commuting for work purposes between the district and its surrounding areas (particularly to the south and east), with a relatively large number of workers also commuting to jobs in London.
- 3.5.11. Recent initiatives to boost local employment opportunities include the development of a future skills centre as part of the regeneration of Whitehill & Bordon. This vocational skills training centre is now open and will be welcoming 26 students, aged 16 and over, in autumn 2018. A Business and Enterprise Centre will also be opening at Broxhead House in Whitehill & Bordon, as part of the redevelopment of Louisburg Barracks.

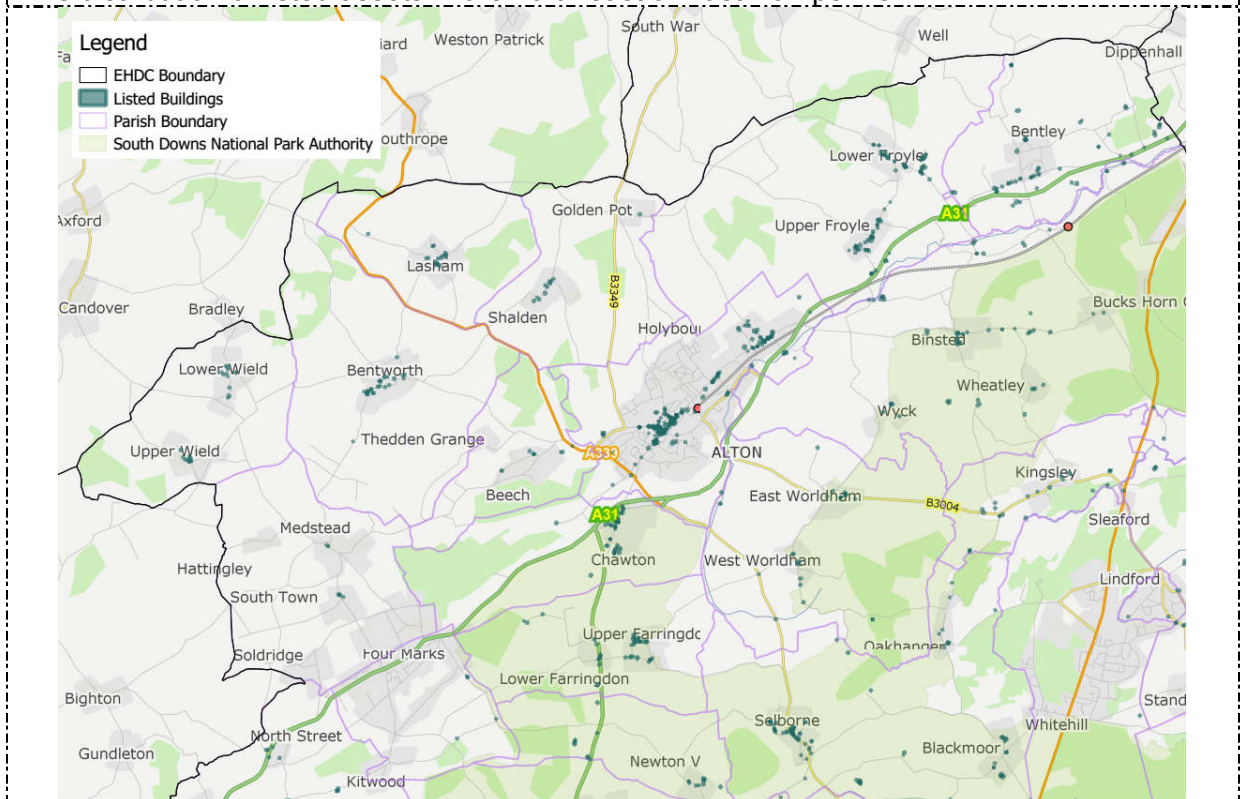
### 3.6. Heritage

- 3.6.1. East Hampshire contains a range of historic areas, buildings and structures and the District Council places great importance on their protection and conservation. Overall are 1,348 listed assets within East Hampshire, comprising Grade I, Grade II\* and Grade II listed buildings and structures such as telephone boxes and war memorials. Although many listed assets are located within the South Downs National Park (and therefore outside of East Hampshire's planning area), a total of 778 listed assets are outside of the National Park.
- 3.6.2. Figure 28 (on page 63) shows the distribution of all listed assets in East Hampshire and clearly shows that there are concentrations of listed assets in settlements such as Alton, Bentley, Bentworth and Upper and Lower Froyle (in the north east), but few in the southern parishes of Horndean, Clanfield and Rowlands Castle. In part, this is indicative of the relative age of the aforementioned settlements, as all surviving buildings built before 1700 and most buildings built between 1700 and 1840 are listed. From the assets outside of the South Downs National Park, a total of 33 buildings/structures are on the national Buildings at Risk Register and East Hampshire's local register. (source: 2017 AMR, East Hampshire District Council). This means that they have been assessed and found to be at risk due to their condition or vulnerability.
- 3.6.3. Figure 27 (below) provides further details on the distribution of listed assets for the north eastern, north western and southern parts of East Hampshire. These are the areas of the district that will be covered by the East Hampshire Local Plan 2017-2036.

**Figure 27: Listed assets in the north east, north west and southern parts of East Hampshire (continued on the following page)**

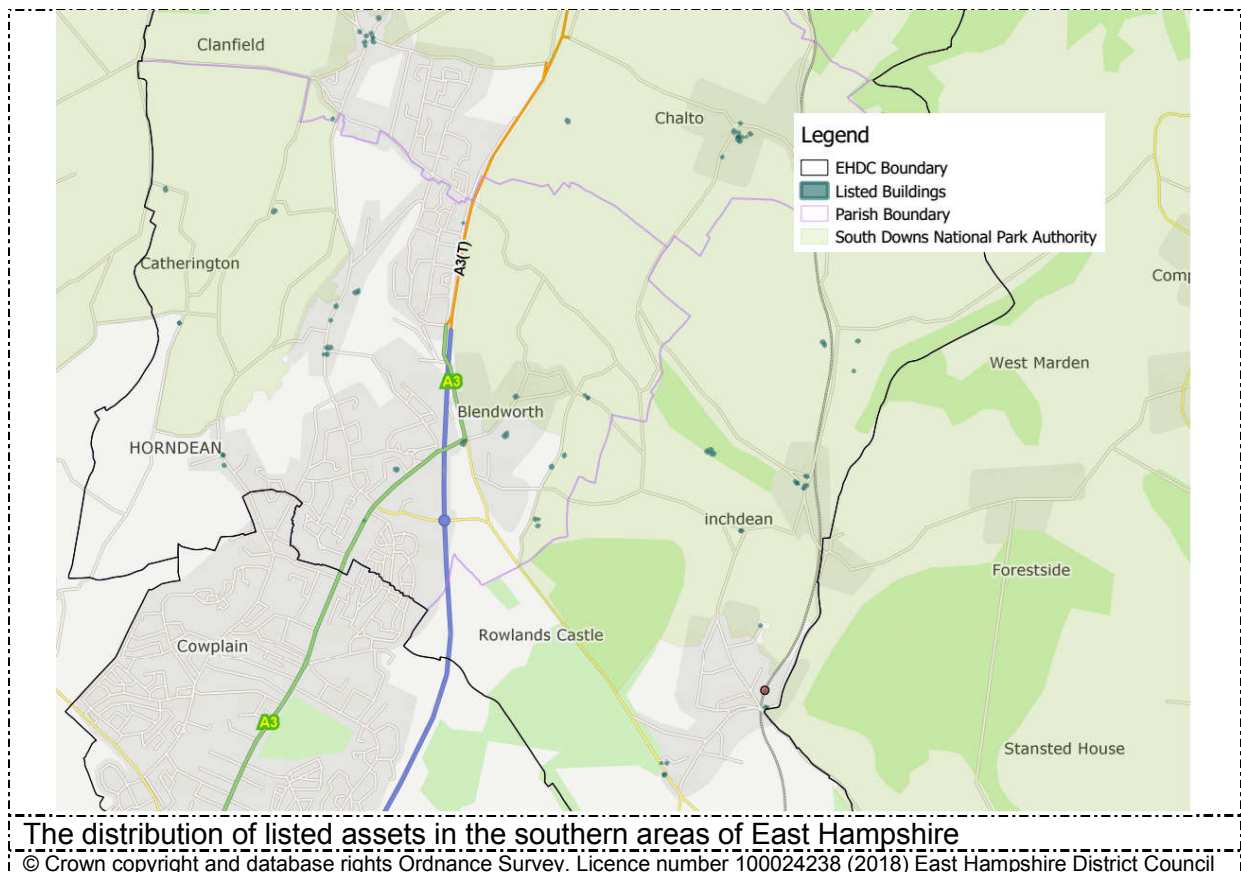


**The distribution of listed assets in the north east of East Hampshire**



**The distribution of listed assets in the north west of East Hampshire**



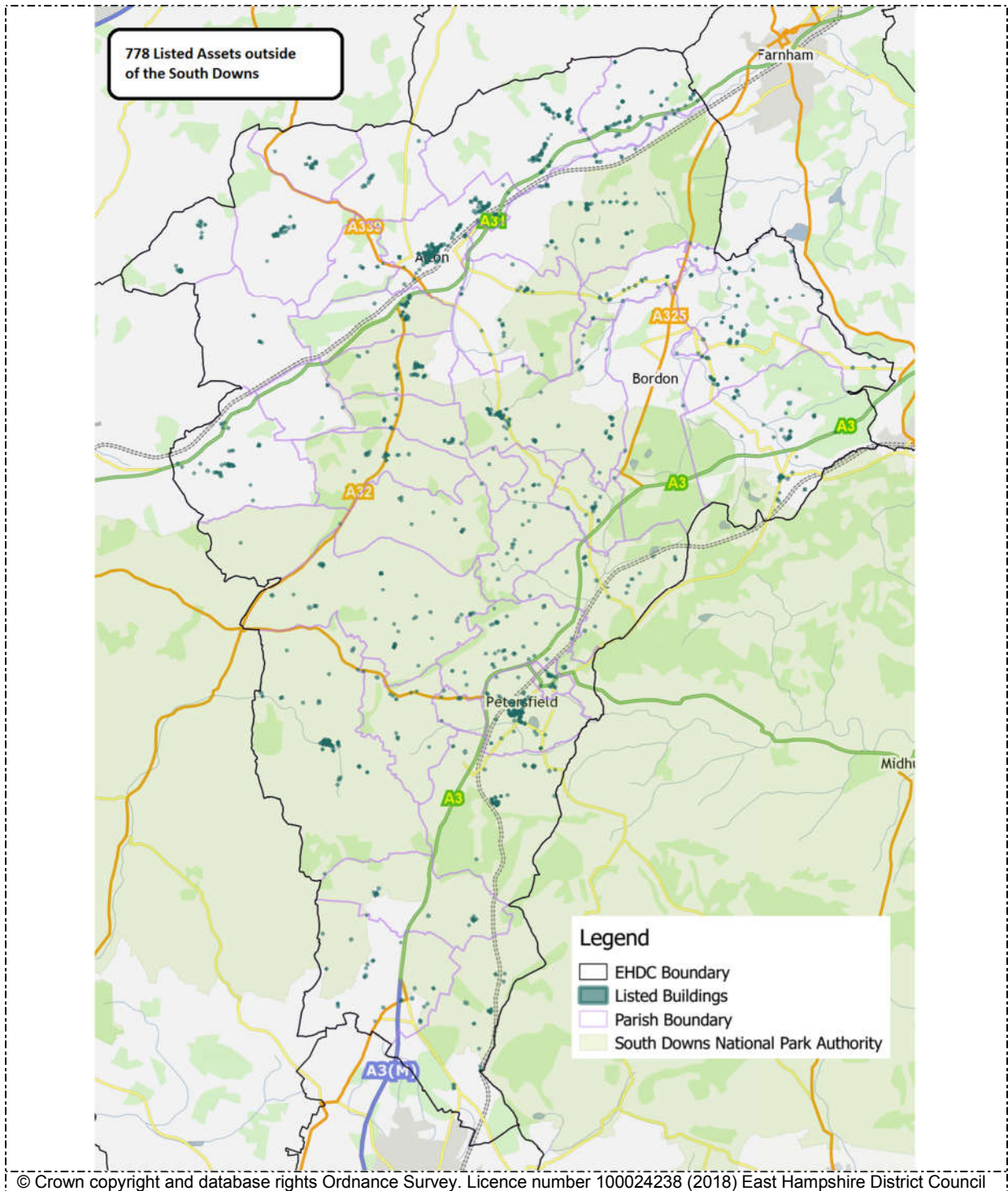


- 3.6.4. In addition to individual buildings and structures, a total 24 areas outside of the South Downs National Park have been designated as conservation areas. These are shown in Figure 29 and listed in Figure 30. These are areas that are defined in law as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance. Most Conservation Areas have published guidance documents. These are gradually being updated to reflect latest best practice to form Conservation Area Appraisals and Management Plans.<sup>60</sup>
- 3.6.5. Many of the conservation areas in East Hampshire are focused on historic built environments and their settings. However, the Sir George Staunton Country Park (in the parish of Rowlands Castle and Havant) and the River Wey (from Lindford to the boundary with Waverley district) are large conservation areas designated for the presence of historic structures and interventions, affecting the landscape and contributing to local culture.
- 3.6.6. There are also 77 Scheduled Ancient Monuments within the district, many of which are in the South Downs National Park, and six registered parks and gardens. Figure 48 (on page 88) illustrates the distribution of these and other heritage assets, alongside a range of other strategic constraints for the district. The Hampshire Historic Environment Record and The Hampshire Integrated

<sup>60</sup> Please see <http://www.easthants.gov.uk/conservation-areas> for details.

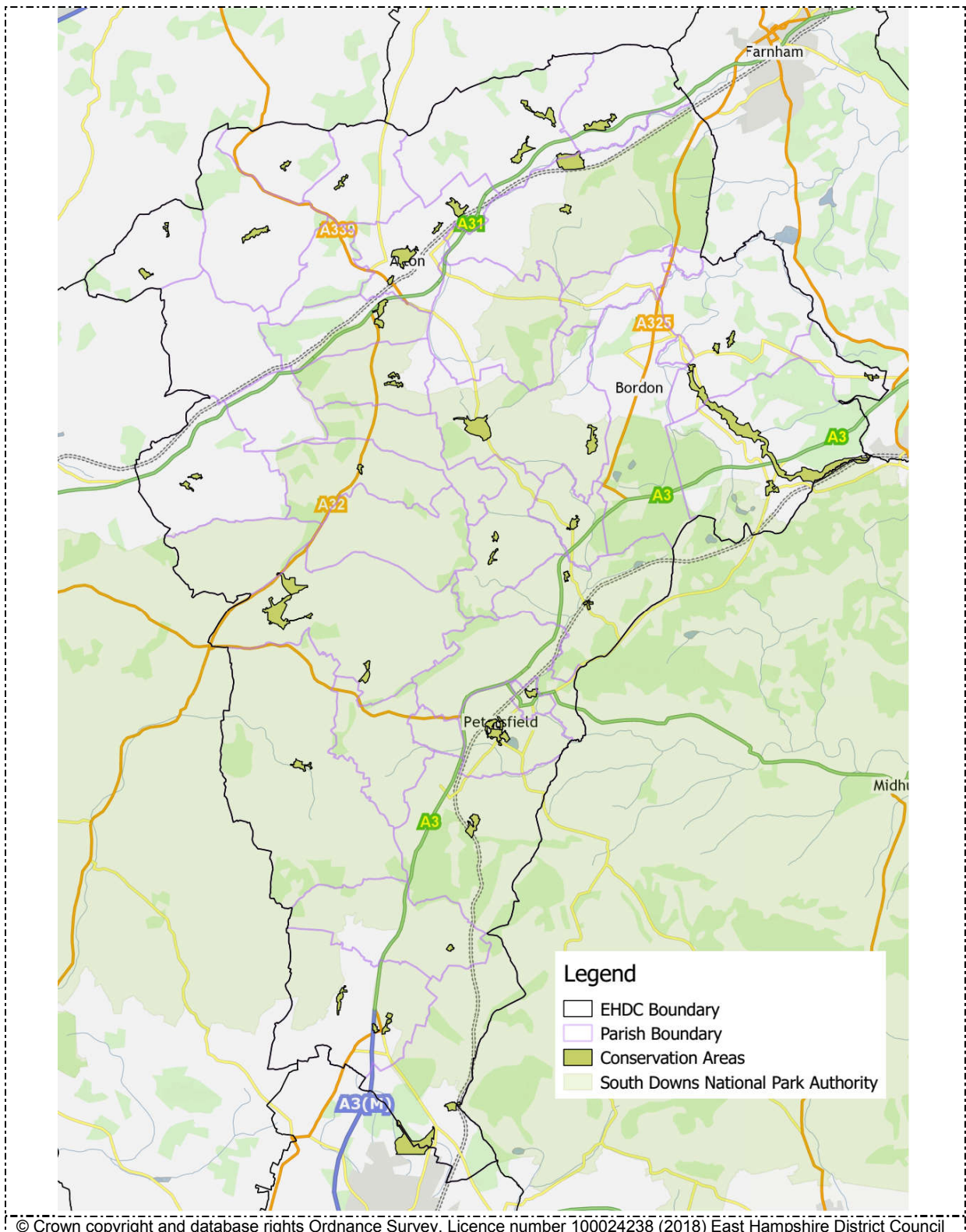
Landscape Character Assessment provide information on non-designated archaeological and landscape assets.<sup>61</sup>

**Figure 28: The distribution of listed assets in East Hampshire**



<sup>61</sup> Please see the Hampshire County Council website for Historic Environment information (<https://maps.hants.gov.uk/historicenvironment/>) and (<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>)

**Figure 29: The distribution of conservation areas in East Hampshire**





**Figure 30: List of conservation areas in East Hampshire, including date of designation and revision (where appropriate)**

<b>Conservation Area</b>	<b>First Designated (Revised)</b>	<b>Planning Authority</b>
Alton (town centre)	1970 (1982)	EHDC
Alton (Anstey)	1995	EHDC
Alton (The Butts)	1976	EHDC
Bentley	1978 (2014)	EHDC
Bentworth	1981	EHDC
Binsted	1982	SDNPA
Blackmoor	1991	SDNPA
Blendworth	2004	SDNPA
Buriton	1968 (1976)	SDNPA
Catherington	2003	EHDC
Chalton	1977	SDNPA
Chawton	1977	SDNPA
East Meon	1968 (1976)	SDNPA
East Tisted	1976	SDNPA
Farringdon (Upper) (2 areas)	1976	SDNPA
Froxfield Green	1982	SDNPA
Froyle (Lower)	1995	EHDC
Froyle (Upper)	1977	EHDC
Grayshott	1991 (2011)	EHDC
Greatham	1994	SDNPA
Hawkley (Lower Green)	1994	SDNPA
Hawkley (Upper Green)	1982	SDNPA
Headley	1997	EHDC
Headley (Arford)	1977	EHDC
Headley Mill	1977	EHDC
Holybourne	1977	EHDC
Horndean	1977 (2007)	EHDC
Isington	2002	EHDC
Lasham	1977	EHDC
Liphook	1977 (1992)	EHDC
Liss	1990	SDNPA
Petersfield	1976 (1982, 1991, 2013)	SDNPA
Privett	2000 (2008)	SDNPA
River Wey	1983	EHDC
Ropley (2 areas)	1976	EHDC
Rowlands Castle	1977	EHDC
Selborne	1970 (1976, 1993)	SDNPA
Sheet	1976	SDNPA
Sir George Staunton Country Park	1994, 2009	EHDC/Havant BC
West Liss	1977	SDNPA
Wield (Lower)	1989	EHDC
Wield (Upper)	1989	EHDC

### 3.7. Housing

3.7.1. The current East Hampshire Joint Core Strategy plans for an additional 592 dwellings per annum across East Hampshire, with new housing development particularly focused on the towns of Alton, Petersfield and Horndean. The Council's Authority Monitoring Report identifies the following delivery of new homes over the period, outside of the South Downs National Park (see Figure 31).

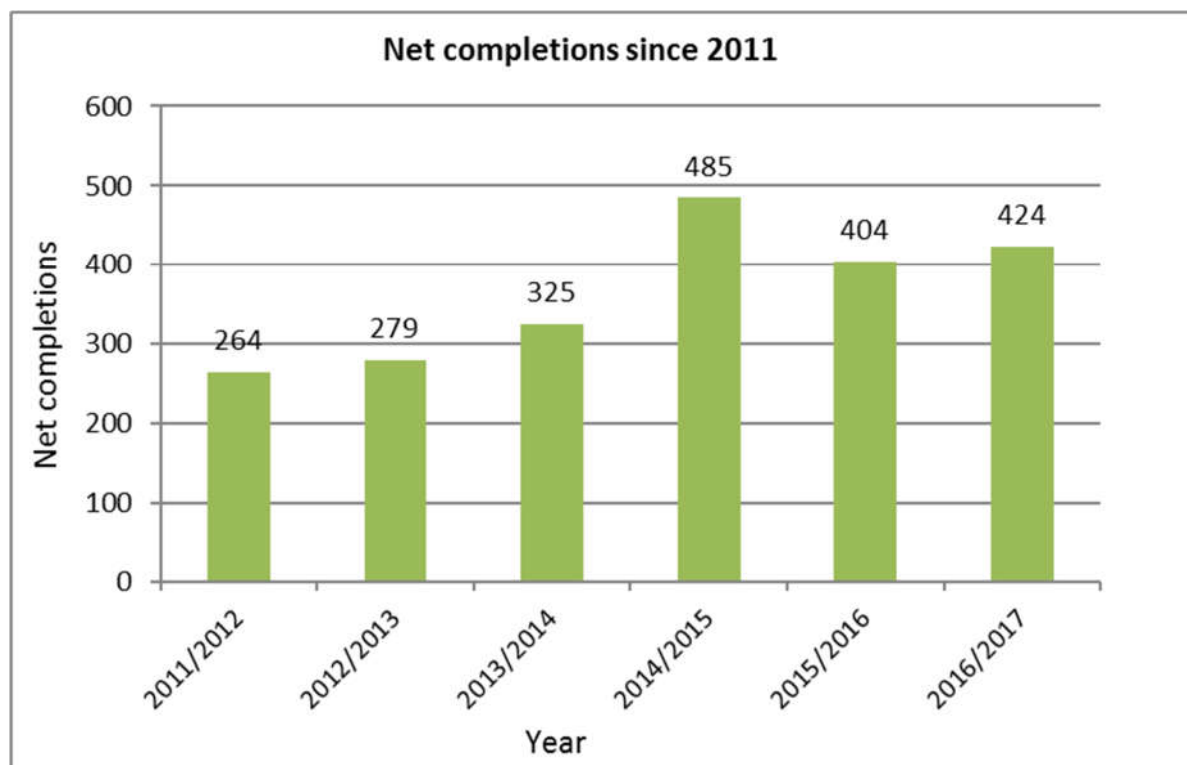
**Figure 31: Annual and cumulative new housing completions in East Hampshire (outside of the South Downs National Park)**

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

Source: East Hampshire Authority Monitoring Report 2017

3.7.2. At the 1 April 2017, East Hampshire District Council was able to demonstrate that enough land was available to provide for planned housing development for the next 7.23 years (source: EHDC, East Hampshire Five Year Land Supply April 2017). This exceeds the national policy requirement to maintain a five-year supply of housing land by the equivalent of 1,317 dwellings. However, the target of 592 dwellings per annum has not been met in recent years, largely because of the lead-in period required to bring forward large sites such as the Whitehill & Bordon Regeneration Area. Figure 32 shows new housing completions in East Hampshire, outside of the National Park.

**Figure 32: Annual completions of new housing in East Hampshire (outside of the South Downs National Park), 2011-2017**



Source: East Hampshire Authority Monitoring Report 2017

3.7.3. In simple terms, the Council’s Joint Core Strategy and its Housing and Employment Allocations Plan identify sufficient land to help meet the housing needs of East Hampshire until 2028<sup>62</sup>. The emerging South Downs Local Plan has identified enough land to meet agreed housing needs for the national park area of East Hampshire, although it does not appear to address the district’s housing requirements beyond 2028. Sufficient land has been identified in the National Park to fulfil the East Hampshire Joint Core Strategy, but a recent draft estimate of housing need for East Hampshire has suggested that 608 dwellings per annum will be required for the period beyond 2028 (see footnote 60). Additional land for new housing is therefore likely to be required beyond 2028, to meet the district’s housing needs. The related issues – the need for new housing and the available supply of land for housing – will be considered in detail through the plan-making process for the East Hampshire Local Plan

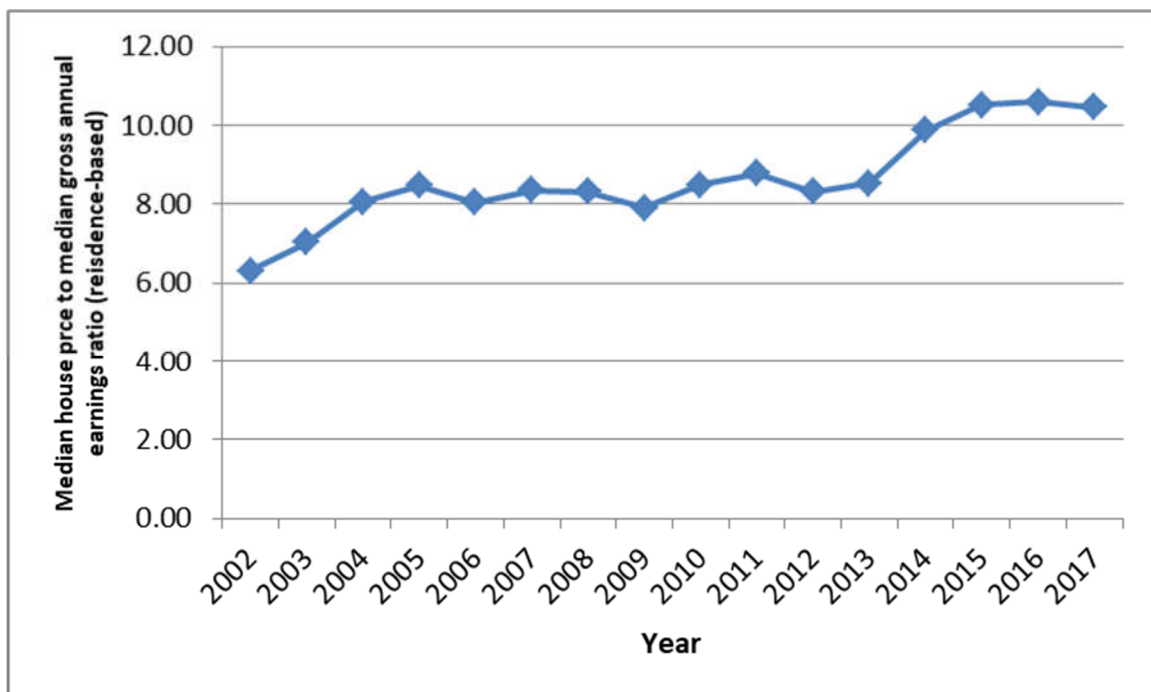
<sup>62</sup> The latest estimate of housing need for East Hampshire is that provided by the Government’s Standard Method for housing need. Applying this method, the Council’s HEDNA has estimated a need of 608 dwellings per annum across East Hampshire (including the South Downs National Park area); for the period 2017/18-2027/28, this equates to a need for 6,688 new homes. The Council’s Strategic Housing Market Assessment (2013) identifies a need of between 520 and 610 dwellings per annum, which equates to a need of between 5,200 and 6,100 new homes (2017/18-2027/28). In terms of housing supply, the East Hampshire 5 Year Housing Land Supply document estimates a total supply (large sites + small sites + 11 year’s annual average of windfall sites) capable of delivering c.7,421 new homes by 2028. Although this simple comparison of demand and supply does not consider any backlog of need apparent from Figure 32 (-1,371 new homes relative to 592 dwellings per annum); it does not take into account additional housing supply in the South Downs, such as on housing land allocations in the Petersfield Neighbourhood Plan.

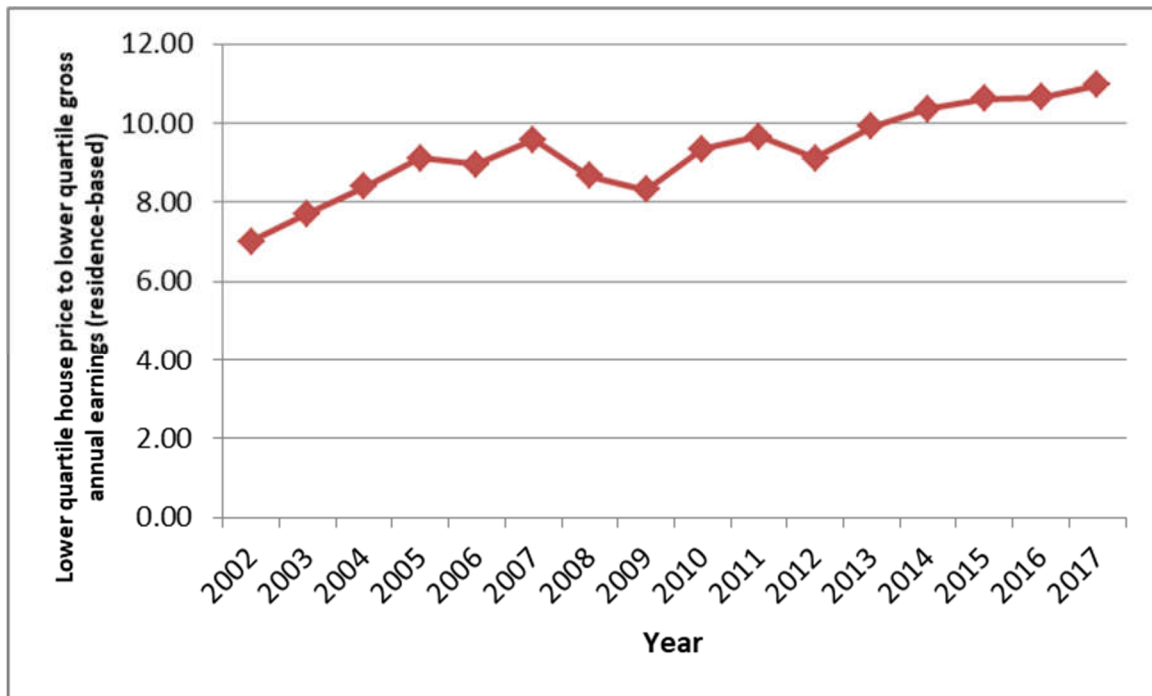
2017-2036. The Council's HEDNA suggests that a total of **10,456 new homes** will be required in the parts of East Hampshire outside of the South Downs National Park in the period 2017-2036 (i.e. after taking account of the proposed delivery of new housing through the South Downs National Park Local Plan and Neighbourhood Plans in the National Park).

3.7.4. In terms of the supply of new housing, it is notable that far more new homes than were originally anticipated have been granted planning permission in the parishes of Four Marks and Medstead. The Joint Core Strategy made provision for the development of a minimum of 175 new homes in Four Marks and Medstead (2011-2028), whereas the 2017 Authority Monitoring Report shows that a total of 294 new homes have already been developed in this area, over the period 2011-2017. The need to plan new development with new infrastructure will likely be a key issue for the new Local Plan, for purposes of ensuring the development of sustainable communities.

3.7.5. An important requirement for new housing development has been the provision of affordable housing. Figure 33 demonstrates how housing in the district has become increasingly unaffordable over time (since 2002) at both the lower and median house values in the district. This upward trend is a result of an increasing divergence between the rate of house price growth and the rate of wage growth. This is a key issue for supporting the creation of sustainable communities through new development. There is likely to be a continuing need to provide new affordable housing to reduce the effects of market exclusion.

**Figure 33: Long-term trends in affordability ratios (median and lower quartile house prices to earnings) for housing in East Hampshire (continued on the following page)**

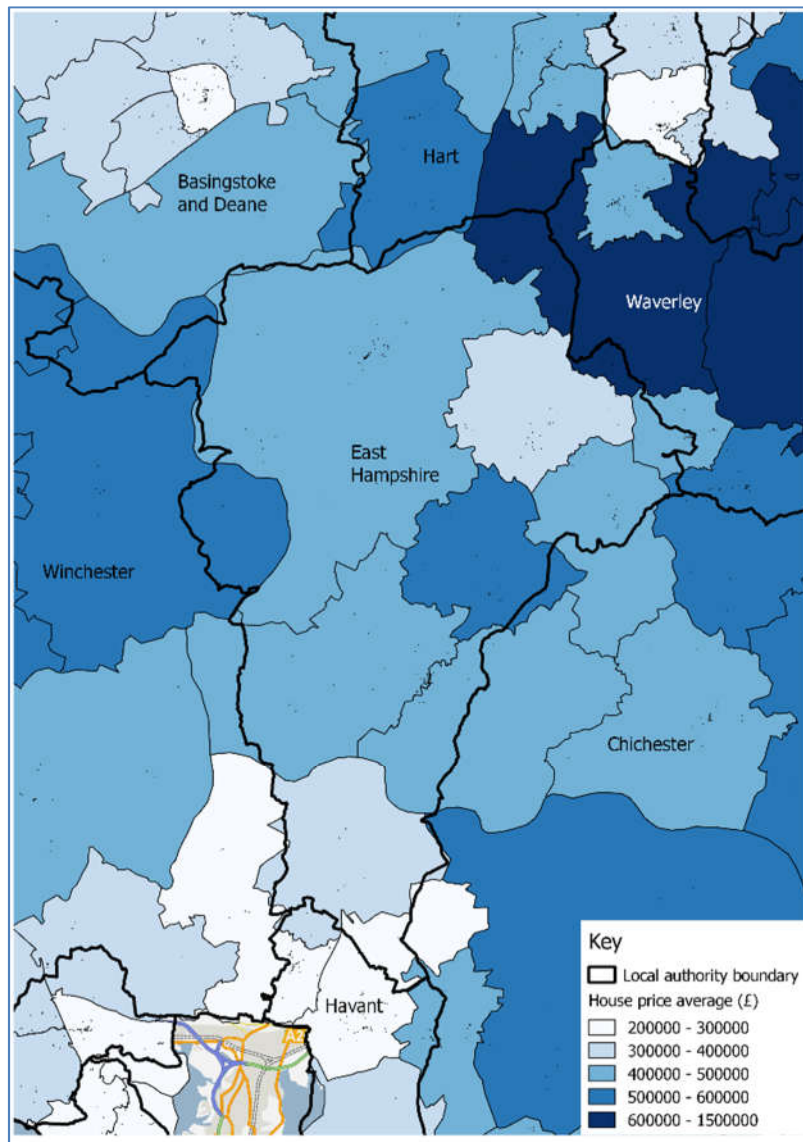




Source: Ratio of house price to workplace-based earnings (lower quartile and median), 2017, ONS

3.7.6. The cost of housing does however vary across East Hampshire, with average house prices being lower in places such as Horndean and Whitehill & Bordon than in other areas. This is shown in Figure 34 which shows the difference in average house prices by postcode area. Please note that this analysis can mask some highly localised variations: Rowlands Castle falls within the same broad 'PO9' postcode but has far higher average house prices than other areas within this post code, such as urban areas of Havant (£486,032 vs £185,752-£299,947; source: Land Registry 2017).

**Figure 34: Average house prices by postcode in East Hampshire and adjoining areas in 2017**



Source: Land Registry 2017

3.7.7. The Council's Strategic Housing Market Assessment (2013) noted that compared to household earnings, 7 out of every 10 households would be unable to afford to buy a home in East Hampshire, whilst 4 out of every 10 would be unable to afford to privately rent a home in the district. The SHMA estimated the net annual affordable housing need to be between 219 and 275 dwellings per annum<sup>63</sup>. On this basis, Policy CP13 of the JCS seeks the provision of 40% affordable housing on all market-led housing sites (the requirement is 35% for sites associated with the regeneration of Whitehill & Bordon). On smaller sites, a financial contribution to the provision of affordable housing is frequently acceptable. Figure 35 shows the performance of this policy since the JCS was adopted (2014).

<sup>63</sup> See Table 23 of the East Hampshire SHMA and Local Housing Requirements Study 2013



**Figure 35: Affordable and market housing breakdown of new housing completions in East Hampshire (outside of the South Downs National Park)**

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

Source: East Hampshire Authority Monitoring Report 2017

- 3.7.8. Clearly the provision of affordable housing has been below the JCS policy requirement and is less than the estimated annual requirement. Although this is concerning, three years of data is insufficient to establish a reliable trend and the delivery of new housing in East Hampshire is projected to increase over the next few years. East Hampshire District Council will continue to monitor the delivery of new affordable housing through its Authority Monitoring Report. At this early stage, it appears that the ability to deliver significant amounts of new affordable housing will be an important consideration for future development proposals.

### 3.8. Landscape, Townscape and Resources

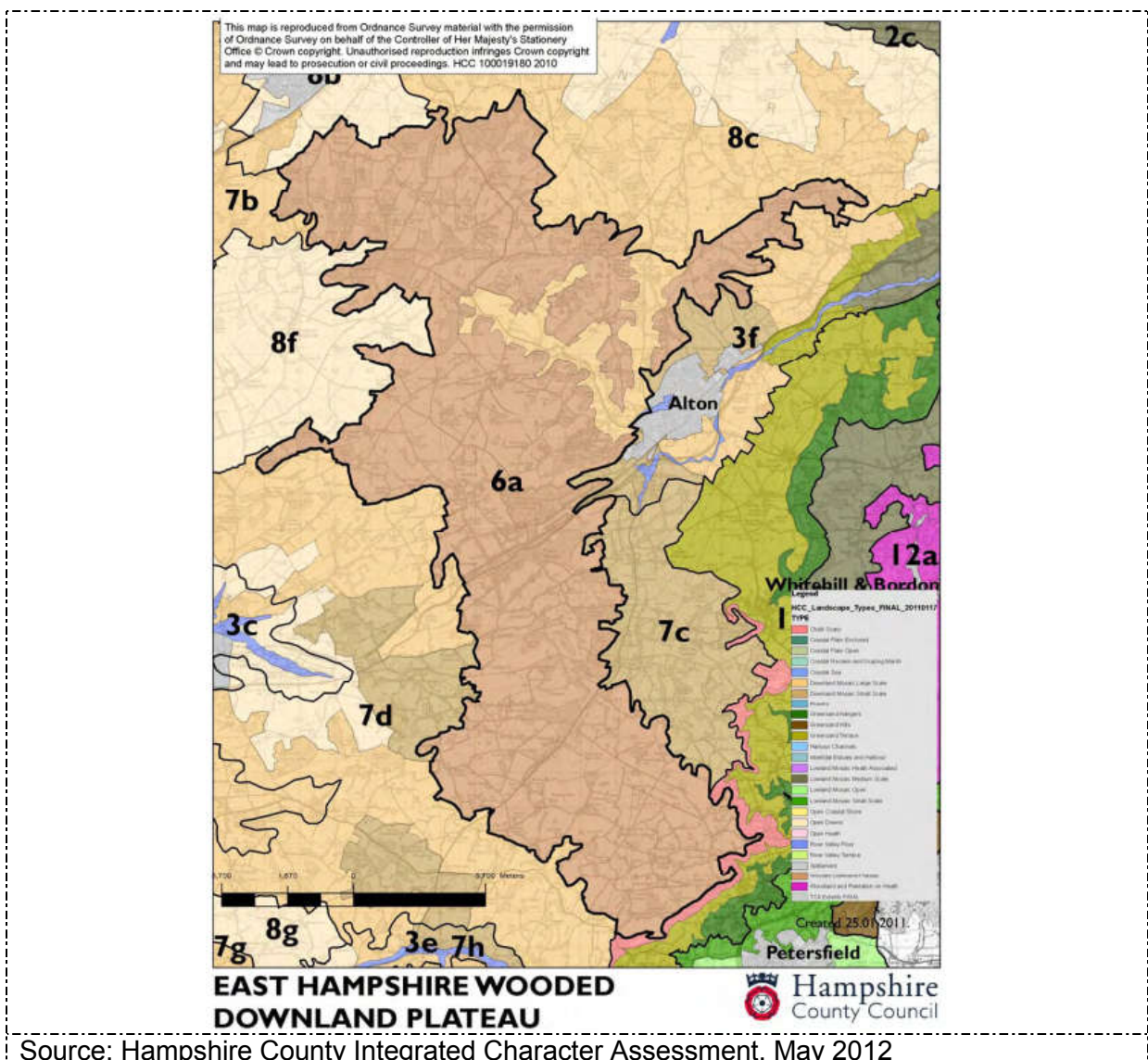
- 3.8.1. East Hampshire is considered to have a uniquely complex geology and is influenced by two climatic zones, so resulting in a varied landscape. The districts landscape is characterised by two distinct geological formations: the chalk uplands and the Wealden lowlands. The landscape is diverse and particularly rural, with approximately 39.7% being arable land, 24.9% grassland, 21.5% woodland, 1.3% heathland, 0.16% wetland and open water, with the remaining 12.4% being urban land.
- 3.8.2. A significant proportion of the land in the district is classed as best quality (grade 1-3) agricultural land (source: Agricultural Land Classification map London and the South East Region (ALC007), 2010, Natural England). The best land tends to be found in the west and north of the district, with grade 2 (very good quality) agricultural land in the east and southeast environs of Alton. There are some large areas of non-agricultural land in the eastern areas of the district, particularly associated with Whitehill & Bordon. These areas coincide with the presence of important nature conservation designations. They are often areas of heathland with free-draining sandy soils, which contribute to acidic growing conditions and consequently a distinctive natural landscape.
- 3.8.3. Approximately 57 % of the district lies within the South Downs National Park, which has been designated to reflect the exceptional national quality of the natural and cultural landscape of this area. As a whole, the National Park is regarded as having a rich and complex landscape character, featuring significant local variation and contrast. The East Hampshire area of the South Downs includes a variety of landscapes from greensand terrace in areas close to Selborne and Kingsley, downland mosaic and woodland to the south of the Butser Hill; to chalk valley systems in the Meon Valley. Petersfield is a historic market town and the largest settlement in the South Downs.



coincided with the relocation of military activities from the Bordon Garrison. New development aims to encourage lifestyles which respect the environment whilst improving the image and competitiveness of the town.

- 3.8.6. The Lowland Mosaic area includes the Wealden Heath Special Protection Area (SPA), which provides lowland heathland and associated habitats and species. There are many small watercourses, as well as the Rivers Wey and Rother that are integral to the landscape. A great deal of this landscape is characterised by large, irregular-shaped fields with mixed uses. There are areas of dense woodland and smaller parkland. The A3 and mainline railway line form a transport corridor that bisects the rolling countryside of this character area.

**Figure 37: Wooded Downland Plateau Character Area in East Hampshire**

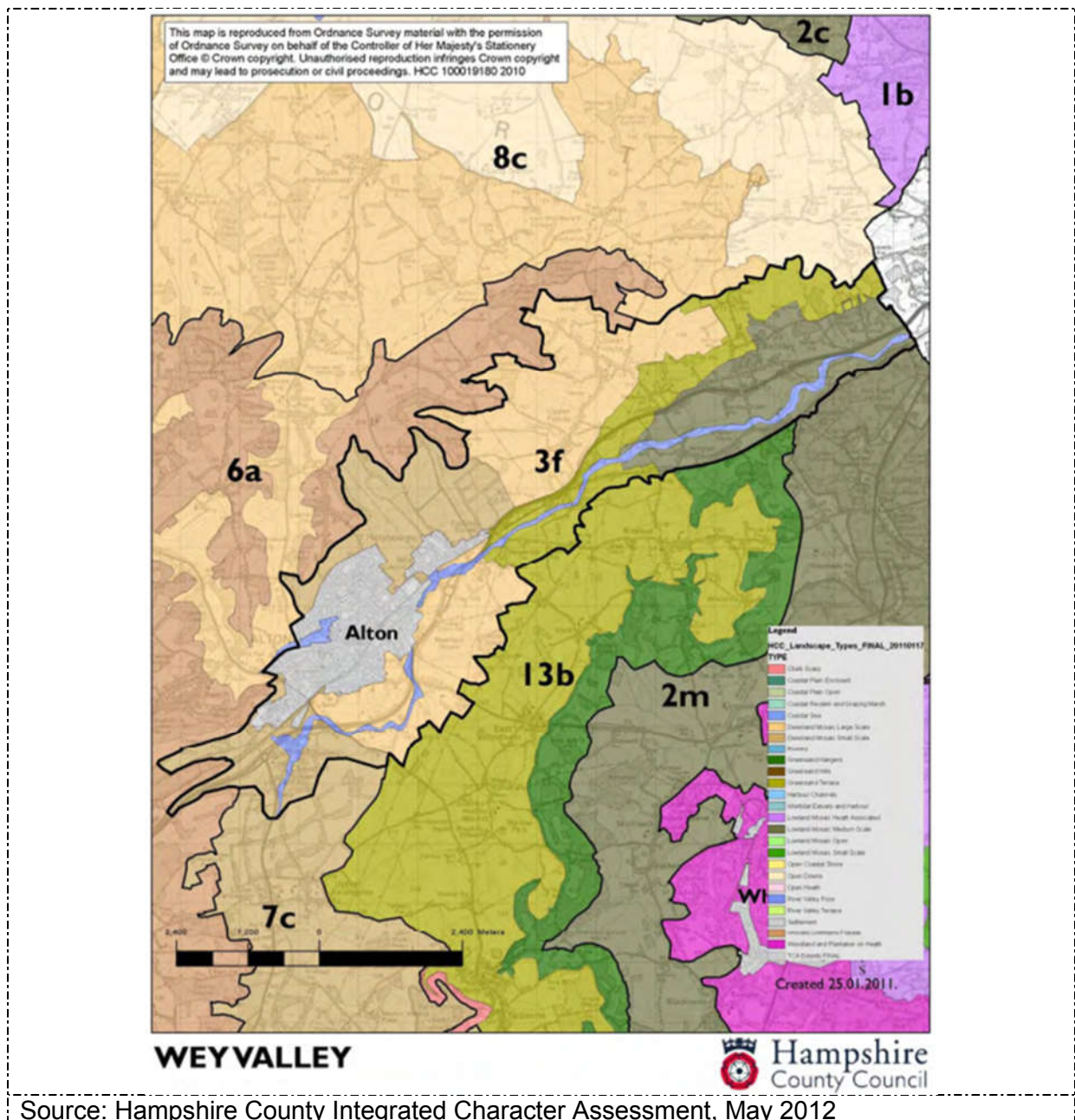


- 3.8.7. The northwest part of the district is shown in Figure 37 as wooded downland plateau, located at the eastern edge of the Hampshire Downs. Much of this area is used for the grazing of cattle, with large and small pockets of woodland and dry chalk valleys. There is more grazing and permanent grassland in this



landscape compared with the rest of the Downs. Threats include changes to historic field enclosures and the uncertainty of funding for woodland management (e.g. coppicing).

**Figure 38: Wey Valley Character Area in East Hampshire**

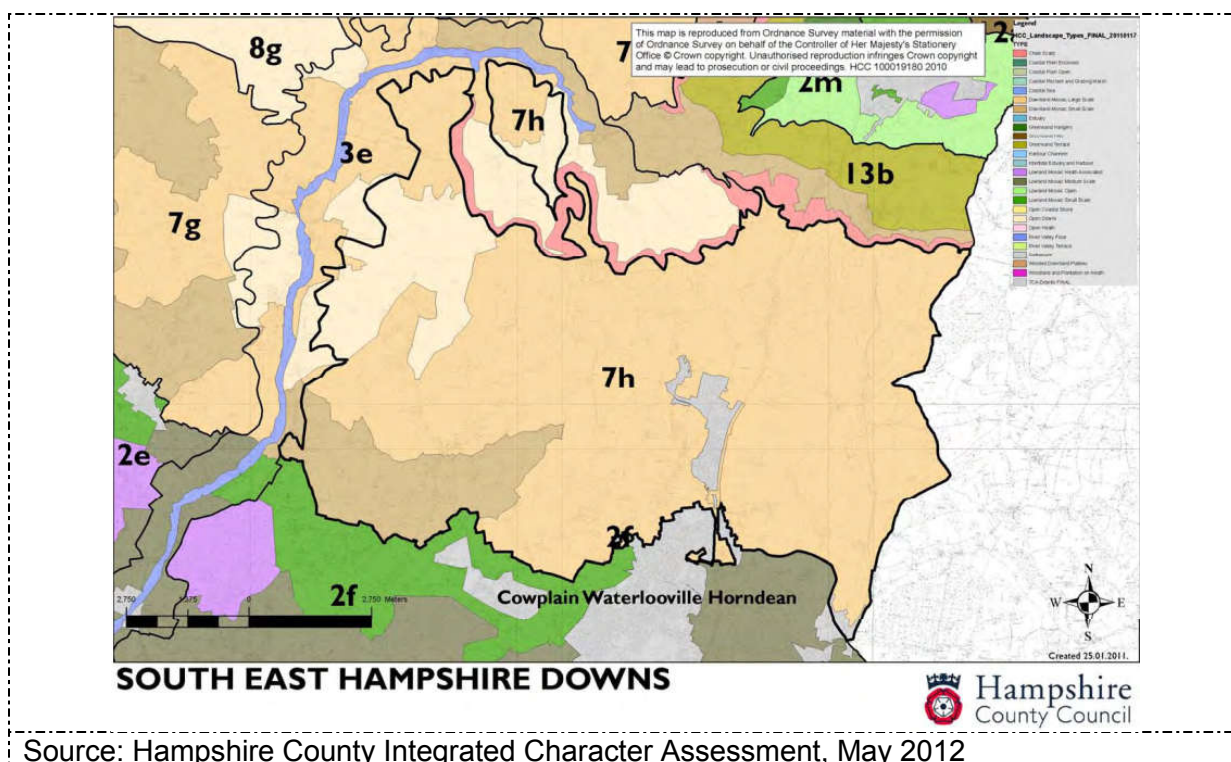


Source: Hampshire County Integrated Character Assessment, May 2012

3.8.8. The Wey Valley has been the defining influence on the growth of Alton. The town has developed as a long, narrow settlement, closely associated with Holybourne in the east. These settlements are situated along a route between Winchester and London, which was important in Saxon and medieval times. Alton is a historic planned market town, with a high-quality public realm at the historic core, a large but occasionally fragmented industrial area in the south-east of the town, and Victoria and Edwardian suburbs along the valley, with post-war and 1970s residential development to the west and north. The town is largely hidden from view from the A31 by topography.

- 3.8.9. The Wey Valley character area covers the north east of the district, extending eastwards from Alton towards Bentley and enclosed by the topography of the watershed. The valley is broad with smooth undulating valley sides and has historically been an important transport route, forming part of the Pilgrim's Way, connecting Winchester with the North Downs. The landscape is a mixture of permanent pasture, wet woodland, water meadows and the river. Settlements are commonly located on the north side of the valley. Threats include a lack of management of riverside and water meadow trees, and the tendency towards draining the water meadows to improve grassland for agricultural purposes. The potential for alterations to the historic form and character of settlements, through unsympathetic development, is also highlighted.
- 3.8.10. The southern parishes of Clanfield, Horndean and Rowlands Castle form part of the Eastern Solent Character Area and the South East Hampshire Downs Character Area, although only the latter provides relevant information on local landscape character. The South East Hampshire Downs area (Figure 39) includes the South Downs ridge in the north and follows the join between chalk and lowland clay areas of southern Hampshire. This area is characterised as a large-scale landscape of ridges and sweeping, smooth undulations, arable farmland and significant areas of woodland. There are varied degrees of visual enclosure, including dramatic panoramic views. The A3M is identified as a localised negative influence on the rural and urban fringe characteristics.

**Figure 39: South East Hampshire Character Area**



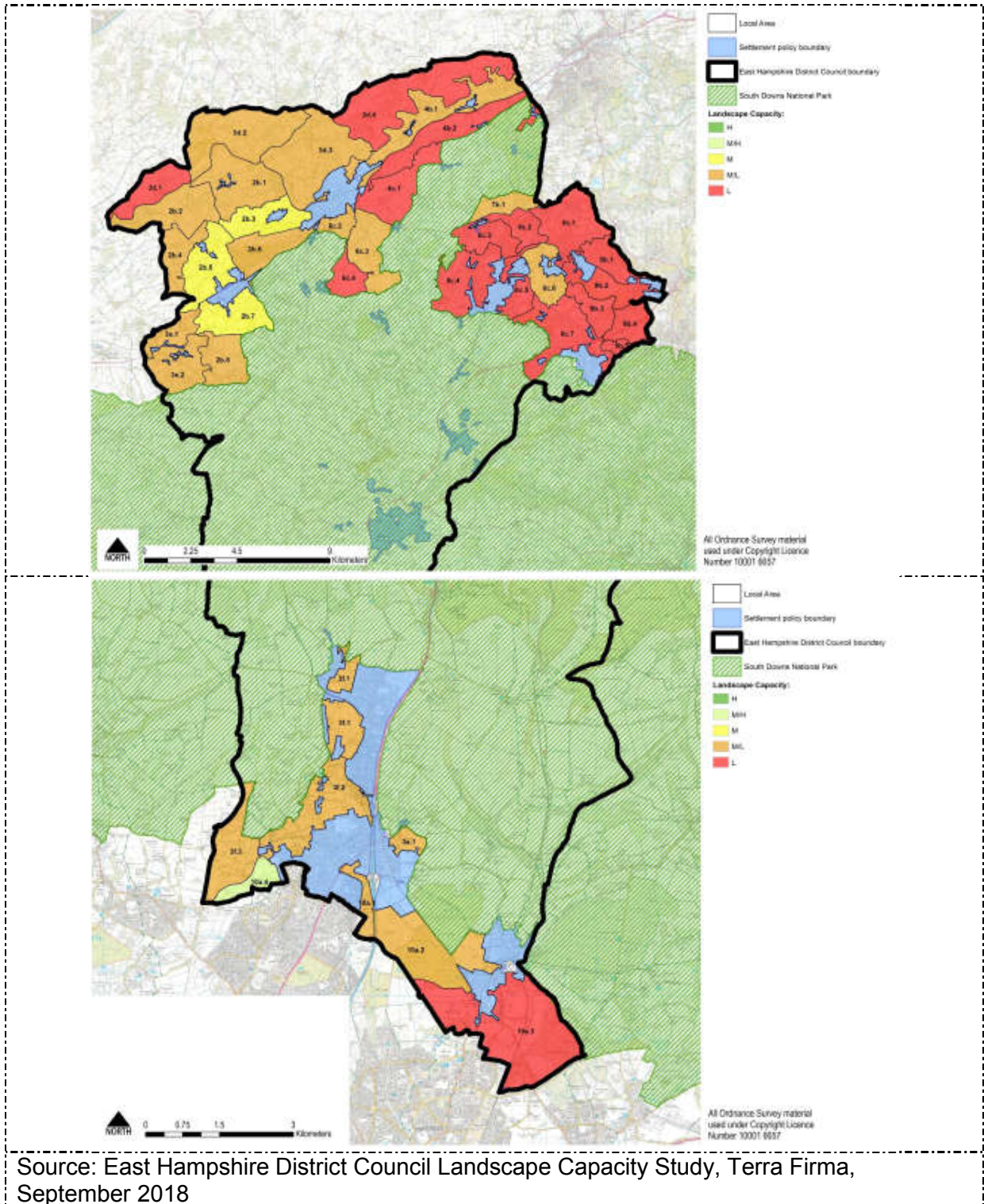
Source: Hampshire County Integrated Character Assessment, May 2012

- 3.8.11. The Council has commissioned a landscape capacity study to inform its emerging local plan, which has been undertaken by Terra Firma. Figure 40 shows the indicative capacity of areas within East Hampshire (outside of the National Park) to accommodate new built development; although it should be



stressed that due to the high-level nature of the study, which does not look at sites but larger areas, the results do not imply that particular sites within an area would be suitable or unsuitable for significant new development in landscape terms. Nonetheless, these maps serve to highlight the potential for landscape constraints. (Red = low landscape capacity; amber = medium or medium/low; green = medium/high or high landscape capacity).

**Figure 40: Landscape Capacity of Areas Within East Hampshire (outside of the SDNP)**

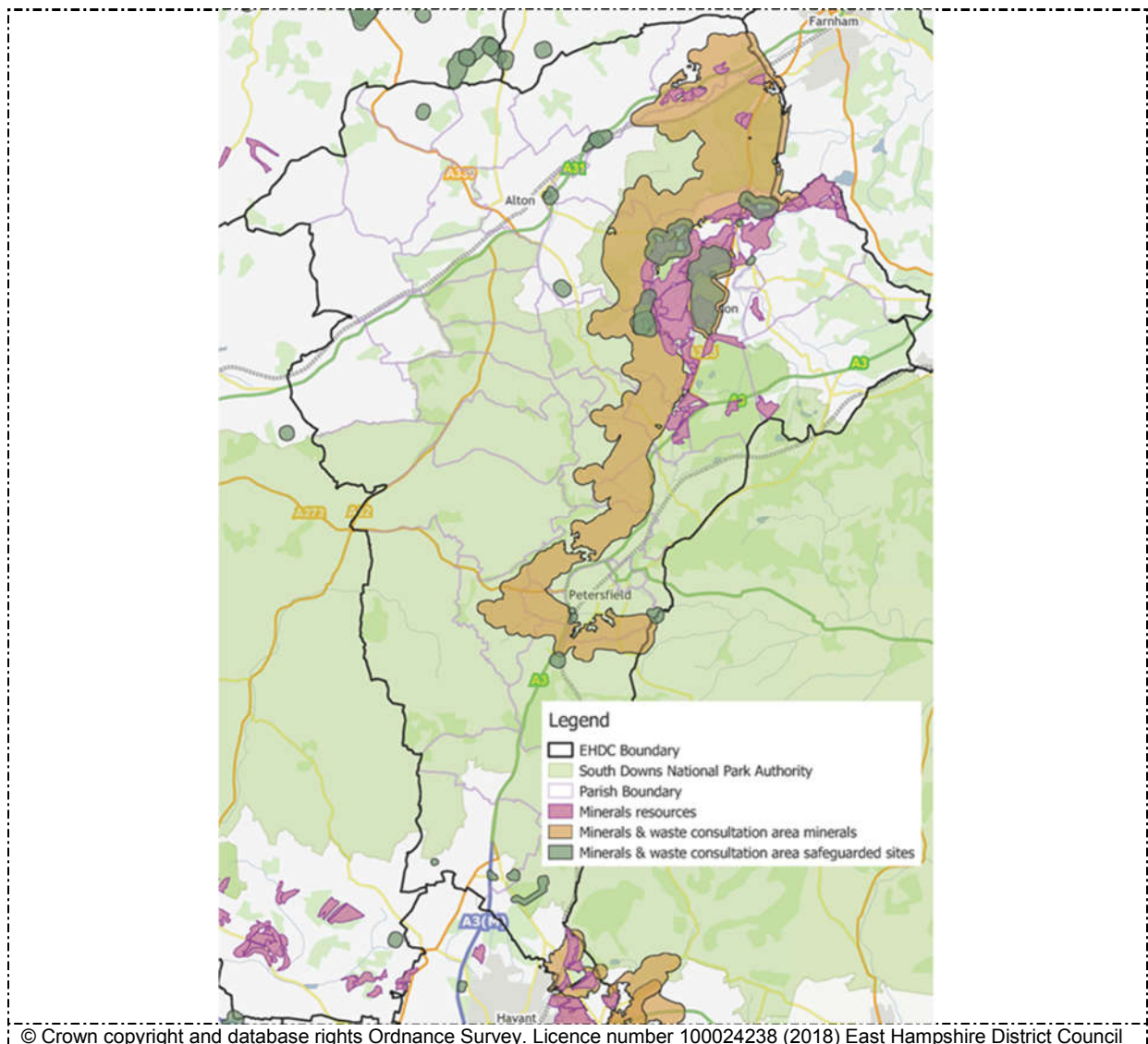


Source: East Hampshire District Council Landscape Capacity Study, Terra Firma, September 2018



- 3.8.12. In terms of the district's mineral resources, the Hampshire Minerals & Waste Plan (October 2013) suggests that Kingsley Quarry provided a landbank of seven years of silica sand at the time of the plan's adoption. This quarry was noted as forming a major part of the supply of silica sand for Hampshire in Policy 20 of the Minerals & Waste Plan. Recent monitoring has suggested that the landbank for silica sand across Hampshire has fallen below 10 years, for two years in succession (source: Minerals and Waste in Hampshire Monitoring Report 2016, Hampshire County Council). There is, however, some uncertainty on the size of the landbank, due to reasons of commercial sensitivity.
- 3.8.13. Figure 41 illustrates the extent of minerals safeguarding areas and consultation areas in East Hampshire. The areas around Whitehill & Bordon and extending into the National Park may contain suitable reserves of soft sand and silica sand (further investigation of mineral assets would be required to confirm the quality and thus the suitability for extraction).

**Figure 41: Minerals & Waste Safeguarding Areas/Consultation Areas within East Hampshire**



- 3.8.14. There are household waste recycling centres located in Alton, Whitehill & Bordon and Petersfield. There is a material recovery facility (a specialised facility for separating and preparing recyclable materials), which is also a waste transfer station, near Alton. East Hampshire's Essential Services Survey (November 2016) shows that 97% of residents surveyed (1,829 persons) think that recycling is important, with only 3% rating recycling as 'not very important' or 'not very important at all'. The availability of recycling banks was not identified as a significant inhibiting factor for recycling; but instead a lack of knowledge of what can be recycled, and perceived restrictions on the range of materials being collected (source: East Hampshire Essential Services Survey, November 2016).

### 3.9. Water and flood risk

- 3.9.1. East Hampshire's Strategic Flood Risk Assessment (2008) identifies two main rivers outside of the South Downs National Park – the Slea and Wey – as well as a number of smaller streams. Figure 44 (on page 84) shows all of these water courses, together with the associated (fluvial) flood risk zones 2 and 3, as defined by the Environment Agency. The following bullet points offer a summary of relevant information from the two River Basin Management Plans (RBMPs), the Thames RBMP and the South East RBMP, which apply to East Hampshire:

- An indication of water quality of watercourses in the southern part of the district is provided by the South East RBMP. The rivers have a moderate or poor ecological status due to pollution, high phosphate levels and modified rivers which can act as barriers to fish migration.
- The South East RBMP highlights issues with diffuse pollution, pollution to groundwater from landfill sites close to protected habitats, and heavily modified river channels reducing fish passage.
- In the Wey Catchment, the Thames RBMP's priority issues include tackling diffuse pollution issues from rural areas and allowing natural fish movements and migration, whilst tackling non-native species.
- Groundwater that is stored in the district's extensive chalk and lower greensand aquifers is the source of springs and clean drinking water for East Hampshire residents. Groundwater bodies in East Hampshire do not always achieve good status under the Water Framework Directive because of abstraction pressures and nitrate pollution.

- 3.9.2. The previous EHDC SFRA published in 2008 was undertaken and is now out of date. Significant changes to legislation and guidance relating to both flood risk and planning have been implemented since the existing SFRA was undertaken. This is supplemented by improved evidence for flood risk including mapping, modelling and climate change guidance. The following bullet points offer a summary of the updated SFRA:

- The updated 2018 SFRA now includes Hydraulic modelling studies for the main rivers in the district. The study suggests that climate change will not markedly increase the extent of river flooding within most areas

of the Planning Authority Area. However, it is important to note that the areas that are currently at risk of flooding may be susceptible to more frequent, severe flooding in future years.

- East Hampshire is working with neighbouring authorities. The catchment of the River Wey and the River Lavant extends out of the Planning Authority Area.
- It is important to note that floodplains within the district are not static, and will continue to change, due to changes to the landform and drainage across the catchment of the districts rivers (also due to any changes in typical rainfall associated with climate change).
- Groundwater flooding, which a significant risk in the Planning Authority Area, can often cause or exacerbate surface water flooding. Rising levels of groundwater can often lead to reduced infiltration during times of flooding as well as overwhelming road drainage that would otherwise accommodate surface water flows. A combination of surface water and groundwater has the potential to cause extensive flooding within an area.

3.9.3. A large proportion of East Hampshire District Council's planning area is above a principal aquifer, with a significant amount of land located within a Groundwater Source Protection Zone. The district is highly dependent on groundwater resources for drinking water supplies, for baseflow to its rivers and to support local habitats. To the south of the district lie the Bedhampton and Havant springs, which supply water to over 200,000 people. These springs are reported to be the largest group of springs used in this way in Europe and are protected by a number of 'Source Protection Zones' (SPZs) in order to minimise any harm occurring to the groundwater. SPZs are identified depending on how the groundwater behaves in that area, and indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants.

3.9.4. Groundwater Source Protection Zones<sup>64</sup> are separated into five categories: SPZ1, 1C, 2, 2C and 3. They can be seen in Figure 42 and are set out below:

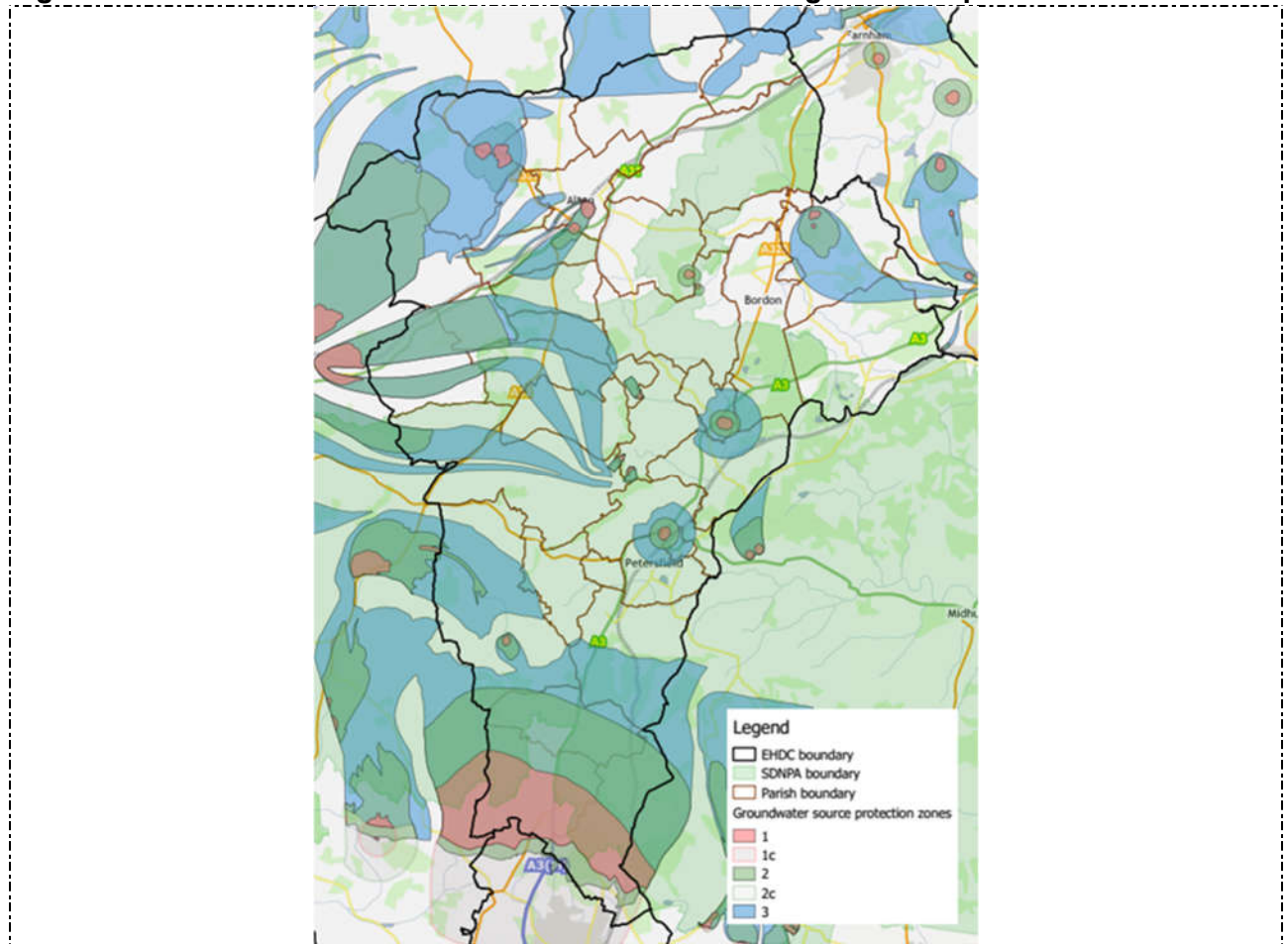
- SPZ1: Zone 1 is defined to reflect a 50-day travel time from any point below the water table to the groundwater source. It represents areas where groundwater, including drinking water supply, is at its greatest risk from potentially polluting activities.
- SPZ1C: Zone 1C represents areas where the Environment Agency may seek to limit or control 'subsurface activities' in relation to the 50-day travel time standard.
- SPZ2: Zone 2 is defined by a 400-day travel time from a point below the water table.

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<sup>64</sup> Environment Agency, Groundwater Source Protection Zones - <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

- SPZ2C: Zone 2C represents areas where the Environment Agency may seek to limit or control 'subsurface activities' in relation to the 50-day travel time.
- SPZ3: Zone 3 represents the total catchment of the groundwater source. It is defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.

**Figure 42. Groundwater Source Protection Zones Affecting East Hampshire**

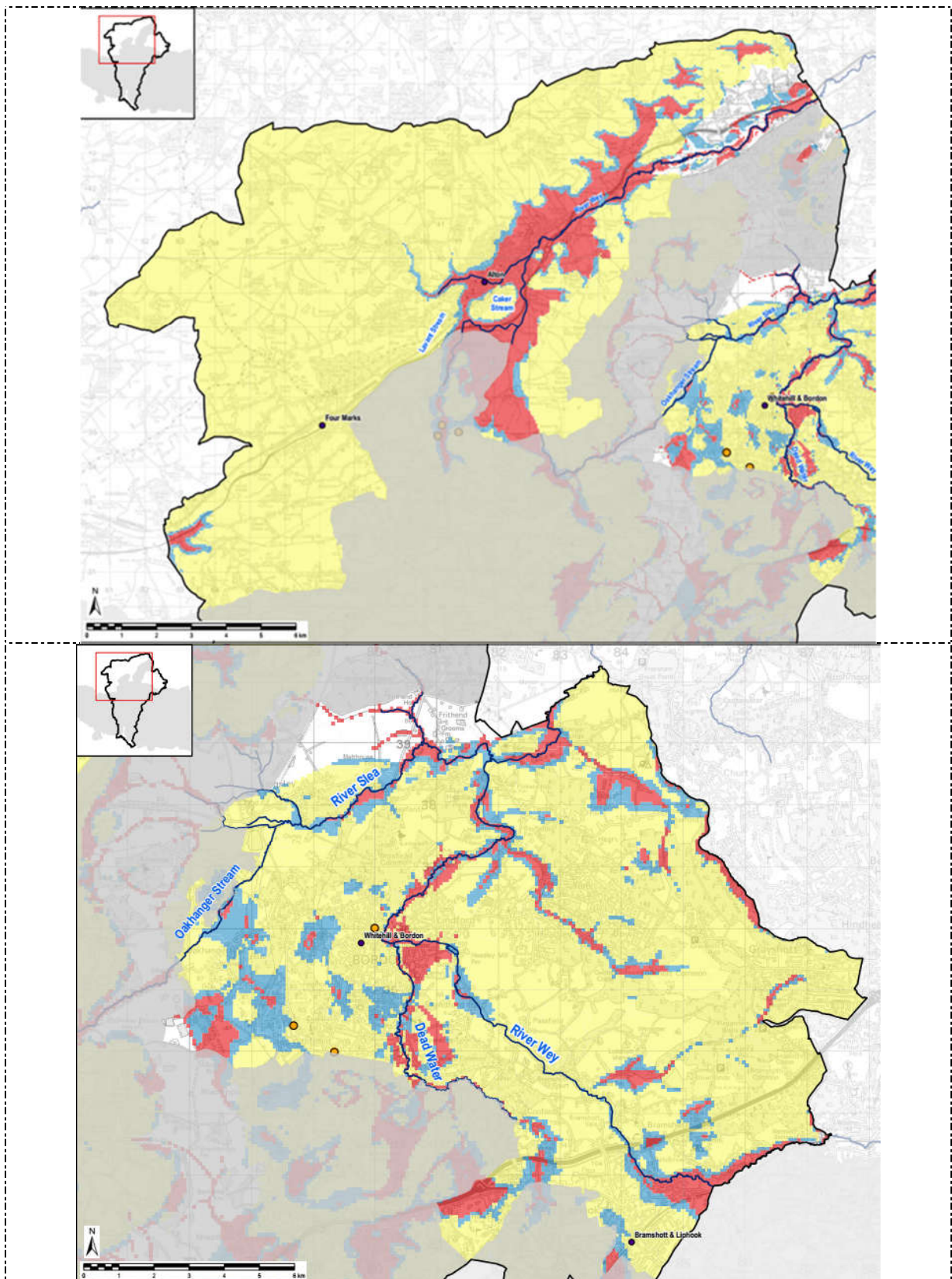


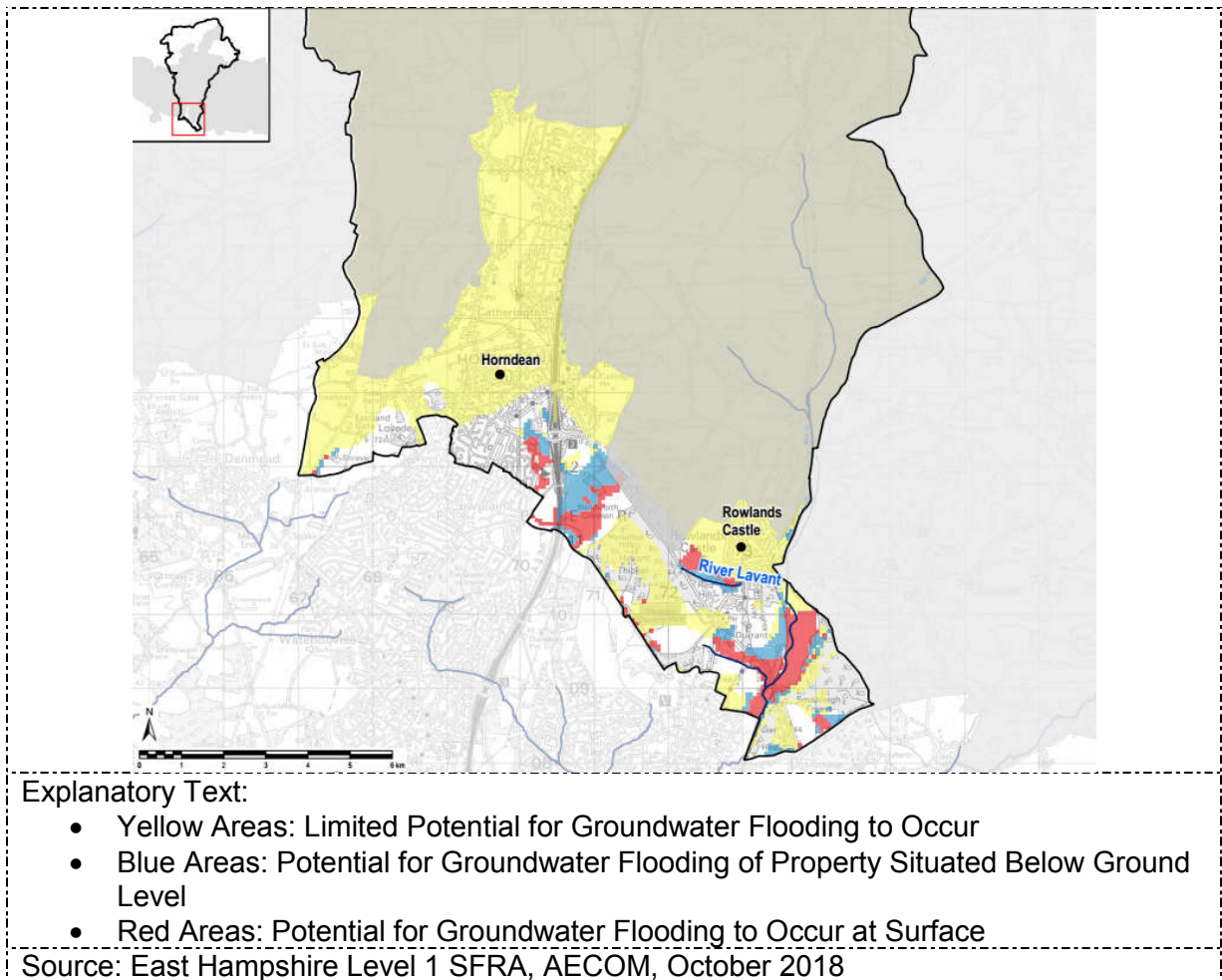
Source: Environment Agency, 2018

3.9.5. East Hampshire District Council has updated its Strategic Flood Risk Assessment (SFRA) to support the emerging Local Plan. The new document will be published as part of the evidence base supporting the draft Local Plan at Regulation 18 stage. Some existing information in relation to flood risk has been included in this scoping report (see below); but it is relevant to highlight the emerging evidence from the 2018 SFRA in relation to groundwater flooding. This poses a particularly significant risk in East Hampshire due to the extensive chalk and other permeable bedrock geology in the district. Groundwater flooding can happen many months after extreme rainfall events and can endure for periods of months. Its occurrence is very difficult to predict, but it can be a very disruptive form of flooding.



**Figure 43: Groundwater Flood Risk in East Hampshire District Council's Planning Area (North, Northeast and Southern Parts) (continued on the following page)**





3.9.6. An Integrated Water Management Study (IWMS) has recently been produced by the Partnership for Urban South Hampshire (PUSH) to assess any implications from planned growth in the Solent sub-region for the water resource and water quality environment. The IWMS has highlighted (amongst other things) the need for physical upgrades to seven wastewater treatment works, to cope with current and future increases in volumes of sewage; physical upgrades to six sewer networks to cope with future requirements; and the potential need for the phasing of development in relation to some waste water treatment works.

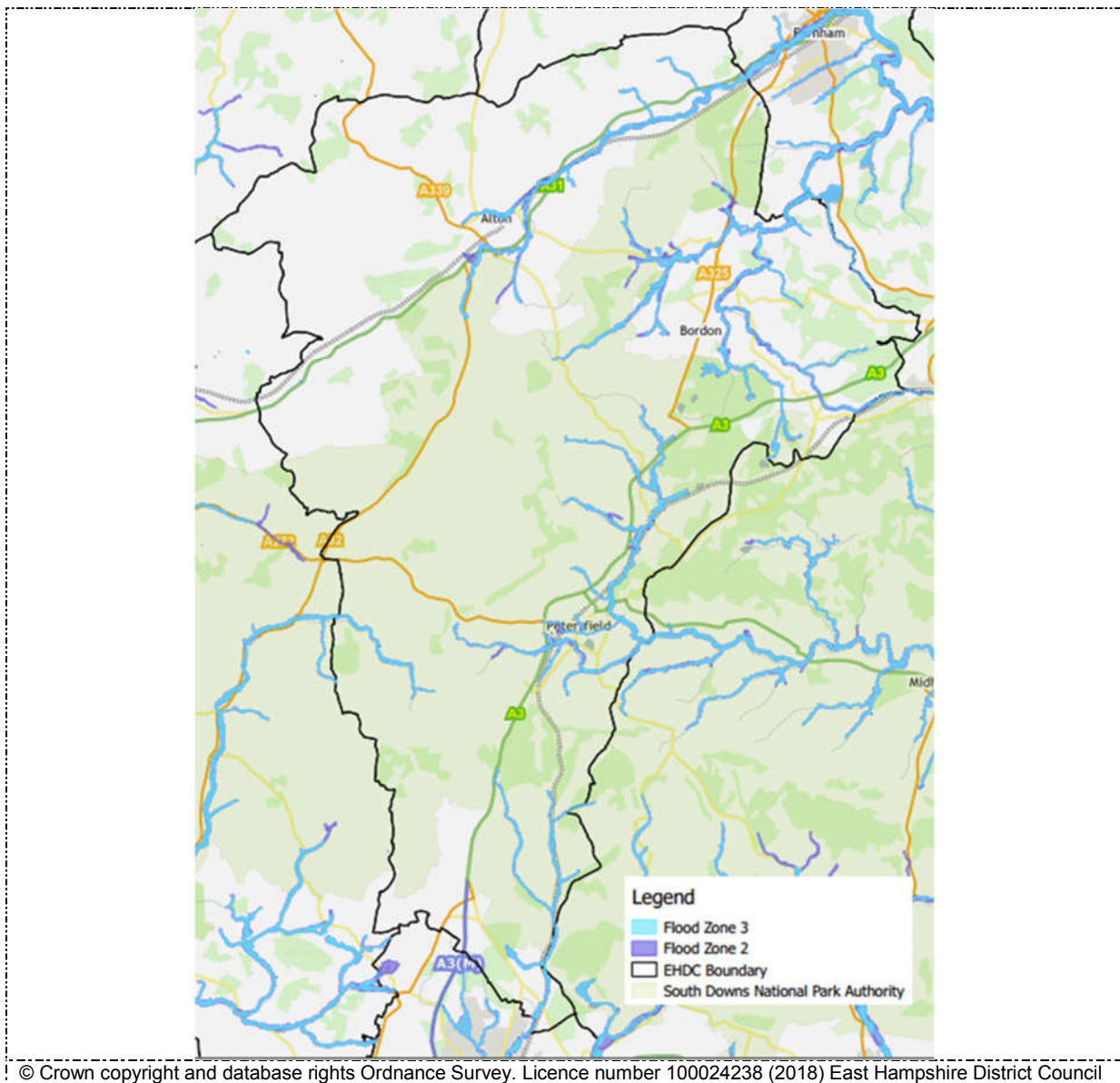
3.9.7. For East Hampshire, the IWMS notes that new development in the southern parishes (Clanfield, Horndean and Rowlands Castle) are predicted to drain to the Budds Farm Havant waste water treatment works. The water quality assessments indicated that there are no significant constraints to prevent future housing growth in East Hampshire District Council's area. Capacity upgrades at the waste water treatment works may be required by 2036 and there is a risk of increased sewer network overflows, so improvements might be required. The catchment has nitrate problems and catchment level nitrate measures are required now. To address the uncertainty relating to catchment measures, it is recommended that Local Plans acknowledge the gaps in the evidence base and recognise it will be necessary to respond to emerging evidence to



determine whether housing development towards 2036 would require mitigation.

- 3.9.8. With regard to water supply, Portsmouth Water supply homes and businesses in the southern part of East Hampshire. They have indicated that there will be a surplus of water available, taking account of estimated requirements to 2040 (accounting for the growth of up to 68,000 homes; source: PUSH IWMS, May 2018). There are however plans to bring forward a proposed new reservoir at Havant Thicket, which will enable Portsmouth Water to assist supply deficits that are estimated to affect other water supply areas (e.g. in many other areas of southern Hampshire, where water is supplied by Southern Water).
- 3.9.9. South East Water supply the northern parts of East Hampshire. Due to operating in an area of serious water stress, where demand is a high proportion of the current effective rainfall, the situation regarding water supply is quite different to the southern part of East Hampshire. South East Water's draft 2019 Water Resource Management Plan (WRMP) addresses the period from 2020 to 2080 and its best estimates suggest that there would be deficits in the baseline water supply-demand balance, which would become apparent by 2044/45 (source: Figure 41, South East Water draft WRMP).
- 3.9.10. South East Water identifies various options for dealing with the estimated deficit, focusing on ways of reducing and managing water demand, utilising new supply options, and improving current supplies (such as by extending or otherwise improving existing reservoirs). In East Hampshire, one of the measures to address the deficit involves the regional transfer of water from Portsmouth Water (in the period 2045-2080). In the shorter term and within the plan period for the East Hampshire Local Plan 2017-2036, the draft WRMP targets reductions in leakage and enhanced water efficiency measures from 2020. Improvements in water efficiency will be sought through encouraging behavioural change in customers.

**Figure 44: Main rivers in East Hampshire and associated Flood Risk Zones 2 & 3**



3.9.11. The following table (Figure 45) summarises the flood risk associated with some of the key settlements in East Hampshire (outside of the South Downs National Park), according to the 2008 SFRA. As indicated by Figure 44, there is a low risk of flooding in the northwest of the district due to fluvial sources.

**Figure 45: Selected summary of flood risk (all sources) in East Hampshire**

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

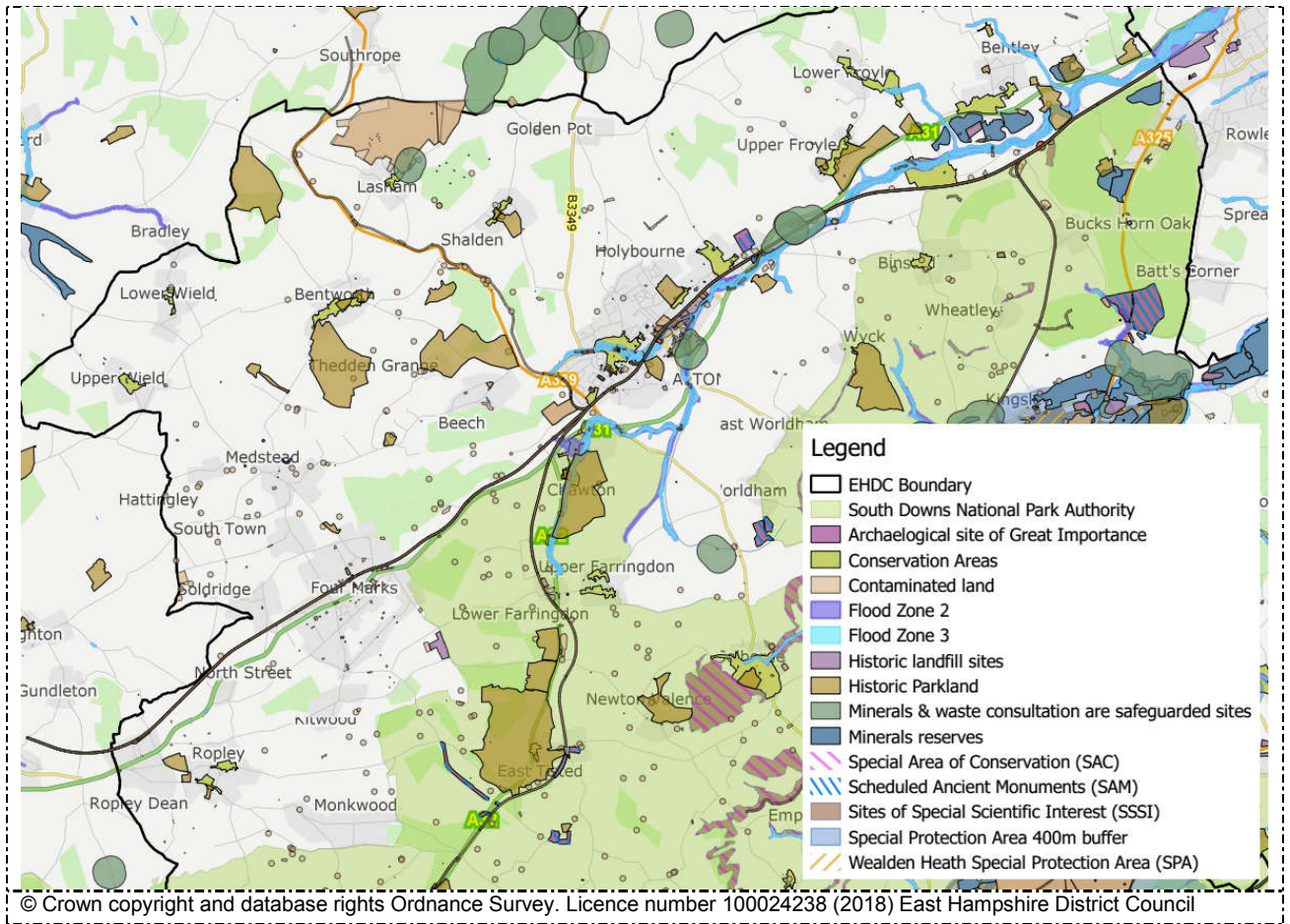
Source: East Hampshire SFRA 2008

- 3.9.12. Flood risk is categorised as low to moderate in the northern part of the district (to the north and northwest of Alton). The main fluvial flood risk for Alton comes from the River Wey, which is a tributary of the River Thames, and development close to the river could require mitigation. In many parts of the south of the district, the main flood risks are associated with groundwater sources (see above for more about groundwater flooding in East Hampshire). As a result of climate change (increased rainfall) there may be increased risk of flooding of properties and agricultural land in river valleys and low-lying areas.

### 3.10. Spatial summary of sustainability baseline

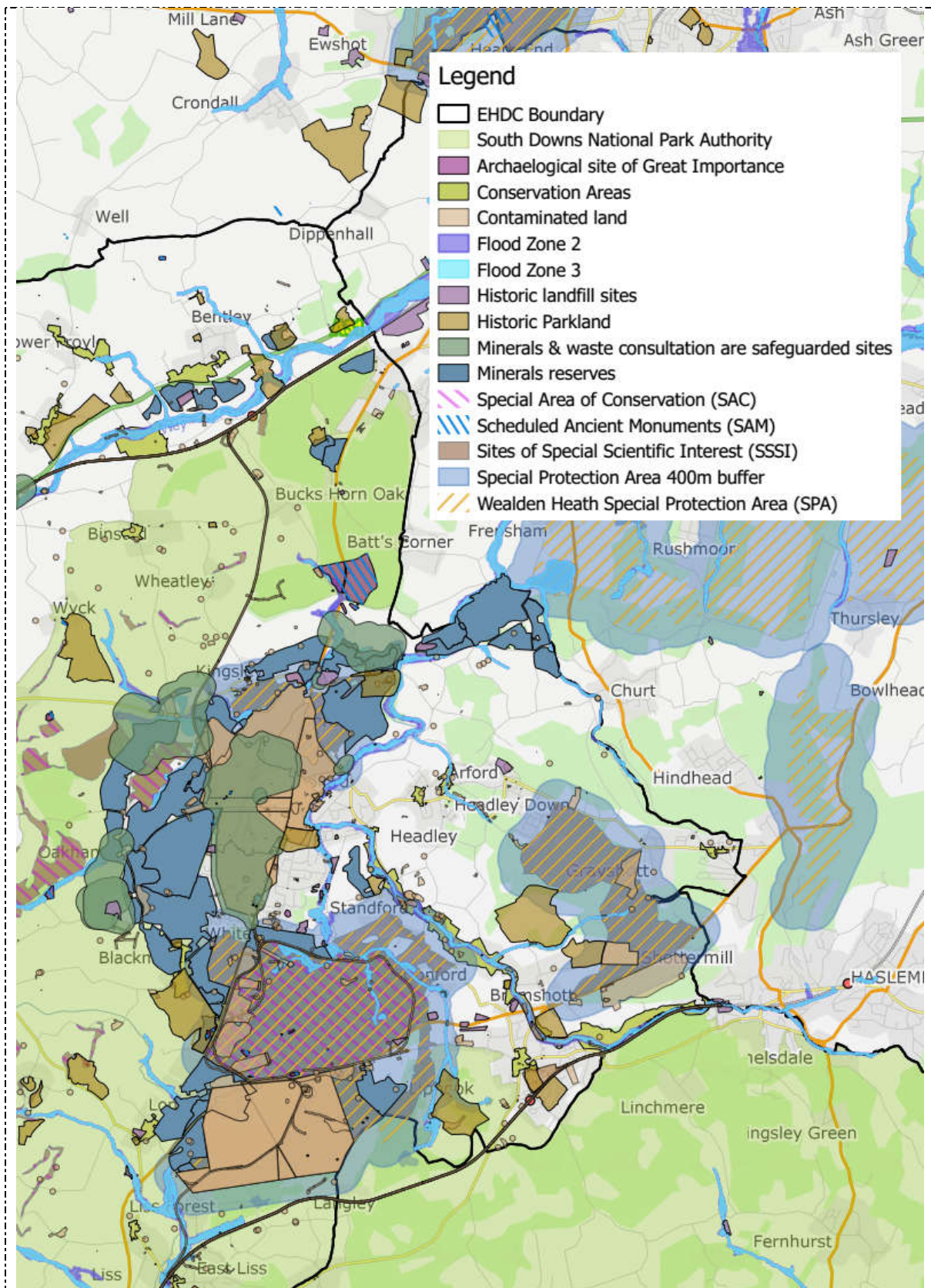
- 3.10.1. The SA of the new Local Plan will initially focus on the reasonable alternatives for the spatial strategy for new development. It is therefore helpful to summarise the spatial distribution of potential constraints to development, to show which parts of the district have greater or fewer constraints in terms of local environmental factors, such as biodiversity, heritage and resource designations. Figures 46, 47 and 48 can be used to reduce the scope of reasonable alternatives and focus subsequent discussions on their definition.

**Figure 46** shows many of the environmental constraints affecting the north and north-western parts of East Hampshire.





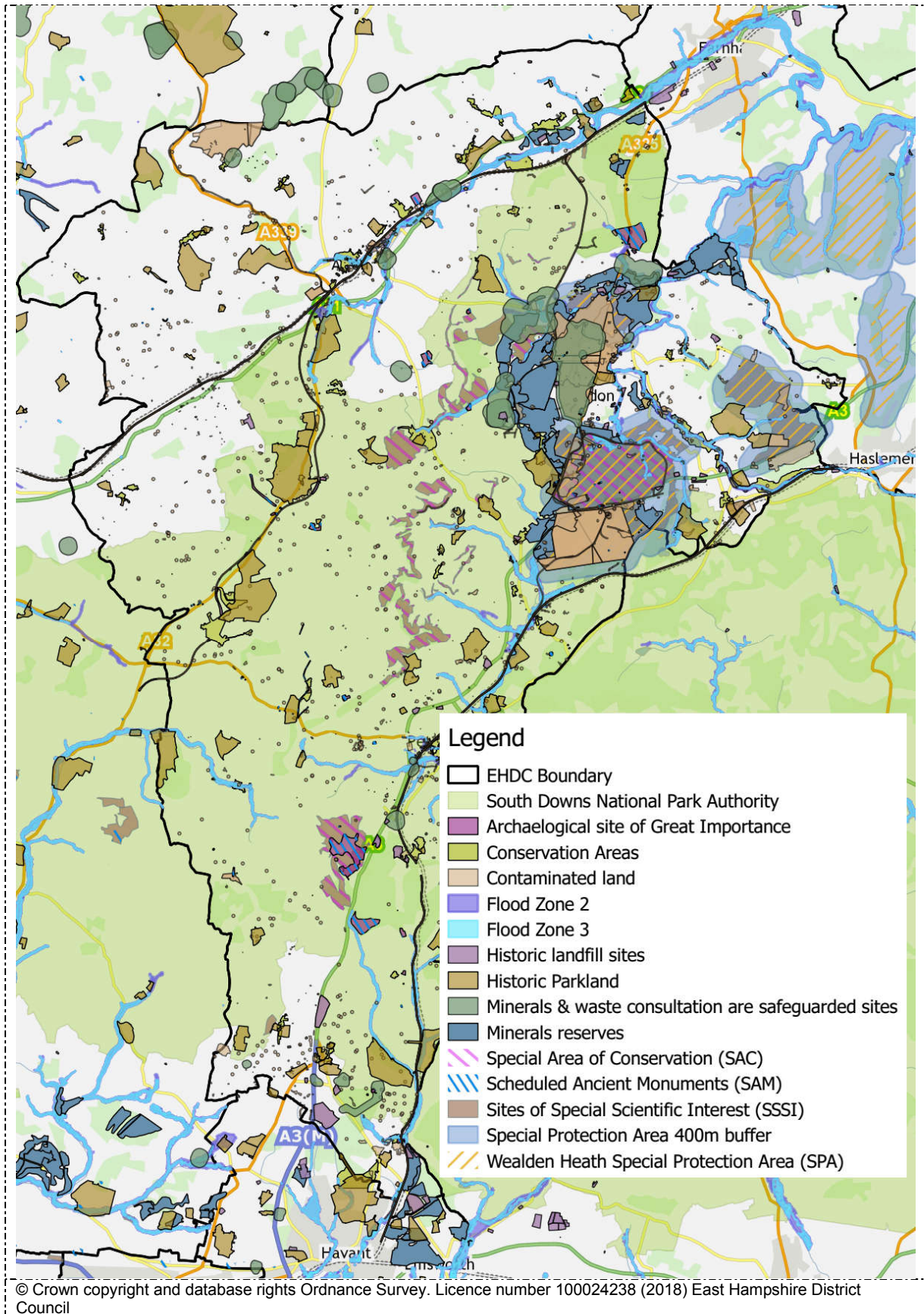
**Figure 47** shows many of the of the environmental constraints affect the north-eastern part of East Hampshire.



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**Figure 48** shows many of the of the environmental constraints affect East Hampshire as a whole, including the southern parishes of Clanfield, Horndean and Rowlands Castle





## 4. What are the key issues and objectives for the sustainability appraisal?

- 4.1.1. The following table (Figure 49) presents a summary of key sustainability issues and the related objectives for the SA of the new Local Plan, informed by the context and baseline sections in this draft report. The table has been amended in light of a response from Historic England to the first draft (version 1) of the Scoping Report. The Economy and Employment objectives have also been slightly amended following the publication of Enterprise M3 LEP's revised Strategic Economic Plan 2018-2030, which was published between versions 1 and 2 of the Scoping Report. Issues / objectives are grouped under the eight sustainability 'topic' headings that have been identified in the preceding chapters.
- 4.1.2. Appropriate indicators for evaluating the performance of reasonable alternatives for the new Local Plan will be identified through discussions with the Council's SA consultant's AECOM. Indicators of performance will be relevant to the key objectives but will also fit with AECOM's suggested approach towards the appraisal of reasonable alternatives. In the case of different potential spatial strategies for development, all reasonable site options will be appraised using GIS software, including analyses of the distances between site options and constraint/opportunity features, via pathways (such as roads, watercourses), using Network Analyst GIS plug-in software. The availability of suitable GIS layers for each objective will determine whether such datasets can be used to appraise the objectives. Judgements on the potential effects of different reasonable alternatives for the new Local Plan, on the baseline position in section 3 (above), will also be taken into account.

**Figure 49: Summary of Key Issues & Objectives**

Topic	Key issues	Key objectives
Biodiversity	<p>Land use pressures have contributed to long-term declines in biodiversity.</p> <p>The district includes wildlife habitats of international and national importance. It includes a part of the South Downs National Park.</p> <p>The district's numerous protected habitats are fragmented but there is recognised potential for increasing their connectivity and enhancing green infrastructure.</p>	<p>Protect and enhance local, national and international nature conservation interests</p> <p>Increase habitat connectivity and support improvements in biodiversity</p> <p>Contribute towards the maintenance and enhancement of green infrastructure</p>
Climate Change	<p>Climate change continues to be an issue of international importance that requires reductions in the emission of</p>	<p>Support reductions in greenhouse gas emissions, including through the use of sustainable forms of transport, particularly in rural areas</p>

Topic	Key issues	Key objectives
	<p>greenhouse gases.</p> <p>Although emissions are falling, per capita emissions of carbon dioxide of East Hampshire's residents tends to be high.</p> <p>Transport is one of the major producers of the districts' carbon dioxide emissions.</p> <p>Climate change projections indicate the potential for rising annual temperatures and changing rainfall patterns, including increased rainfall in the winter and reductions in the summer.</p>	<p>Reduce the need to travel by car and shorten the length and duration of journeys</p> <p>Respect the potential impacts of climate change in the location, design and layout of new development</p>
Community and Wellbeing	<p>The population of the district is projected to increase and to become older.</p> <p>The number of households is projected to increase.</p> <p>An increasing number of residents are likely to identify day-to-day activities as being limited by health/disability.</p> <p>Relative deprivation is found in parts of Alton and Bordon.</p> <p>Preventable mortality rates are higher than for some adjoining districts.</p> <p>Connectivity by footpaths and cycleways, between settlements and across rural areas, is variable across the district.</p>	<p>Help to meet the changing needs of an ageing and growing population</p> <p>Support improvements to the health and well-being of the population</p> <p>Improve accessibility to facilities and services, and to green infrastructure, particularly in rural areas</p>
Economy and Employment	<p>East Hampshire forms part of two LEP areas, relating to the economies of south Hampshire and the M3 corridor.</p> <p>A large proportion of businesses in East Hampshire are micro or small businesses.</p> <p>Although the majority of jobs in East Hampshire are held by residents, there is significant out-</p>	<p>Improve accessibility to local employment and training opportunities</p> <p>Ensure a range of good quality employment sites are available to suit the needs of the district's businesses</p> <p>Ensure high and stable levels of employment</p>

Topic	Key issues	Key objectives
	<p>commuting for work.</p> <p>There is a significant discrepancy between the average earnings of residents compared to the earnings of local workers.</p> <p>There has been a decline in the development of new employment floorspace in the district.</p>	
Heritage	<p>Listed structures are found across the district, but there are higher concentrations in older settlements such as Alton, Bentley, Bentworth and Upper and Lower Froyle.</p> <p>A relatively small proportion of the listed structures have been assessed and found to be at risk (33 of 778 assets, outside of the South Downs National Park).</p> <p>Conservation areas in East Hampshire contribute to both the local townscapes and landscapes.</p>	<p>Protect and enhance the significance and special interest of heritage assets and cultural heritage of East Hampshire and their contribution to local character.</p> <p>Promote understanding, appreciation and care of, and access to, heritage assets.</p>
Housing	<p>Additional land is likely to be required for the period beyond 2028, to meet East Hampshire's housing needs</p> <p>There is a long-term trend for housing in East Hampshire to become increasingly unaffordable</p> <p>The provision of new affordable housing in the district has been less than the estimated annual requirement</p>	<p>Ensure residents have the opportunity to live in homes that meet their needs, including for affordable housing</p>
Landscape, Townscape and Resources	<p>East Hampshire has a complex geology and high quality, varied landscapes, with central areas forming part of the South Downs National Park.</p> <p>A significant proportion of the district is classed as best quality agricultural land.</p> <p>Threats to the landscapes include through lack of suitable land management and unsympathetic</p>	<p>Maintain and enhance the character of the district's rural landscapes and its settlements</p> <p>Support an efficient and sustainable use of the district's resources</p>

Topic	Key issues	Key objectives
	<p>development, altering the historic form and character of settlements.</p> <p>There are mineral resources in the district, particularly in the northeast.</p>	
Water and Flood Risk	<p>Some waterbodies require water quality improvements and have a poor ecological status.</p> <p>The northern parts of East Hampshire are part of an area of serious water stress, where demand could eventually exceed supply, in the absence of interventions.</p> <p>There is some flood risk in areas close to watercourses and from groundwater sources.</p>	<p>Support sustainable water management and water quality enhancements in East Hampshire</p> <p>Avoid or reduce the risk of flooding for the district's population</p>

4.1.3. For purposes of appraising the local plan and its reasonable alternatives, it is expedient to re-organise the above objectives into a more useable format that enables similar issues to be considered together, in a clear and concise manner. Following advice from the council's SA consultants (AECOM), the following SA Framework is proposed, comprised of the key objectives from Figure 50.

**Figure 50: SA Framework**

Framework Topic	Key SA Objectives
Biodiversity	<p>Protect and enhance local, national and international nature conservation interests</p> <p>Increase habitat connectivity and support improvements in biodiversity</p> <p>Contribute towards the maintenance and enhancement of green infrastructure</p>
Climate Change Mitigation	<p>Support reductions in greenhouse gas emissions, including through the use of sustainable forms of transport, particularly in rural areas</p> <p>Reduce the need to travel by car and shorten the length and duration of journeys</p>
Climate Change Adaptation	<p>Respect the potential impacts of climate change in the location, design and layout of new development</p> <p>Avoid or reduce the risk of flooding for the district's population</p>

<b>Framework Topic</b>	<b>Key SA Objectives</b>
Community and Well-being	<p>Help to meet the changing needs of an ageing and growing population</p> <p>Support improvements to the health and well-being of the population</p> <p>Improve accessibility to facilities and services, and to green infrastructure, particularly in rural areas</p>
Economy and Employment	<p>Improve accessibility to local employment and training opportunities, especially in higher value-added activities</p> <p>Ensure a range of good quality employment sites are available to suit the needs of the district's businesses</p>
Heritage	<p>Protect and enhance the significance and special interest of heritage assets and cultural heritage of East Hampshire and their contribution to local character.</p> <p>Promote understanding, appreciation and care of, and access to, heritage assets.</p>
Housing	<p>Ensure residents have the opportunity to live in homes that meet their needs, including for affordable housing</p>
Landscape/Townscape	<p>Maintain and enhance the character of the district's rural landscapes and its settlements</p>
Resources	<p>Support an efficient and sustainable use of the district's resources</p>
Water	<p>Support sustainable water management and water quality enhancements in East Hampshire</p>

4.1.4. Organised in the above manner, the key objectives provide a methodological 'framework' for an appraisal of reasonable alternatives for the East Hampshire Local Plan 2017-2036.

**End of Document.**