

# Site Assessments

## Background Paper

For the East Hampshire District Local Plan Large  
Development Sites Regulation 18 consultation

**East  
Hampshire**  
DISTRICT COUNCIL

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## 1. Introduction and Background

- 1.1. East Hampshire District Council (“the Council”) has decided to undertake a Local Plan consultation that is primarily focused on identifying one or more suitable large development sites for inclusion in the East Hampshire Local Plan 2017-2036. This is an additional Regulation 18<sup>1</sup> consultation to the one that was undertaken on the Council’s draft Local Plan from 5 February to 19 March 2019<sup>2</sup>.
- 1.2. The Council’s draft Local Plan was based on a consideration of reasonable site options through the statutory process of Sustainability Appraisal (SA), and included proposals for strategic development at Whitehill & Bordon and a large development site to provide about 800 homes at Northbrook Park, near Bentley. Many comments were received from the public, statutory consultees and developers on the proposals for Whitehill & Bordon and Northbrook Park, many of which were objections to the proposed development. By contrast, far fewer comments were received on the other reasonable options of the sustainability appraisal, meaning that there was little evidence that the communities that would be affected by these alternatives had realised that they were reasonable options for the Local Plan. Some statutory consultees did not provide much input about the strategic sites and alternatives; whilst others raised issues that require further investigation and joint working.
- 1.3. As a result, the Council has decided that an additional consultation with a focus on strategic site options, hereafter referred to as ‘large development sites’, is important for ensuring that a sound Local Plan is provided for its planning area: that part of East Hampshire that is outside of the South Downs National Park. This gives the Council an opportunity to continue working with partners such as Natural England, Historic England, the Environment Agency and adjoining local planning authorities; as well as enabling communities to engage more easily with the options for development on a strategic (i.e. large) scale. The additional Regulation 18 consultation on large development sites supports the development of a credible and robust evidence base and will help to demonstrate effective engagement on the Local Plan.
- 1.4. This background paper is intended to support the additional consultation on the Local Plan by describing and explaining the process by which the large development sites have been identified for consultation with communities and other interested parties. Section 2 describes the process by which these sites have been identified with reference to some of the key policy drivers and strategic issues facing the Council’s planning area. Section 3 explains in more detail the method by which prospective sites have been assessed. Section 4 includes full details of the assessment results and Section 5 concludes by identifying which large development sites have therefore been selected for the formal consultation process. Section 5 also identifies some “issues of interest” for the potential development of these large development sites, with the intention that this could help statutory consultees to respond to the consultation and assist the Council with its plan-making in a more efficient, targeted manner.

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<sup>1</sup> Please see The Town and Country Planning (Local Planning) (England) Regulations 2012 for details of the regulations for plan-making activities relevant to local plans:

<http://www.legislation.gov.uk/uksi/2012/767/contents/made>

<sup>2</sup> For details of the Regulation 18 consultation on the draft Local Plan, please see:

<https://www.easthants.gov.uk/draft-local-plan>

- 1.5. The results of the Regulation 18 consultation will inform the Council’s Sustainability Appraisal and Habitats Regulation Assessment (HRA) for the next (Regulation 19) stage of the Local Plan-making process, when a full Local Plan will have been produced. No SA or HRA report has been produced as part of the consultation, but information on how the emerging SA and HRA have fed into the assessment of proposed large development sites is provided in Section 2.

## 2. Identifying Large Development Sites for Consultation

- 2.1. The Council wishes to ensure that local communities and other consultees have engaged with the plan-making process, in the course of preparing the East Hampshire Local Plan 2017-2036. A Draft Local Plan was published for public consultation from 5 February 2019 to 19 March 2019, to provide interested parties with an opportunity to help shape the future of the areas of East Hampshire where planning is controlled by the Council.
- 2.2. The Draft Local Plan set out a long-term vision and objectives as well as a draft strategy for growth, new homes, employment, facilities and infrastructure. It was supported by an Interim SA Report<sup>3</sup>, which sought to consider and communicate the likely effects of the Draft Local Plan and its “reasonable alternatives”, when appraised in terms of a range of sustainability criteria. The Interim SA Report identified a number of ‘strategic site options’ at Chawton Park Farm, Northbrook Park, East of Horndean, Whitehill & Bordon and Ropley<sup>4</sup> and many of these were included in establishing strategic “reasonable alternatives” for the Local Plan. As noted above, relatively few comments were received on the other reasonable alternatives, and hence on those strategic site options that were not included in the Draft Local Plan.
- 2.3. The new consultation on large development sites provides local communities, organisations, businesses, infrastructure providers and statutory consultees with another, more focused opportunity to inform the strategy of the Local Plan. Whilst some large sites have already been identified for development by 2028 through the Council’s adopted local plan<sup>5</sup>; the question of which other large sites – if any – should be developed to meet housing and employment land requirements, particularly over the period 2028 to 2036, has not yet been determined. A decision on this matter will be fundamental to the strategy of the new Local Plan and to determining how the needs for development are met across East Hampshire (outside of the South Downs National Park).
- 2.4. A first step in helping communities and other interested parties to engage with the question of where any new large development sites should be located is to identify the different areas of the district that could be suitable. These areas must be outside of the South Downs National

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<sup>3</sup> The Interim SA Report for the Draft Local Plan 2017-2036 is available to view at:

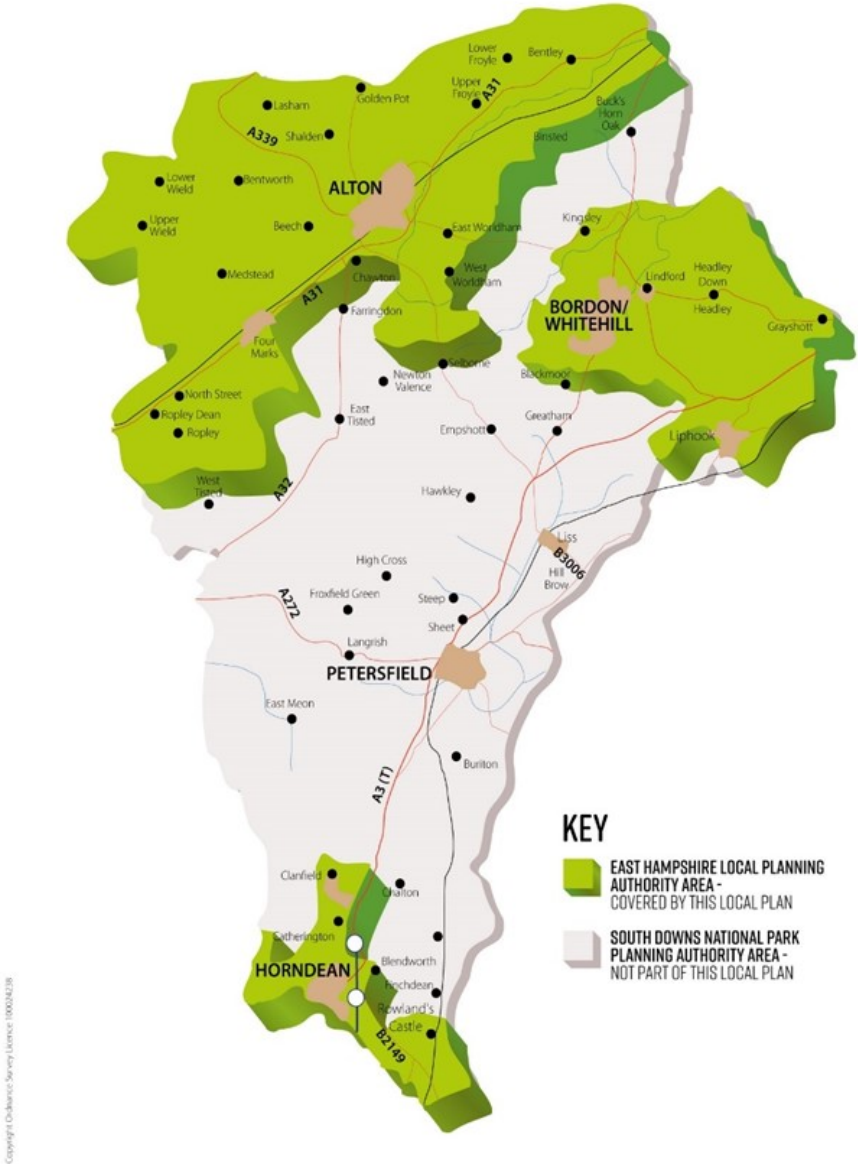
<https://www.easthants.gov.uk/draft-local-plan>

<sup>4</sup> Although the Interim SA Report did not explicitly identify land to the south-east of Liphook as a strategic site option, it was acknowledged that this area could be thought to qualify as a further strategic site option. See paragraph 5.40 of the Interim SA Report.

<sup>5</sup> The Council’s adopted Local Plan identifies the regeneration of Bordon Garrison and the development of Land East of Horndean (Policy HN1) for mixed-use development on a large (i.e. above 600 new homes) scale, in the period to 2028. Please see the Council’s Joint Core Strategy (Part 1 Local Plan) and Housing and Employment Allocations (Part 2 Local Plan) for details of these development proposals, which are available to view at: <https://www.easthants.gov.uk/adopted-local-plan>

Park as the new Local Plan will not apply to the National Park area<sup>6</sup>. Figure 1 illustrates the areas of East Hampshire that would be covered by the new Local Plan, which are the areas where new development opportunities could be identified.

**Figure 1: The District of East Hampshire Showing Areas Within and Outside of the South Downs National Park**



<sup>6</sup> The South Downs National Park Authority is an independent planning authority and has prepared a single Local Plan to cover its entire area, including that part of the South Downs that falls within the district of East Hampshire. The South Downs Local Plan was adopted on 2 July 2019 and is available to view at: [https://www.southdowns.gov.uk/planning/south-downs-local-plan\\_2019/](https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/)

- 2.5. Although East Hampshire District Council is the planning authority for areas of East Hampshire outside of the South Downs National Park, it is not a landowner of any of the previously identified strategic options (see above) and does not own areas of land in the district that could come forward as large development sites. Instead, the Council has sought to work with landowners and their agents to identify potential sites that could come forward, to help meet the needs for development to 2036. The Council has run two “call for sites” whereby landowners have been asked to identify sites that could be made available for development. The results of these exercises have helped to inform the Local Plan, notably through the Land Availability Assessment (LAA) and SA.
- 2.6. In undertaking this new Regulation 18 consultation for the Local Plan, it has been appropriate to start with the sites that have previously been identified through the “call for sites” and to work with landowners of some of these larger site options. It is recognised that areas that have not previously been put forward for development may also have merit in planning terms; and it has not been assumed that sites that were previously identified, but were not included in the Council’s draft Local Plan, would be put forward by landowners and developers once again. Therefore, a process was devised by which the landowners/developers with the largest potential sites in the Council’s planning area would be able to register their on-going interest in making their land available for future development. This process has sought to keep the number of alternatives for consultation down to a manageable number, to ensure that consultees can engage effectively with the plan-making process. Before describing this process any further, it is however necessary to define, for purposes of the new Regulation 18 consultation, what is meant by the phrase: ‘large development site’.

#### What is a ‘large development site’?

- 2.7. The Council’s planning policy team has investigated a suitable threshold for defining a ‘large development site’ for the new consultation on the Local Plan. This phrase has been understood, for technical purposes, to refer to sites that (in terms of their development potential) are large enough to be of strategic significance in their own right. This means that the definition takes account of the identified development requirements for the district (including any unmet needs from other areas), as well acknowledging existing commitments for development and wider opportunities that may also fit with the emerging vision and objectives for the East Hampshire Local Plan 2017-2036. These matters inform the set of alternatives that are reasonable for the Council to consider in determining its long-term strategy for the quantity and location of new development.
- 2.8. The Council’s evidence base – particularly its Interim SA Report, LAA, Interim Housing and Economic Development Needs Assessment (HEDNA) and Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 – establishes estimates for the needs for different kinds of development over the period to 2036 and the identity, size and location of sites that could be made available to meet these needs. These evidence base documents are available to view on the Council’s website<sup>7</sup>. Through the Council’s Interim SA Report, it has been established that even after a range of considerations relating to environmental constraints and opportunities had been taken into account, ‘there remains a very large number of feasible

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<sup>7</sup> The Council’s evidence base for its emerging local plan is available to view at: <https://www.easthants.gov.uk/evidence-base>

combinations of site options<sup>8</sup>. This finding focused in particular on the number of new homes that are required by 2036, which is a reasonable simplifying assumption because this is the land use with the largest overall requirement by area.

- 2.9. The following table (Table 1) shows the size distribution, by maximum intended number of homes, of all LAA sites that have previously been submitted to the Council through the previous “call for sites” processes. This distribution enables the Council to define ‘large’ on an empirical basis and in relative terms, taking account of local evidence.

**Table 1: The Distribution, by Housing Capacity, of Sites Promoted by Developers to Inform the Draft Local Plan 2017-2036**

Capacity of LAA site (x = no. of homes)	0 < x ≤ 50	50 < x ≤ 100	100 < x ≤ 200	200 < x ≤ 600	600 < x ≤ 1500
Number of LAA sites	189	27	23	10	4

Source: EHDC Land Availability Assessment (NB: only including LAA sites that have been promoted for uses including residential use)

- 2.10. As can be seen from the above, the distribution of LAA sites is heavily skewed towards those sites that would accommodate relatively small numbers of new homes. Larger sites are in the minority, particularly at the “very large” end of the scale. However, these sites are likely to be of particular significance for the Council’s Local Plan. This is because there is a need to allocate sites to deliver a minimum of 2,726 additional homes<sup>9</sup>, taking account of existing housing allocations, planning permissions and completions. In the case of the very largest sites, the potential to deliver new homes would constitute a relatively high proportion of this notional additional housing requirement, meaning that any choice as to whether to include or exclude a particular site within a strategy for the local plan would substantially influence where the additional housing development would be located. Choices concerning the largest category of sites will therefore have a major effect on exactly where the impacts and opportunities that are created by development would be felt across the Council’s planning area.

- 2.11. It therefore seems reasonable—as a means of focusing discussion on the key choices for development in the planning area—to define ‘large development sites’ as involving the development of 600 or more new homes. This is likely to have the additional benefit of focusing discussion to a manageable number of sites. It is however important to recognise that a future strategy will also involve the provision of other land uses that will be critical to delivering sustainable development.

- 2.12. With regard to other important land uses, there will be requirements for additional employment land and for gypsy, traveller and travelling showpeople accommodation. Large

<sup>8</sup> See page 47 of the Council’s Interim SA Report, which is available to view at:

<https://www.easthants.gov.uk/draft-local-plan>

<sup>9</sup> The Council’s Interim SA Report identifies that there is a need to allocate land to deliver 2,726 new homes over the plan period to 2036, based on the estimated need for new homes and taking account of completions, existing planning permissions and an allowance for “windfall” sites. Please see paragraphs 5.18-5.20, page 11 of the Interim SA Report, which is available at: <https://www.easthants.gov.uk/draft-local-plan>



development sites should be capable of delivering some of these needs<sup>10</sup> if they are to be of overall strategic significance. The Draft Local Plan identified a number of sites for these land uses, particularly with regard to employment use; although there is still a large, unmet need for travelling showpeople accommodation. It will be important for large development sites to be capable of providing land for some of these requirements, but by land area these uses are likely to be less significant than housing in determining the meaning of 'large development site'.

- 2.13. The Government's National Planning Policy Framework (NPPF) is clear that for larger scale development, access to services is an important consideration<sup>11</sup> for meeting identified needs in a sustainable way. Access to services is considered in more detail below (for the criteria for assessing potential large development sites); but the ability of large development sites to provide supporting community infrastructure on site, such as a primary school, local shop(s) and community building(s), pedestrian and cycling infrastructure and areas of public open space, will be important. The Council's Interim Infrastructure Plan has noted that there are requirements for different kinds of public open space across the district and that in some areas, the provision of additional school facilities would be required to support new development<sup>12</sup>.
- 2.14. In summary, for the East Hampshire Local Plan 2017-2036, a 'large development site' should be one that could provide 600 or more new homes, additional employment land, travelling communities' accommodation and the necessary supporting community infrastructure. This is what the Council means by a 'large development site', in the context of the new Regulation 18 consultation for its Local Plan.

How has information on potential large development sites been collected?

- 2.15. As noted above and indicated in Table 1, large development sites have already been identified to the Council through previous "call for sites" processes. The Interim SA Report includes a consideration of "strategic site options", noting that there would also be, in theory, potential for identifying a more strategic (rather than the recent piecemeal) approach to development in Four Marks and South Medstead<sup>13</sup>. Indeed, a representation to the Draft Local Plan has since identified a new option for larger scale development in Four Marks<sup>14</sup>.
- 2.16. Building upon this background of evidence, the Council has engaged with relevant landowners and developers for previously identified sites and those identified through consultation on the draft Local Plan. These interested parties have been given the opportunity to submit information about their land holdings, if they considered that their land could be made available

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<sup>10</sup> The development requirements for new industrial premises, offices and travelling communities' accommodation have been estimated through the Council's HEDNA and Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. These documents are available to view at: <https://www.easthants.gov.uk/housing-and-economic-development-needs-assessment-hedna> and <https://www.easthants.gov.uk/gypsy-traveller-and-travelling-showpeople-accommodation>

<sup>11</sup> See Paragraph 72, part b) of the NPPF

<sup>12</sup> Details of the Council's Interim Infrastructure Plan are available to view at: <https://www.easthants.gov.uk/infrastructure-plan>

<sup>13</sup> See paragraph 5.41, page 17 of the Council's Interim SA Report, which is available to view at: <https://www.easthants.gov.uk/draft-local-plan>

<sup>14</sup> A summary of responses to the Draft Local Plan is available to view on the Council's website at: <https://www.easthants.gov.uk/consultation-feedback>. Page 78 of the summary notes that a "strategic" development option for Four Marks was put forward for consideration through the SA and plan-making processes.

for development as a “large development site”. Landowners and developers were asked to consider how this land could be developed to address the requirements of paragraph 72 of the Government’s NPPF (see below for details).

- 2.17. A basic level of information concerning the potential development of “large development sites” has been submitted by, or on behalf of some landowners in the Council’s planning area. These landowners have confirmed that the identified land could be made available for development in the period to 2036. The submitted information also identified opportunities that the proposed development of large site(s) could present for communities, for growing the economy and for achieving environmental excellence. These proposals are shown in the consultation material for the Regulation 18 Consultation, which may be reviewed and commented upon by consultees.
- 2.18. The submission of a proposals for large-scale development has enabled landowners and developers to re-consider their previously submitted proposals through “call for sites” processes, and allowed new landowner/developer consortia to form, in order to investigate the potential for a more coherent development across a range of closely related sites in Four Marks & South Medstead. Although previously identified sites have already been assessed through the Council’s LAA and Interim SA Report; because submitted proposals could vary the extent of these sites, or identify new ones, it has been appropriate to assess them in a consistent manner against some relevant criteria. All potential large development sites have been assessed on a consistent basis and those sites that are thought to have no realistic prospect of being taken forward in the Local Plan have been identified and excluded from the Regulation 18 Consultation It is important that the new consultation is focused on sites that appear to be the most suitable candidates for the Council’s Local Plan.
- 2.19. The criteria for assessing the submitted information have been established in light of some of the “key drivers” for strategic plan-making in the Council’s planning area. These are the Government’s NPPF, the Council’s emerging SA and the draft vision and objectives for the Local Plan. The next section considers these “key drivers” before identifying the criteria that have flowed from them, for the sake of identifying appropriate large development sites for the Regulation 18 consultation.

What criteria should a large development site fulfil?

- 2.20. Paragraph 72 of the NPPF identifies that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, but this is on the condition that such development can help to meet the identified needs in a sustainable way. A range of considerations are outlined for the appraisal of opportunities for larger scale development (see below). Many of these are issues that the Council is seeking views on from consultees, through the Regulation 18 consultation process and informed by details of the landowner/developer’s intentions. Some are also instructive for deciding on whether a potential large development site should be put forward for public consideration in the first place, as an opportunity for the emerging Local Plan. The full text of paragraph 72 is repeated below.

*72. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such*

*development where this can help to meet identified needs in a sustainable way. In doing so, they should:*

*a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;*

*b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;*

*c) set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided;*

*d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and*

*e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.*

- 2.21. Part a) of paragraph 72 suggests that proposed development should take account of the opportunities presented by existing or planned investment in infrastructure. As such, it is important to consider the potential for a large development site to be well integrated with the “hard infrastructure” that is already in place across the district—that is, with paths, cycleways, roads, sewers, water mains and other utilities infrastructure.
- 2.22. Through its consultation on the draft Local Plan in early 2019, little information has been provided to the Council by electricity distributors or suppliers to identify any issues for planned development relating to electricity supply. Whilst existing issues from residents about slow broadband speeds have been identified through consultation on the draft Local Plan (e.g. for the parishes of Beech and Ropley); there is no indication that improvements to telecommunication networks would not be made over the period to 2036; for example, to support any large-scale developments. New large-scale development opportunities (i.e. beyond existing commitments) are likely to be phased to deliver in the period beyond 2028, in accordance with the draft Local Plan's approach to the phasing of development<sup>15</sup>: the situation regarding telecommunications infrastructure in the district could be quite different at that time, with the potential for more widespread roll-out of “5G” mobile technology.
- 2.23. By contrast, the evidence base for the local plan has highlighted issues with some parts of the local road network<sup>16</sup> and that some rural areas do not have mains wastewater drainage infrastructure<sup>17</sup>. Parts of the district (those areas where water is supplied by South East Water) are also recognised to be under “water stress”, especially associated with the projected impacts

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<sup>15</sup> The draft Local Plan 2017-2036 identifies a phased approach to the delivery of new development, in order to avoid situations in which the provision of new infrastructure is outstripped by the pace of development. Further details are given by Policy S2: Managing land release by phasing, which is available to view as part of the draft Local Plan (<https://www.easthants.gov.uk/draft-local-plan>).

<sup>16</sup> Please see the Interim Transport Assessment, which is available to view at: <https://www.easthants.gov.uk/transport-evidence-base>

<sup>17</sup> Please see the Interim Infrastructure Plan, regarding Water Treatment, which is available to view at: <https://www.easthants.gov.uk/infrastructure-plan>

of climate change<sup>18</sup>. Therefore, if proposed large-scale development is to seize the opportunities presented by existing or planned investment in infrastructure across East Hampshire, it will also need to avoid or overcome the identified issues relating to road, wastewater and water supply infrastructure.

- 2.24. Part b) of paragraph 72 suggests that large-scale development sites should be of a size and in a location that would support a sustainable community, with access to services and employment opportunities. The Council’s definition of a ‘large development site’ ensures that only sites which could accommodate other uses alongside residential use, such as employment and supporting community infrastructure, will be considered through the new Regulation 18 consultation. The location of a large site in relation to services and facilities will also need to be taken into account. It is noteworthy that the Interim SA Report includes a Geographical Information System (GIS) analysis of sites as a means of informing discussions about site options. This analysis informs a similar review of large-scale potential development sites (see paragraphs 4.6-4.8 below).
- 2.25. Parts c) and d) of paragraph 72 concern the content of planning policies that should guide the future development of large development sites, although it is important that landowners and developers consider how new development could be implemented at an early stage. Part e) relates to the establishment of new areas of Green Belt and whether this would be appropriate; however, there are no areas of Green Belt in East Hampshire and the establishment of new areas would need to be considered as part of an overall strategy for development, not just in relation to large development sites. The NPPF’s policies on Green Belt make clear that new Green Belts should only be established in exceptional circumstances, when normal planning and development management policies would be inadequate (paragraph 135). There is, at present, no evidence to show that the establishment of a new Green Belt is the only way of achieving sustainable development in East Hampshire, where much of the land is rural and where large urban centres that could give rise to urban sprawl are relatively distant, or otherwise already restricted in their expansion by the South Downs National Park and its setting.
- 2.26. Other key drivers for strategic plan-making have been identified through the Council’s SA process, for its emerging Local Plan. A series of SA objectives have been identified at the SA Scoping stage, to help appraise the Local Plan and its reasonable alternatives. These objectives have been formulated to take account of other plans and strategies that inform the Local Plan as well as a baseline of information relating to the topics of biodiversity, climate change, community and well-being, economy and employment, heritage, housing, landscape and townscape, resources and water. Table 2 lists the SA objectives that were included in the Interim SA Report that accompanied the draft Local Plan.

**Table 2: SA Framework for the Emerging Local Plan 2017-2036**

Framework Topic	Key SA Objectives
Biodiversity	Protect and enhance local, national and international nature conservation interests

<sup>18</sup> Please see Interim SA Scoping Report for the East Hampshire Local Plan, which is available to view at: <https://www.easthants.gov.uk/draft-local-plan>

Framework Topic	Key SA Objectives
	<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>
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>

Source: Interim SA Scoping Report

2.27. The topics and objectives of Table 2 have informed the development of a GIS methodology that's suited to the appraisal of site options. The methodology was devised by the Council's SA

consultants, AECOM, and involves measuring distances “as the crow flies” between site options and features in the landscape, to indicate which sites are closer to, or further from environmental or social constraints and opportunities. Details of the methodology are published as Appendix IV of the Interim SA Report. The results to analyses of LAA sites were reported as red, amber or green scores and were used to inform discussions about the site options for the draft Local Plan. However, these scores were not taken as definitive of whether a particular site was a “good” or “bad” option, because of the associated methodological limitations. For example, AECOM acknowledged that additional value could have been added if, in some instances, distances had been calculated using driving and/or walking and/or cycling routes. It should also be noted that, with regard to biodiversity sites, these analyses do not reflect the potential for significant environmental effects associated with all of the possible impact pathways.

- 2.28. A similar GIS methodology can be used to appraise prospective large development sites for their inclusion in the new Regulation 18 consultation. Such an appraisal is a useful early indication of the potential for development to affect sites and features of environmental and social interest in East Hampshire. It is recognised that such indicative analyses of distances are not sufficient to decide whether large sites are suitable for development. However, they can provide a suitable starting point for a further evaluation that takes account of the Council’s wider evidence base: where sites have performed badly against individual indicators, they can be interrogated in greater detail – taking account of the Council’s evidence base for its Local Plan – in deciding whether or not they should be put forward for consultation.
- 2.29. In addition to the SA objectives, the draft Local Plan contained a draft vision and set of strategic objectives for EHDC’s planning area up until 2036. Although representations have been received on the draft vision and objectives, they can still be used for the purposes of this background paper. This is because the representations concern the detail of the vision and omissions from the strategic objectives, whereas it is the broad themes that are relevant for identifying suitable large development sites.
- 2.30. The vision and core objectives from the draft Local Plan are shown below:

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

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

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

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

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

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

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

1. *Enable improvement to infrastructure, such as schools and healthcare provision, to make available and maintain facilities and services people need in locations they can get to.*



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

2.31. The provision of housing to meet the differing needs of all residents is an important strand of the vision, supported by the objective of providing sustainable levels of growth across the planning area. This clearly underlines the need to provide not just an overall number of new homes, but also a suitable mix of home sizes, types and tenures to meet the needs of people at all stages of life. The needs for specialist accommodation must also be addressed, including accommodation for travelling communities, where there are unmet needs. This underlines the importance of ensuring that large development sites could provide land for the development of travelling communities’ accommodation as well as for general needs housing.

2.32. New development should be directed to “the right location”, taking account of environmental constraints and opportunities, as well as its ability to meet the needs of residents. Adaptability to climate change will involve avoiding development in the areas of greatest flood risk, given the potential for increased rainfall at certain times of year as a result of our changing climate. These locational considerations support the use of a GIS methodology to appraise prospective large development sites (see above), prior to the consultation. In addition, the draft objectives seek to foster healthy communities and encourage new development in places that will reduce the need for people to use their car. As such, it will be important to consider the potential for connecting large development sites to walking and cycling routes, for leisure and (where relevant) commuting purposes.

2.33. The provision of new infrastructure to improve and support growth is also a key theme of the Local Plan objectives. This confirms the importance of considering the potential for large development sites to effectively connect with existing infrastructure and enable the necessary improvements to meet the current and future needs of residents. See paragraphs 2.21-2.23



above, in relation to paragraph 72 of the NPPF, for further information on what this could mean for the appraisal of large development sites.

- 2.34. It's clear that a range of criteria is required to ensure that submissions of 'large development sites' identify suitable options for the forthcoming Regulation 18 consultation. Sites that are submitted for the consultation need to meet the Council's definition of a 'large development site' and demonstrate clear potential for connecting with existing and planned infrastructure, particularly relating to access, water supply and wastewater drainage. Many of the concerns relating to the location of a site (e.g. its potential impacts on environmental designations) can be considered using criteria associated with an GIS analysis of distances between sites and relevant features. In line with the Council's SA process, the results of a such an analysis are 'red/amber/green' scores that would require further, more qualitative interpretation using the Council's evidence base for its Local Plan.
- 2.35. Based on the foregoing, an appropriate range of criteria for considering potential large development sites include 'pass/fail' criteria and those that give rise instead to a series of red, amber or green results. Red/amber/green colour-coded results would be comparative measures of a site's proximity to, or inclusion of natural and built environment features and would only produce indicative scores for the sites. By contrast, the pass/fail criteria would be essential requirements, taking account of the overall development requirements for the planning area and some of the key planning issues. Two sets of criteria can therefore be defined for the assessment of large development sites, which may be applied in sequence to help decide which sites should be included in the new Regulation 18 consultation. A two-step site assessment process is a logical way to proceed in considering the proposals for large-scale development submitted by or on behalf of landowners and developers.

Summary: how have large development sites been identified for the Regulation 18 consultation?

- 2.36. This section of the Background Paper has provided details of how the Council has defined 'large development site'; how the submission of potential larger sites from developers and landowners has been facilitated; and how submitted sites could and should be appraised, so that those proposals that could realistically be included in a strategy for the emerging Local Plan are selected for the new Regulation 18 consultation. The following summary box translates the foregoing discussion into a set of findings, to provide an overview of the Council's approach to identifying large development sites:

- A 'large development site' is a site that could provide 600 or more new homes, additional employment land, travelling communities' accommodation and the necessary supporting community infrastructure.
- The Council has facilitated the submission of information on potential large development sites by engaging with relevant landowners and developers for previously identified sites and those identified through consultation on the draft Local Plan.
- Landowners and developers have been asked to articulate the opportunities that their potential development site(s) would present for communities, for growing the economy and for achieving environmental excellence. It is this information that has informed the Regulation 18 consultation document and the site-specific material presented to consultees as part of Regulation 18 for large development sites.

- The sites could vary from those that were previously identified, or could be entirely new sites, so it has been appropriate to assess the submitted sites in a consistent manner against relevant criteria. By ensuring that all potential large development sites have been assessed on a consistent basis, sites that have no realistic prospect of being taken forward in the Local Plan can be excluded.
- Criteria for assessing the submitted information have been established in light of some of the “key drivers” for strategic plan-making in East Hampshire. These are the Government’s NPPF, the Council’s emerging SA and the emerging vision and objectives for the Local Plan.
- The assessment criteria can be split into two categories. A set of ‘pass/fail’ criteria can be used for determining whether a site meets the basic requirements that stem from understanding the overall development requirements for the planning area and some of the key planning issues. In addition, a set of criteria for scoring a site’s comparative proximity to natural and built environmental features can be used to indicate a site’s relative performance for achieving sustainable development. In line with the Council’s SA process, the results of a such an analysis would be ‘red/amber/green’ scores that require further, more qualitative interpretation using the Council’s evidence base for its Local Plan. These two sets of criteria can be applied to each site, in a sequential manner, to decide on a site’s inclusion in the new Regulation 18 consultation.
- A two-step site assessment process is a logical way to proceed in considering the proposals for large-scale development submitted by or on behalf of landowners and developers. The criteria for assessing the potential large development sites are as follows:

Stage One (pass/fail) Criteria:

- The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.
- The land is within the control of parties that can be expected to release it for development.
- There is clear potential for the development area to be accessed from the public highway.
- There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.
- There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.

Stage Two (red/amber/green scores) Criteria:

- A site’s inclusion of, or distance to/from the following designations/facilities will be important: international, national and local biodiversity designations; heritage assets; the South Downs National Park; town and local centres; primary schools, doctors’ surgeries; areas of flood risk.

- Red/amber/green scores can be determined using the thresholds that were established by the Interim SA Report (Appendix IV)

### 3. Method of Assessing Large Development Sites

#### Description of the Assessment Method

- 3.1. The findings of Section 2 have been translated into a detailed method for assessing the potential large development sites that have been identified in proposals submitted by or on behalf of landowners and developers (“site promoters”). The following paragraphs provide full details of the method.
- 3.2. Information submitted by site promoters is assessed taking account of proposals they contain, the evidence base for the East Hampshire Local Plan 2017-2036, and desktop GIS & internet-based resources. The assessments identify and reject potential large development sites that have no realistic prospect of being developed within known physical, environmental and social constraints. These sites will be “scoped out” from the consultation process, as it would be misleading (at this stage) to suggest that the related proposals for large-scale development could be included in the Local Plan. Sites that pass both parts of a two-stage assessment process qualify to be included within the Regulation 18 consultation.
- 3.3. The first stage (Stage One) of the assessment process involves the use of binary ‘yes/no’ criteria, based on the capacity of an area to be developed and the potential for connections to some essential infrastructure to be made. Information sources for this stage of the assessment are drawn from the site promoter’s submitted information, map-based GIS data and evidence on infrastructure collected for the East Hampshire Draft Local Plan 2017-2036.
- 3.4. If Stage One criteria are satisfied, the large development site is considered through a second stage of assessment criteria (Stage Two). As part of Stage Two, a “red/amber/green” scale is used to record potential constraints associated with biodiversity, heritage, landscape, accessibility to services/facilities and flood risk. Distances to the site from known assets or constraints, or the percentage of an area overlapping with defined areas of flood constraint, are used to assess the sites. The thresholds for determining red, amber or green results are adapted from those that were established within the Interim SA Report for the emerging East Hampshire Local Plan (cf. Appendix IV of that document). These thresholds are based on statistical analyses involving development sites that have already been promoted through the evidence-gathering “calls for sites” processes for the Local Plan. The results generally indicate how close (in relative terms) new development on a site could be to important assets or areas of known constraint<sup>19</sup>, and serve to highlight where planning issues may be expected as a result. However, the results

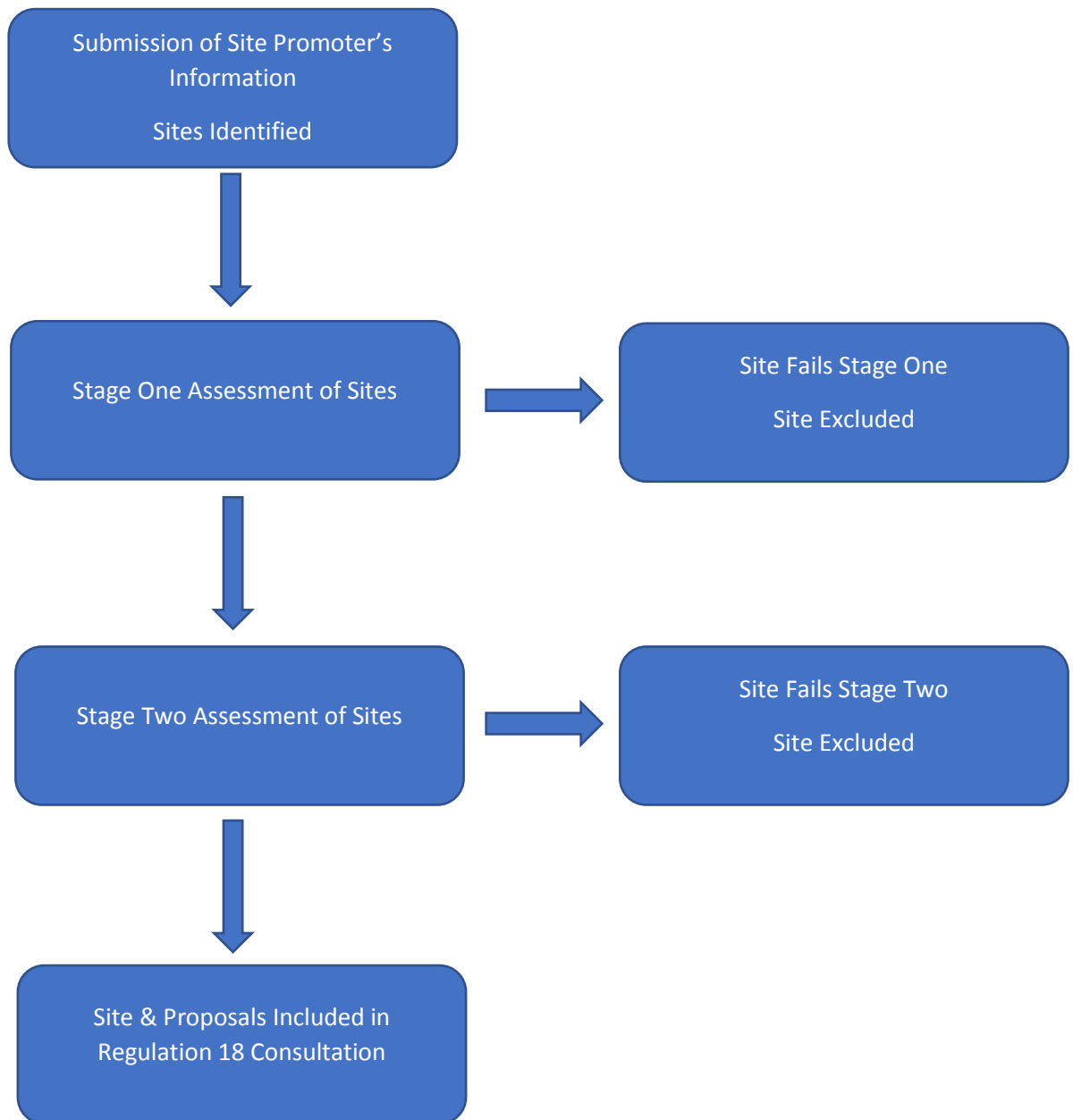
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<sup>19</sup> NB: thresholds for surface water and ground water flood risks have not been directly determined on a similar empirical basis, but are associated “rules of thumb”. They are considered acceptable because the results for applying these thresholds to Flood Zones 2 or 3 were acceptable for the Interim SA Report, in terms of indicating which sites have concerns arising from the risk of flooding of water bodies.

do not determine the severity of any impacts arising from development and need to be interpreted in the light of robust evidence.

- 3.5. Any site that achieves one or more red result is further considered by planning officers, in terms of the potential severity of any adverse effects and the scope for adequate mitigation (either on site, or as part of a wider strategic approach through the Local Plan). For some criteria, sites achieving an amber result will also be considered by planning officers, to evaluate the potential for adverse effects and (if any) their potential severity/the scope for adequate mitigation. This is because, for some of the features, the potential visual or landscape-related impacts could still be detrimental at the relatively short distances that fall within the amber thresholds.
- 3.6. To pass Stage Two of the assessment process, sites must either achieve no red results or be considered acceptable after further, qualitative considerations of the available evidence. Sites must pass both the first and the second stages of the assessment to pass overall. If a site passes the overall assessment, the submitted proposals from its development can be included in the Regulation 18 consultation, for review and consideration by the public and other statutory and non-statutory consultees.
- 3.7. Full details of the two-stage assessment results for the submitted sites are included at Appendices 2 & 3, but a summary of the results and their implications is included in Sections 4 and 5 of this document. Stage Two of the assessment process has only been completed for areas that pass Stage One, as sites that fail Stage One have already failed and therefore do not need to be considered further. The determination of a 'red', 'amber' or 'green' score is GIS-based (in terms of distance to/from the identified features; or from the intersection of layers with regard to areas of known flood risk). The following flow chart (Figure 1, next page) illustrates the two-stage assessment process that has been described above.

**Figure 1: Flow Chart for the Site Assessment Process for Assessing Potential Large Development Sites**



## The Stage One and Stage Two Criteria

- 3.8. The following tables identify the criteria that are used to assess the potential large development sites at Stages One and Two of the assessment process. To progress to Stage Two, each site must pass (i.e. receive a positive, 'yes' result from) all five of the Stage One criteria in Table 3. The indicative red, amber or green scores that would result from applying the Stage Two criteria are determined using the thresholds shown in Table 4. Note that the thresholds for the red, amber and green scores are specific to the designation/facility.

**Table 3: Binary Site Assessment Criteria for Stage One of the Site Assessment Process**

Stage One Criteria		
Development Capacity	The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y/N
Landownership	The land is within the control of parties that can be expected to release it for development.	Y/N
Vehicular Access	There is clear potential for the development area to be accessed from the public highway.	Y/N
Sustainable Transport	There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y/N
Water Infrastructure	There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y/N

**Table 4: Site Assessment Criteria and Thresholds for Stage Two of the Site Assessment Process**

Designation/Facility	Red score if...	Amber score if...	Green score if...
SPA/SAC	Within 400m	Between 400m and 5km	5km or more
SSSI	Within 500m	Between 500m and 2km	2km or more
SINC	Within 100m	Between 100m and 300m	300m or more
Ancient Woodland	Within 50m	Between 50m and 200m	200m or more
Listed Building	Within 50m	Between 50m and 200m	200m or more
Conservation Area	Within 50m	Between 50m and 100m	100m or more
Scheduled Monument	Within 100m	Between 100m and 500m	500m or more
Registered Park/Garden	Within 100m	Between 100m and 500m	500m or more
National Park	Within 250m	Between 250m and 1.2km	1.2km or more
Town/Local Centre	1.5km or more	Between 800m and 1.5m	Within 800m
Primary School	800m or more	Between 400m and 800m	Within 400m
Doctor	2km or more	Between 800m and 2km	Within 800m

Flood Zone 2 or 3	21% overlap or more	Between 1% and 20% overlap	Less than 1% overlap
Surface Water Flood Risk	21% overlap or more	Between 1% and 20% overlap	Less than 1% overlap
Ground Water Flood Risk	21% overlap or more	Between 1% and 20% overlap	Less than 1% overlap

NB(1): amber results highlighted in yellow will be reviewed to check for the potential for severe adverse effects. If the potential is evident, the area will be reviewed as if a red result had been achieved. This is because the distances involved are relatively small considering the potential impacts of development on these designations, which are often visual or landscape-related impacts.

NB(2): For flood risk indicators: if two or more amber results are recorded for flood risk, the potential for in combination effects will be reviewed with respect to all sources. If the potential is evident, the area will be reviewed as if a red result had been achieved.

## 4. Site Submissions and Assessment Results

### An Important Note on the Site Assessments

- 4.1. It is important to understand what the two-stage site assessment process does and does not involve. The following table (Table 5) makes clear what is being tested, how the tests have been undertaken and the implications for inclusion/exclusion of a site from the Regulation 18 consultation.

**Table 5: Clarification of the Site Assessment Process for Interpreting its Results**

What the Site Assessment Process Involves	What the Site Assessment Process Does Not Involve
<ul style="list-style-type: none"> <li>The assessment process (both Stage One and Stage Two) only concerns the sites that have been submitted to the Council as potential large development sites</li> </ul>	<ul style="list-style-type: none"> <li>The assessment process does <u>not</u> apply to any other sites that have previously been submitted to the Council, to inform the East Hampshire Local Plan 2017-2036. No other sites have been considered except those submitted by site promoters as potential large development sites</li> </ul>
<ul style="list-style-type: none"> <li>The assessments take account of proposals submitted by site promoters; map-based information available on the Council’s GIS software; information that forms part of the Council’s evidence base; publicly available information from online sources</li> </ul>	<ul style="list-style-type: none"> <li>The assessments are not based on site visits. They do not involve comparisons of the large development sites. <u>This means that the number of red, amber or green results (Stage Two) does not determine the outcome</u></li> </ul>
<ul style="list-style-type: none"> <li>As far as is practicable, the site assessments have been undertaken on a consistent basis</li> </ul>	<ul style="list-style-type: none"> <li>A site assessment does not include reference to previous “vision documents” or promotional material for those sites that were identified and promoted through previous “call for sites” processes</li> </ul>

<ul style="list-style-type: none"> <li>If a site passes <u>both</u> Stage One and Stage Two, it goes forward to be included in the Large Development Sites Regulation 18 consultation, to be considered by communities and other consultees</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion in the Large Development Sites Regulation 18 consultation <u>does not mean that the Council would like to see the site developed, for purposes of meeting future development needs</u></li> </ul>
<ul style="list-style-type: none"> <li>If a site fails either Stage One or Stage Two, it is excluded from the Large Development Sites Regulation 18 consultation</li> </ul>	<ul style="list-style-type: none"> <li>Exclusion from the Regulation 18 Consultation is only a means of limiting the number of alternatives for consultation to a set of potentially realistic choices for large-scale development. <u>The Council will still need to consider excluded sites, or parts of them, through its SA process for the Local Plan</u></li> </ul>

#### Details of Proposed Sites

4.2. A total of 13 potential large development sites were identified through information submitted to the Council by site promoters by 9<sup>th</sup> July 2019. Table 6 identifies the proposed sites and their development potential, including the potential number of new homes. Maps of these sites are available at Appendix 1.

**Table 6: Information on Sites & Proposals Submitted by Site Promoters for Assessment and Potential Inclusion in the Large Development Sites Regulation 18 Consultation**

Site Name	Parish(es)	Proposed development potential			
		No. of Homes	Gypsies & Travellers pitches	Travelling Showpeople plots	Employment Land Area
Chawton Park	Chawton	1,200	In principle*	In principle*	In principle**
Extension of Land East of Horndean (Hazleton Farm)	Rowlands Castle	1,000	6	12	1.63ha
Four Marks South	Four Marks	800	3	3	1ha
Land South East of Liphook	Bramshott & Liphook	600	In principle*	In principle*	2ha
Lane South of Winchester Road, Four Marks	Ropley, Four Marks	600-700	15	15	3ha
Land to the North of Holybourne	Alton	1,000	15	14	2ha***



Neatham Down	Binstead	600	In principle*	In principle*	1ha
Northbrook Park	Bentley, Binstead	800	3	3	2.6ha
Ropley Meadows	Ropley	1,500	6	6	1.1ha
South Medstead	Medstead	650****	In principle*	In principle*	2ha
West of Lymington Bottom Road, South Medstead	Medstead	650	5	5	2ha
Whitehill & Bordon	Whitehill	1,284	In principle*	In principle*	3.10ha
Whitehill & Bordon (HCC)	Whitehill, Headley	510	0	0	0ha

Notes relating to asterix in Table 6:

\* Sites that could “in principle” provide gypsy, traveller and travelling showpeople accommodation were submitted on the understanding that provision could be made for an unspecified number of pitches and/or plots. Further investigation is required to determine suitable locations within the site boundaries and to understand the scale of the need for pitches/plots in the surrounding area.

\*\*For the Chawton Park site, office floorspace could be provided as part of a new local centre and the design concept could be amended to include additional employment floorspace, if required. It is however noted that the site is located close to a draft Local Plan allocation for employment purposes (SAXX).

\*\*\*For the North of Holybourne site, several small land parcels were identified for employment use, although no overall site area was given. Measurements taken from a land use budget plan imply that c.2ha of land would be set aside for employment-related development. The value in the table has therefore been inferred from measurements made by EHDC.

\*\*\*\*At the time of testing the sites, the South Medstead site included land that has previously been allocated for residential development (FM3 Land North of Boyneswood Lane, East Hampshire District Local Plan: Housing and Employment Allocations). For sake of clarity, the site capacity excludes any contribution from this allocated land, which is largely built out.

- 4.3. All of the sites in Table 6 were subjected to Stage One of the two-stage assessment process, as described in Section 3 above. Not all of these sites passed Stage One, but those that did were subjected to Stage Two of the assessment process. Summary results for Stages One and Two are provided below, with more detailed results in Appendices 2 & 3 respectively.

#### Stage One Results

- 4.4. Table 7 shows how each site has performed against the ‘yes/no’ assessment criteria of Stage One. After the table, the key points from the assessment of each site have been provided. Full details of the Stage One assessment results are included in Appendix 2.
- 4.5. Of the 13 sites that were identified for the Regulation 18 consultation on large development sites, 11 sites passed all of the Stage One criteria and were taken forward to Stage Two of the assessment process. The remaining two sites – Ropley Meadows and Whitehill & Bordon (HCC) – were each judged to fail one of the assessment criteria (see Table 7 below), which means that they do not need to be considered in Stage Two of the assessment process as they have already

failed. The consequences of these results are provided in Section 5, the ‘Conclusions’ section (see page 34).

**Table 7: Results for Stage One of the Site Assessment Process**

Stage One Criteria	Chawton Park	Extension of Land East of Horndean	Four Marks South	Land South East of Liphook	Land South of Winchester Road, Four Marks	Land to the North of Holybourne	West of Lymington Bottom Road, S. Medstead	Neatham Down	Northbrook Park	Ropley Meadows	South Medstead	West of Lymington Bottom Road, S. Medstead	Whitehill & Bordon	Whitehill & Bordon (HCC)
Development Capacity	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Landownership	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Vehicular Access	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sustainable Transport	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Water Infrastructure	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Passes Stage One?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✗

#### Chawton Park: PASSES STAGE ONE

- Development capacity is significantly higher than the minimum threshold of new homes for a large development site. New supporting infrastructure would include a primary school, local centre (i.e. local retail and community uses) and open space. The site could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots, although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area. Office floorspace could be provided as part of the local centre and the design concept could be amended to include further employment provision, if this was ultimately required.
- The land is in the control of a single landowner who has previously promoted the site through the Council’s “call for sites” processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway and the promoter indicates that there have been discussions with Hampshire County Council regarding local highway mitigation measures, to ensure a workable and deliverable access strategy.

- The site is located in relatively close proximity to Alton and could most likely be connected to the Alton wastewater treatment works and to its water supply infrastructure. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Extension of Land East of Horndean: PASSES STAGE ONE**

- Development capacity is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 6 gypsy and traveller pitches and 12 travelling showpeople plots; and 1.63ha of employment land. New supporting infrastructure would include open space, a local centre and linkages to the allocated Havant Thicket reservoir site.
- The land is in the control of a single landowner and has previously been promoted through the Council's "call for sites" processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway (the B2149) and could be connected by road to the allocated site to the north (Land East of Horndean, HN1 in the Part 2 Local Plan).
- New development could be integrated with the existing public footpath network and there is opportunity to make connections to the Havant Thicket reservoir site, which could provide additional recreational provision.
- The site could most likely be connected to Budds Farm wastewater treatment works and to local water supply infrastructure. An emerging issue for residential development in this area is the potential for nutrient enrichment in the Solent from treated wastewater, which Natural England has advised is likely to have a significant effect on the Solent's internationally designated biodiversity sites. New development would need to achieve "nutrient neutrality" to ensure that it does not add to the current nutrient burdens.

#### **Four Marks South: PASSES STAGE ONE**

- Development capacity is higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 3 gypsy and traveller pitches and 3 travelling showpeople plots; and 1ha of employment land. New supporting infrastructure would include a new primary school, community building and improved connections to Four Marks by foot, cycle and car.
- The land is in the control of a mixture of developers and private landowners, with terms agreed or sites under option to developers. All the land within the consortium is available now and could be delivered in the plan period (i.e. prior to 2036).
- The site can be accessed from the public highway (Alton Lane and Blackberry Lane) by multiple access points.
- New development could be integrated with the existing public footpath network and could provide a cycle route through the site that would connect with the surrounding highway network.
- The site could most likely be connected to the mains wastewater drainage network, which is connected to the Alton wastewater treatment works, and to water supply infrastructure in Four Marks. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Land South East of Liphook: PASSES STAGE ONE**

- Development capacity meets the minimum threshold of new homes for a large development site. In addition, the site could provide around 2ha of employment land, public open space and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). SANG is proposed on land in close proximity to the site, but within the South Downs National Park.
- The land is in the control of a number of private landowners, with several areas under option to developers. All the land within the consortium is available and could be delivered in the early phases of the plan period (i.e. prior to 2036). Land at Chiltley Farm is available now and has previously been identified through East Hampshire's draft Local Plan.
- The site can be accessed from the public highway (Devils Lane and Highfield Lane) by multiple access points. Land at Chiltley Farm could also be accessed from Willow Gardens.
- New development could be integrated with the existing footpath network in Liphook and is in close proximity to the New Lipchis Way (a long distance footpath). There is potential to make the nearby train station and local services and facilities accessible on foot.
- The site could most likely be connected to the mains wastewater drainage network, which is connected to the Lindford wastewater treatment works, and to water supply infrastructure in Liphook. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Land to the North of Holybourne: PASSES STAGE ONE**

- Development capacity is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 15 gypsy and traveller pitches and 14 travelling showpeople plots; and three small areas of employment land with an overall area of approximately 2ha. New supporting infrastructure would include retirement community facilities that would be open to the local community (a restaurant, gym, health facilities and shop); footpath and cycleway enhancements; secure bike parking and bus service improvements; car charging facilities; and renewable energy infrastructure.
- The land is in the control of a single landowner and has previously been promoted through the Council's "call for sites" processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway (London Road and Brockham Hill Lane) by multiple access points.
- New development could be integrated with the existing public footpath network. There is opportunity to make connections to St Swithun's Way (a long-distance footpath) and improve cycling connections to Alton.
- The site could most likely be connected to the mains wastewater drainage network, which is connected to the Alton wastewater treatment works, and to water supply infrastructure in Holybourne/Alton. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Land South of Winchester Road, Four Marks: PASSES STAGE ONE**

- Development capacity meets the minimum threshold of new homes for a large development site. In addition, the site could provide 3.10ha of employment land and could in principle provide 15 gypsy and traveller pitches and 15 travelling showpeople plots; and c.3ha of employment land. New supporting infrastructure would include a new local centre (retail and community uses), a new primary and pre-school (if required) and open space and public footpath enhancements.
- The land is in the control of a single landowner, and part of the area has previously been promoted through the Council's "call for sites" processes for the Local Plan. It is identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway (the A31) by multiple access points. A new roundabout is proposed for facilitating access between Grosvenor Road and Gravel Road.
- New development could be integrated with the existing public footpath network and there is opportunity to make connections to western parts of Four Marks and the countryside.
- The site is located close to the wastewater drainage catchment for Four Marks & South Medstead and could most likely be connected to wastewater and water supply infrastructure. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Neatham Down: PASSES STAGE ONE**

- Development capacity meets the minimum threshold of new homes for a large development site. In addition, the site could provide 1ha of employment land and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). New supporting infrastructure would include a new primary school, new and enhanced walking and cycling routes into Alton, and new green infrastructure to enhance opportunities for biodiversity.
- The land is in the control of a single landowner and has previously been promoted through the Council's "call for sites" processes for the Local Plan, albeit for non-residential (commercial) uses. It has been identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway (the A31) by the roundabout that provides access to Alton via Montecchio Way.
- New development could be integrated with the existing public footpath network. There is an opportunity to connect the site to Alton by walking and cycling modes, although improvements to the rights of way network would be required.
- There is potential for connecting the site to the mains wastewater drainage network, which is connected to the Alton wastewater treatment works, and to water supply infrastructure in Alton. Local upgrades to existing wastewater drainage infrastructure will be required to extend the drainage catchment and upgrades may be required to ensure sufficient capacity for treatment; but this is to be expected for a development of this size.

#### **Northbrook Park: PASSES STAGE ONE**

- Development capacity is higher than the minimum threshold for new homes for a large development site. In addition, the site could provide 3 gypsy and traveller pitches and 3 travelling showpeople plots; and 2.6ha of employment land. New supporting infrastructure would include a new primary school,

6.62ha of public open space, a local centre comprising a village shop, pub and community hub and 27.8ha of SANG.

- The land is in the control of a single landowner and has previously been promoted through the Council's "call for sites" processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway (the A31 and Crondall Road) by multiple access points. A new roundabout is proposed for facilitating access to the A31.
- New development could be integrated with the existing public footpath network and there is opportunity to make connections to Alice Holt Forest Park in the South Downs National Park, with a new footbridge improving accessibility between the northern and southern areas of the site.
- The site could most likely be connected to wastewater and water supply infrastructure. Preliminary indications are that there is potential for connecting the proposed development to the wastewater treatment works at either Bentley or Farnham. Local upgrades to existing wastewater drainage infrastructure would be required to extend the drainage catchment and upgrades may be required to ensure sufficient capacity for treatment; but this is to be expected for a development of this size.

#### **Ropley Meadows: FAILS STAGE ONE**

- Development capacity is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 6 gypsy and traveller pitches and 6 travelling showpeople plots; and 1.1ha of employment land. New supporting infrastructure includes a new primary school, local centre (including food and drink uses), open space and highways improvements.
- The land is in the control of a single landowner and has previously been promoted through the Council's "call for sites" processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).
- The site can be accessed from the public highway, including the A31, by multiple access points.
- New development could be integrated with the existing public footpath network, although there is a lack of pedestrian infrastructure along some of the local roads.
- No mains drainage has been identified by the site promoter for the proposed development and the lack of mains drainage infrastructure has previously been identified as a constraint for development. There are environmental constraints relevant to the discharge of treated wastewater in this area. Taking all of this into account, the site promoter has failed to identify clear potential for the area to be connected to mains wastewater drainage infrastructure and as such, the site **fails** the last of the Stage One criteria.

#### **South Medstead: PASSES STAGE ONE**

- Development capacity meets the minimum threshold of new homes for a large development site. In addition, the site could provide 2ha of employment land and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). New supporting infrastructure would include public open space, new transport connections, electric vehicle charging infrastructure; and a new primary school could also be provided.
- The land is in the control of a mixture of developers and private landowners, with some of the land being under option to developers. All the land within the consortium is available and could be delivered in the plan period (i.e. prior to 2036).

- The site can be accessed from the public highway (Five Ash Road, Soldridge Road, Beechlands Road) from multiple access points.
- New development could be integrated with the existing public footpath, with opportunities to connect the new development with countryside areas to the north. New pedestrian and cycle links are proposed. There is potential to increase accessibility to primary school education facilities.
- These areas are close to the wastewater drainage catchment for Four Marks & South Medstead. The site could most likely be connected to wastewater and water supply infrastructure. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **West of Lymington Bottom Road, South Medstead: PASSES STAGE ONE**

- Development capacity is higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 5 gypsy and traveller pitches and 5 travelling showpeople plots; and 2ha of employment land. New supporting infrastructure would include a new primary school, at least 6ha of public open space and the expansion of local retail/service provision at Lymington Barn.
- The land is in the control of a mixture of developers and private landowners, with some of the land being under option to developers. All the land within the consortium is available and could be delivered in the plan period (i.e. prior to 2036).
- The site can be accessed from the public highway (Lymington Bottom Road and Soldridge Road) by multiple access points.
- New development could be integrated with the existing public footpath network and could provide footway connections to Lymington Bottom Road and to Four Marks. There is potential to increase accessibility to primary school education facilities.
- The site could most likely be connected to existing water supply infrastructure and is in close proximity to the wastewater drainage catchment for Four Marks. It could most likely be connected to the mains drainage network and ultimately to the Alton wastewater treatment works. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Whitehill & Bordon: PASSES STAGE ONE**

- Development capacity is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 3.10ha of employment land and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). New supporting infrastructure would complement the key infrastructure that is being provided as part of the existing regeneration proposals and would include expansion of education facilities (primary and secondary schools), additional town centre services and facilities, and new areas of open space including SANG.
- The land is in the control of a single landowner (the Ministry of Defence) although small areas that could be included as part of the overall regeneration are in separate ownership. The land has previously been promoted through the Council's "call for sites" processes for the Local Plan and is available for development in the plan period.



- The site can be accessed from the public highway (the new relief road, Budds Lane, Oakhanger Road, Bolley Avenue) by multiple access points.
- New development could be integrated with new footpath and cycleway connections that are being delivered as part of the Whitehill & Bordon regeneration.
- The site could most likely be connected to the mains wastewater drainage network, which is connected to the Lindford wastewater treatment works, and to water supply infrastructure in Whitehill & Bordon. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size.

#### **Whitehill & Bordon (HCC): FAILS STAGE ONE**

- Development capacity is lower than the minimum threshold of new homes for a large development site and therefore the site **fails** the first of the Stage One criteria.
- The land is in the control of a single landowner (Hampshire County Council) and has previously been promoted through the Council's "call for sites" processes for the Local Plan. It is available for development in the plan period.
- The site can be accessed from the public highway (Mill Chase Road, Hollywater Road, Whitehill Road) by multiple access points.
- New development could be integrated with new footpath and cycleway connections that are being delivered as part of the Whitehill & Bordon regeneration.
- The site could most likely be connected to the mains wastewater drainage network, which is connected to the Lindford wastewater treatment works, and to water supply infrastructure in Whitehill & Bordon. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity.

#### Stage Two Results

- 4.6. Table 8 shows how each of the sites that passed Stage One of the assessment process performed in terms of the 'red/amber/green' thresholds of Stage Two. In accordance with the methodology, red and some amber scores have also been reviewed and evaluated using the evidence available to the Council. Full details of these qualitative reviews of the red/amber/green results are provided at Appendix 3, but an overview of how each site performed at Stage Two of the assessment process, taking account of the qualitative reviews, is available at Table 9.
- 4.7. Of the 11 sites that passed all of the Stage One criteria, 10 sites passed Stage Two of the assessment process, taking account of any of the required qualitative considerations. One site – Land to the North of Holybourne – was judged to fail Stage Two, following red results for heritage assets and groundwater flood risk, and on the basis of a subsequent qualitative review of evidence relevant to these matters. This means that this site fails the assessment process, but that the other 10 sites have passed both Stage One and Stage Two. The consequences of these results are provided in Section 5, the 'Conclusions' section (see page 34).



**Table 8: Results of Stage Two ‘Red/Amber/Green’ Analyses for All Sites and All Relevant Features**

Site Name	SAC / SPA	SSSI	SINC	Ancient Woodland	Listed Building	Conservation Area	Scheduled Ancient Monument	Registered Park / Garden	National Park	Town / Local Centre	Primary School	Doctor	Flood Zone 2 or 3	Surface Water Flood Risk	Groundwater Flood Risk
Chawton Park	Amber	Green	Red	Red	Red	Green	Green	Green	Amber	Red	Amber	Green	Green	Amber	Green
Extension of Land East of Horndean (Hazleton Farm)	Green	Green	Red	Red	Green	Green	Green	Green	Red	Red	Red	Amber	Green	Amber	Red
Four Marks South	Amber	Green	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Green	Amber	Green
Land South East of Liphook	Amber	Amber	Red	Red	Red	Red	Green	Red	Red	Green	Red	Green	Green	Amber	Red
Land South of Winchester Road, Four Marks	Green	Green	Red	Amber	Green	Green	Green	Green	Green	Amber	Red	Green	Green	Amber	Green
Land to the North of Holybourne	Amber	Green	Green	Green	Red	Red	Red	Green	Green	Red	Green	Amber	Green	Amber	Red
Neatham Down	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green	Red
Northbrook Park	Amber	Amber	Red	Red	Red	Green	Green	Green	Red	Red	Red	Red	Amber	Red	Red
South Medstead	Green	Green	Red	Amber	Green	Green	Green	Green	Amber	Green	Red	Green	Green	Amber	Green
West of Lymington Bottom Road, South Medstead	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Amber	Green
Whitehill & Bordon	Red	Red	Red	Green	Amber	Green	Red	Green	Red	Green	Green	Green	Green	Amber	Amber

4.8. The red and amber results shown in Table 8 mean that for each site, a number of issues relating to specific environmental or social factors have required further consideration. Due to the large size of the submitted sites, they are often in close proximity to, or include the feature(s) of interest; and in the case of flood risks, the sites often include some land that could be affected. For each site, a report of the relevant considerations is included at Appendix 3, but a summary of the outcomes is also given in Table 9, below.

**Table 9: Overview of Stage Two Results (Including Qualitative Appraisals) for All Sites**

Site Name	Features requiring further consideration	Results that are insignificant	Results that signify potential direct adverse impacts	Stage Two Outcome
Chawton Park	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Listed Building</li> <li>National Park</li> <li>Town/Local Centre</li> </ul>	<ul style="list-style-type: none"> <li>Town/Local Centre</li> </ul>	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Listed Building</li> <li>National Park</li> </ul>	<p>PASS</p> <p>There appears to be some scope for mitigation and/or avoidance of impacts</p>
Extension of Land East of Horndean (Hazleton Farm)	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>National Park</li> <li>Town/Local Centre</li> <li>Primary School</li> <li>Surface Water Flood Risk</li> <li>Groundwater Flood Risk</li> </ul>	<ul style="list-style-type: none"> <li>Town/Local Centre</li> <li>Primary School</li> </ul>	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>National Park</li> <li>Surface Water Flood Risk</li> <li>Groundwater Flood Risk</li> </ul>	<p>PASS</p> <p>There appears to be some scope for mitigation and/or avoidance of impacts</p>
Four Marks South	<ul style="list-style-type: none"> <li>SINC</li> <li>Listed Building</li> <li>National Park</li> </ul>	None	<ul style="list-style-type: none"> <li>SINC</li> <li>Listed Building</li> <li>National Park</li> </ul>	<p>PASS</p> <p>There appears to be some scope for mitigation and/or avoidance of impacts</p>
Land South East of Liphook	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Listed Building</li> <li>Conservation Area</li> <li>Registered Park/Garden</li> <li>National Park</li> <li>Primary School</li> </ul>	<ul style="list-style-type: none"> <li>Ancient Woodland</li> <li>Conservation Area</li> <li>Registered Park/Garden</li> </ul>	<ul style="list-style-type: none"> <li>SINC</li> <li>Listed Building</li> <li>National Park</li> </ul>	<p>PASS</p> <p>There appears to be some scope for mitigation and/or avoidance of impacts</p>
Land South of Winchester Road, Four Marks	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Primary School</li> </ul>	None	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Primary School</li> </ul>	<p>PASS</p> <p>There appears to be some scope for mitigation and/or avoidance of impacts</p>
Land to the North of Holybourne	<ul style="list-style-type: none"> <li>Listed Building</li> <li>Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>Town/Local Centre</li> </ul>	<ul style="list-style-type: none"> <li>Listed Building</li> <li>Conservation Area</li> </ul>	<p>FAIL</p> <p>There is scope for mitigation or</p>

Site Name	Features requiring further consideration	Results that are insignificant	Results that signify potential direct adverse impacts	Stage Two Outcome
	<ul style="list-style-type: none"> <li>Scheduled Ancient Monument</li> <li>Town/Local Centre</li> <li>Groundwater Flood Risk</li> </ul>		<ul style="list-style-type: none"> <li>Scheduled Ancient Monument</li> <li>Groundwater Flood Risk</li> </ul>	avoidance of some of the impacts, when constraints are considered individually; but when considered together, there appears to be limited scope for avoiding adverse impacts on heritage concerns, whilst delivering the proposal in full. Groundwater flood risks are also very extensive
Neatham Down, Alton	<ul style="list-style-type: none"> <li>Groundwater Flood Risk</li> </ul>	None	<ul style="list-style-type: none"> <li>Groundwater Flood Risk</li> </ul>	PASS There appears to be some scope for mitigation and/or avoidance of impacts
Northbrook Park	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Listed Building</li> <li>National Park</li> <li>Town/Local Centre</li> <li>Primary School</li> <li>Doctor</li> <li>Surface Water Flood Risk</li> <li>Groundwater Flood Risk</li> </ul>	<ul style="list-style-type: none"> <li>Town/Local Centres</li> <li>Primary School</li> <li>Doctor</li> </ul>	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>Listed Building</li> <li>National Park</li> <li>Surface Water Flood Risk</li> <li>Groundwater Flood Risk</li> </ul>	PASS There appears to be some scope for mitigation and/or avoidance of impacts
South Medstead	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>National Park</li> <li>Primary School</li> </ul>	None	<ul style="list-style-type: none"> <li>SINC</li> <li>Ancient Woodland</li> <li>National Park</li> <li>Primary School</li> </ul>	PASS There appears to be some scope for mitigation and/or avoidance of impacts
West of Lymington Bottom Road, South Medstead	<ul style="list-style-type: none"> <li>SINC</li> <li>Primary School</li> </ul>	<ul style="list-style-type: none"> <li>Primary School</li> </ul>	SINC	PASS There appears to be some scope for mitigation and/or avoidance of impacts

Site Name	Features requiring further consideration	Results that are insignificant	Results that signify potential direct adverse impacts	Stage Two Outcome
Whitehill & Bordon	<ul style="list-style-type: none"> <li>• SAC/SPA</li> <li>• SSSI</li> <li>• SINC</li> <li>• Listed Building</li> <li>• Scheduled Ancient Monument</li> <li>• National Park</li> </ul>	None	<ul style="list-style-type: none"> <li>• SAC/SPA</li> <li>• SSSI</li> <li>• SINC</li> <li>• Listed Building</li> <li>• Scheduled Ancient Monument</li> <li>• National Park</li> </ul>	<p>PASS</p> <p>There appears to be some scope for mitigation and/or avoidance of impacts</p>

### Summary of Assessment Results

- 4.9. A total of 10 out of 13 submitted sites have passed the assessment process by virtue of passing both Stage One and Stage Two. The assessment processes show that all of the submitted sites are associated with potential constraints for development, but that the identity and severity of these constraints varies depending a site’s location in relation to the features of interest. Qualitative considerations relating to the site’s local geography, its physical connections and landscape setting have influenced both stages of the assessment; but these have been particularly important for interpreting the indicative, colour-coded results of Stage Two (see Table 8).
- 4.10. At this stage in plan-making (Regulation 18), it is normal to have only high-level information about a site and the problems facing its development, together with their potential solutions. In theory, scope for the mitigation and/or avoidance of adverse impacts has been identified for the 10 sites that have passed the assessment process; although this could require changes to design, layout and the amount of new development on these sites in comparison with the site promoter’s proposals.
- 4.11. Of the three sites that have failed the assessment processes, two sites – Ropley Meadows and Land North of Holybourne – were judged to have constraints for large-scale development with limited or no obvious scope for the mitigation of adverse impacts, without reducing the scale of the site to less than is required for a ‘large development site’. The remaining site that failed the assessment process – Whitehill & Bordon (HCC) – is not large enough to deliver a scale of development to qualify as a ‘large development site’.

## 5. Conclusions: The Large Development Sites

### The Identity of Large Development Sites for Consultation

5.1. The sites that have passed the Council’s site assessment process are listed below. It would assist the Council in its plan-making activities to put details of these sites and the related proposals for large-scale development to communities and other consultees, through the Regulation 18 Consultation process. Further information about their potential to accommodate the proposals is invited through the Large Development Sites Consultation Document (see [www.easthants.gov.uk/large-development-sites-consultation](http://www.easthants.gov.uk/large-development-sites-consultation)).

- Chawton Park
- Extension of Land East of Horndean (Hazleton Farm)
- Four Marks South
- Land South East of Liphook
- Land South of Winchester Road, Four Marks
- Neatham Down
- Northbrook Park
- South Medstead
- West of Lymington Bottom Road, South Medstead
- Whitehill & Bordon

5.2. The site assessment process has also “screened out” three sites from the Regulation 18 Consultation: Ropley Meadows, Land North of Holybourne and Whitehill & Bordon (HCC). The assessment results for these sites are such that they are considered to have no realistic prospect for delivering 600 or more new homes and other forms of development by 2036, in the context of the Council’s draft vision and objectives for sustainable development (see paragraph 2.30 above). It is however important to clarify the implications of the results for both the sites that passed and those that failed the site assessment process.

5.3. The sites that have **passed** the assessment process are **not** being proposed for development by East Hampshire District Council through its additional Regulation 18 Consultation on large development sites. This is because the site assessment results do **not** mean that these sites **would** be suitable for the proposed large-scale development; they only mean that such proposals **can** be investigated further, as they have some potential for contributing towards sustainable development in East Hampshire (outside of the South Downs National Park) up to 2036. As part of this further investigation, the additional Regulation 18 Consultation enables communities and other consultees to help identify which sites could and should be included in the Council’s emerging Local Plan 2017-2036.

5.4. Equally, the sites that have **failed** the site assessment process are **not** being rejected from any further consideration through the plan-making process. The results do **not** mean that these sites, taken as a whole or just small parts of them, **would** be unsuitable for development. They only mean that there appear to be significant constraints which make their suitability for large-

scale development very doubtful at the present time. However, the Council will consider representations to the Regulation 18 Consultation that identify “large development sites” that have been omitted from the public consultation, in accordance with statutory processes.

5.5. Overall, it is important to understand that the site assessment process is **not** a substitute for a formal SA, HRA or (more generally) the weighing-up of full, detailed evidence regarding the sites that have been put forward. As a result of the site assessment process, the Council does **not** therefore have a new opinion on where new homes, businesses and other forms of development **should** be developed. The additional Regulation 18 Consultation will help to elicit further information on the suitability of proposals for large-scale development in East Hampshire (outside of the South Downs National Park) and this will inform judgements about where the needs for new development should be met.

#### Issues of Interest for Large Development Sites

5.6. The 10 sites that are included in the Large Development Sites Regulation 18 Consultation have passed the site assessment process. However, the assessments have highlighted a number of environmental and infrastructural constraints that the Council would like to understand more about. Partners such as Natural England, Historic England, the Environment Agency, other local planning authorities and infrastructure/service providers are invited to consider the site-specific summaries in Table 10 (below), which identifies some of the issues that would need to be overcome, to make the development of a large development site acceptable in planning terms. Further information on these issues and how they could be avoided or successfully mitigated would be very helpful for the Council. Please see the webpage (<https://www.easthants.gov.uk/large-development-sites-consultation>) for details of how to respond to the Regulation 18 Consultation.

**Table 10: Overview of Planning Issues for the Delivery of Large Development Site Options**

Site Name	Issues Highlighted By Stage One	Issues Highlighted By Stage Two	Partners
Chawton Park	<ul style="list-style-type: none"> <li>Suitability of vehicular access proposals</li> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of development for delivering a net gain in biodiversity</li> <li>Impacts from development on listed Chawton Park Farmhouse</li> <li>Suitability of large-scale development in terms of landscape impacts</li> </ul>	Issues likely to be of interest to: <ul style="list-style-type: none"> <li>Hampshire County Council</li> <li>Historic England</li> <li>Natural England</li> <li>South Downs National Park Authority</li> <li>Thames Water</li> </ul>
Extension of Land East of Horndean (Hazleton Farm)	<ul style="list-style-type: none"> <li>Acceptability of impacts on transport networks</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of development for delivering a net gain in biodiversity</li> </ul>	Issues likely to be of interest to: <ul style="list-style-type: none"> <li>Environment Agency</li> </ul>

Site Name	Issues Highlighted By Stage One	Issues Highlighted By Stage Two	Partners
	<ul style="list-style-type: none"> <li>Acceptability of wastewater impacts on internationally designated biodiversity sites in the Solent</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of large-scale development in terms of landscape impacts</li> <li>Suitability of large-scale development in terms of flood risks and impacts on groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Hampshire County Council</li> <li>Highways England</li> <li>Natural England</li> <li>South Downs National Park Authority</li> <li>Portsmouth Water</li> </ul>
Four Marks South	<ul style="list-style-type: none"> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of large-scale development in terms of landscape impacts</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>South Downs National Park Authority</li> <li>Thames Water</li> </ul>
Land South East of Liphook	<ul style="list-style-type: none"> <li>Suitability of SANG proposals, located within the South Downs National Park</li> </ul>	<ul style="list-style-type: none"> <li>Impacts from development on listed Goldenfield West Lychgate building</li> <li>Suitability of large-scale development in terms of landscape impacts</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>Historic England</li> <li>South Downs National Park Authority</li> </ul>
Land South of Winchester Road, Four Marks	<ul style="list-style-type: none"> <li>Suitability of vehicular access proposals</li> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of development for delivering a net gain in biodiversity</li> <li>Acceptability of impacts from the discharge of surface water on internationally designated biodiversity sites in the Solent</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>Environment Agency</li> <li>Hampshire County Council</li> <li>Natural England</li> <li>Thames Water</li> </ul>
Neatham Down	<ul style="list-style-type: none"> <li>Suitability of vehicular and pedestrian access proposals</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of large-scale development in terms of groundwater flood risk</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>Environment Agency</li> <li>Hampshire County Council</li> </ul>

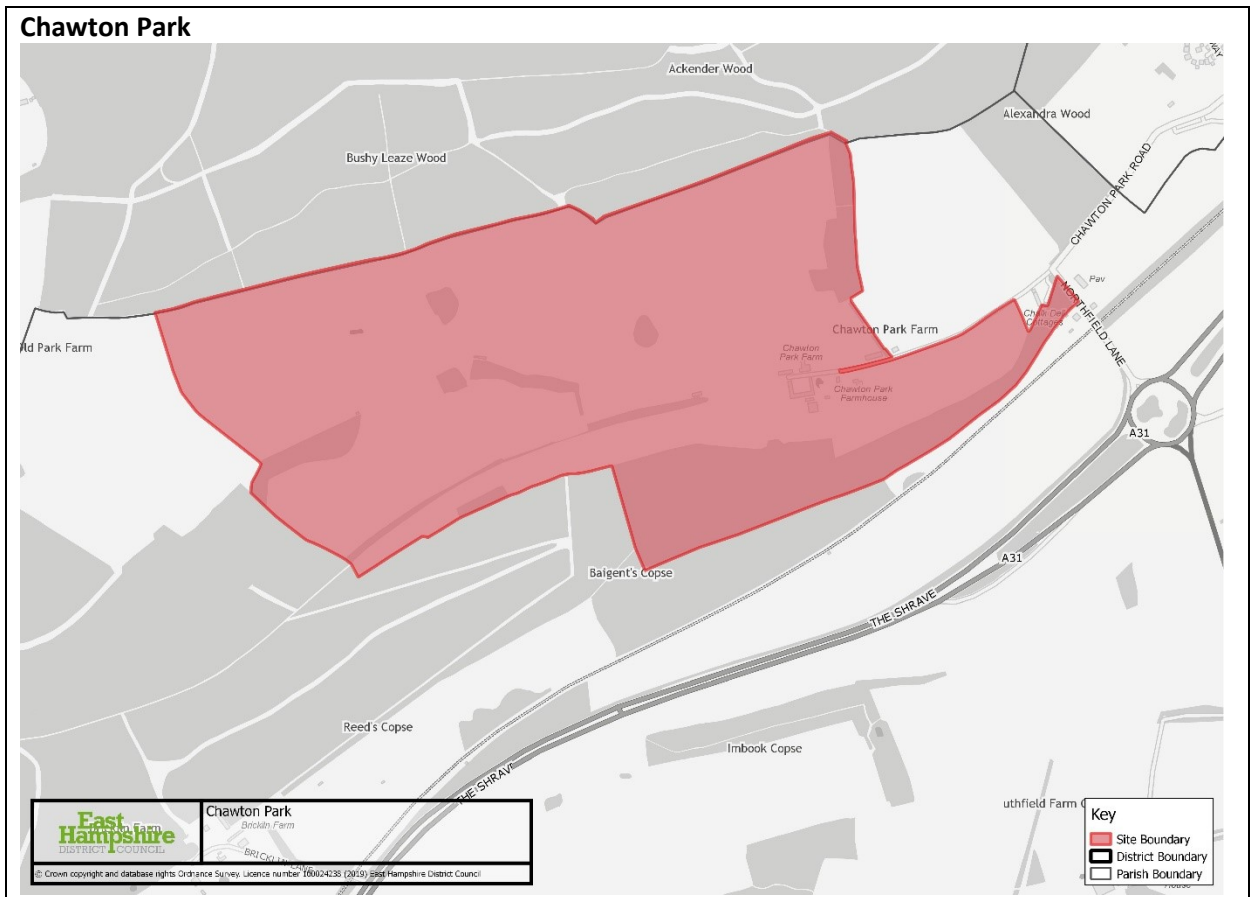
Site Name	Issues Highlighted By Stage One	Issues Highlighted By Stage Two	Partners
	<ul style="list-style-type: none"> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of large-scale development in terms of landscape impacts</li> </ul>	<ul style="list-style-type: none"> <li>South Downs National Park Authority</li> <li>Thames Water</li> </ul>
Northbrook Park	<ul style="list-style-type: none"> <li>Suitability of vehicular access proposals</li> <li>Acceptability of impacts on transport networks</li> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of development for delivering a net gain in biodiversity</li> <li>Impacts from development on listed buildings on/adjointing the site</li> <li>Suitability of large-scale development in terms of landscape impacts</li> <li>Suitability of large-scale development in terms of flood risks</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>Environment Agency</li> <li>Hampshire County Council</li> <li>Historic England</li> <li>Natural England</li> <li>South Downs National Park Authority</li> <li>Thames Water</li> </ul>
South Medstead	<ul style="list-style-type: none"> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of development for delivering a net gain in biodiversity</li> <li>Suitability of large-scale development in terms of landscape impacts</li> <li>Acceptability of impacts from the discharge of surface water on internationally designated biodiversity sites in the Solent</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>Environment Agency</li> <li>Natural England</li> <li>South Downs National Park Authority</li> <li>Thames Water</li> </ul>
West of Lymington Bottom Road, South Medstead	<ul style="list-style-type: none"> <li>Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Suitability of development for delivering a net gain in biodiversity</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>Environment Agency</li> <li>Natural England</li> <li>Thames Water</li> </ul>



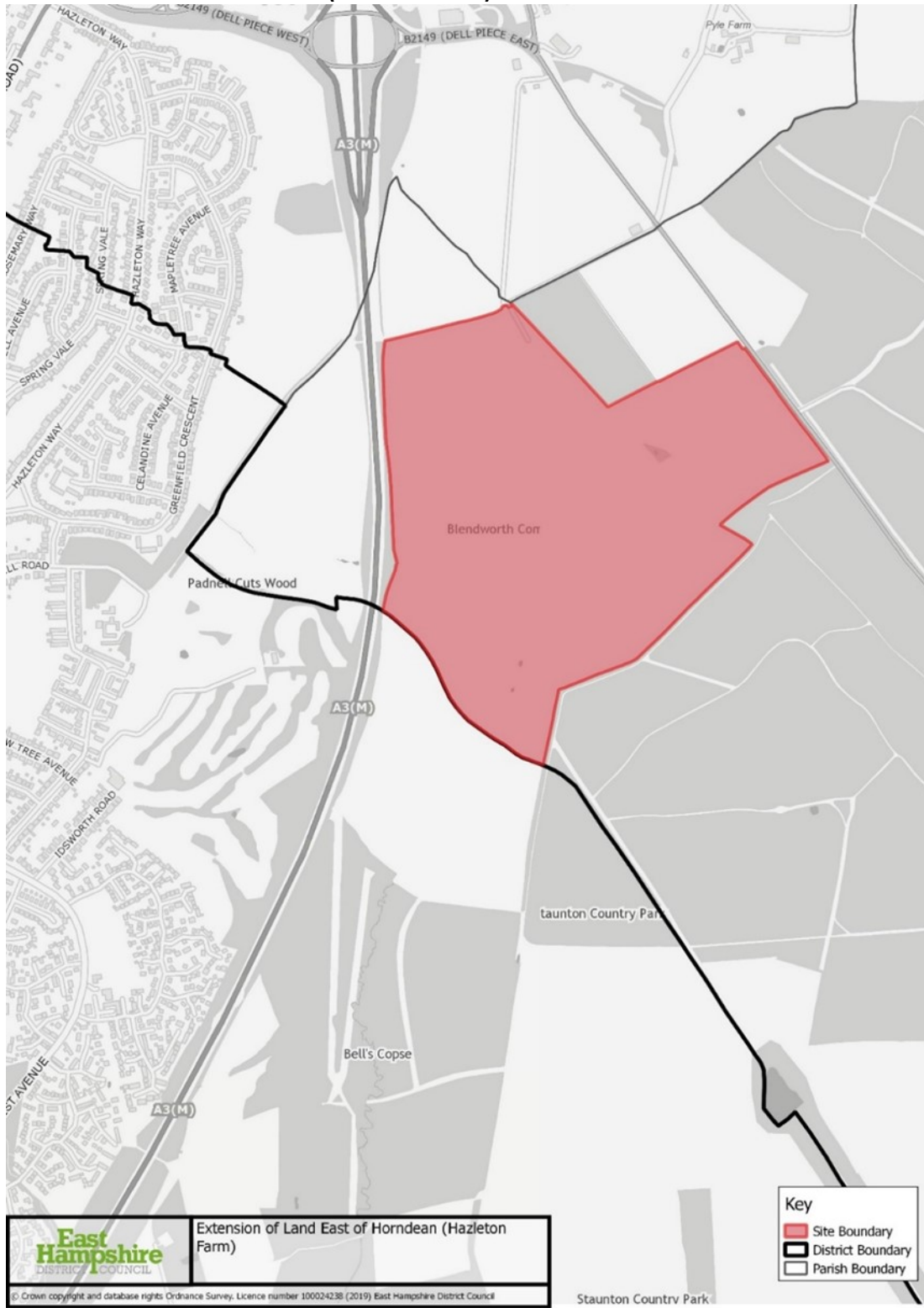
Site Name	Issues Highlighted By Stage One	Issues Highlighted By Stage Two	Partners
		<ul style="list-style-type: none"> <li>• Acceptability of impacts from the discharge of surface water on internationally designated biodiversity sites in the Solent</li> </ul>	
Whitehill & Bordon	<ul style="list-style-type: none"> <li>• Acceptability of impacts on transport networks</li> <li>• Suitability of connecting to existing wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Suitability of development for delivering a net gain in biodiversity</li> <li>• Impacts from development on scheduled ancient monuments</li> <li>• Suitability of large-scale development in terms of landscape impacts</li> </ul>	<p>Issues likely to be of interest to:</p> <ul style="list-style-type: none"> <li>• Hampshire County Council</li> <li>• Historic England</li> <li>• Natural England</li> <li>• South Downs National Park Authority</li> </ul>

End of document.

# APPENDIX 1: Maps of Submitted Potential Large Development Sites

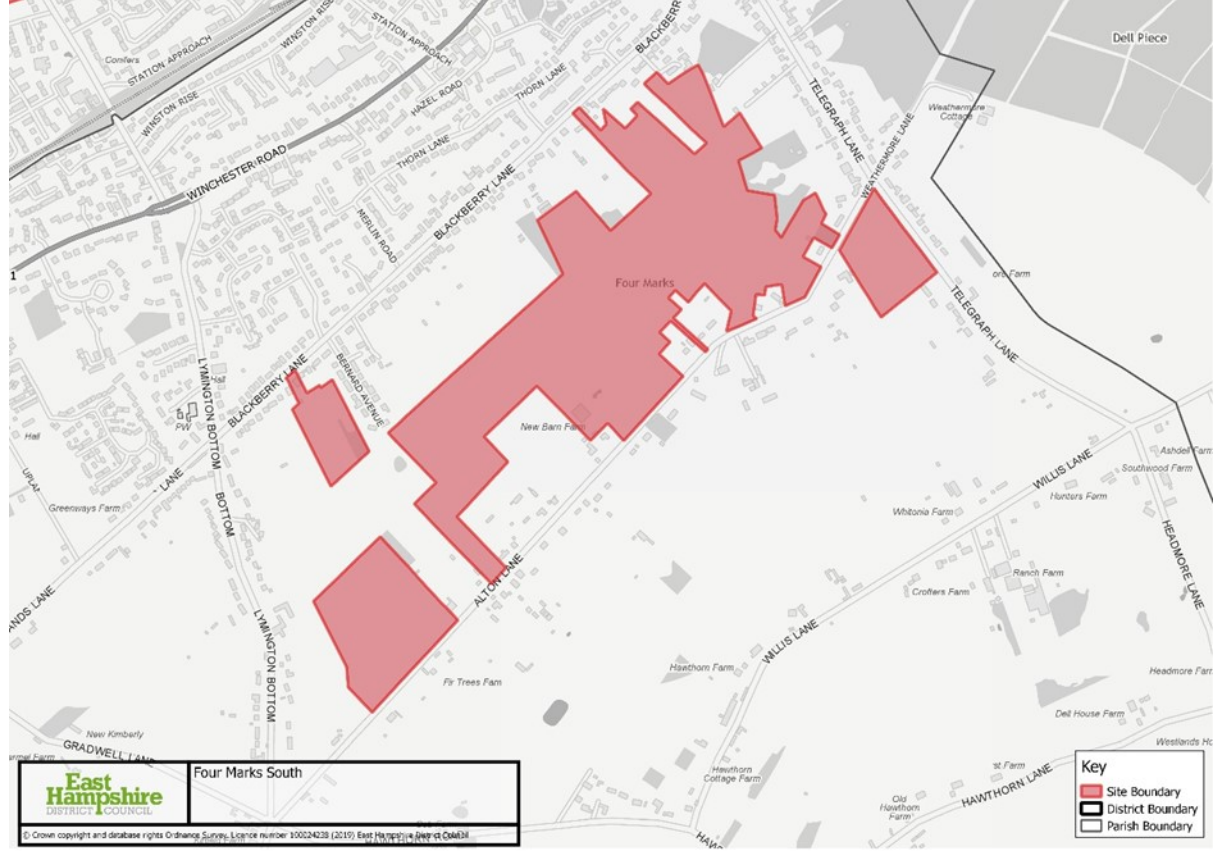


# Extension of Land East of Hordean (Hazleton Farm)

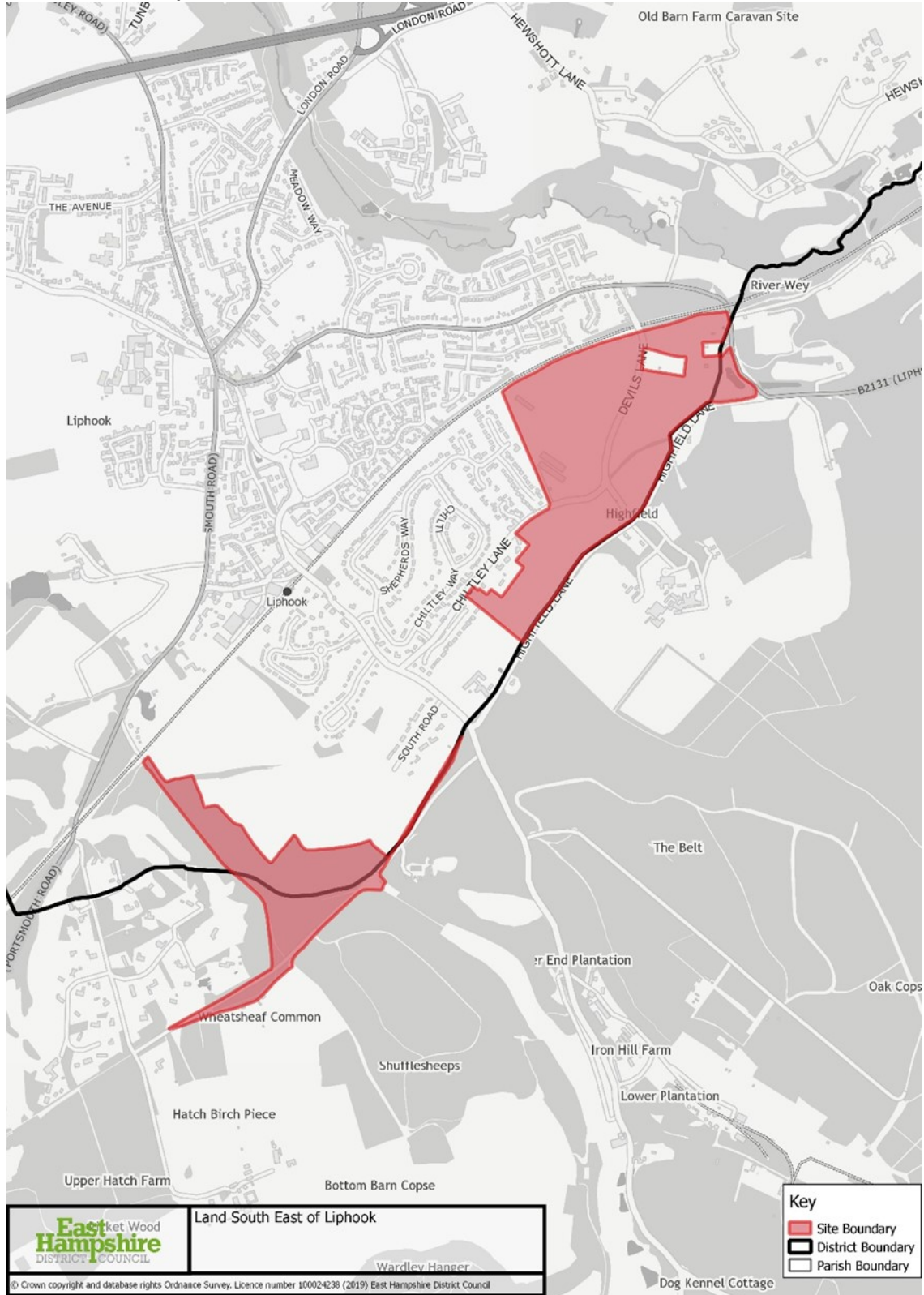


	<p>Extension of Land East of Hordean (Hazleton Farm)</p>
<p><small>© Crown copyright and database rights Ordnance Survey, Licence number 100024238 (2019) East Hampshire District Council</small></p>	

# Four Marks South



# Land South East of Liphook



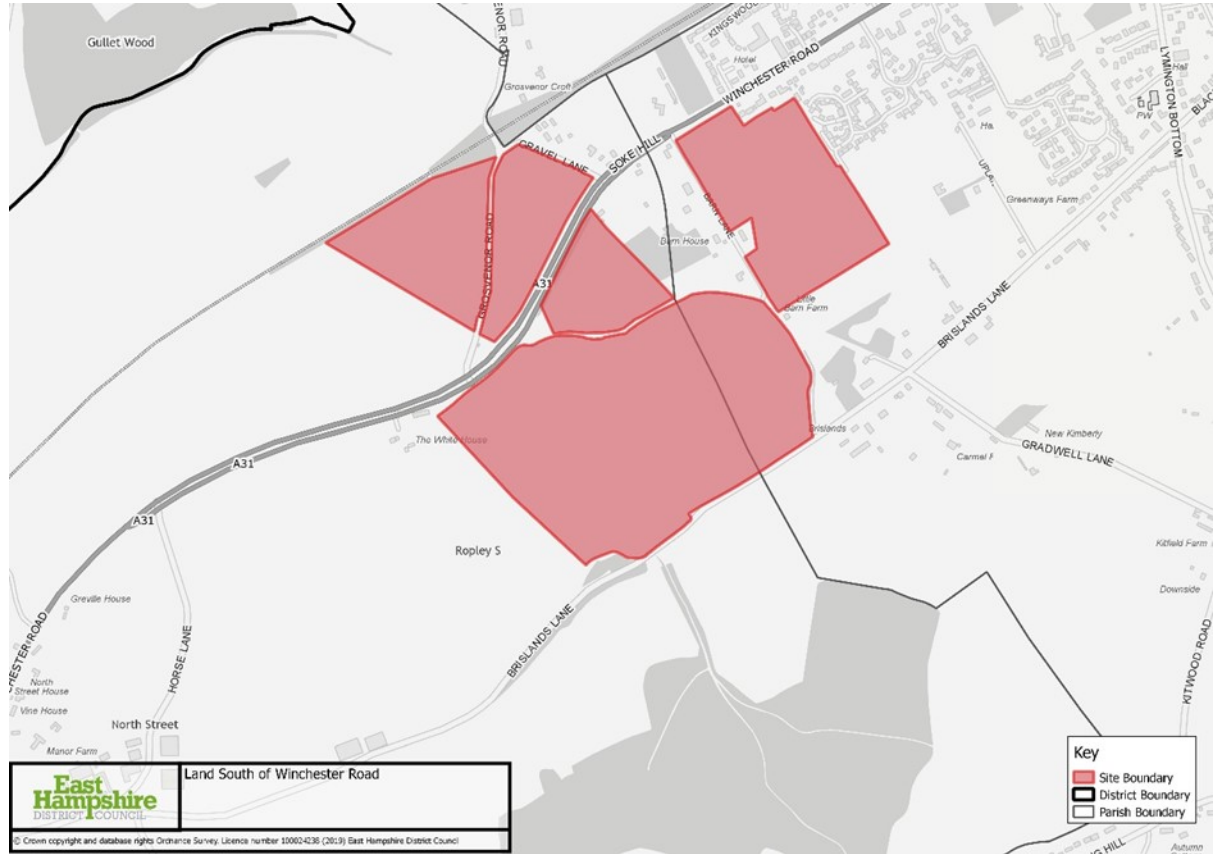
East Hampshire  
DISTRICT COUNCIL

Land South East of Liphook

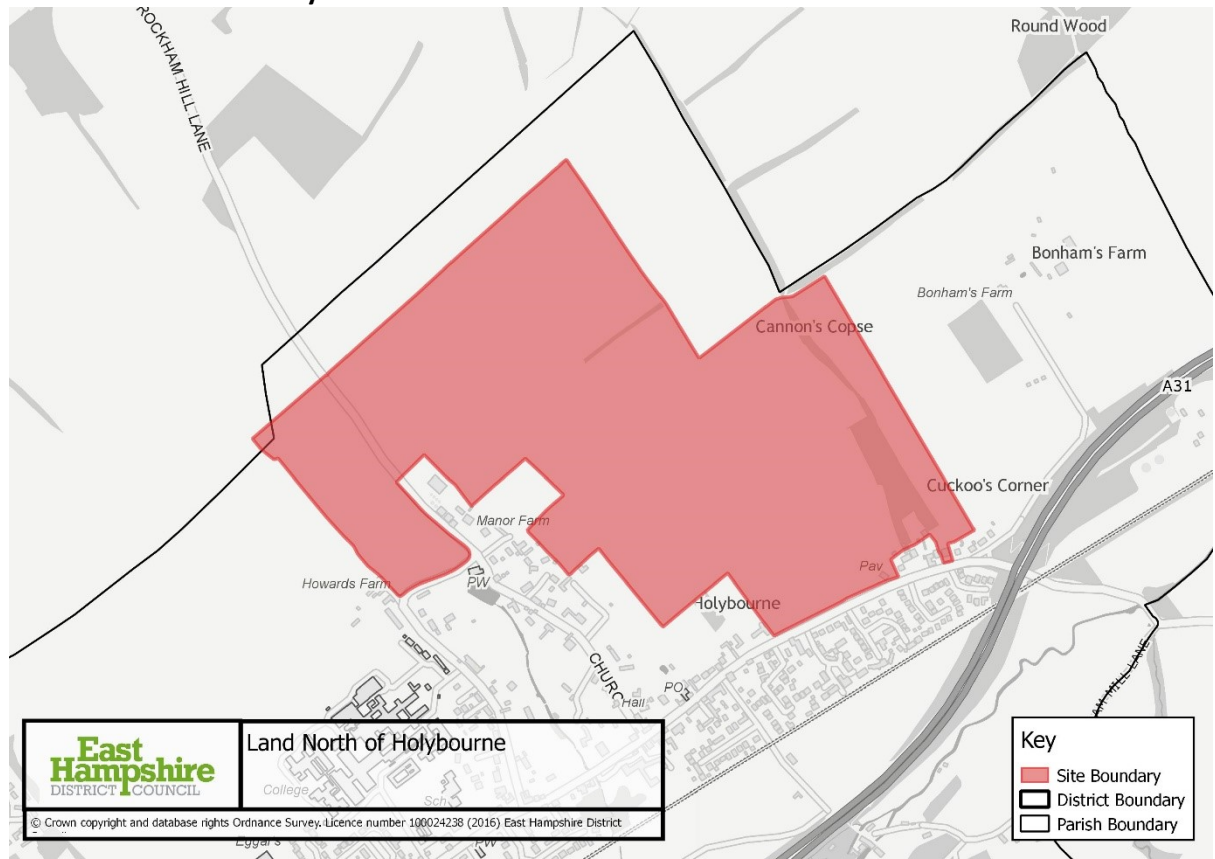
© Crown copyright and database rights Ordnance Survey, Licence number 100024238 (2019) East Hampshire District Council



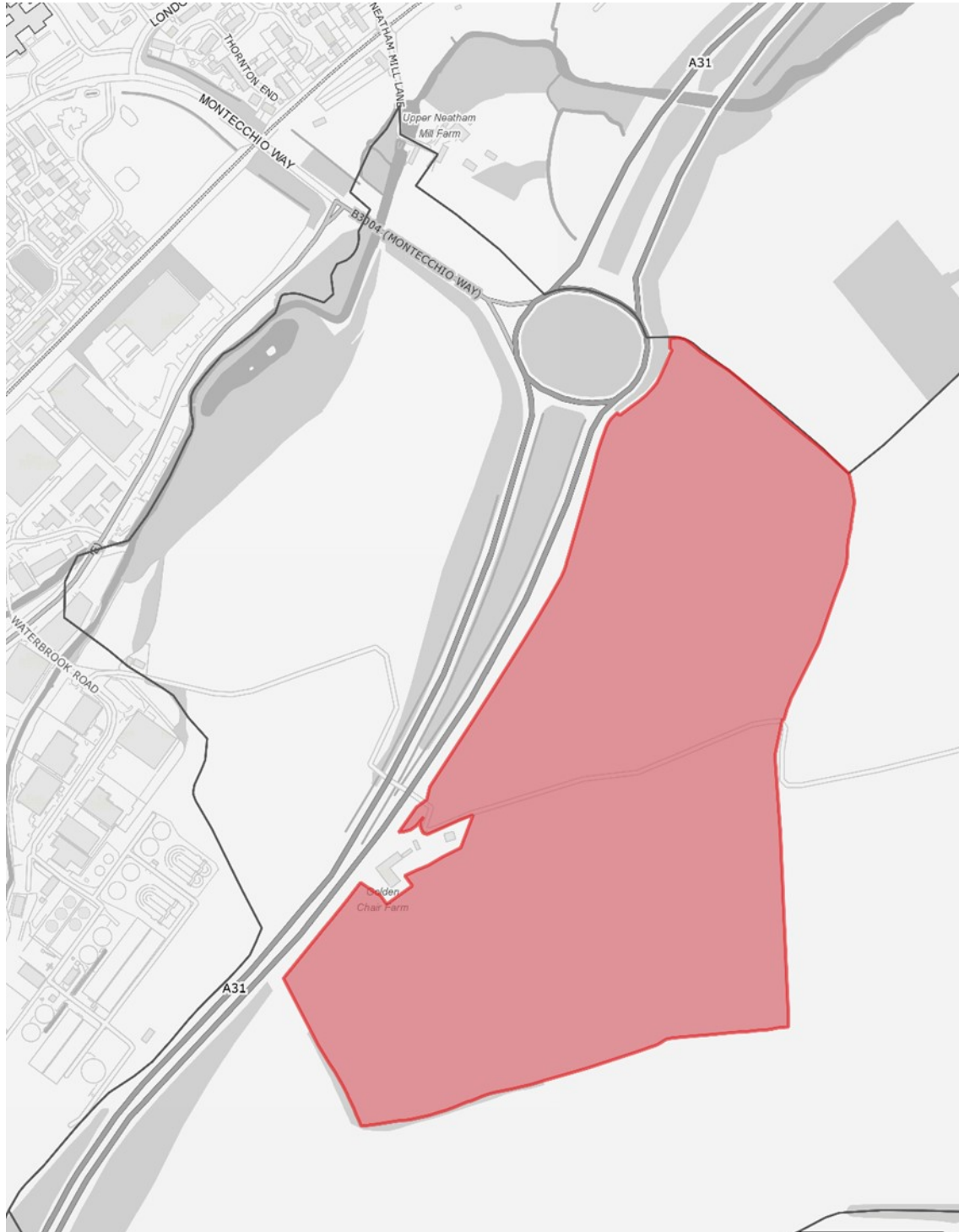
### Land South of Winchester Road, Four Marks






### Land to the North of Holybourne



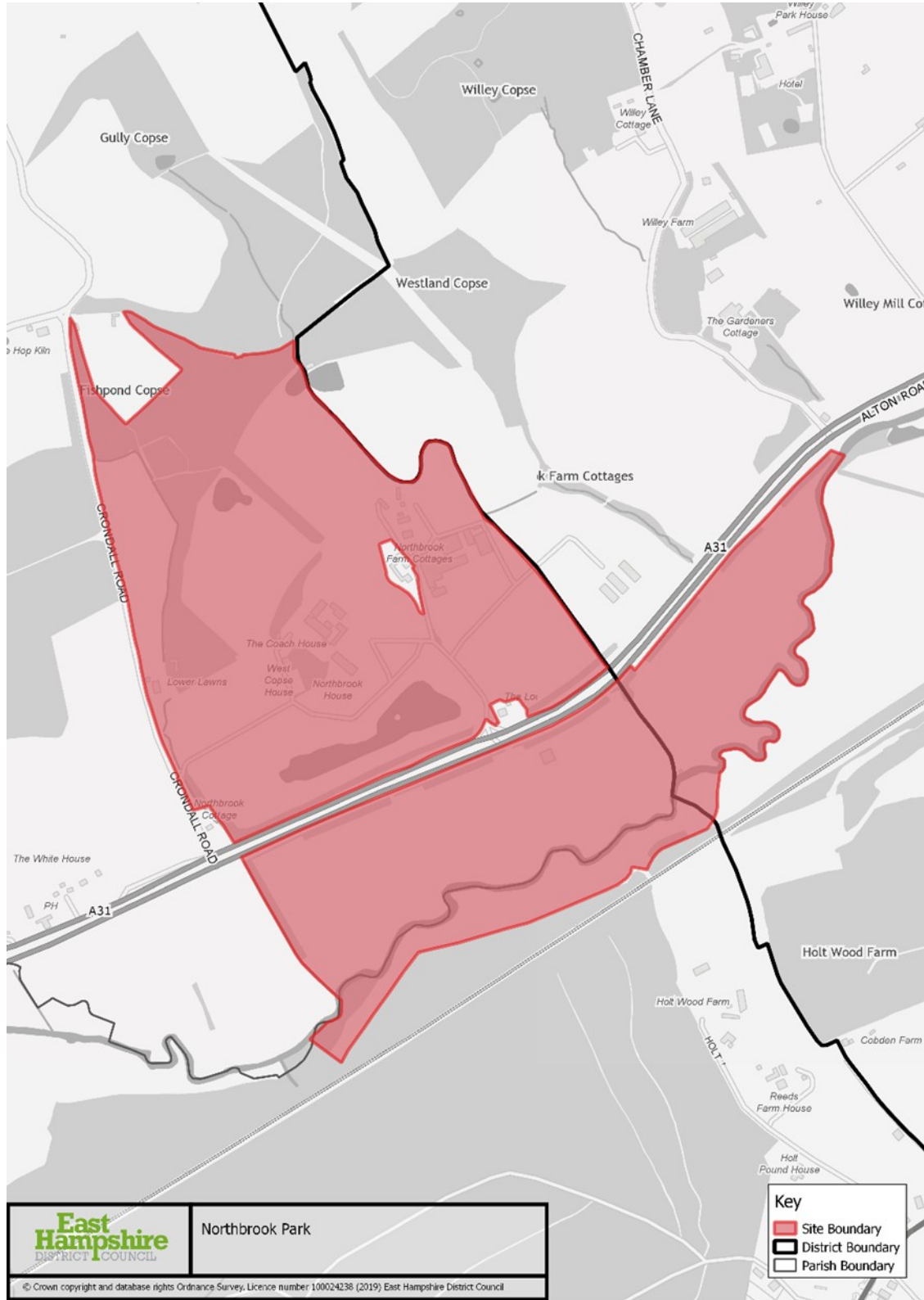
# Neatham Down



 <p>East Hampshire DISTRICT COUNCIL</p>	<p>Neatham Down</p> <p>© Crown copyright and database rights Ordnance Survey Licence Number 100024238 (2019) East Hampshire District Council</p>
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<b>Key</b>	
	Site Boundary
	District Boundary
	Parish Boundary

# Northbrook Park



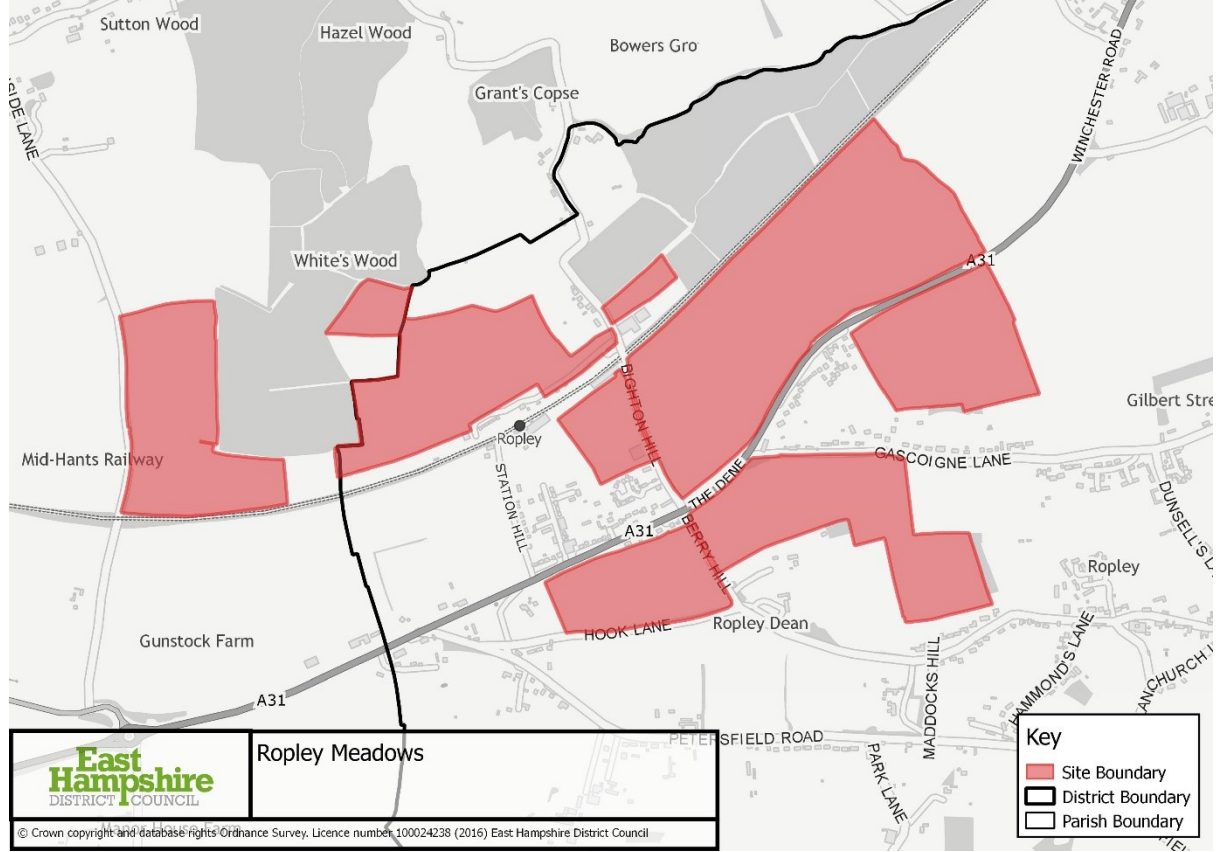
	<p>Northbrook Park</p>
<p>© Crown copyright and database rights Ordnance Survey. Licence number 100024238 (2019) East Hampshire District Council</p>	

**Key**

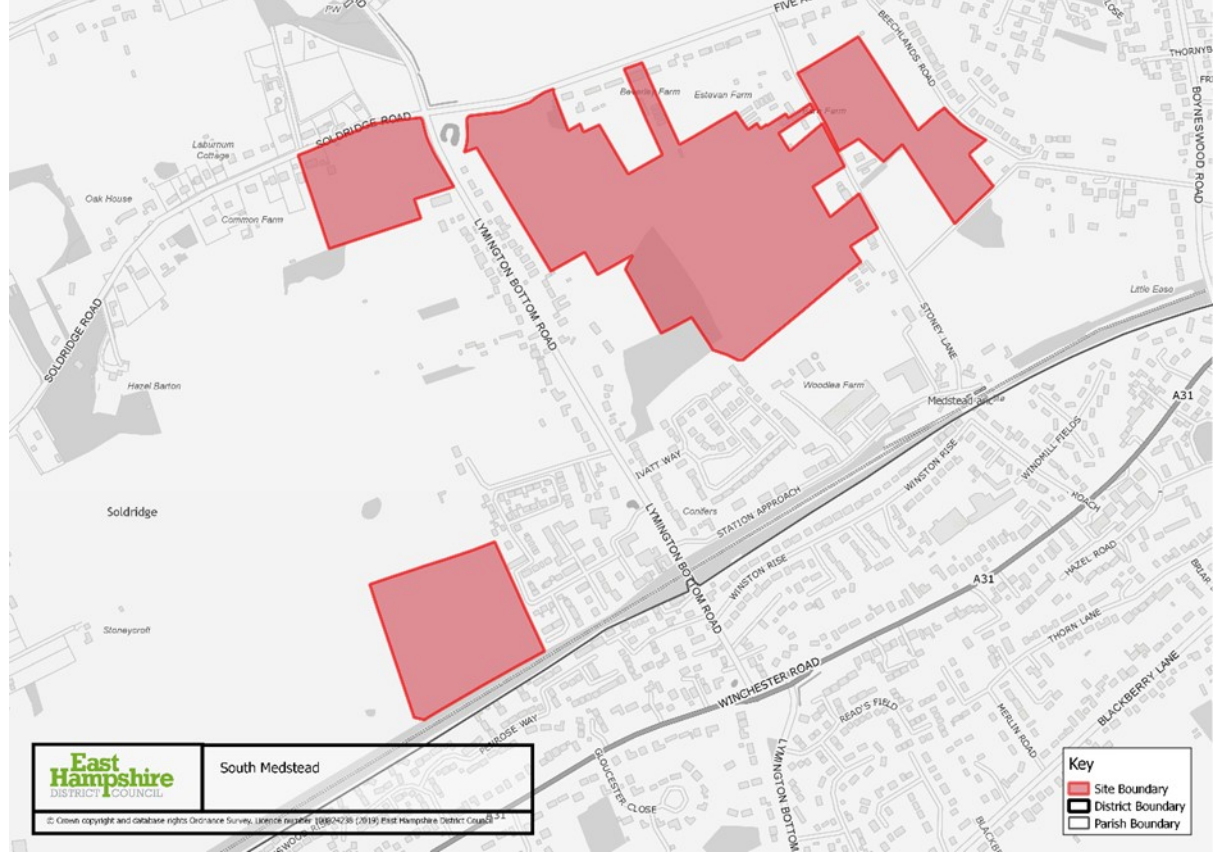
- Site Boundary
- District Boundary
- Parish Boundary



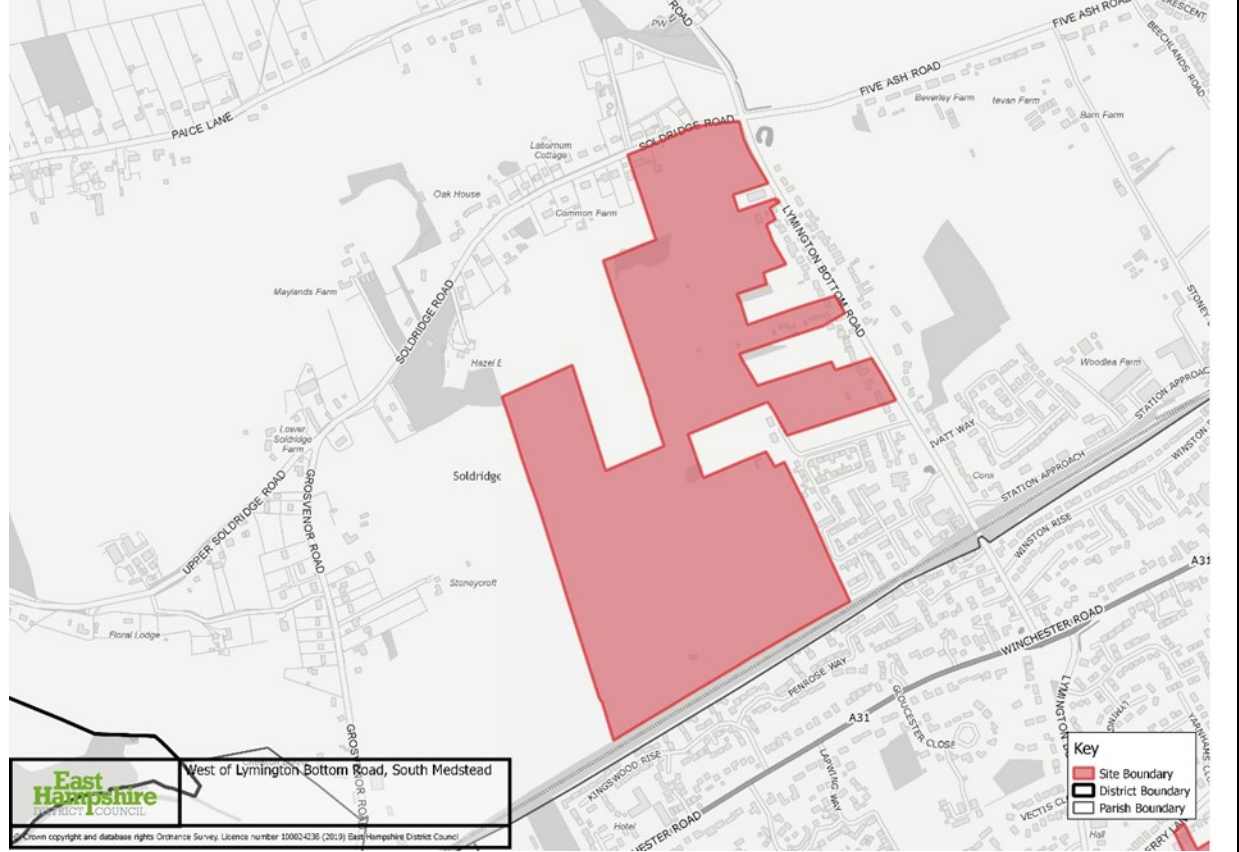
## Ropley Meadows



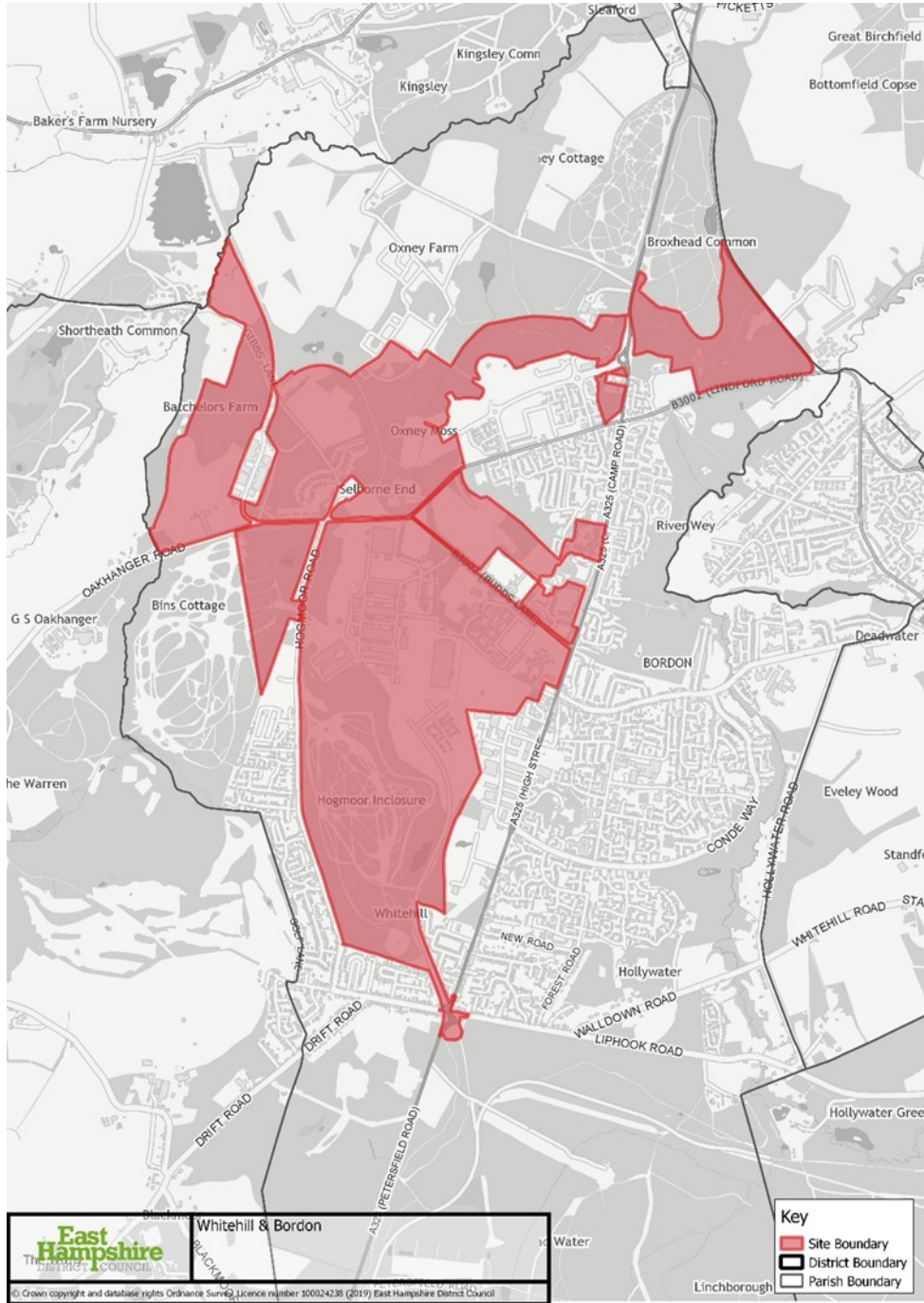
## South Medstead



# West of Lymington Bottom Road, South Medstead

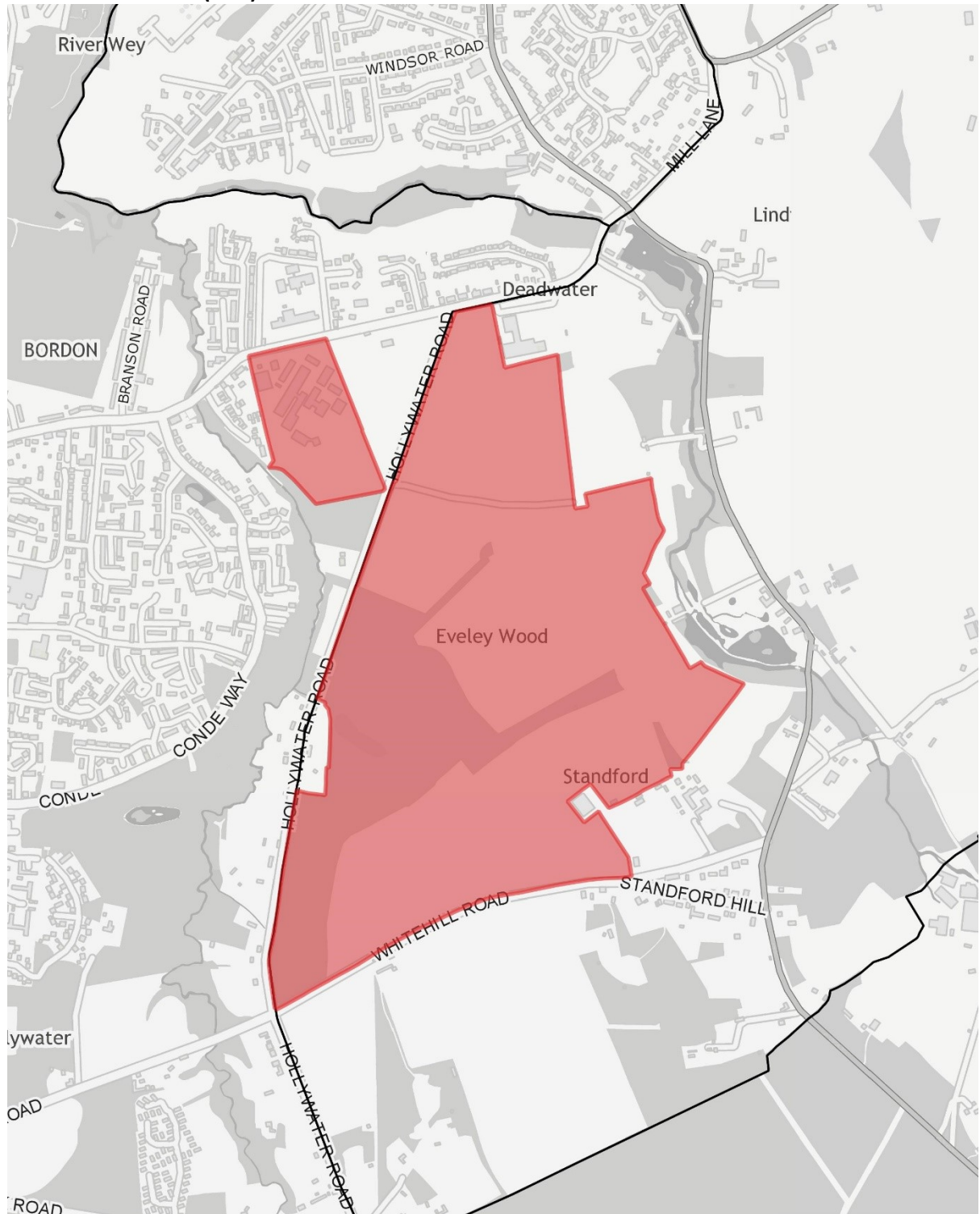


# Whitehill & Bordon





# Whitehill & Bordon (HCC)



**East Hampshire**  
DISTRICT COUNCIL

Whitehill & Bordon HCC

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**Key**

- Site Boundary
- District Boundary
- Parish Boundary

## APPENDIX 2: Site Assessments Stage One

### Chawton Park:

### PASSES STAGE ONE

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Chawton Park</p> <p>Information submitted by the site promoter identifies potential for 1,200 new homes across the site, at a range of densities from 20 to 50 dwellings per hectare. This is significantly higher than the minimum threshold of new homes for a large development site. New supporting infrastructure would include a primary school, local centre (i.e. local retail and community uses) and open space. It is known that additional primary school places are required to accommodate the development that's been proposed in the draft Local Plan for Alton (Table 10, EHDC Interim Infrastructure Plan); but the site promoter's submitted information suggests that development could be a net contributor to primary school places. Contributions to other off-site infrastructure (e.g. in Alton) would likely be required; but this is to be expected for a development of this size. The site could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots, although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area. Although sufficient employment land has not been explicitly identified, the site promoter has clarified that office floorspace could be provided as part of the local centre and that the design concept could be amended to include further employment provision, if this was ultimately required. It should also be noted that the site is very close to a draft Local Plan allocation for employment purposes (SA24 – Land Adjoining Northfield Lane, Alton).</p> <p>The land is in the control of a single landowner, who has previously promoted the site through the Council's "call for sites" processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).</p> <p>The site can be accessed from the public highway and the promoter indicates that there have been discussions with HCC regarding local highway mitigation measures, to ensure a workable and deliverable access strategy.</p> <p>New development could be integrated with existing footpath and cycleway networks. Opportunities for connecting with and improving pedestrian and cycling infrastructure have been identified.</p> <p>The site is located in relatively close proximity to Alton and could most likely be connected to the Alton wastewater treatment works and to its water supply infrastructure. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the</p>	

Alton treatment works. The site falls within South East Water’s Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.

**Extension of Land East of Horndean (Hazleton Farm):**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Land East of Horndean (Hazleton Farm)</p> <p>Information submitted by the site promoter identifies potential for approximately 1,000 new homes across the site, at an average density of 35 dwellings per hectare. This is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 6 gypsy and traveller pitches and 12 travelling showpeople plots; and 1.63ha of employment land. New supporting infrastructure would include open space, a local centre and linkages to the allocated Havant Thicket reservoir site (Policy S31 in the draft Local Plan). It is known that that additional primary school places are required to accommodate the development that’s been proposed in the draft Local Plan for Horndean (Table 10, EHDC Interim Infrastructure Plan).</p> <p>The land is in the control of a single landowner and has previously been promoted through the Council’s “call for sites” processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).</p> <p>The site can be accessed from the public highway (the B2149) and could be connected by road to the allocated site to the north (Land East of Horndean, HN1 in the Part 2 Local Plan). Land East of Horndean (a mixed-use allocation, HN1 in the Part 2 Local Plan) previously required junction improvements at Junction 2 of the A3(M) in order to make large-scale development in this area acceptable in terms of impacts on transport networks.</p> <p>New development could be integrated with the existing public footpath network and there is opportunity to make connections to the Havant Thicket reservoir site, which could provide additional recreational provision.</p> <p>The site is located in relatively close proximity to Horndean and adjoins an existing mixed-use allocation (see above). The site could most likely be connected to Budds Farm wastewater treatment works and to local water supply infrastructure. An emerging issue for residential development in this area is the potential for nutrient enrichment in the Solent from treated wastewater, which Natural England has advised is likely to have a significant effect on the Solent’s internationally designated biodiversity sites. New development would need to achieve “nutrient neutrality” to ensure that it does not add to the current nutrient burdens. This does not affect the technical feasibility of making connections to wastewater infrastructure, but may affect the suitability or phasing of development proposals. Portsmouth Water would supply water for</p>	

development in this area. It is understood that the existing supply network can cope with future demands and all of the assumed uncertainties and risks (Table 27, EHDC Interim Infrastructure Plan).

**Four Marks South:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Four Marks South</p> <p>Information submitted by the site promoter identifies potential for up to 800 dwellings to the south of Four Marks, which gives an average density of around 21 dwellings per hectare. The quantum of development could increase slightly, following the inclusion of additional land bounded by Blackberry Lane, Lymington Bottom, Alton Road and Telegraph Lane (LAA reference: FM-015), which has previously been promoted for 60 dwellings. This would mean that the site's overall potential could be up to 860 dwellings at an average density of c.23 dwellings per hectare. Either figure (up to 800 or up to 860 dwellings) is higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 3 gypsy and traveller pitches and 3 travelling showpeople plots; and 1ha of employment land. New supporting infrastructure would include a new primary school, community building and improved connections to Four Marks by foot, cycle and car.</p> <p>The land is in the control of a mixture of developers and private landowners, with terms agreed or sites under option to developers. All the land within the consortium is available now and could be delivered in the plan period (i.e. prior to 2036).</p> <p>The site can be accessed from the public highway (Alton Lane and Blackberry Lane) by multiple access points.</p> <p>New development could be integrated with the existing public footpath network and could provide a cycle route through the site that would connect with the surrounding highway network. There is potential to increase accessibility to Four Marks local centre from areas to the south of the settlement; and to increase accessibility to primary school education facilities.</p> <p>The site is located in relatively close proximity to Four Marks and adjoins the settlement policy boundary. The site could most likely be connected to the mains wastewater drainage network, which is connected to the Alton wastewater treatment works, and to water supply infrastructure in Four Marks. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Alton treatment works. The site falls within South East Water's Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate</p>	

change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.

**Land South East of Liphook:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Land South East of Liphook</p> <p>Information submitted by the site promoter identifies potential for up to 600 dwellings (when combined with new development at Chiltley Farm, which is a late inclusion to the submission) which gives an average density of 22 dwellings per hectare. This meets the minimum threshold of new homes for a large development site. In addition, the site could provide round 2ha of employment land, public open space and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). SANG is proposed on land in close proximity to the site, but within the South Downs National Park. Further discussions with the South Downs National Park Authority are required to determine the suitability of the SANG proposals. Development could put pressure on the capacity of primary school provision in Liphook (Table 10, EHDC Interim Infrastructure Plan).</p> <p>The land is in the control of a number of private landowners, with several areas under option to developers. All the land within the consortium is available and could be delivered in the early phases of the plan period (i.e. prior to 2036). Land at Chiltley Farm is available now and has previously been identified through East Hampshire's draft Local Plan.</p> <p>The site can be accessed from the public highway (Devils Lane and Highfield Lane) by multiple access points.</p> <p>New development could be integrated with the existing footpath network in Liphook and is in close proximity to the New Lipchis Way (a long distance footpath). There is potential to make the nearby train station and local services and facilities accessible on foot.</p> <p>The site is located in relatively close proximity to Liphook and adjoins the settlement policy boundary. The site could most likely be connected to the mains wastewater drainage network, which is connected to the Lindford wastewater treatment works, and to water supply infrastructure in Liphook. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Lindford treatment works. The site falls within South East Water's Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	



**Land to the North of Holybourne:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p><b>Details of Stage One Assessment – Land to the North of Holybourne</b></p> <p>Information submitted by the site promoter identifies potential for approximately 1,000 dwellings across the site, which gives an average density of around 18 dwellings per hectare. This is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 15 gypsy and traveller pitches and 14 travelling showpeople plots; and three small areas of employment land with an overall area of approximately 2ha. New supporting infrastructure would include retirement community facilities that would be open to the local community (a restaurant, gym, health facilities and shop); footpath and cycleway enhancements; secure bike parking and bus service improvements; car charging facilities; and renewable energy infrastructure.</p> <p>The land is in the control of a single landowner and has previously been promoted through the Council's "call for sites" processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).</p> <p>The site can be accessed from the public highway (London Road and Brockham Hill Lane) by multiple access points.</p> <p>New development could be integrated with the existing public footpath network. There is opportunity to make connections to St Swithun's Way (a long-distance footpath) and improve cycling connections to Alton.</p> <p>The site is located in relatively close proximity to Alton and adjoins the settlement policy boundary for Holybourne. The site could most likely be connected to the mains wastewater drainage network, which is connected to the Alton wastewater treatment works, and to water supply infrastructure in Holybourne/Alton. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Alton treatment works. The site falls within South East Water's Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Land South of Winchester Road, Four Marks</p> <p>Information submitted by the site promoter identifies potential for between 600 and 700 new homes, at an average of 38 dwellings per hectare. This meets, or is higher than the minimum threshold for new homes for a large development site. In addition, the site could provide 15 gypsy and traveller pitches and 15 travelling showpeople plots; and c.3ha of employment land. There is also potential for an 80-bed care home and up to 50 extra care units. New supporting infrastructure would include a new local centre, including retail and community (D1) uses (potentially including a new health centre) for residents in the western parts of Four Marks; a new primary school and pre-school (if these are required); enhancements to public rights of way; enhancements to the existing recreation ground; and local habitat improvements such as meadow creation and wetland.</p> <p>The land is in the control of a single landowner, and part of the area has previously been promoted through the Council’s “call for sites” processes for the Local Plan. It is identified as being available for development in the plan period (i.e. up to 2036). Additional land is within the landowner’s control and could be made available in subsequent reviews of the Local Plan.</p> <p>The site can be accessed from the public highway (the A31) by multiple access points. Different land parcels would be accessed from different points along the A31, with the land budget plan indicating the potential for a new roundabout for facilitating access between Grosvenor Road and Gravel Road. There is recognition of the sloping topography when entering Four Marks to the west.</p> <p>New development could be integrated with the existing public footpath network and there is opportunity to make connections to Old Down Wood to the southwest. There is also potential to make connections to the proposed community sports hub that would enhance existing recreational provision at the recreation ground in this part of Four Marks.</p> <p>The site is located in relatively close proximity to Four Marks and adjoins the settlement policy boundary. It could most likely be connected to existing water supply infrastructure. The site adjoins the wastewater drainage catchment for Four Marks and could most likely be connected to the mains drainage network and ultimately to the Alton wastewater treatment works. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Alton treatment works. The site falls within South East Water’s Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	

**Neatham Down:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Neatham Down</p> <p>Information submitted by the site promoter identifies potential for approximately 600 dwellings at a density of c.33 dwellings per hectare. This meets the minimum threshold of new homes for a large development site. In addition, the site could provide 1ha of employment land and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). New supporting infrastructure would include a new primary school, new and enhanced walking and cycling routes into Alton, and new green infrastructure to enhance opportunities for biodiversity. It is known that additional primary school places are required to accommodate the development that’s been proposed in the draft Local Plan for Alton (Table 10, EHDC Interim Infrastructure Plan). Contributions to other off-site infrastructure (e.g. in Alton) would likely be required; but this is to be expected for a development of this size.</p> <p>The land is in the control of a single landowner and has previously been promoted through the Council’s “call for sites” processes for the Local Plan, albeit for non-residential (commercial) uses. It has been identified as being available for development in the plan period (i.e. up to 2036).</p> <p>The site can be accessed from the public highway (the A31) by the roundabout that provides access to Alton via Montecchio Way.</p> <p>New development could be integrated with the existing public footpath network. There is an opportunity to connect the site to Alton by walking and cycling modes, although improvements to the rights of way network would be required.</p> <p>The site is located in relatively close proximity to Alton but is physically separated from the settlement by the A31. The site does not therefore adjoin, but is in close proximity to the foul drainage catchment for Alton. There is potential for connecting the site to the mains wastewater drainage network, which is connected to the Alton wastewater treatment works, and to water supply infrastructure in Alton. Local upgrades to existing wastewater drainage infrastructure will be required to extend the drainage catchment and upgrades may be required to ensure sufficient capacity for treatment; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Alton treatment works. The site falls within South East Water’s Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	

**Northbrook Park:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Northbrook Park</p> <p>Information submitted by the site promoter identifies potential for 800 dwellings on land at Northbrook Park, which gives an average density of around 16 dwellings per hectare. This is higher than the minimum threshold for new homes for a large development site. In addition, the site could provide 3 gypsy and traveller pitches and 3 travelling showpeople plots; and 2.6ha of employment land. New supporting infrastructure would include a new primary school, 6.62ha of public open space, a local centre comprising a village shop, pub and community hub and 27.8ha of SANG. It is known that a new primary school is required to serve the proposed new settlement (Table 10, EHDC Interim Infrastructure Plan).</p> <p>The land is in the control of a single landowner and has previously been promoted through the Council’s “call for sites” processes for the Local Plan. It has been identified as being available for development in the plan period (i.e. up to 2036).</p> <p>The site can be accessed from the public highway (the A31 and Crondall Road) by multiple access points. A new roundabout is proposed for facilitating access to the A31.</p> <p>New development could be integrated with the existing public footpath network and there is opportunity to make connections to Alice Holt Forest Park in the South Downs National Park, with a new footbridge improving accessibility between the northern and southern areas of the site.</p> <p>The site is located a short distance from Farnham and Bentley and could most likely be connected to wastewater and water supply infrastructure. Preliminary indications are that there is potential for connecting the proposed development to the wastewater treatment works at either Bentley or Farnham. Local upgrades to existing wastewater drainage infrastructure would be required to extend the drainage catchment and upgrades may be required to ensure sufficient capacity for treatment; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Bentley or Farnham treatment works. For water supply, the site falls within South East Water’s Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	

**Ropley Meadows:**

**FAILS STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	N
<p><b>Details of Stage One Assessment – Ropley Meadows</b></p> <p>An assessment of drainage and utilities has been undertaken by Arup on behalf of the landowner. This assessment advised that the current drainage provision within Ropley Dean should be investigated further, because no mains drainage networks had been identified. The lack of existing facilities has been acknowledged by the site promotion team, however it has been suggested that a new sewage treatment plant could be accommodated on the site. The provision of a new facility for the local area is complicated by the fact that there is no obvious receiving watercourse and that much of the site area is located within a groundwater source protection zone, making discharge to ground more problematic. In addition, an emerging issue for residential development in this area is the potential for nutrient enrichment in the Solent from treated wastewater, which Natural England has advised is likely to have a significant effect on the Solent’s internationally designated biodiversity sites. Although the Solent waterbody is relatively far from the site, this area forms part of the River Itchen’s catchment, which ultimately flows into the Solent. New development would therefore need to achieve “nutrient neutrality” to ensure that it does not add to the current nutrient burdens. Taking all of this into account, the potential environmental constraints are clearly significant and there is no detail to show how they could be overcome. Therefore, information submitted by the site promoter fails to identify clear potential for the development area to be connected to mains wastewater drainage infrastructure and as such, the site fails the last of the Stage One criteria.</p> <p>Other criteria relating to the site’s development potential, landownership, vehicular access and pedestrian/cycle connectivity are capable of being met. The land is promoted on behalf of a single landowner for 1,500 dwellings, 1.1ha of employment land, community facilities including a new village school, open space local centre with shop and food and drink uses. The site is bisected by the A31 (a new roundabout is proposed to enable safe access) with other local roads also adjoining some of its land parcels. There are also public rights of way that could be connected with new development.</p>	

**South Medstead:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p><b>Details of Stage One Assessment – South Medstead</b></p> <p>Information submitted by the site promoter identifies potential for between 575 and 650 dwellings at a density of between 25 and 28 dwellings per hectare (NB: this excludes any contribution from site SA29 from the draft Local Plan, which was originally identified by the site promoters as part of the “large development site” but which is now largely built out). This level of development is capable of meeting the minimum threshold of new homes for a large development site. In addition, the site could provide 2ha of employment land and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots, although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area. New supporting infrastructure would include public open space, new transport connections (including opportunities to extend the existing wildflower walk), electric vehicle charging infrastructure; and a new primary school could also be provided.</p> <p>The site comprises a number of smaller areas of land to the north of the settlement policy boundary at South Medstead. The land is in the control of a mixture of developers and private landowners, with some of the land being under option to developers. All the land within the consortium is available and could be delivered in the plan period (i.e. prior to 2036).</p> <p>The site can be accessed from the public highway (Five Ash Road, Soldridge Road, Beechlands Road) from multiple access points.</p> <p>New development could be integrated with the existing public footpath, with opportunities to connect the new development with countryside areas to the north. New pedestrian and cycle links are proposed. There is potential to increase accessibility to primary school education facilities.</p> <p>The site is close to and interspersed with areas that have previously been developed for residential and commercial purposes. These areas are in close proximity to the wastewater drainage catchment and the site could most likely be connected to wastewater and water supply infrastructure. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Alton treatment works. The site falls within South East Water’s Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	

**West of Lymington Bottom Road, South Medstead: PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p><b>Details of Stage One Assessment – West of Lymington Bottom Road, South Medstead</b></p> <p>Information submitted by the site promoter identifies potential for around 650 dwellings to the west of Lymington Bottom Road, which gives an average density of around 19 dwellings per hectare. This is higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 5 gypsy and traveller pitches and 5 travelling showpeople plots; and 2ha of employment land. New supporting infrastructure would include a new primary school, at least 6ha of public open space and the expansion of local retail/service provision at Lymington Barn.</p> <p>The land is in the control of a mixture of developers and private landowners, with some of the land being under option to developers. All the land within the consortium is available and could be delivered in the plan period (i.e. prior to 2036).</p> <p>The site can be accessed from the public highway (Lymington Bottom Road and Soldridge Road) by multiple access points.</p> <p>New development could be integrated with the existing public footpath network and could provide footway connections to Lymington Bottom Road and to Four Marks. There is potential to increase accessibility to primary school education facilities.</p> <p>The site is located in relatively close proximity to Four Marks and South Medstead and adjoins the settlement policy boundary. It could most likely be connected to existing water supply infrastructure. The site is in close proximity to the wastewater drainage catchment for Four Marks and could most likely be connected to the mains drainage network and ultimately to the Alton wastewater treatment works. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Alton treatment works. The site falls within South East Water's Resource Zone 5 (Farnham) which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.</p>	



**Whitehill & Bordon:**

**PASSES STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities’ accommodation and any necessary supporting community infrastructure by 2036.	Y
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Details of Stage One Assessment – Whitehill &amp; Bordon</p> <p>Information submitted by the site promoter identifies potential for c.1,197 dwellings on Ministry of Defence land parcels within and adjoining the current regeneration area (the former Bordon Garrison) in the western parts of Whitehill &amp; Bordon. There is further potential to develop land at the Sacred Heart Church, which could increase the additional housing provision to 1,284 dwellings. This is significantly higher than the minimum threshold of new homes for a large development site. In addition, the site could provide 3.10ha of employment land and could in principle provide a number of gypsy and traveller pitches and travelling showpeople plots (although further investigation is required to determine suitable locations within the site boundaries, and to determine the scale of need in this area). New supporting infrastructure would complement the key infrastructure that is being provided as part of the existing regeneration proposals and would include expansion of education facilities (primary and secondary schools), additional town centre services and facilities, and new areas of open space including SANG.</p> <p>The land is in the control of a single landowner (the Ministry of Defence) although small areas that could be included as part of the overall regeneration are in separate ownership. The land has previously been promoted through the Council’s “call for sites” processes for the Local Plan. A detailed delivery schedule has been submitted in the Statement of Case, identifying that the additional residential development would be delivered in several phases from 2021 and from 2024.</p> <p>The site can be accessed from the public highway (the new relief road, Budds Lane, Oakhanger Road, Bolley Avenue) by multiple access points.</p> <p>New development could be integrated with the emerging “green grid/green loop” of footpath and cycleway connections, which is being delivered as part of the Whitehill &amp; Bordon regeneration. There is opportunity to connect new residential areas to new areas of SANG, which provide additional recreational opportunities, and for all areas to be well-linked with other parts of the regeneration area and the centre of Whitehill &amp; Bordon.</p> <p>The site overlaps with and adjoins the settlement policy boundary for Whitehill &amp; Bordon that was extended by the East Hampshire Local Plan Joint Core Strategy. It could most likely be connected to the mains wastewater drainage network, which is connected to the Lindford wastewater treatment works, and to water supply infrastructure in Whitehill &amp; Bordon. Local upgrades to existing wastewater drainage infrastructure may be required to ensure sufficient capacity; but this is to be expected for a development of this size. Thames Water would require information on the location, type, scale and phasing of development in order to deliver any required upgrades to the Lindford treatment works. The site falls within South East Water’s Resource Zone 5 (Farnham)</p>	



which is an area identified with a high vulnerability to climate change. However, sustainable water use is a matter that could be dealt with through planning policies and effective masterplanning.

**Whitehill & Bordon (HCC):      FAILS STAGE ONE**

Stage One Criteria	
The identified area can deliver approximately 600+ new homes, 1ha of employment land, travelling communities' accommodation and any necessary supporting community infrastructure by 2036.	N
The land is within the control of parties that can be expected to release it for development.	Y
There is clear potential for the development area to be accessed from the public highway.	Y
There is clear potential for the development area to be connected to local walking and/or cycling infrastructure.	Y
There is clear potential for the development area to be connected to mains water supply and mains wastewater drainage infrastructure.	Y
<p>Information submitted by the site promoter suggests that land to the east of Whitehill &amp; Bordon, at Mill Chase Academy and Standford Grange is of a sufficient capacity to be considered as a “stand alone” strategic development area, distinct from the additional opportunities at the Whitehill &amp; Bordon regeneration area (see above). However, the submitted information concerning the delivery of new homes implies that a total of only 510 new homes would be delivered within the plan period (i.e. by 2036) in this area. It is also important to note that no further evidence is presented to show that 600 or more new homes are capable of being delivered on this site. Taking these matters into account, the indicated level of development does not meet the minimum threshold of new homes for a large development site and therefore the site fails the first of the Stage One criteria.</p> <p>Other criteria relating to the site’s landownership, vehicular access, pedestrian/cycle connectivity and wastewater/water supply are capable of being met. The land is promoted by a single landowner and adjoins Mill Chase Road, Hollywater Road and Whitehill Road. New footpath and cycleway connections – for example, forming part of the new “green grid/green loop” of footpath/cycleway routes – are being delivered as part of the Whitehill &amp; Bordon regeneration and these could be extended or otherwise integrated with new connections to/from the site. The site is in close proximity to existing residential development and includes the brownfield Mill Chase Academy site, which indicates that it would be possible to connect the proposed development to mains wastewater and water supply infrastructure. Local upgrades at Lindford wastewater treatment works may be required to ensure that there is sufficient capacity; but this is to be expected for large-scale development.</p>	

**End of Stage One Assessment Results.**

## APPENDIX 3: Site Assessments – Stage Two Results

Chawton Park: <b>PASSES STAGE TWO</b>		
Feature	Result	Comments
SAC/SPA	Amber	<ul style="list-style-type: none"> <li>Site is between 400m and 5km from nearest SAC (East Hampshire Hangers) and more than 5km from the nearest SPA (Wealden Heaths Phase II SPA)</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is beyond 2km from the nearest SSSI (East Hampshire Hangers)</li> <li>Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>Site adjoins Bushy Leaze Wood SINC and includes a part of the Ackender Wood and Chawton Park Wood SINC. These SINC are located to the north and south.</li> <li>The Land Use Budget Plan includes landscape buffers between proposed development and woodland areas; no development is proposed on areas designated as SINC</li> <li>There are opportunities for providing supporting/connecting green infrastructure between the separate areas of SINC</li> </ul>
Ancient Woodland	Red	<ul style="list-style-type: none"> <li>Site adjoins and includes areas of ancient woodland to the north and south (e.g. at Bushy Leaze, Ackender and Chawton Park Woods)</li> <li>The Land Use Budget Plan includes landscape buffers between proposed development and woodland areas; no development is proposed on areas designated as ancient woodland</li> </ul>
Listed Building	Red	<ul style="list-style-type: none"> <li>Site includes a Grade II listed building (Chawton Park Farmhouse)</li> <li>The Land Use Budget Plan identifies land in the vicinity of the listed building as suitable for residential use</li> <li>Due to the size of the site, there are likely to be opportunities to avoid adverse impacts on the listed building</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>Site is over 200m from the nearest conservation area (Chawton), and is visually and physically separated by intervening landscape features</li> <li>Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>Site is beyond 500m from the nearest scheduled ancient monument (Medstead Camp, 2.7km)</li> <li>Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>Site is over 500m from the nearest historic park/garden (Chawton House)</li> <li>Criterion satisfied</li> </ul>
National Park	Amber	<ul style="list-style-type: none"> <li>Site is relatively close (253m) to the South Downs National Park</li> <li>Local area offers long reaching views across undulating countryside including to the South Downs National Park. Some areas are well contained by woodland and other vegetation, which could help to avoid urbanisation; but the wider area is generally undeveloped with expectations of scenic beauty</li> </ul>
Town/Local Centre	Red	<ul style="list-style-type: none"> <li>Site is 1.5km from Alton Town Centre</li> <li>Alton is one of the main comparison shopping centres in East Hampshire and the site could be connected to the town centre by bus and cycle modes of transport</li> </ul>

**Chawton Park: PASSES STAGE TWO**

		<ul style="list-style-type: none"> <li>• A new local centre with local retail and community uses is proposed on site</li> </ul>
Primary School	Amber	<ul style="list-style-type: none"> <li>• Site is between 400m and 800m from the nearest primary school (The Butts Primary School)</li> <li>• A new primary school is proposed on site</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest doctors' surgery (Chawton Park Surgery)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>• There are small areas (more than 1% but less than 20%) of surface water flood risk (1 in 1000 risk) within the site</li> <li>• Criterion satisfied</li> </ul>
Ground Water Flood Risk	Green	<ul style="list-style-type: none"> <li>• No areas of groundwater flood risk to surface within the site</li> <li>• Criterion satisfied</li> </ul>

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SINC
- Ancient Woodland
- Listed Building
- National Park
- Town/Local Centre

Chawton Park is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). This could include significant areas of new green infrastructure which, subject to appropriate masterplanning involving public bodies and the local community, could mitigate or avoid adverse impacts on SINC and areas of ancient woodland. Although there remains potential for adverse impacts on local habitats; there are opportunities for providing buffers between new buildings and the woodlands and for providing supporting/connecting green infrastructure between the separate areas of SINC and woodland. Due to the scale of the development site, new development could most likely be laid out to minimise adverse impacts on the listed building at Chawton Park Farm and its setting; although this area is currently envisaged as a new local centre, where higher density development might be anticipated. A heritage assessment has been undertaken on behalf of the site promoter, which would need to be reviewed were the site to eventually come forward for development.

The amber result for potential impacts on the South Downs National Park is a key concern. There are areas within the site that are visually contained by woodland and other vegetation, which could help to avoid the perception of urbanisation. The landform in southern areas also limits intervisibility with the National Park. The Council's Landscape Capacity Study advises that the local area should remain generally undeveloped; but this is a strategic study which looks at large parcels of land in broad terms and there may be scope for development on specific sites. The site promoter describes their approach to development as 'landscape-led' and this issue would need to be considered in greater detail, were the site to come forward for development.

**Chawton Park: PASSES STAGE TWO**

The site is relatively far from Alton town centre, but there is potential to connect new development by sustainable modes of transport. Information from the site promoter also proposes a new local centre that could provide some local retail and community uses in close proximity to new housing.

**In summary:** the red and amber results for SINC, ancient woodlands, listed buildings and the National Park are meaningful for this site; although the red result for town/local centres is not significant in the context of the proposals to deliver a new local centre and improve transport connections to Alton Town Centre. There appears to be some scope for mitigation and/or avoidance of impacts at this early stage. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** Access arrangements to/from the site and the A31 would require careful consideration, particularly by vehicular modes, with the underpass beneath the Watercress Line being a known “pinchpoint”. The southern part of the site is a medieval deer park and there is some evidence of prehistoric activity (although archaeological remains are unlikely to constrain development). The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

**Extension of Land East of Hordean (Hazleton Farm): PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Green	<ul style="list-style-type: none"> <li>Site is more than 5km from the nearest SAC (Butser Hill) and more than 5km from the nearest SPA (Chichester &amp; Langstone Harbours) (NB: see ‘other issues’ in the summary for this site).</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is beyond 2km from nearest SSSI (Catherington Down)</li> <li>Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>Site includes Blendworth Common (North) SINC and adjoins three other SINC areas to the south and southeast (Blendworth Common (South), Havant Thicket, Idsworth Common)</li> <li>SINC nearby include woodland areas that may provide habitats for Bechstein’s bats (a protected species)</li> <li>The Land Use Budget Plan includes parkland in the area identified as SINC, leaving this area generally undeveloped, and landscape buffers with SINC areas to the southeast. No built development is proposed on areas designated as SINC</li> <li>Corridors of green infrastructure are proposed running across the site, typically in a north/south direction</li> </ul>
Ancient Woodland	Red	<ul style="list-style-type: none"> <li>Site adjoins areas of ancient woodland at Havant Thicket and Stein Wood</li> <li>The Land Use Budget Plan includes landscape buffers between proposed development and woodland areas; no development is proposed on areas designated as ancient woodland</li> </ul>

<b>Extension of Land East of Horndean (Hazleton Farm): PASSES STAGE TWO</b>		
		<ul style="list-style-type: none"> <li>• New pedestrian connections to these areas could increase recreational pressure, but there may be opportunities to secure beneficial, long-term management for areas of ancient woodland, particularly associated with Havant Thicket (a new reservoir and recreational facilities is being planned for this area)</li> </ul>
Listed Building	Green	<ul style="list-style-type: none"> <li>• Site is over 200m from the nearest listed building (Pyle Farm Barn, Grade II)</li> <li>• Criterion satisfied</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is over 100m from the nearest conservation area (Sir George Staunton Country Park Conservation Area, 807m)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is beyond 500m from the nearest scheduled ancient monument (Motte Castel at Motley's Copse, 930m)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is beyond 500m from the nearest historic park/garden (Staunton Country Park, 807m)</li> <li>• Criterion satisfied</li> </ul>
National Park	Red	<ul style="list-style-type: none"> <li>• Site is relatively close (8m) to the South Downs National Park</li> <li>• Within the wider area that includes this site, there is mixed visibility with areas in the South Downs, with short distance views from nearby areas of Stein Wood. Blendworth Common (including the site) is largely isolated from public views to the north. There may be potential to extend the local plan allocated site (Land East of Horndean) into Blendworth Common and provide footpath links to Havant Thicket</li> </ul>
Town/Local Centre	Red	<ul style="list-style-type: none"> <li>• Site is 1.7km from Horndean Local Centre</li> <li>• Horndean Local Centre provides small-scale retail and service uses but is relatively far from the site. The allocated site to the north will provide community facilities including a community centre and convenience shop, plus a further local centre is proposed on the site itself</li> </ul>
Primary School	Red	<ul style="list-style-type: none"> <li>• Site is more than 800m from the nearest primary school (Horndean Junior School)</li> <li>• A new primary school is proposed on the allocated site immediately to the north</li> </ul>
Doctor	Amber	<ul style="list-style-type: none"> <li>• Site is between 800m and 2km of the nearest doctors' surgery (Horndean Health Centre)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Red	<ul style="list-style-type: none"> <li>• There are substantial areas (more than 20% of the site) of surface water flood risk (1 in 1000 risk) within the site</li> <li>• Surface water flooding typically arises following periods of intense rainfall that is unable to soak away or enter drainage systems. Sustainable drainage systems (SuDS) can be used to store and attenuate the discharge of flood water. The Council's SFRA indicates that only certain areas of this site would be suitable for infiltration SuDS</li> </ul>

**Extension of Land East of Horndean (Hazleton Farm): PASSES STAGE TWO**

Ground Water Flood Risk	Red	<ul style="list-style-type: none"> <li>• There are substantial areas (more than 20% of the site) of groundwater flood risk to surface within the site</li> <li>• Groundwater flooding can occur as a result of the water table in a bedrock or superficial aquifer rising as a result of extreme rainfall. Large areas identified within the Land Use Budget Plan for housing development could be affected. It is important to note that the risk of flooding is unquantified and therefore uncertain. However, the impacts of this source of flooding can be severe: flooding can last several months</li> </ul>
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**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SINC
- Ancient Woodland
- National Park
- Town/Local Centre
- Primary School
- Surface Water Flood Risk
- Groundwater Flood Risk

Land East of Horndean (Hazleton Farm extension) is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). This could include significant areas of new green infrastructure which, subject to appropriate masterplanning involving public bodies and the local community, could mitigate or avoid adverse impacts on SINC's and adjoining areas of ancient woodland. Although there remains potential for adverse impacts on local habitats and protected species (Bechstein's bats); there are opportunities for providing buffers between new buildings and the woodlands; and for providing supporting/connecting green infrastructure to create new wildlife corridors. Onsite enhancement of local habitats could support habitat creation associated with the Havant Thicket reservoir project.

The local landform and extensive tree cover means that areas of Blendworth Common including this site are relatively sheltered/screened from areas in the South Downs National Park to the north. The Council's Landscape Capacity Study advises that there could be a possibility to extend the local plan allocated site (Land East of Horndean) into Blendworth Common and provide footpath links to Havant Thicket; but this is a strategic study which looks at large parcels of land in broad terms. The site promoter describes their approach to development as 'landscape-led' and this issue would need to be considered in greater detail, were the site to eventually come forward for development.

Additional local facilities and services are proposed as part of the development, and a new primary school will be provided on the allocated local plan site to the north of this site, which would substantially increase accessibility to primary school facilities. The red results concerning the distances to local centres and primary schools are therefore of lesser significance; although it would clearly be important to secure the delivery of this supporting infrastructure through legal agreements.

**Extension of Land East of Horndean (Hazleton Farm): PASSES STAGE TWO**

Parts of the site are susceptible to both surface and groundwater flooding. Although there is no quantification of the risks from groundwater flooding (meaning that no probability can be associated with a potential flood event); the impacts of groundwater flooding to the surface can be severe, with floodwater remaining over a period of months. Further technical work would be required to understand more about this and other sources of flood risk. The development potential of the site could be reduced as a result of this work; however the site is large enough to accommodate substantial levels of development beyond the areas that are identified as being at greatest risk of flooding. Some areas could potentially accommodate SuDS, to reduce the potential impacts of surface water flooding; although potential contamination of groundwater is a concern for southern areas of the site in particular.

**In summary:** the red results for SINCs, ancient woodland, the National Park, surface and groundwater flooding are meaningful for this site; although the red results for primary schools and town/local centres are not significant in the context of proposals for development on the allocated local plan site immediately to the north. There appears to be scope for mitigation and/or avoidance of impacts at this early stage. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** the site lies within a Groundwater Source Protection Zone 1c and 2; the southern part of the site falls within the 5.6km buffer zone for the Chichester and Langstone Harbours SPA, which indicates the potential for adverse effects on the SPA from development in this area. However, information from the site promoter shows that this area would be kept free of development (as parkland) as it is identified as a SINC. There are several tree preservation orders along the northern boundary of the site, whilst ecological network mapping identifies the majority of the site as lowland dry acid grassland. An emerging issue for residential development in this area is the potential for nutrient enrichment in the Solent from treated wastewater, which Natural England has advised is likely to have a significant effect on the Solent's internationally designated biodiversity sites. This issue has been discussed in relation to Stage One of the assessment for this site. The site is located within a Groundwater Source Protection Zone (Zone 1) and development would need to avoid the potential for contaminating or physically disturbing groundwater aquifers that supply drinking water.

**Four Marks South: PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Amber	<ul style="list-style-type: none"> <li>Site is between 400m and 5km from the nearest SAC (East Hampshire Hangers) and more than 5km from nearest SPA (Wealden Heaths Phase II)</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is more than 2km from nearest SSSI (East Hampshire Hangers)</li> <li>Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>Site adjoins Alton Lane and Two Acres Nursery Road SINCs</li> <li>Opportunities to improve habitat linkages throughout the site, including to the road verge SINCs, are proposed by the site promoter as part of wider ecological network enhancements</li> </ul>



Four Marks South: PASSES STAGE TWO		
		<ul style="list-style-type: none"> <li>• There are opportunities for providing supporting/connecting green infrastructure between the separate SINCS</li> </ul>
Ancient Woodland	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest area of ancient woodland (Battles Copse, 745m)</li> <li>• Criterion satisfied</li> </ul>
Listed Building	Red	<ul style="list-style-type: none"> <li>• Site is within 50m of the nearest listed building (Semaphore Farm and boundary stones, Grade II)</li> <li>• The Land Use Budget Plan identifies land for a primary school in close proximity to the listed building.</li> <li>• The listed building and its setting should be conserved. There is likely to be scope to keep areas close to the listed building free from built development, if this were required (e.g. as playing fields/open space associated with the school)</li> <li>• There are likely to be opportunities to avoid adverse impacts on the listed asset</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is over 200m from the nearest conservation area (Farringdon)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is over 200m from the nearest scheduled ancient monument (The Dykes)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is over 500m from the nearest historic park/garden (Rotherfield Park)</li> <li>• Criterion satisfied</li> </ul>
National Park	Red	<ul style="list-style-type: none"> <li>• Site is in close proximity (75m) to the South Downs National Park</li> <li>• The wider area is characterised by mid-range and short rural views across undulating countryside and farmland to wooded horizons. It retains a strong rural character despite the proximity of Four Marks, with expectations of scenic beauty close to the National Park</li> <li>• The site adjoins part of the St Swithun's Way long distance route and there is potential to make connections to this route and the South Downs National Park in general, enhancing access to and enjoyment of the National Park</li> <li>• Site promoted suggests that extensive areas of open space, parkland and planting could create a well-designed, landscape-led proposal that retains the existing character and village feel of Four Marks</li> </ul>
Town/Local Centre	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of Four Marks local centre</li> <li>• Criterion satisfied</li> </ul>
Primary School	Green	<ul style="list-style-type: none"> <li>• Site is within 400m of the nearest Primary School (Four Marks)</li> <li>• Criterion satisfied</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest doctors' surgery (Boundaries Surgery)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>• There are small areas (more than 1% but less than 20%) of surface water flood risk (1 in 1000 risk) within the site</li> </ul>



**Four Marks South: PASSES STAGE TWO**

		<ul style="list-style-type: none"> <li>• Criterion satisfied</li> </ul>
Ground Water Flood Risk	Green	<ul style="list-style-type: none"> <li>• There are no areas of groundwater flood risk to surface within the site</li> <li>• Criterion satisfied</li> </ul>

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SINC
- Listed Building
- National Park

Four Marks South is of a sufficient size to accommodate a substantial number of new homes as well as supporting infrastructure (see Stage One Results). This could include new green infrastructure to create and improve connections between areas of woodland and the SINC's along Alton Lane. It appears that there is scope to mitigate or avoid adverse impacts on local SINC's whilst strengthening ecological networks in the area. Although there is potential for adverse impacts on protected species in the area (dormice); hedgerow improvements could help to improve the related habitats.

The setting of the nearby listed building (Semaphore Farm and boundary stones) is an important consideration but land closest to this building is proposed for educational purposes (i.e. a new primary school). The density of development could therefore be kept relatively low in the immediate vicinity of the listed building, by using the land as open space associated with the school. The impacts of such a change of use, which could affect the character of this area, would still need to be considered.

The farmland to the south of Four Marks retains a strong rural character and although it is possible that some areas of new development could be accommodated within or adjacent to existing developed areas; a need for great care is advised for avoiding landscape or visual harm through (e.g.) urbanisation of the area. This concern is strengthened by the proximity of the South Downs National Park and the characteristics of the adjoining neighbourhood along Telegraph Lane, where previous development has been absorbed and contained by woodland, helping to preserve a tranquil, rural environment. However, information from the site promoter makes clear that extensive areas of open space, parkland and new and improved planting are intended, to create a well-designed landscape-led proposal.

**In summary:** the red results for SINC's, listed buildings and the National Park are meaningful for this site; however, there appears to be some scope for mitigation and/or avoidance of impacts at this early stage. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** The proximity of the site to the long-distance footpath of St Swithun's Way and other local footpaths could enable new development to facilitate healthy active lifestyles. Development could be highly accessible to/from the South Downs National Park, enabling future residents to visit and enjoy this area. The provision and early delivery of new infrastructure that

**Four Marks South: PASSES STAGE TWO**

would support the development of new housing is a critical concern in Four Marks and South Medstead, given the rapid expansion of the settlement in recent times. New housing has greatly exceeded the planned provision through the Council's Joint Core Strategy and led to strains on local infrastructure. The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

**Land South East of Liphook: PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Amber	<ul style="list-style-type: none"> <li>• Site is between 400m and 5km of the nearest SAC (Woolmer Forest) and the nearest SPA (Wealden Heaths Phase II)</li> <li>• Mitigation of potential recreational impacts (e.g. through the provision of Suitable Alternative Natural Greenspace) is typically required from development within 5km of an SPA. Further discussions with the South Downs National Park Authority are required to determine the suitability of the SANG proposals</li> <li>• Criterion satisfied</li> </ul>
SSSI	Amber	<ul style="list-style-type: none"> <li>• Site is between 500m and 2km from the nearest SSSI (Bramshott &amp; Ludshott Commons)</li> <li>• SSSI is also classified as SPA (see above)</li> <li>• Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>• Site adjoins Wheatsheaf Common/Liphook Golf Course SINC and is within 100m of the River Wey at Hewshott House SINC</li> <li>• Land adjoining Wheatsheaf Common/Liphook Golf Course is proposed as open space (SANG), whilst there is a physical barrier (railway line and public highway) separating the large development site from the River Wey</li> <li>• The retention of existing vegetation, including mature hedgerows and trees, forms part of the development concept</li> </ul>
Ancient Woodland	Red	<ul style="list-style-type: none"> <li>• Site is within 50m of a small area of ancient woodland associated with Highfield and Brookham Schools</li> <li>• This area of ancient woodland is not accessible to the general public and is not on land immediately affected by the proposals</li> </ul>
Listed Building	Red	<ul style="list-style-type: none"> <li>• Site is within 50m of a listed building (Goldenfield West Lychgate, Grade II)</li> <li>• The Land Use Budget Plan identifies open space in close proximity to the listed building</li> <li>• The listed building and its setting should be be conserved. There is likely to be scope to keep areas close to the listed building free from built development, if this were required</li> <li>• There are likely to be opportunities to avoid adverse impacts on the listed asset</li> </ul>
Conservation Area	Red	<ul style="list-style-type: none"> <li>• Site is within 50m of a conservation area (River Wey)</li> <li>• There is a physical barrier (railway line and public highway) separating the large development site from the River Wey</li> </ul>

Land South East of Liphook: <b>PASSES STAGE TWO</b>		
		<ul style="list-style-type: none"> <li>The railway line provides a sense of visual containment for the large development site</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>Site is beyond 500m from the nearest Scheduled Ancient Monument (River Wey Aquaduct)</li> <li>Criterion satisfied</li> </ul>
Registered Park/Garden	Red	<ul style="list-style-type: none"> <li>Site adjoins the landscaped grounds for Hollycombe House</li> <li>The grounds are associated with a listed building (Hollycombe House) and are in divided ownership, with the Sussex Border Path long-distance route running along the northern boundary.</li> <li>The area of the site adjacent to the registered park/garden is proposed for use as SANG and would therefore remain largely free of new structures. No residential or employment-related development is proposed in this area</li> </ul>
National Park	Red	<ul style="list-style-type: none"> <li>Site includes areas of land within the South Downs National Park, which are proposed for open space uses, and other parts are located just to the north of the boundary with the National Park</li> <li>The wider area has variable intervisibility with the National Park, due to woodland cover</li> <li>The existing landscape structure of areas of woodland and hedgerows in the wider area creates reasonably good opportunities for mitigating the impacts of development</li> <li>Areas to the south of Liphook, around Chiltley Lane, provide a relatively tranquil, unlit area of open countryside that forms a valuable backdrop to the Berg estate area of Liphook (to the north and west)</li> </ul>
Town/Local Centre	Green	<ul style="list-style-type: none"> <li>Site is 464m from Liphook Station area, which includes a local centre</li> <li>Liphook Station area provides small-scale retail and service uses and these could be made accessible by foot</li> <li>Criterion satisfied</li> </ul>
Primary School	Red	<ul style="list-style-type: none"> <li>Site is 1km from the nearest primary school (Bohunt)</li> <li>There is an independent primary school (Littlefield) in closer proximity</li> <li>A “satellite school” campus is proposed within the Land Use Budget Plan, to provide locally accessible primary education facilities</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>Site is within 800m of the nearest doctors’ surgery (Liphook &amp; Liss Surgery)</li> <li>Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>There are some areas (c.10% of the site) of surface water flood risk (1 in 1000 risk) within the site</li> <li>Criterion satisfied</li> </ul>
Ground Water Flood Risk	Red	<ul style="list-style-type: none"> <li>There are substantial areas (more than 20% of the site) of groundwater flood risk to surface within the site</li> <li>Groundwater flooding can occur as a result of extreme rainfall. Large areas identified within the Land Use Budget Plan for housing development could be affected. It is important to note that the risk</li> </ul>

**Land South East of Liphook: PASSES STAGE TWO**

of flooding is unquantified and therefore uncertain. However, the impacts of this source of flooding can be severe: flooding can last several months

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SINC
- Ancient Woodland
- Listed Building
- Conservation Area
- Registered Park/Garden
- National Park
- Primary School

Land South East of Liphook could accommodate a substantial number of new homes as well as supporting infrastructure. Although the site promoter has submitted little information on how the conservation and enhancement of biodiversity would be achieved, the concept for development would involve the retention of existing mature vegetation and the provision of new green infrastructure in these areas. The SINC areas in closest proximity to the site are either physically separated or would adjoin areas proposed for the provision of additional natural greenspace (SANG).

Although the site is close (“as the crow flies”) to an area of ancient woodland and a conservation area, these areas are unlikely to be directly affected by the proposal. The site is physically and visually separated from the River Wey Conservation Area by a railway embankment and a public highway (the Haslemere Road); and the area of ancient woodland is on a private land which is not generally accessible to the public. The potential for impacts on the setting or character of the conservation area—and from recreational impacts on the ancient woodland—is very limited. Similarly, the landscaped grounds associated with Hollycombe House is not a key concern, as the part of the site adjoining this feature is only proposed for open space in the form of SANG. The proposed development is therefore unlikely to have an urbanising effect on the registered park/garden.

Parts of the site are located within or directly adjoining the South Downs National Park. Although those parts within the National Park are proposed for open space uses, there is potential for development to have an urbanising effect on the setting of the National Park. Retention of the existing mature green infrastructure (hedgerows, trees) is likely to be important for mitigating any adverse impacts. The rural character of the farmland provides an important setting and backdrop to the Grade II listed building on Chitley Lane and the Berg housing estate, and the proposals respond to this by the suggested provision of open space and green infrastructure within the site. Further consideration will be required on the suitability of these proposals for mitigating potential impacts on the rural landscape character, the edge-of-settlement character of the Berg estate and the setting of the South Downs National Park.

The site is relatively distant from existing primary school facilities, however a “satellite school” campus is included as part of the proposals, to improve accessibility for new residents.

**Land South East of Liphook: PASSES STAGE TWO**

**In summary:** the red results for SINCs, listed buildings and the National Park are meaningful for this site, although other red results for ancient woodland, conservation areas, registered parks/gardens and primary schools are not significant. There appears to be some scope for mitigation and/or avoidance of impacts at this early stage. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** The proposed development could adversely affect the Wealden Heaths Phase II SPA, via increased recreational disturbance. The availability and suitability of SANG to mitigate/avoid these impacts is a key issue for future residential development in the Liphook area. This site includes proposals for a new SANG within the South Downs National Park (see above, in relation to comments on the registered park/garden). Joint working with the National Park Authority would be required to bring this site forward. Vehicular access to/from this site is a key consideration, with Devils Lane and Chiltley Lane being narrow lanes with a distinctive rural character that should be preserved.

**Land to the North of Holybourne: FAILS STAGE TWO**

Feature	Result	Comments
SAC/SPA	Amber	<ul style="list-style-type: none"> <li>Site is between 400m and 5km from the nearest SAC (East Hampshire Hangers, 2.9km) and more than 5km from nearest SPA (Wealden Heaths Phase II)</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is beyond 2km from the nearest SSSI (East Hampshire Hangers)</li> <li>Criterion satisfied</li> </ul>
SINC	Green	<ul style="list-style-type: none"> <li>Site is more than 300m from the nearest SINC (Brockham Hill Down)</li> <li>Criterion satisfied</li> </ul>
Ancient Woodland	Green	<ul style="list-style-type: none"> <li>Site is more than 200m from the nearest area of ancient woodland (Row Wood)</li> <li>Criterion satisfied</li> </ul>
Listed Building	Red	<ul style="list-style-type: none"> <li>Site is within 50m of multiple listed buildings, including the Grade II* Holy Rood Church (part of the site adjoins this heritage asset)</li> <li>The Land Use Budget Plan seeks to maintain a number of views of the Holy Rood Church through the proposed layout of new development</li> <li>Some of the listed buildings currently enjoy visual links to the countryside, with nearby agricultural activities continuing to provide a context that relates to the history of their development.</li> </ul>
Conservation Area	Red	<ul style="list-style-type: none"> <li>Site adjoins the Holybourne Conservation Area</li> <li>The vernacular and listed buildings are described in the Council's Conservation Area Appraisal (albeit this requires updating). The Council's 2018 Neighbourhood Character Study provides more up-to-date information. This emphasises the 'time depth' of the area resulting from visual connections between the village and the open countryside</li> </ul>

Land to the North of Holybourne: <b>FAILS STAGE TWO</b>		
		<ul style="list-style-type: none"> <li>Both the appraisal and the character study note the connection between agricultural activities and local character</li> <li>The site promoter proposes an appropriate buffer between new development and the conservation area to limit the impacts. The intention is to avoid impacts on Holybourne's setting</li> </ul>
Scheduled Ancient Monument	Red	<ul style="list-style-type: none"> <li>Site includes the Cuckoo's Corner Roman site scheduled ancient monument</li> <li>SAM covers approximately 6.6ha of land; OS mapping also indicates the course of a Roman road in the eastern area. Significant potential for adverse impacts on archaeological interests</li> <li>Information from the site promoter shows that the SAM would not be developed and its setting would be protected. The Land Use Budget shows this area free of development with access being diverted to the east of the SAM and a defined buffer area</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>Site is more than 500m from the nearest historic park/garden (Chawton House)</li> <li>Criterion satisfied</li> </ul>
National Park	Green	<ul style="list-style-type: none"> <li>Site is more than 1.2km from the South Downs National Park</li> <li>Criterion satisfied</li> </ul>
Town/Local Centre	Red	<ul style="list-style-type: none"> <li>Site is more than 1.5km from the nearest town or local centre (Alton town centre)</li> <li>Information submitted by the site promoter notes that local services and facilities are provided within Holybourne (village hall, shop, pub, primary school and secondary school). The potential accessibility of Alton town centre and of businesses premises in eastern Alton is also noted</li> <li>New community facilities including health facilities, a shop, restaurant and gym/spa could be provided onsite in association with new older persons accommodation</li> </ul>
Primary School	Green	<ul style="list-style-type: none"> <li>Site is within 400m of the nearest primary school (Andrews Endowed C of E Primary School)</li> <li>Criterion satisfied</li> </ul>
Doctor	Amber	<ul style="list-style-type: none"> <li>Site is between 800m and 2km from the nearest doctors' surgery (Alton Health Centre, 1.5km)</li> <li>Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>There are some areas (c.4% of the site) of surface water flood risk (1 in 1000 risk) within the site</li> <li>Criterion satisfied</li> </ul>
Ground Water Flood Risk	Red	<ul style="list-style-type: none"> <li>There are substantial areas (more than 20% of the site) of groundwater flood risk to surface within the site</li> <li>Groundwater flooding can occur as a result of the water table in a bedrock or superficial aquifer rising as a result of extreme rainfall. Large areas identified within the Land Use Budget Plan for housing development could be affected. It is important to note that the risk of flooding is unquantified and therefore uncertain. However, the</li> </ul>

**Land to the North of Holybourne: FAILS STAGE TWO**

impacts of this source of flooding can be severe: flooding can last several months

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- Listed Building
- Conservation Area
- Scheduled Ancient Monument
- Town/Local Centre
- Groundwater Flood Risk

Land North of Holybourne could accommodate a substantial number of new homes as well as supporting infrastructure (see Stage One Results). However, the scale and distribution of heritage and flood risk constraints substantially affect the development potential of the site. These various constraints sometimes overlap or coincide with one another, and would have implications for the location of any new development.

The rural character of the site is of particular importance with regard to the listed building, conservation area and scheduled ancient monument constraints. Whilst the proposals recognise and seek to respond to these constraints, it remains difficult to see how a meaningful visual connection to agricultural land and activities would be maintained, given the proximity of substantial areas of new development to the conservation area and its listed buildings. A Land Use Budget Plan submitted by the site promoter shows that the scheduled ancient monument could be kept free of development, with much of this area being retained for public open space. However, the consequence of this is to ensure that much of the remaining land within the site, which is in closer proximity to the conservation area and many of the listed buildings, would have to be developed for housing, employment and supporting uses, in order to deliver the entire proposal. The opportunities to avoid heritage impacts are therefore limited for a large-scale development in this area.

The site is relatively far from Alton Town Centre, however there are public transport connections and some local facilities and services in Holybourne village. Proposals for the site's development identify the potential for additional community facilities in association with new older persons accommodation that could be provided onsite.

Much of the site (c.78%) is affected by the risk of groundwater flooding to surface. Although there is no quantification of the risks, so that no probability can be associated with a potential flood event; the impacts of groundwater flooding to the surface can be severe, with floodwater remaining over a period of months. Further technical work would be required to understand more about this and other sources of flood risk.

**In summary:** the red results for listed buildings, conservation areas, scheduled ancient monuments and groundwater flood risks are meaningful for this site; although the red result for town/local centres is not significant. There is scope for mitigation or avoidance of some of the impacts, when these constraints are considered individually; but when they are considered together, there appears to be limited scope for avoiding adverse impacts on heritage concerns whilst delivering the proposal in full. The effects on the development potential resulting from groundwater flood risks are uncertain at this early stage, but only c.22% of the site area is



**Land to the North of Holybourne: FAILS STAGE TWO**

unaffected. Taking all of these limitations into account – but with particular emphasis on the heritage concerns – it appears unreasonable to put this site forward to communities and other consultees for such a large-scale development, which is likely to have an urbanising effect on the surrounding countryside of Holybourne.

**Other issues of note:** The site is dissected by a number of public rights of way, including the St Swithun’s Way long distance route, which affords important views across the Wey Valley. These routes currently pass through a landscape that is both rural and agricultural in character. The importance of conserving the tranquil, natural character of the Northern Wey Valley is highlighted within the Council’s Landscape Capacity Study. In addition, the Study suggests that new development in Northern Wey Valley should respect the historic settlement pattern. It is therefore noteworthy that the large development site would change the pattern of development in Holybourne, creating a more nucleated distribution of housing, employment and community uses compared with the existing, predominantly linear pattern. The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

**Land South of Winchester Road, Four Marks: PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Green	<ul style="list-style-type: none"> <li>Site is more than 5km from nearest SAC (River Itchen) and more than 5km from the nearest SPA (Wealden Heaths Phase II)</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is beyond 2km from nearest SSSI (Alresford Pond)</li> <li>Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>Site is within 100m of the nearest SINC (Four Marks Scrub)</li> <li>There are physical barriers (public highway, existing built form) separating areas of the large development site from the SINC</li> <li>The site promoter proposes the creation of wildlife corridors and new planting along the A31 corridor as potential environmental benefits associated with the development. The SINC is identified as mature existing tree cover on the Land Use Budget Plan, recognising its potential for linking with proposed new green infrastructure</li> </ul>
Ancient Woodland	Amber	<ul style="list-style-type: none"> <li>Site is between 50m and 200m from the nearest ancient woodland (Old Down Wood)</li> <li>The site promoter proposes new areas of woodland and open space to the north of this area of ancient woodland</li> <li>Old Down Wood includes several public rights of way, one of which also pass through the large development site. There is potential for adverse impacts on Old Down Wood due to increased recreational pressure</li> </ul>
Listed Building	Green	<ul style="list-style-type: none"> <li>Site is more than 200m from the nearest listed building (Manor Farm, Grade II)</li> <li>Criterion satisfied</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>Site is more than 100m from the nearest conservation area (Ropley Conservation Area)</li> </ul>



Land South of Winchester Road, Four Marks: <b>PASSES STAGE TWO</b>		
		<ul style="list-style-type: none"> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest scheduled ancient monument (The Dykes)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest historic park/garden (Rotherfield Park)</li> <li>• Criterion satisfied</li> </ul>
National Park	Green	<ul style="list-style-type: none"> <li>• Site is more than 1.2km from the South Downs National Park</li> <li>• Criterion satisfied</li> </ul>
Town/Local Centre	Amber	<ul style="list-style-type: none"> <li>• Site is between 800m and 1.5km from the nearest local centre (Four Marks)</li> <li>• Criterion satisfied</li> </ul>
Primary School	Red	<ul style="list-style-type: none"> <li>• Site is more than 800m from the nearest primary school (Four Marks C of E Primary School)</li> <li>• A new primary school is proposed on the site</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest doctors' surgery (Mansfield Park Surgery)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>• There are small areas (more than 1% but less than 20%) of surface water flood risk (1 in 1000 risk) within the site</li> <li>• Criterion satisfied</li> </ul>
Ground Water Flood Risk	Green	<ul style="list-style-type: none"> <li>• No areas of groundwater flood risk to surface within the site</li> <li>• Criterion satisfied</li> </ul>
<p><b>Consideration of Results</b></p> <p>Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:</p> <ul style="list-style-type: none"> <li>• SINC</li> <li>• Ancient Woodland</li> <li>• Primary School</li> </ul> <p>Winchester Road, Four Marks is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure. Included in this would be new on-site green infrastructure, which could comprise interlinked open spaces that would create and strengthen wildlife corridors. This additional green infrastructure could help to improve habitat connectivity in this area: the environmental assets (the SINC, ancient woodland, mature hedgerows) are separated by farmland that is in active use and which is therefore likely to have a low biodiversity value. There could be additional recreational pressure on the nearest area of ancient woodland (Old Down Wood); but this area is already highly accessible by existing public rights of way, including the St Swithun's Way long-distance route. Improving habitat connectivity through substantial additional green infrastructure could mitigate adverse impacts, whilst the proximity of the site to local footpaths could enable new development to facilitate healthy active lifestyles.</p>		

**Land South of Winchester Road, Four Marks: PASSES STAGE TWO**

The site is relatively distant from existing primary school facilities, with access via narrow country lanes without pavements. However, land for a new school is identified by the Land Use Budget Plan for this site and a new school is proposed part of the new social infrastructure to support the development.

**In summary:** the red results for SINCs, ancient woodland are meaningful for this site; although the other red results for primary schools is not significant in the context of the site-specific proposals to deliver improvements to local services and facilities. At this early stage, there appears to be scope for mitigation and/or avoidance of impacts. It is reasonable to put this site before communities and other consultees for purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** An emerging issue for residential development in this area is the potential for nutrient enrichment in the Solent, which Natural England has advised is likely to have a significant effect on the Solent’s internationally designated biodiversity sites. Although the Solent waterbody is relatively far from the site, western parts appear to fall within the River Itchen’s catchment, which ultimately flows into the Solent. The disposal of surface water across the site may therefore need to achieve “nutrient neutrality” to avoid adding to the nutrient burden. Further detailed consideration of the drainage of surface water would be required. (Please note: mains drainage would likely be connected to the Alton wastewater treatment works, which discharges to the River Wey and ultimately the River Thames. Nutrient enrichment in the Solent would therefore be unaffected by new mains drainage connections for wastewater).

The site is split between the parishes of Ropley and Four Marks, on land of mixed topography including some relatively steep slopes. The wider landscape is described by the Council’s Landscape Capacity Study as having a medium capacity for development, constrained by its rural and generally tranquil character with varying levels of visibility depending on hedgerow and woodland cover. The provision and early delivery of new infrastructure that would support the development of new housing is a critical concern in Four Marks and South Medstead, given the rapid expansion of the settlement in recent times. New housing has greatly exceeded the planned provision through the Council’s Joint Core Strategy and led to strains on local infrastructure. The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

**Neatham Down, Alton: PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Amber	<ul style="list-style-type: none"> <li>Site is between 400m and 5km from the nearest SAC (East Hampshire Hangers, 2.1km) and more than 5km from nearest SPA (Wealden Heaths Phase II)</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is 2km from the nearest SSSI (Upper Greensand Hangers)</li> <li>Criterion satisfied</li> </ul>
SINC	Amber	<ul style="list-style-type: none"> <li>Site is between 100m and 300m from the nearest SINC (Monk Wood)</li> <li>Criterion satisfied</li> </ul>

<b>Neatham Down, Alton: PASSES STAGE TWO</b>		
Ancient Woodland	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest area of ancient woodland (Monk Wood)</li> <li>• Criterion satisfied</li> </ul>
Listed Building	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest listed building (Upper Neatham Mill House, Grade II)</li> <li>• Criterion satisfied</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is more than 100m from the nearest conservation area (Anstey Conservation Area)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest scheduled ancient monument (Cuckoo's Corner Roman settlement, Neatham)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is over 500m from the nearest historic park/garden (Neatham Manor)</li> <li>• Criterion satisfied</li> </ul>
National Park	Green	<ul style="list-style-type: none"> <li>• Site is over 1.2km from the South Downs National Park</li> <li>• Criterion satisfied</li> </ul>
Town/Local Centre	Amber	<ul style="list-style-type: none"> <li>• Site is between 800m and 1.5km from the nearest town centre or local centre (Alton town centre)</li> <li>• Information submitted by the site promoter notes that the additional population could access the town centre by via existing and potential walking and cycling routes</li> <li>• Small-scale convenience retail is proposed on site</li> </ul>
Primary School	Amber	<ul style="list-style-type: none"> <li>• Site is between 400m and 800m from the nearest primary school (Andrews Endowed C of E Primary School)</li> <li>• Criterion satisfied</li> </ul>
Doctor	Amber	<ul style="list-style-type: none"> <li>• Site is between 800m and 2km from the nearest doctors' surgery (Alton Health Centre, 1.5km)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Green	<ul style="list-style-type: none"> <li>• There are very small areas (less than 1%) of surface water flood risk (1 in 1000 risk) within the site</li> <li>• Criterion satisfied</li> </ul>
Ground Water Flood Risk	Red	<ul style="list-style-type: none"> <li>• There are substantial areas (more than 20% of the site) of groundwater flood risk to surface within the site</li> <li>• Groundwater flooding can occur as a result of the water table in a bedrock or superficial aquifer rising as a result of extreme rainfall. Large areas identified within the Land Use Budget Plan for housing development could be affected. It is important to note that the risk of flooding is unquantified and therefore uncertain. However, the impacts of this source of flooding can be severe: flooding can last several months</li> </ul>
<p><b>Consideration of Results</b></p> <p>Results against the following requires further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:</p>		

**Neatham Down, Alton: PASSES STAGE TWO**

- Groundwater Flood Risk

Neatham Down, close to Alton, is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). However, approximately 44% of the site is affected by groundwater flood risk to the surface. There is no quantification of the risks from groundwater flooding (meaning that no probability can be associated with a potential flood event); but the impacts of flooding to the surface can be severe, with floodwater remaining over a period of months. Further technical work would be required to understand more about this and other sources of flood risk. The development potential of the site could be reduced as a result of this work, but at this early stage it is unclear of the extent to which the potential is likely to be reduced, if at all.

**In summary:** the red result for groundwater flood risk is meaningful for this site, but there appears to be scope for mitigation and/or avoidance of impacts. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** the potential for integrating this site with areas in Alton is a key concern. Although there are existing rights of way and points of access, the A31 acts as a strong physical barrier that could limit community interaction and restricts accessibility to services and facilities in Alton. Improvements to transport and other forms of infrastructure will be important. The Council's evidence suggests that the capacity of the wider landscape to accommodate new development is low, given the constraints of its rural character and its importance as the valley of the River Wey. However, this finding relates to a larger area and the ability to avoid or mitigate landscape and visual impacts for this site would need to be proven. The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

**Northbrook Park: PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Amber	<ul style="list-style-type: none"> <li>• Site is between 400m and 5km of the nearest SAC (East Hampshire Hangers) and between 400m and 5km from the nearest SPA (Thames Basin Heaths)</li> <li>• Mitigation of potential recreational impacts (e.g. through the provision of Suitable Alternative Natural Greenspace) is typically required from residential development within 5km. Further discussions with the Waverley Borough Council are required to determine the suitability of the SANG proposals</li> <li>• Criterion satisfied</li> </ul>
SSSI	Amber	<ul style="list-style-type: none"> <li>• Site is within 2km of the nearest SSSI (Bentley Station Meadow)</li> <li>• Site is not classified as SPA or SAC and there is no direct connection via public footpaths</li> <li>• Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>• Site adjoins three SINCs (Fishpond Copse, Ganscombe Copse) and contains a small part of Holt Pound Inclosure SINC</li> </ul>

Northbrook Park: <b>PASSES STAGE TWO</b>		
		<ul style="list-style-type: none"> <li>• There is a physical barrier (Crandall Road) between the site and Ganscombe Copse. Woodland areas within the northern part of the site are contiguous with Fishpond Copse.</li> <li>• The three SINCs comprise or contain areas of ancient woodland. The site promoter proposes to improve and enhance these areas by restricting public access and through preparing and implementing woodland management plans that would enhance their ecological value</li> </ul>
Ancient Woodland	Red	<ul style="list-style-type: none"> <li>• Site includes and is adjacent to areas of ancient woodland (Fishpond Copse/Westland Copse, Ganscombe Copse/Doctor's Copse)</li> <li>• The existing right of way within and the site does not connect with these areas of ancient woodland</li> <li>• As noted above, the site promoter proposes to restrict access to and improve the management of these areas of ancient woodland</li> </ul>
Listed Building	Red	<ul style="list-style-type: none"> <li>• The site includes or adjoins six listed buildings (all Grade II)</li> <li>• Some of the listed buildings currently enjoy visual links to the countryside/to landscaped grounds; although there are also commercial uses in close proximity to the listed farm buildings, whilst two of the adjoining listed buildings are adjacent to the A31</li> <li>• The Land Use Budget Plan seeks to protect the landscape setting of Northbrook House and enhance the settings of the former farm buildings that have already been altered through previous commercial development.</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is more than 100m from the nearest conservation area (Bentley Conservation Area)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest scheduled ancient monument (Earthwork at Penley)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest registered park/garden (Farnham Park, 3.4km)</li> <li>• Criterion satisfied</li> </ul>
National Park	Red	<ul style="list-style-type: none"> <li>• Site is within 250m of the South Downs National Park</li> <li>• The site is physically separated from the National Park by the railway line, but there are indirect footpath links to Alice Holt, which forms part of the National Park</li> <li>• The wider landscape is constrained by its strong rural character and its role as an integral part of the Wey Valley. Views across to the South Downs may be important along with maintaining a clear sense of the area's history</li> <li>• New development would need to be sensitively integrated into the landscape whilst respecting the historic settlement pattern</li> <li>• The benefits to residents for health, recreation and environmental understanding purposes from enhanced accessibility to the National Park (via the proposed areas of SANG) are highlighted within the information submitted by the site promoter</li> </ul>
Town/Local Centre	Red	<ul style="list-style-type: none"> <li>• Site is 9.2km from the nearest town or local centre in East Hampshire (Alton town centre)</li> </ul>

**Northbrook Park: PASSES STAGE TWO**

		<ul style="list-style-type: none"> <li>The site is closer to Farnham and its town centre services and facilities than to many similar services/facilities in East Hampshire</li> <li>The site promoter's proposals include a new village hall, pub, work hub and shop as part of the development. A new village bus service is proposed</li> <li>The new community assets (pub, shop etc.) are proposed to be transferred to a 'Village Trust' so that the local community would manage and receive income from their development</li> </ul>
Primary School	Red	<ul style="list-style-type: none"> <li>Site is more than 800m from the nearest primary school (Bentley C of E Primary School)</li> <li>A new two-form entry primary school is proposed as part of the development</li> </ul>
Doctor	Red	<ul style="list-style-type: none"> <li>Site is more than 2km from the nearest doctor in East Hampshire (Bentley Village Surgery, 2.3km)</li> <li>Site is c.2km from Holly Tree Surgery in Wrecclesham, Surrey</li> <li>The site promoter proposes a village bus service and improved connections to existing bus services, to reduce the need to travel by car to off-site services and facilities</li> </ul>
Flood Zone 2 or 3	Amber	<ul style="list-style-type: none"> <li>There are areas (more than 1% but less than 20%) of fluvial flood risk (flood risk zones 2 and 3) within the southern part of the site, in close proximity to the River Wey</li> <li>The Land Use Budget Plan makes clear that these areas could be kept free of buildings and used only for open space (SANG)</li> <li>Criterion satisfied</li> </ul>
Surface Water Flood Risk	Red	<ul style="list-style-type: none"> <li>There are substantial areas (more than 20% of the site) of surface water flood risk (1 in 1000 risk) within the site</li> <li>Surface water flooding typically arises following periods of intense rainfall that is unable to soak away or enter drainage systems. Sustainable drainage systems (SuDS) can be used to store and attenuate the discharge of flood water. The Council's SFRA indicates that only certain areas of this site would be suitable for infiltration SuDs</li> </ul>
Ground Water Flood Risk	Red	<ul style="list-style-type: none"> <li>There are substantial areas (more than 20% of the site) of groundwater flood risk to surface within the site</li> <li>Groundwater flooding can be associated with rising water levels within permeable superficial deposits (such as river terrace gravels), typically found in river valleys. Such deposits comprise much of the superficial geology of land at Northbrook Park. Large areas identified within the Land Use Budget Plan for housing development could be affected. It is important to note that the risk of flooding is unquantified and therefore uncertain. However, the impacts of this source of flooding can be severe: flooding can last several months</li> </ul>

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

## Northbrook Park: PASSES STAGE TWO

- SINC
- Ancient Woodland
- Listed Building
- National Park
- Town/Local Centre
- Primary School
- Doctor
- Surface Water Flood Risk
- Groundwater Flood Risk

Northbrook Park is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). Through appropriate masterplanning, involving public bodies and the local community, new areas of green infrastructure could be provided to mitigate or avoid adverse impacts on SINC and areas of ancient woodland within/adjoining the site. There are opportunities for providing buffers between new buildings and woodland areas and for providing supporting/connecting green infrastructure to create new wildlife corridors. New areas of SANG (to avoid or mitigate recreational impacts on SPA areas outside of East Hampshire) could help to enhance the northern Wey Valley by conserving and enhancing habitats along the valley floor.

The listed buildings within and adjoining the site have historic connections with the rural area that could be adversely affected by unsympathetic development. However, the settings of some of these buildings has already been altered by previous development (commercial uses, the A31); whilst the Land Use Budget Plan demonstrates that the landscaped setting of Northbrook House could be kept free of development, with much of this area being retained for public open space. The design of the proposed primary school – in particular, the layout of its playing fields – could help to minimise any adverse impacts from development on the setting of the listed building which adjoins the existing vehicular access from the A31.

The site is located close to the South Downs National Park, with indirect footpath connections to Alice Holt. There may be opportunities to increase the enjoyment and understanding of the National Park, but landscape and visual impacts would need to be carefully considered. The Council's evidence suggests that the capacity of the wider landscape to accommodate new development is low and that the area should remain generally undeveloped, given the constraints of its rural character and its importance as an integral part of the Wey Valley. However, this finding relates to a larger area and the ability to avoid or mitigate landscape and visual impacts for this site would need to be proven.

The site is relatively far from many local services and facilities, due to its distance from existing settlements in East Hampshire. However, the site is less than 5km from facilities and services in Farnham. A variety of local services and facilities are also proposed as part of the development, including a new primary school, village hall, pub, work hub and shop. Improvements in public transport are also proposed, which would further improve access to facilities and services.

Large parts of the site (57%) are susceptible to groundwater flooding, with some areas (36%) also susceptible to surface water flooding. Although there is no quantification of the risks from groundwater flooding (meaning that no probability can be associated with a potential flood event); the impacts of groundwater flooding to the surface can be severe, with floodwater remaining over a period of months. A further complication is raised by evidence suggesting that infiltration SuDS may be unsuitable across large areas of the site. Although areas of fluvial flood risk have also been identified, the Land Use Budget Plan does not propose new buildings in these areas but only areas of open space (SANG). Further technical work would be required to



**Northbrook Park: PASSES STAGE TWO**

understand more about all sources of flood risk. The development potential of the site could be reduced as a result of this work but the site remains large enough to accommodate substantial levels of development beyond the areas identified as being at greatest risk of flooding.

**In summary:** the red results for SINCs, ancient woodlands, listed buildings, the National Park and all sources of flood risk are meaningful for this site; although other red results for town/local centres, primary schools and doctors are not significant in the context of the site-specific proposals to deliver improvements to local services and facilities. There appears to be some scope for mitigation and/or avoidance of impacts at this early stage. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** the impacts of development on the transport network, particularly on the local road network around Farnham, need to be considered. This is a matter of cross-boundary significance with Waverley Borough Council and Surrey County Council. The proposed development could also adversely affect the Thames Basin Heaths and Wealdon Heaths Phase I SPAs, via increased recreational disturbance. The availability and suitability of SANG to mitigate/avoid these impacts is a key issue for future residential development. This site includes proposals for a new SANG that includes land within the Waverley Borough Council area. Joint working with Waverley Borough Council would be required to bring this site forward.

**South Medstead: PASSES STAGE TWO**

Feature	Result	Comments
SAC/SPA	Green	<ul style="list-style-type: none"> <li>Site is more than 5km from the nearest SAC (East Hampshire Hangers) and more than 5km from nearest SPA (Wealdon Heaths Phase II)</li> <li>Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>Site is beyond 2km from the nearest SSSI (East Hampshire Hangers)</li> <li>Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>Site is within 100m of the nearest SINC (South Town Wood)</li> <li>There is a physical barrier (the public highway) separating the large development site from the SINC</li> <li>Information submitted by the site promoter suggests that development would seek to enhance existing wildlife corridors and create new ones, where clear benefits are identified for biodiversity</li> </ul>
Ancient Woodland	Amber	<ul style="list-style-type: none"> <li>Site is between 50m and 200m from the nearest area of ancient woodland (Red Hill Copse)</li> <li>Red Hill Copse is not accessible via a public right of way, but the site is also relatively close to Chawton Park Wood (another SINC and area of ancient woodland) which has a number of rights of way including part of the national cycle network</li> <li>Information submitted by the site promoter suggests that new development will provide a sequence of green spaces, providing</li> </ul>



**South Medstead: PASSES STAGE TWO**

		green infrastructure “stepping stones” to the open countryside, including Chawton Park Wood
Listed Building	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest listed building (Southdown, Grade II)</li> <li>• Criterion satisfied</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is more than 100m from the nearest conservation area (Ropley Conservation Area)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest scheduled ancient monument (Medstead Camp)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest historic park/garden (Chawton House)</li> <li>• Criterion satisfied</li> </ul>
National Park	Amber	<ul style="list-style-type: none"> <li>• Site is between 250m and 1.2km from the South Downs National Park</li> <li>• The capacity of the wider area to accommodate new development is limited by its rural and tranquil character. However, there is potential for some development to occur adjacent to or within the settled areas, if care is taken to avoid landscape or visual harm</li> <li>• Views to the SDNP are characteristic of higher ground in this area (e.g. to the north of the site)</li> </ul>
Town/Local Centre	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest local centre (Four Marks)</li> <li>• Criterion satisfied</li> </ul>
Primary School	Red	<ul style="list-style-type: none"> <li>• Site is more than 800m from the nearest primary school (Medstead School)</li> <li>• There is potential to deliver a new primary school on the site, or to upgrade infrastructure between the site and the existing school at Medstead</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest doctors’ surgery (Mansfield Park Surgery/Boundaries Surgery)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>• There are some areas (more than 1% but less than 20%) of surface water flood risk (1 in 1000 risk) within the site</li> <li>• Criterion satisfied</li> </ul>
Ground Water Flood Risk	Green	<ul style="list-style-type: none"> <li>• No areas of groundwater flood risk to surface within the site</li> <li>• Criterion satisfied</li> </ul>

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SINC
- Ancient Woodland

## South Medstead: PASSES STAGE TWO

- National Park
- Primary School

South Medstead is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). New green infrastructure is proposed to help deliver a net gain in biodiversity, by replacing grazing land with a variety of habitats and by enhancing or creating new wildlife corridors. The site is physically separated from nearby SINC by the public highway, although the closest part of the site to South Wood is identified for employment use, which means that there is some potential for noise-related impacts. There is potential for adverse impacts on the nearby Chawton Park Wood (a SINC and ancient woodland) due to increased recreational pressure; but this area already includes established public rights of way, including part of the national cycle route, to accommodate visitors.

The site is relatively close to the South Downs National Park, but South Medstead is physically separated from the National Park by the urban area of Four Marks, the Watercress Line and the A31. The Council's Landscape Capacity Study identifies the importance of views to the National Park from higher ground to the north, but not specifically from this site.

The site is relatively distant from existing primary school facilities, with access via narrow country lanes without pavements. However, a new primary school could be provided on site as part of the new social infrastructure to support the development; or upgrades could be made to routes between the site and the Medstead School. It is unclear if new educational facilities would be provided as part of the development.

**In summary:** the red and amber results for SINC, ancient woodland, the National Park and the primary school are meaningful for this site. At this early stage, there appears to be scope for mitigation and/or avoidance of impacts. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** An emerging issue for residential development in the vicinity of this site is the potential for nutrient enrichment in the Solent, which Natural England has advised is likely to have a significant effect on the Solent's internationally designated biodiversity sites. Although the Solent waterbody is relatively far from the site, the westernmost parts appear to fall within the River Itchen's catchment, which ultimately flows into the Solent. The disposal of surface water across the site may therefore need to achieve "nutrient neutrality" to avoid adding to the nutrient burden. Further detailed consideration of the drainage of surface water would be required, to understand whether the requirement for "nutrient neutrality" would apply. (Please note: mains drainage would likely be connected to the Alton wastewater treatment works, which discharges to the River Wey and ultimately the River Thames. Nutrient enrichment in the Solent would therefore be unaffected by new mains drainage connections for wastewater).

The provision and early delivery of new infrastructure that would support the development of new housing is a critical concern in Four Marks and South Medstead, given the rapid expansion of the settlement in recent times. New housing has greatly exceeded the planned provision through the Council's Joint Core Strategy and led to strains on local infrastructure. The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

<b>West of Lymington Bottom Road, South Medstead: PASSES STAGE TWO</b>		
<b>Feature</b>	<b>Result</b>	<b>Comments</b>
SAC/SPA	Green	<ul style="list-style-type: none"> <li>• Site is more than 5km from nearest SAC (East Hampshire Hangers) and the nearest SPA (Wealden Heaths Phase II)</li> <li>• Criterion satisfied</li> </ul>
SSSI	Green	<ul style="list-style-type: none"> <li>• Site is beyond 2km from the nearest SSSI (Selborne Common)</li> <li>• Criterion satisfied</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>• Site is within 100m of two SINCs (South Town Wood and Four Marks Scrub)</li> <li>• There are physical barriers (railway line and public highway) separating the large development site from the SINCs</li> <li>• Information from the site promoter identifies the inclusion of buffer zones and soft edges at the site boundaries, which could help to integrate new development with local networks of green infrastructure and enhance habitat connectivity</li> </ul>
Ancient Woodland	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest area of ancient woodland (Stancomb Copse)</li> <li>• Criterion satisfied</li> </ul>
Listed Building	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest listed building (Southdown, Grade II)</li> <li>• Criterion satisfied</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is more than 100m from the nearest conservation area (Ropley Conservation Area)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest scheduled ancient monument (Medstead Camp)</li> <li>• Criterion satisfied</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>• Site is more than 500m from the nearest historic park/garden (Rotherfield Park)</li> <li>• Criterion satisfied</li> </ul>
National Park	Green	<ul style="list-style-type: none"> <li>• Site is more than 1.2km from the South Downs National Park</li> <li>• Criterion satisfied</li> </ul>
Town/Local Centre	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest local centre (Four Marks)</li> <li>• Criterion satisfied</li> </ul>
Primary School	Red	<ul style="list-style-type: none"> <li>• Site is more than 800m from the nearest primary school (Medstead School)</li> <li>• A new primary school is proposed on the site</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>• Site is within 800m of the nearest doctors' surgery (Mansfield Park Surgery)</li> <li>• Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>• No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>• Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>• There are small areas (more than 1% but less than 20%) of surface water flood risk (1 in 1000 risk) within the site</li> <li>• Criterion satisfied</li> </ul>
Ground Water Flood Risk	Green	<ul style="list-style-type: none"> <li>• No areas of groundwater flood risk to surface within the site</li> <li>• Criterion satisfied</li> </ul>

### Consideration of Results

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SINC
- Primary School

Land West of Lymington Bottom Road is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). This could include new areas of green infrastructure which, subject to appropriate masterplanning involving public bodies and the local community, could mitigate potential adverse impacts on local biodiversity and enhance connections between important local habitats. The site is close to two SINC, but these areas are physically separated from the site by public highways and the Watercress Line. The potential for direct impacts on the SINC appears to be limited, although the closest part of the site to South Wood is identified for employment use, which means that there is some potential for noise-related impacts. The site includes trees and hedgerows and the retention of existing trees is identified by the site promoter as an “easy win” for enhancing local biodiversity. Additional green infrastructure could help to mitigate any adverse impacts on the SINC and enhance local wildlife networks.

The site is relatively distant from existing primary school facilities, with access via narrow country lanes without pavements. However, land for a new school is identified by the Land Use Budget Plan for this site and a new school is proposed part of the new social infrastructure to support the development.

**In summary:** the red result for primary schools does not appear to be significant for the proposed development in the context of the proposals for development. The red result for SINC is meaningful, but at this early stage, there appears to be scope for mitigation and/or avoidance of impacts. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** An emerging issue for residential development in this area is the potential for nutrient enrichment in the Solent, which Natural England has advised is likely to have a significant effect on the Solent’s internationally designated biodiversity sites. Although the Solent waterbody is relatively far from the site, parts of the site have been identified as falling within the River Itchen’s catchment, which ultimately flows into the Solent. The disposal of surface water may therefore need to achieve “nutrient neutrality” to avoid adding to the nutrient burden. (Please note: mains drainage would likely be connected to the Alton wastewater treatment works, which discharges to the River Wey and ultimately the River Thames. Nutrient enrichment in the Solent would therefore be unaffected by new mains drainage connections for wastewater).

The provision and early delivery of new infrastructure that would support the development of new housing is a critical concern in Four Marks and South Medstead, given the rapid expansion of the settlement in recent times. New housing has greatly exceeded the planned provision through the Council’s Joint Core Strategy and led to strains on local infrastructure. The site is beyond 5km from SPA areas and therefore development is unlikely to require SANG provision.

**Whitehill & Bordon: PASSES STAGE TWO**

<b>Feature</b>	<b>Result</b>	<b>Comments</b>
SAC/SPA	Red	<ul style="list-style-type: none"> <li>• Site is within 400m of the nearest SAC (Shortheath Common) and within 400m of the nearest SPA (Wealden Heaths Phase II)</li> <li>• No residential development is proposed within 400m of the SPA areas</li> <li>• Mitigation of potential recreational impacts (e.g. through the provision of Suitable Alternative Natural Greenspace) is typically required from residential development within 5km. Although areas of SANG have been created to accommodate new housing as part of the regeneration of Bordon Garrison; additional SANG areas would likely be required to accommodate the additional proposed housing development.</li> <li>• Proposals for development identify new areas of SANG at the Slab (North) and towards Shortheath Common SAC. Further information and discussions are required to determine the suitability of these SANG proposals</li> </ul>
SSSI	Red	<ul style="list-style-type: none"> <li>• Site is within 500m of the nearest SSSI (Shortheath Common)</li> <li>• Other SSSIs are also in relatively close proximity (Woolmer Forest, Broxhead &amp; Kingsley Common)</li> <li>• New green infrastructure, including new areas of SANG and other forms of open space, is proposed as part of the development. This would connect new areas with the existing regeneration areas, including for recreational purposes, thus reducing the potential for recreational disturbance at the SSSIs</li> </ul>
SINC	Red	<ul style="list-style-type: none"> <li>• Site includes and adjoins a relatively large number of SINCS (Oxney Farm Woodland, Oxney Farm Grassland, Free Piece West, Oak Farm Meadow, The Croft, The Slab (North), The Warren, The Slab (South), Hogmoor Inclosure, Land South of Firgrove Road)</li> <li>• Much of the land that is designated as SINC is proposed as SANG and would therefore remain largely undeveloped, except for visitor infrastructure. Overall, there is potential for impacts from recreational disturbance and increasing urbanisation for local SINCS. Further information and discussions are required to determine the suitability of these SANG proposals</li> </ul>
Ancient Woodland	Green	<ul style="list-style-type: none"> <li>• Site is more than 200m from the nearest area of ancient woodland (Unnamed, North of Oxney Pool)</li> <li>• Criterion satisfied</li> </ul>
Listed Building	Amber	<ul style="list-style-type: none"> <li>• Site is between 50m and 200m from the nearest listed building (Binns Mead, Grade II)</li> <li>• New areas of SANG are proposed in relatively close proximity to the listed property. This limits the potential for adverse impacts affecting its setting</li> </ul>
Conservation Area	Green	<ul style="list-style-type: none"> <li>• Site is over 200m from the nearest conservation area (Blackmoor)</li> <li>• Criterion satisfied</li> </ul>
Scheduled Ancient Monument	Red	<ul style="list-style-type: none"> <li>• Site includes two scheduled ancient monuments (round barrow cemetery, two bowl barrows)</li> </ul>

**Whitehill & Bordon: PASSES STAGE TWO**

		<ul style="list-style-type: none"> <li>SAMs cover small areas (less than 0.5ha in each case). Adverse impacts could be mitigated or avoided through the sympathetic design and layout for development</li> </ul>
Registered Park/Garden	Green	<ul style="list-style-type: none"> <li>Site is over 500m from the nearest historic park/garden (The Wakes, Selbourne)</li> <li>Criterion satisfied</li> </ul>
National Park	Red	<ul style="list-style-type: none"> <li>Site is within 250m of the South Downs National Park and includes a small area within the National Park to the south/adjoins its boundary to the northwest (Shortheath Common)</li> <li>Areas proposed for residential development are physically separated from the National Park and most are visually contained by areas of woodland and green infrastructure to the west (associated with Slab and Warren SINCs)</li> <li>The wider landscape is constrained by its rural character and by designated sites to the west (Shortheath Common, the South Downs National Park, Medieval settlement at Hartley Mauditt)</li> <li>New development would need to be informed by landscape and visual impact assessment, respecting the historic settlement pattern and local distinctiveness</li> </ul>
Town/Local Centre	Green	<ul style="list-style-type: none"> <li>Site is within 800m of the nearest town or local centre (Forest Centre, W&amp;B)</li> <li>Criterion satisfied</li> </ul>
Primary School	Green	<ul style="list-style-type: none"> <li>Site is within 400m of the nearest primary school (Bordon Infant School)</li> <li>Criterion satisfied</li> </ul>
Doctor	Green	<ul style="list-style-type: none"> <li>Site is within 800m of the nearest doctors' surgery (Forest Surgery)</li> <li>Criterion satisfied</li> </ul>
Flood Zone 2 or 3	Green	<ul style="list-style-type: none"> <li>No areas of fluvial flood risk (zones 2 or 3) within the site</li> <li>Criterion satisfied</li> </ul>
Surface Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>There are some areas (more than 1% but less than 20%) of surface water flood risk (1 in 1000 risk) within the site</li> <li>Criterion satisfied</li> </ul>
Ground Water Flood Risk	Amber	<ul style="list-style-type: none"> <li>There are some areas (more than 1% but less than 20%) of groundwater flood risk to surface within the site</li> <li>Criterion satisfied</li> </ul>

**Consideration of Results**

Results against the following features require further consideration, in accordance with the Stage Two methodology, in order to understand the significance of any potential impacts arising from development:

- SAC/SPA
- SSSI
- SINC
- Listed Building
- Scheduled Ancient Monument
- National Park

## Whitehill & Bordon: **PASSES STAGE TWO**

Whitehill & Bordon is of a sufficient size to accommodate large numbers of new homes as well as supporting infrastructure (see Stage One Results). New green infrastructure is proposed, including new areas of SANG to avoid or mitigate recreational impacts on SPA areas that are close to the site; and new footpath and cycleway links that connect to the emerging “green grid” and “green loop” which form part of the Bordon Garrison regeneration. The provision of new green infrastructure would be critical for avoiding adverse impacts on biodiversity sites of international, national and local significance (i.e. SPA/SAC areas, SSSIs and SINC). However, new SANG is proposed in areas that are noted for their contribution to local biodiversity (the SINC of Slab (North) and Oxney Farm Woodland) and new residential development could also adversely affect the Oxney Farm Grassland SINC. Furthermore, a recent update to the new development proposals that were included in the draft Local Plan 2017-2036 now shows residential development and areas of SANG in close proximity to Shortheath Common SAC, which is a biodiversity site of international significance and part of the South Downs National Park. Further information and discussions are required to determine the suitability of these proposals, given the potential for adverse impacts on biodiversity from development.

The site also includes two scheduled ancient monuments. These are small in scale and are either located in areas that have previously been developed, or in areas that are proposed to be retained as open space. There are likely to be opportunities to avoid or mitigate adverse impacts on these heritage assets, through appropriate masterplanning work. Similarly, although the site is not far from the listed building of Binns Mead (formerly Binns Cottage), there is scope to avoid or minimise adverse impacts through the design of the proposed SANG in this area.

The site includes the current regeneration area, which includes a very small area of land within the South Downs National Park (where a new roundabout has been built, to the south of the settlement). No additional development is proposed in this part of the site, but the land proposed for new residential development extends the regeneration area to the north and west, in the direction of the boundaries of the National Park. The Council’s Landscape Capacity Study highlights that the wider area including this site is constrained by its rural character and by designations including the National Park. The potential for landscape and visual impacts needs to be considered, although it is noteworthy that there are areas of woodland to the west of Whitehill & Bordon which could help to mitigate visual impacts.

**In summary:** the red results for SACs/SPAs, SSSIs, SINC, listed buildings, scheduled ancient monuments and the National Park are all meaningful for this site. At this early stage, there appears to be scope for mitigation and/or avoidance of impacts. It is reasonable to put this site before communities and other consultees for the purposes of receiving further information about its potential to accommodate the proposed development.

**Other issues of note:** The Council’s Green Infrastructure Strategy (2019) identifies a project for restoring and connecting areas of heathland close to Whitehill and Bordon, which could help to deliver improvements in local biodiversity as well as providing opportunities for local people to learn about heathland and its ecological value. A project such as this would be one way of delivering a net gain in biodiversity, which may be important for mitigating any adverse impacts of development, particularly if the proposed additional areas of SANG are also shown to have potentially adverse impacts on local biodiversity (see above). It should be noted that additional facilities and services (in closer proximity to the proposed residential areas) will be developed as part of the existing proposals for a new town centre to support the regeneration of Bordon Garrison.



FULL RESULTS FOR STAGE TWO 'RED/AMBER/GREEN' ASSESSMENTS

Site Name	SAC/SPA	SSSI	SINC	Ancient Woodland	Listed Buildings	Investment Area	Registered	Parks/Green	Local Cent	Primary Sector	Flood Zone 2 or 3	Ground Water	Flood Risk		
Chawton Park	4.8km / 8.5km	4.6km	0m	0m	0m	329m	2.7km	612m	253m	1.5km	597m	557m	0.0%	10.3%	0.0%
Extension of Land East of Horndean (Hazleton Farm)	5.4km / 6.3km	2.7km	0m	0m	624m	807m	930m	807m	8m	1.7km	993m	1.4km	0.0%	15.1%	33.5%
Four Marks South	4.9km / 10.5km	5km	0m	745m	23m	2.8km	2.1km	2.1km	75m	206m	364m	297m	0.0%	5.6%	0.0%
Land South East of Liphook	2.4km / 1.1km	1.1km	0m	42m	12m	38m	989m	0m	0m	464m	1km	492m	0.0%	10.2%	26.4%
Land to the North of Holybourne	2.9km / 5.6km	2.8km	526m	540m	7m	0m	0m	4km	1.8km	1.8km	391m	1.5km	0.0%	3.6%	78.4%
Land west of Lymington Bottom Road	6.8km / 12.3km	6.2km	85m	783m	467m	2.8km	1.6km	3.6km	1.5km	676m	994m	140m	0.0%	2.1%	0.0%
Neatham Down, Alton	2.1km / 5.2km	2km	250m	250m	348m	483m	805m	2.7km	1.5km	1.1km	687m	912m	0.0%	0.3%	43.7%
Northbrook Park	4.0km / 4.2km	1.6km	0m	0m	0m	1.8km	1.5km	3.4km	32m	9.2km	1.4km	2.3km	6.6%	36.0%	57.0%
South Medstead	6.0km / 11.4km	6km	85m	64m	467m	3.1km	1.6km	3.3km	660m	376m	993m	181m	0.0%	6.7%	0.0%
Whitehill & Bordon	278m / 0m	0m	0m	392m	97m	937m	0m	4.5km	0m	500m	45m	66m	0.0%	5.7%	1.1%
Winchester Road, Four Marks	6.3km / 12.3km	5.3km	24m	200m	733m	1.6km	2.8km	3.2km	1.7km	1.2km	860m	785m	0.0%	5.3%	0.0%

End of Stage Two Assessment Results