

LARGE DEVELOPMENT SITES CONSULTATION

LOCAL PLAN 2017-2036
(REGULATION 18)

CONSULTATION
3 SEPTEMBER - 15 OCTOBER 2019

**East
Hampshire**
DISTRICT COUNCIL



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Foreword

MAKING BIG DECISIONS – WITH YOUR HELP

Deciding where new development should go is a big decision, even more so for Large Development Sites.

To ensure new homes are delivered consistently over time, we need a range of sites. This includes some large sites.

Deciding where large development sites are located is one of the biggest decisions the Council will make in recent years. We need information and evidence to help us to make that decision.

The overriding message from the previous Local Plan consultation in February and March, was concern about infrastructure and the impact of new development on existing communities. Many people attended Local Plan consultation events and expressed an interest in feeding into development proposals, so they could better respond and relate to local areas and communities. We received over 2000 comments.

Developing a Local Plan is like having a conversation, and we want to keep that conversation going. We are listening to what you have told us so far.

We need to look at all possible options for large development sites to ensure we have the information we need to make an informed decision, and because this scale of development can often address some infrastructure concerns that have been raised. Ad hoc, small-scale development often only adds pressure on infrastructure, rather than help alleviate it.

I hope when you consider the 10 large development sites presented in this consultation you will consider the site's suitability, whether there is scope for larger scale development to help towards some of the issues you have identified, and what you would like to see on these sites in terms of community uses.

This consultation is not seeking to increase the number of homes proposed in the Local Plan, or to frighten people about potential significant change in their local area. Rather, it is to continue the dialogue we have started, to explore options and to consider what benefits some of these sites might be able to offer for our local communities – recognising that as a Council we must plan for the future. Failure to do so leaves our local communities at great risk of ad hoc development, with little provision for infrastructure improvements.

I hope you will consider the information presented, speak to the site promoters if you attend an event, and provide us with your thoughts.

We look forward to hearing from you during the consultation period.

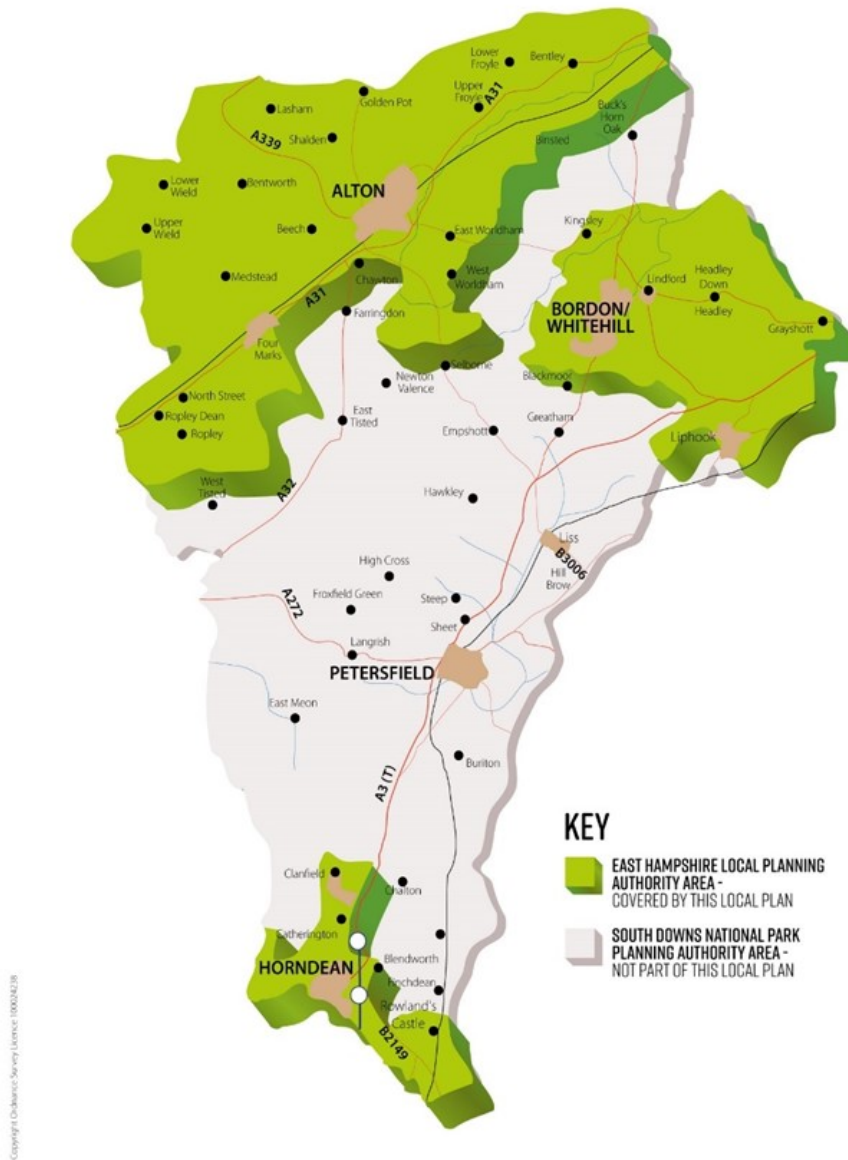
Cllr Angela Glass - Portfolio Holder for Planning

1. Introduction

Background

East Hampshire District Council (“the Local Planning Authority”) is reviewing its Local Plan. This will provide a policy framework for planning and development for the areas of the district where the council is the Local Planning Authority (“the Area”) as shown in Figure 1. This excludes the South Down National Park Authority (SDNPA), which has recently adopted its own Local Plan (2 July 2019).

Figure 1: Map of ‘the Area’



Why are we reviewing the Local Plan?

The existing Local Plan is made up of documents that have been produced by the council.

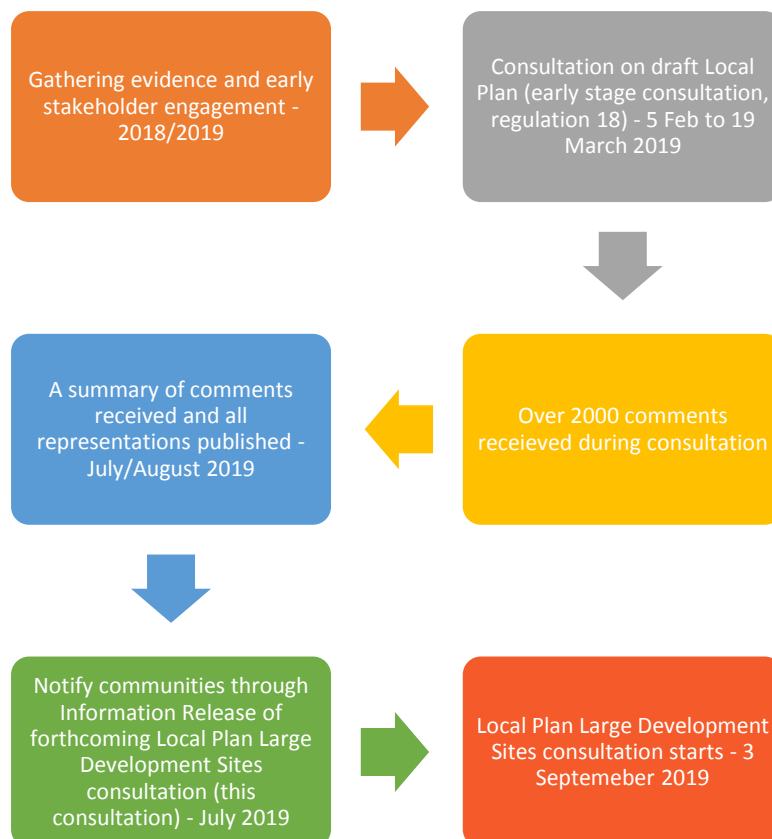
These documents were consistent with national planning policy and guidance when the Local Plan was adopted. Since then, national planning policy and practice guidance have been updated.

The entire district, including the area inside the South Downs National Park, up until July 2019 was covered by a joint plan with the South Downs National Park Authority, called the Joint Core Strategy. In the SDNP, this has now been replaced by the SDNPA's new adopted plan. More importantly, in January 2018 the government introduced a legal requirement for Local Plans to be reviewed every five years from the date of adoption. The Joint Core Strategy was adopted in May 2014 and will therefore be five years old in May 2019.

The Local Plan review will consider all development needs and, review and update all current planning policies.

What has happened so far?

Local Plan Review



Why is the Council consulting on large development sites now?

It is not unusual for large development sites to be included in Local Plans. For the purposes of this consultation, 'large' is taken to mean over 600 homes.

Whilst 600 homes may not be considered 'large' for some areas, for East Hampshire District, the inclusion of such sites in the Local Plan is a big decision, that will potentially impact and change the local area.

The consultation on the draft Local Plan included two large development sites at Northbrook Park, Bentley and at Whitehill & Bordon. Other alternatives to these were also considered in the supporting evidence base (sustainability appraisal). Since then, other potential large development sites have also been suggested.

Northbrook Park, Bentley and Whitehill & Bordon attracted comments during the recent Local Plan consultation and useful information was gathered. To ensure that we consider all reasonable options, gather useful information and fully engage with the public on all possible sites, the Council is carrying out a focussed consultation on 10 large development sites.

The information presented for each site is high level at this stage. Whilst the Council will need to carry out further assessment of the large development sites prior to inclusion in the Local Plan, the Council considers that sufficient information is available now to enable the community to provide comments.

The final Local Plan Strategy has not yet been decided. This current consultation is the opportunity to comment on the potential large development sites being considered, to help inform the identification of the chosen site(s) in the Proposed Submission Local Plan.

The Proposed Submission Local Plan (scheduled for consultation in Spring 2020, Regulation 19 stage) will identify the Council's proposed large development sites (up to two).

What is the purpose of this consultation?

During the most recent Local Plan consultation, many people raised concerns about the impacts of development on local communities and stretched supporting infrastructure – particularly in relation to ad hoc unplanned development. Many people attended Local Plan consultation events and expressed an interest in feeding into development proposals, so they could better respond and relate to local areas and communities.

It is the Government's view that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, provided they are well located and designed, and supported by the necessary infrastructure and facilities¹. Large development sites provide an opportunity to help address local infrastructure concerns, whilst supplying new homes and employment opportunities.

During this consultation, the Council is particularly keen to hear your views on the potential large development sites, as the primary purpose at this early stage of plan making is to

¹ National Planning Policy Framework (NPPF), Para 72, p.20.

ensure that any large development site that is ultimately delivered reflects the requirements and vision of the local community.

To that end, the purpose of this consultation is twofold;

- To gather useful information to help build the Local Plan evidence base, and inform the important decisions the Council needs to take in its Local Plan about the inclusion of large development sites;
- To ensure that the requirements and vision of the local community, and the important aspects of infrastructure capacity and provision are taken account of at the early stages of site proposals.

At consultation events it is often said by attendees that decisions have been made, and there is limited role for input. This consultation provides a unique opportunity for the community to speak directly to the Council and the site promoters themselves at events, and subsequently in writing as a formal consultation representation (more information further on). The Council will also be working closely with statutory consultees and infrastructure providers during the consultation.

It is not the purpose of this consultation to frighten communities about large development sites. The Council acknowledges that particularly in Four Marks (including South Medstead), the large development sites present options for many new homes around the village. There is no benefit to the community in the Council avoiding the promotion of this land – instead the Council needs to consider it through due process and make justified, informed decisions. At present, the Council does not have sufficiently robust evidence base to consider the suitability of these sites, and needs to ensure this is in place by the next Local Plan consultation, to inform its decisions.

It is the Council's belief that the best safeguard against ad hoc unplanned development that is often focussed in a few areas of the district, is to have an up to date Local Plan in place, with a healthy supply of land for housing and consistent delivery of new homes. The Government's policy is such that without this, these areas are at considerable risk of the kind of development previously experienced, that the Council is seeking to avoid. As such, this consultation serves as an important step towards achieving a new Local Plan that can be found sound at Examination.

This consultation does not re-open the consultation on the draft Local Plan. Only comments on the 10 large development sites are sought. There will be further opportunity to comment on the whole Local Plan at the next stage of consultation (Regulation 19 stage).

How does this consultation fit into the process of preparing a new Local Plan?

The Council carried out a consultation on the draft Local Plan in February/March 2019. The emerging Local Plan is a comprehensive plan with a strategy, sites and strategic and local policies.

This consultation was at an early stage of the process of preparing a new Local Plan (Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012).

However, for reasons set out above it is considered necessary and important to carry out a further early engagement consultation before moving on to next stage of the Local Plan.

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

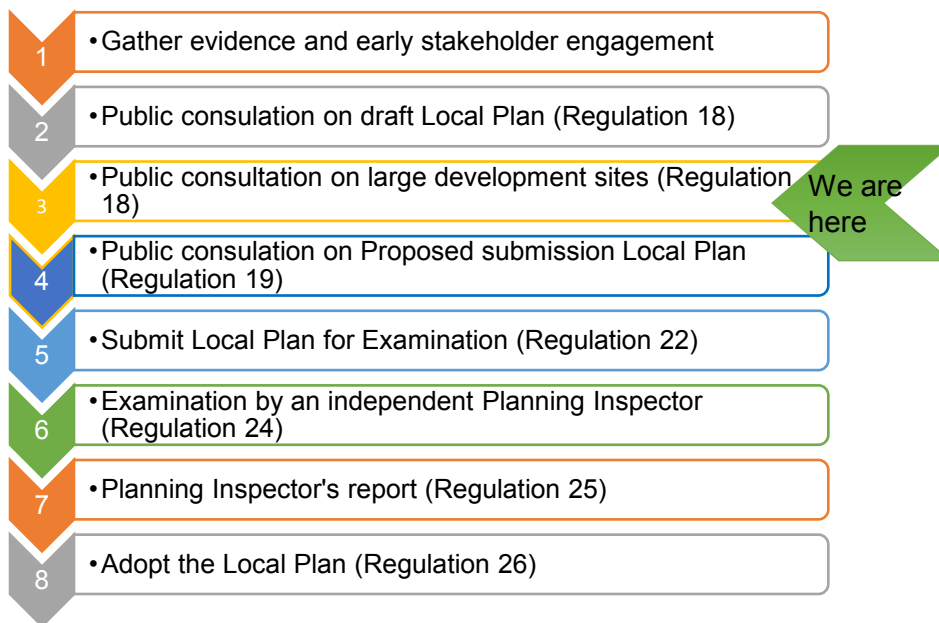


Figure 2: Local Plan process

Having a new Local Plan in place is a key priority for the Council. Although this consultation adds an additional stage to preparing the new Local Plan, it is the Council's belief that speeding towards Examination without a robust evidence base that can fully justify the decisions in the Local Plan presents considerable risk.

How does a large development site fit into the Spatial Strategy of the emerging Local Plan?

The Spatial Strategy sets out how much development is being planned for, and its general location. This consultation does not seek to change the total amount of development being planned for over the Local Plan period. The location of that development will however be informed by the evidence base, including consultation responses.

It remains the aim that new homes will be directed to the most sustainable and accessible locations which have the most capacity to accommodate them whilst respecting local distinctiveness, protecting the physical, natural and historic environment, and recognising that places change and will sustainably grow.

Large development sites have an important role in providing the steady delivery of new homes over a longer period and providing greater opportunities to mitigate the impact of that development on local communities, the environment and infrastructure. The Spatial Strategy in the draft Local Plan (reg.18) included two large development sites, and it remains the intention to include large development sites in the emerging Local Plan for those reasons.

What evidence has informed this consultation?

A background paper is presented alongside this consultation document that sets out the steps taken to identify these 10 large development sites. This should be read alongside the consultation material. It can be viewed on the Council's website at www.easthants.gov.uk/large-development-sites-consultation.

All the sites considered are sourced entirely or in part from the Land Availability Assessment (LAA, 2019) which forms part of the Local Plan evidence base. Whilst some site boundaries have changed or increased in size, the 10 large development sites relate to sites suggested for development to the LAA. Those proposing large development sites or representing sites that in combination could be large development sites, were given the opportunity to justify their inclusion in this consultation. Those justifications were assessed by the Council, removing some sites and leaving 10 possible large development sites for consultation. Further details on this process is available in the background paper, including more information on the use of evidence to inform that process.

The Duty to Co-operate

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

There is a requirement for local planning authorities in association with the Duty to Cooperate to produce Statements of Common Ground at each stage of the Local Plan process. These set out what authorities do and don't agree on in relation to strategic cross boundary issues. Ideally these are published alongside the draft Local Plan.

The Council chose to publish a full draft Local Plan at the early stages of plan making (reg. 18 stage), which exceeded the requirements at this early stage of plan making. As such, it has not yet prepared Statements of Common Ground, but is working closely with its partners to achieve this following this consultation. This consultation will provide further opportunity to establish the points of agreement and outstanding issues, to enable Statements of Common Ground to be prepared and published. To assist, a workshop is being run with partners, and specific advice given on what information is required from this consultation. Statements of Common Ground will be published in advance of the next consultation (Reg. 19 stage) on the full Local Plan.

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

What are the next steps?

All representations received to this consultation will be considered, summarised and published for information. Taking account of all the consultation responses received so far (all consultations to date including this one) and further evidence work, the Council will prepare and publish for consultation a Proposed Submission Local Plan for consultation (Regulation 19). This is the Plan which the Council ideally wants to adopt.

All the comments received during that consultation will be sent to the Secretary of State for examination by an independent planning inspector. The inspector will determine if the submitted Plan meets the required legal and procedural requirements, and when judged against national planning policy requirements the strategy and policies are 'sound'. If the Plan is found sound, the Council can then adopt it, and use it to make planning decisions.

2. How can I be involved?

The Local Plan Large Development Sites consultation is open for six weeks between 9am on Tuesday 3 September 2019 and Midnight on Tuesday 15 October 2019. This consultation involves six consultation drop in events where staff and site promoters will be on hand to answer your questions.

Your response to the consultation can be submitted through our online portal: <https://easthants.oc2.uk/>. If you have previously submitted comments electronically in response to a Local Plan consultation, you will already have a username and password for the online system and these should be used to access your online account and submit your comments. If you are unsure of your log in details, you can find these out via the '*forgotten password*' and '*forgotten username*' function on the portal.

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

By email: localplan@easthants.gov.uk

By writing to: Planning Policy

East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire
GU31 4EX

Please note: the comments received during this consultation cannot be treated as confidential so please do not include any personal information within your comments.

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

Please avoid using discriminatory comments which is unlawful under the Equality Act 2010. The Act protects individuals from discrimination based on sex, race, disability, gender reassignment, pregnancy & maternity, marriage & civil partnership, religion & belief, sexual orientation & age. Any such comments will not be published, and the individuals will be reported to the Police.

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

What are the Council seeking views on?

This consultation focuses on potential large development sites. We are seeking your views to understand the benefits of each site(s), if you are aware of any issues relating to the site(s), what infrastructure is required to support the site(s) and any other comments you feel are of importance to the site(s). We want local information about the site(s) that may affect their suitability for development. Where possible, include new facts and information and ensure your response concentrates on planning issues.

Where can I view the consultation material?

View it online

The Local Plan Large Development Sites Consultation can be viewed on the Council's website at www.easthants.gov.uk/large-development-sites-consultation.

View it as a hard copy

The Local Plan Large Development Sites Consultation material is available during the consultation period at the Council offices in Petersfield and the following locations. The details are below:

Planning Reception, East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX	Monday – Friday 9.00am – 5.00pm
Alton Information Office, 7 Cross & Pillory Lane, Alton, Hampshire, GU34 1HL	Monday, Tuesday, Thursday, Friday 9.00am – 4.30pm (closed 1.00pm – 1.30pm) Wednesday closed
Bordon Information Office, Forest Community Centre, Pinehill Road, Bordon, Hampshire, GU35 0BS	Monday, Wednesday, Friday 9.00am – 4.30pm (closed 1.00pm – 1.30pm) Tuesday, Thursday closed

Bramshott & Liphook Parish Office, The Haskell Centre, Midhurst Road, Liphook, Hampshire, GU30 7TN	Monday – Friday 10.00am – 1.00pm
Horndean Parish Office, Tyfield House, Blendworth Lane, Hampshire, PO8 0AA	Monday – Thursday 8.30am – 4.30pm Friday 8.30am – 4.00pm
Binsted Parish Office, The Pavilion, The Street, Binsted, Alton, Hampshire, GU34 1PB	Monday – Friday 9.00am – 1.00pm
Headley Parish Office, Headley Village Hall, Arford Road, Headley, Hampshire, GU35 8LJ	Monday – Wednesday, Friday 9.00am – 1.00pm
Four Marks Parish Office Sports Pavilion, Uplands Lane, Four Marks, GU34 5AF	Monday – Thursday 10.00am – 4.00pm, by prior arrangement on a Friday. Weekend access can be arranged subject to Parish Officer or Councillor availability
Rowlands Castle Parish Office Small Parish Hall, 11 Links Lane, Rowlands Castle, PO9 6AD	Tuesday and Thursday 10.00am – 12.00pm Other times by appointment
Local libraries at Alton, Bordon, Horndean and Liphook	During normal opening hours

Consultation drop in events

There are six consultation drop in events that are open for all to attend. The consultation material will be available to view, and staff and site promoters will be on hand to answer questions.

Venue	Date	Time
Alton Assembly Rooms, Alton	Tuesday 3 September	4.00pm to 7.00pm
Horndean Barton Hall, Horndean	Saturday 7 September	10.00am to 2.00pm
Alton Assembly Rooms, Alton	Saturday 14 September	10.00am to 2.00pm

Whitehill & Bordon Forest Community Centre, Whitehill	Thursday 19 September	4.00pm to 7.00pm
Horndean Barton Hall, Horndean	Monday 23 September	4.00pm to 7.00pm
Whitehill & Bordon Forest Community Centre, Bordon	Saturday 28 September	10.00am to 2.00pm

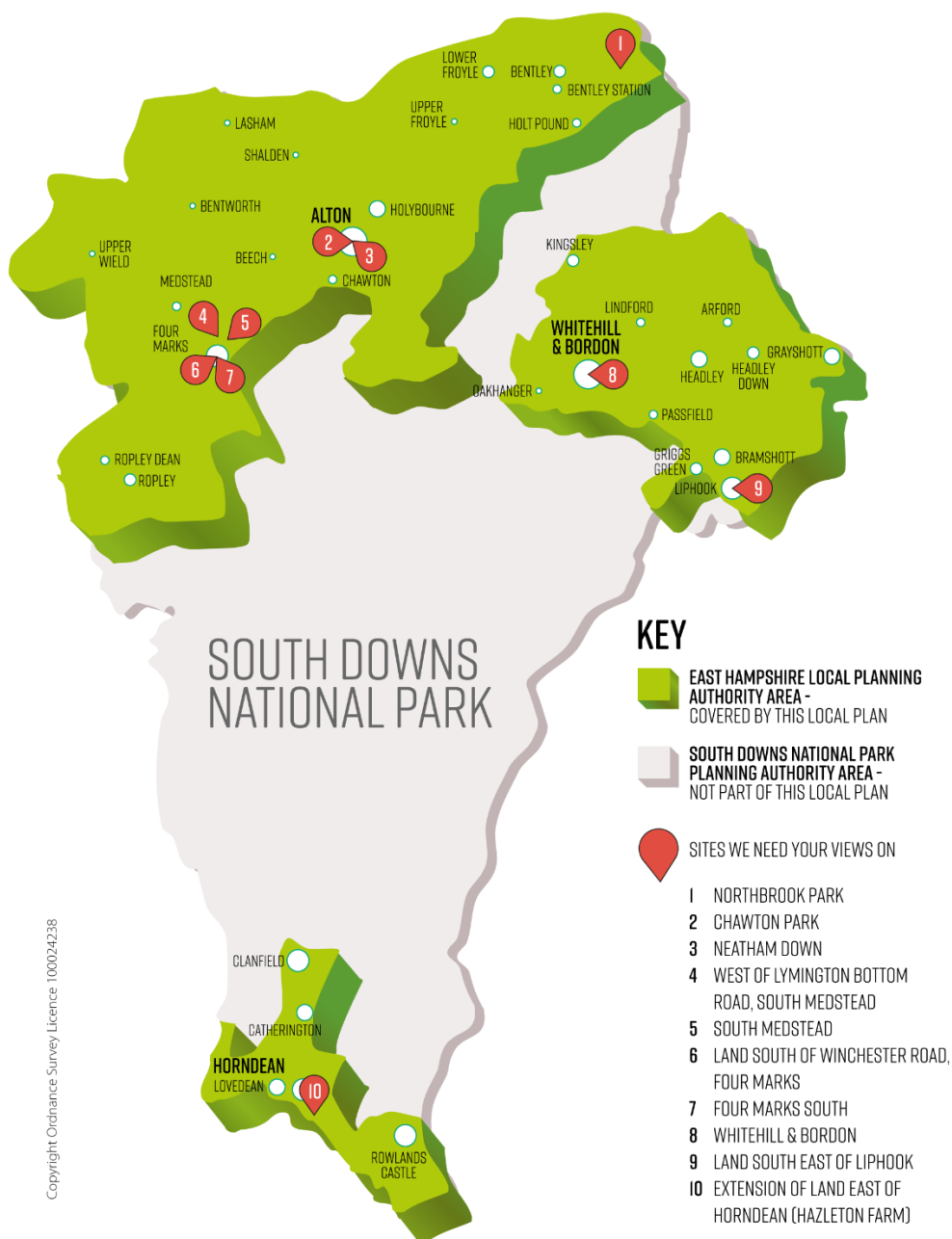
Alternative formats

If you would like this document or other consultation material in a different format, such as large print or a different language, please email us at localplan@easthants.gov.uk

3. The Local Plan: Large Development Sites Consultation

What's included in the Local Plan Large Development Sites consultation

There are 10 large development sites to be considered as part of this consultation, shown in Figure 3.



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Large Development Site name	Parish/Town	Nearby settlements	Cross boundary Authority
Whitehill & Bordon	Whitehill	Whitehill & Bordon Headley Headley Down Oakhanger Lindford	South Downs National Park Authority
Land South East of Liphook	Bramshott and Liphook	Liphook Bramshott	South Downs National Park Authority
Extension of Land East of Horndean (Hazleton Farm)	Rowlands Castle	Horndean Rowlands Castle	Havant Borough Council
Northbrook Park	Bentley	Farnham Bentley	Waverley Borough Council, Surrey
Chawton Park	Chawton	Alton Chawton Four Marks	South Downs National Park Authority
Neatham Down	Binsted	Four Marks Medstead Alton	South Downs National Park Authority
Four Marks South	Four Marks	Four Marks Medstead Alton	South Downs National Park Authority
Land South of Winchester Road, Four Marks	Four Marks and Ropley	Four Marks Medstead Ropley	N/A
South Medstead	Medstead	Medstead Four Marks	South Downs National Park Authority
West of Lymington Bottom Road, South Medstead	Medstead	Medstead Four Marks	South Downs National Park Authority

Each large development site has the potential to accommodate/provide:

- At least 600 new homes (a range of size and types, including affordable homes);
- At least 1ha of employment land;
- Accommodation for Travellers and Travelling Showpeople; and
- Infrastructure mitigation and improvements, including road and highway improvements.

Through the collection of evidence to date and engagement with site promoters, information has been compiled for each of the large development sites and is presented separately in the individual site information packs available on the Council's website at <http://www.easthants.gov.uk/draft-local-plan>.

The below section of this document provides headline information about each site and where to find more information.

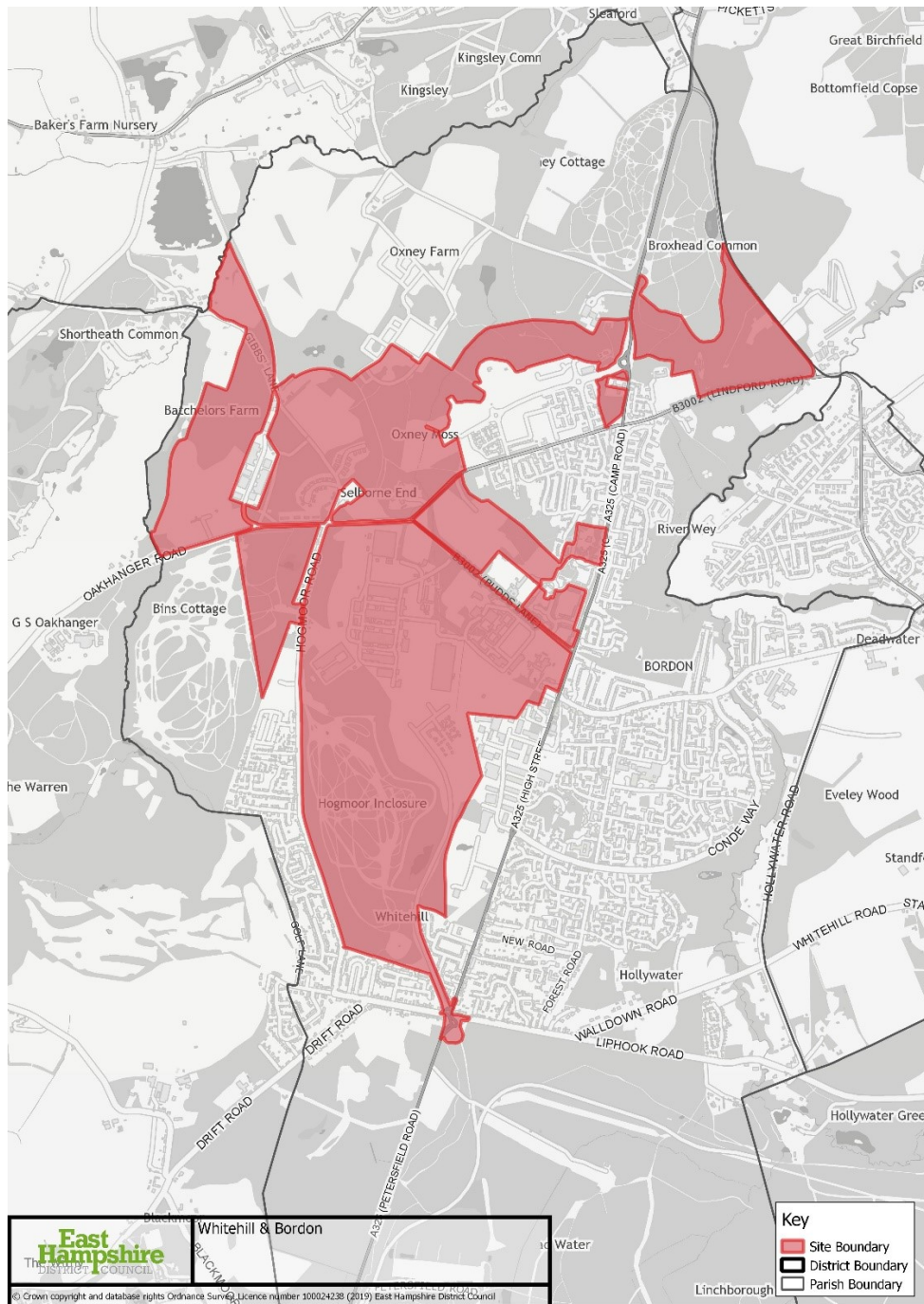
This document should be read alongside the corresponding material and referred to when responding to the consultation.

The Large Development Sites

Whitehill & Bordon

The individual site information pack containing more information about Whitehill & Bordon can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- About 1284 new homes
- 3.1Ha of employment land
- Suitable Alternative Natural Green Space (SANGs)
- Land for Gypsy and Traveller Pitches and Travelling Showpeople plots
- Exploring the provision of Class C2 use e.g. care home

Consultation question WB1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- The social and physical infrastructure currently planned and being delivered can accommodate further growth e.g. the expansion of the 6-form entry secondary school to an 8 for entry secondary school, the relief road, an extension to a junior and infant school and a new primary school and sports pitches
- Additional Suitable Alternative Natural Green Space (SANGs)
- Improves the viability of the facilities being provided e.g. increased public transport patronage and new town centre footfall/expenditure
- Public open space

Consultation question WB2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Landscape setting and capacity
- Highway impact
- Trees and woodland
- Nature and ecological designations
- Flooding

Consultation question WB3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question WB4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The A325 is a key transport route to Farnham

Consultation question WB5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

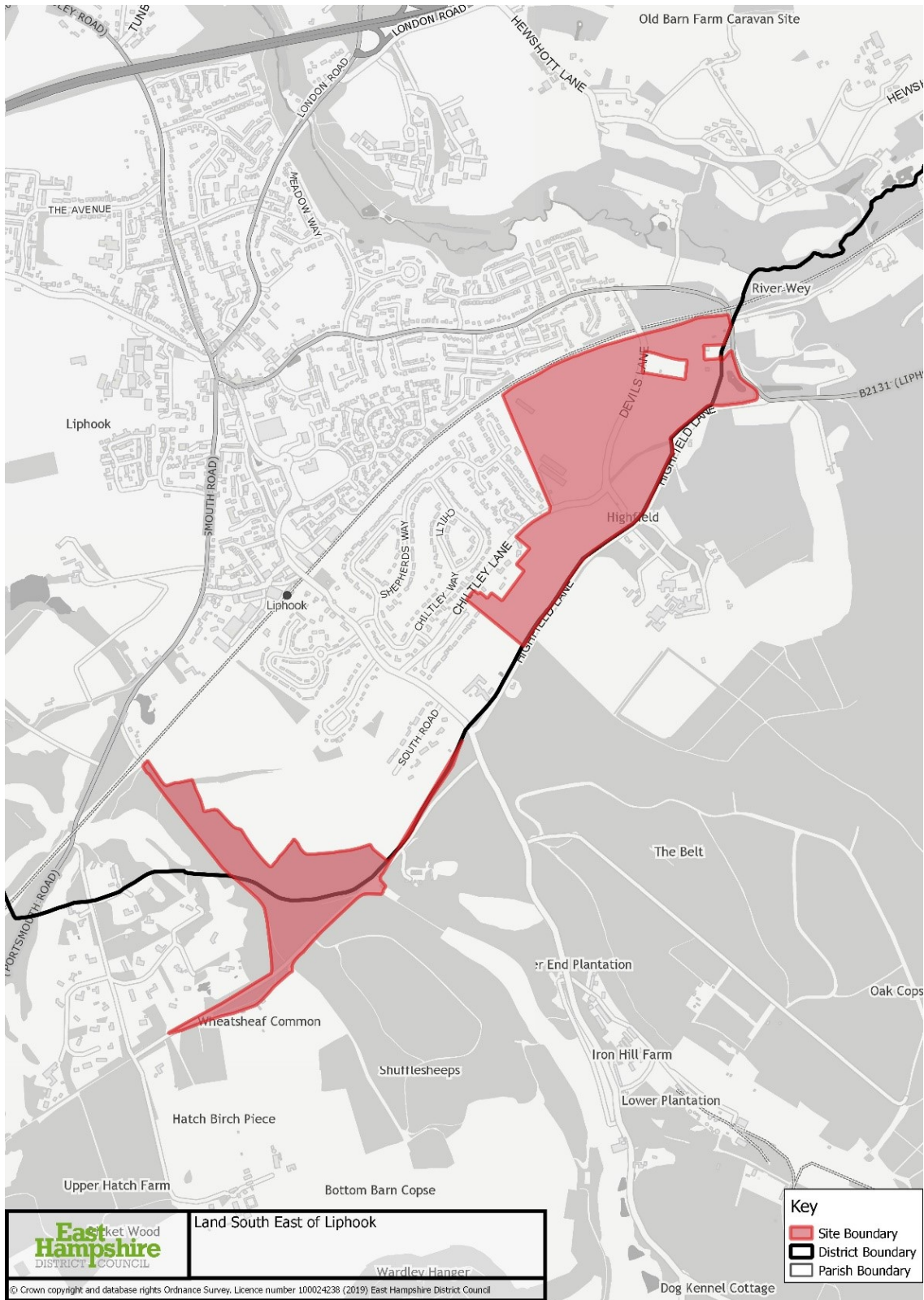
The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question WB6: Is there any reason that this is not achievable?

Land South East of Liphook

The individual site information pack containing more information about Land South East of Liphook can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- About 600 new homes
- A Community hub, including small scale retail
- New primary school or satellite school subject to further investigation
- 2Ha of employment land
- Land for Gypsy and traveller Pitches and Travelling Showpeople plots
- Suitable Alternative Natural Green Space (SANG)

Consultation question LP1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- New highway mitigation and potential bus route
- New primary school or satellite school subject to further investigation
- Community hub, including small scale retail
- Public open space including play and informal recreation
- Allotments and community orchard
- Suitable Alternative Natural Green Space (SANG)
- Improvements to walking and cycling routes to the village and station
- Potential relocation of the pitches used by Liphook United Football Club.

Consultation question LP2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Landscape setting and capacity
- Highway impact
- Trees, woodland and ancient woodland
- Nature and ecological designations
- Heritage assets
- Flooding

Consultation question LP3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question LP4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The proposed SANG lies within the South Downs national Park
- Flood attenuation lies within the South Downs National Park

Consultation question LP5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

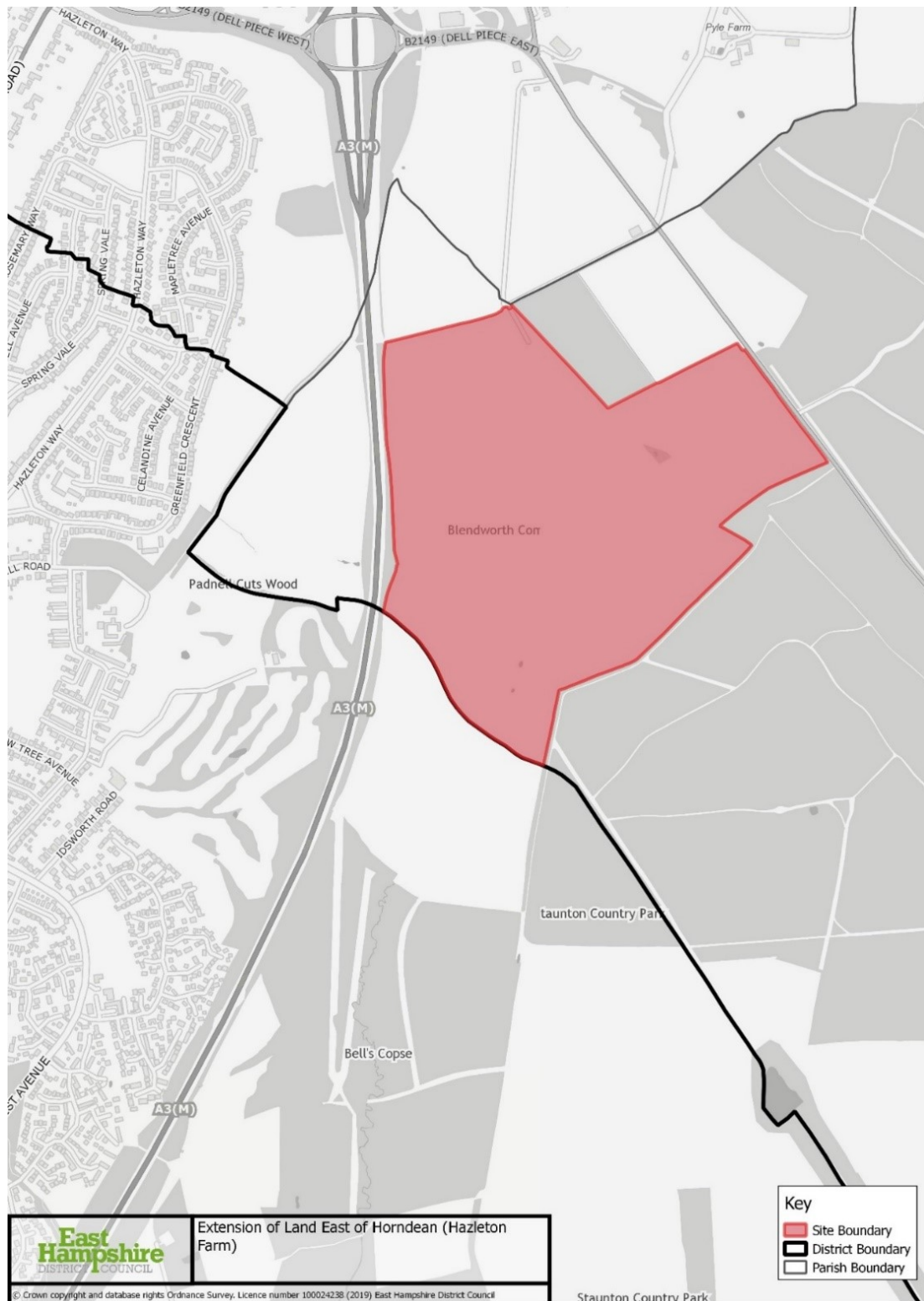
The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question LP6: Is there any reason that this is not achievable?

Extension to Land East of Horndean (Hazleton Farm)

The individual site information pack containing more information about the Extension to Land East of Horndean can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 1000 new homes
- A local centre
- 1.63Ha of employment land
- 6 Gypsy and traveller Pitches
- 12 Travelling Showpeople plots

Consultation question HD1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- Public open space including meadows, parkland and wildlife corridors
- Children's play areas
- New community facilities
- An extended existing bus route
- Informal walking and cycling routes
- A local centre including shops, services and community uses
- New wildlife corridors
- Links to wider Green Infrastructure network
- New vehicular access via the B2149

Consultation question HD2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Topography
- Noise
- Landscape setting and capacity
- Highways impact
- Trees, woodland and ancient woodland
- Nature and ecological designations
- Protected species
- Utilities (overhead electricity line, gas pipeline, underground cable)

Consultation question HD3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question HD4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The A3(M) is a key transport route to and from the south coast
- Site lies within the South Hampshire sub-region (PfSH)
- Relationship of site to Havant Thicket Reservoir

Consultation question HD5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

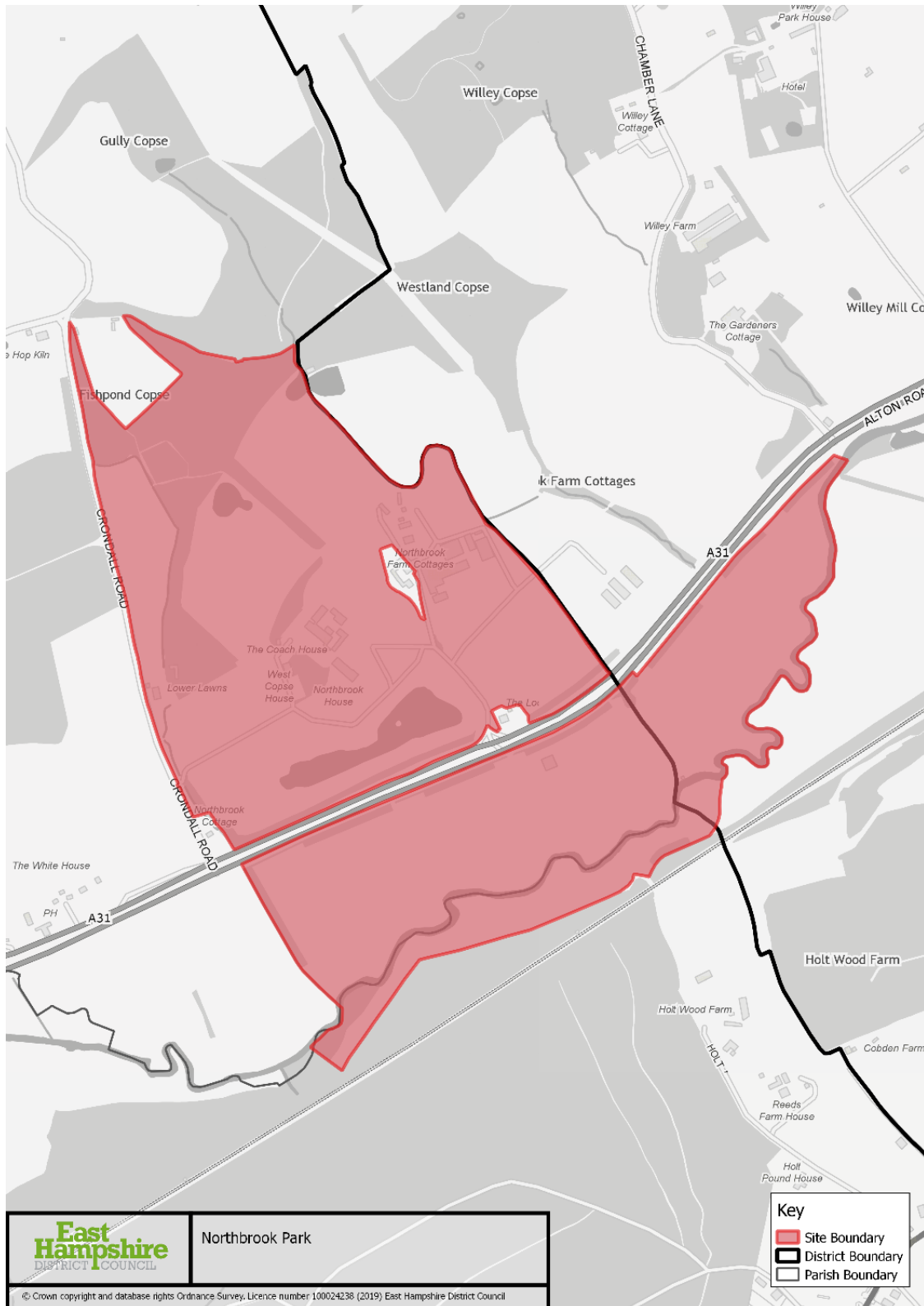
Consultation question HD6: Is there any reason that this is not achievable?

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Northbrook Park

The individual site information pack containing more information about Northbrook Park can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 800 new homes
- A new two form entry primary school
- 2.6Ha of employment land
- A village centre accommodating a pub, shops and hi-tech village Work Hub
- Hotel
- Suitable Alternative Natural Green Space (SANG)
- 3 Gypsy and traveller Pitches
- 3 Travelling Showpeople plots

Consultation question NBP1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- A village school (a new two form entry primary school)
- A village hall
- A village pub
- 3 village shops
- A village hub incorporating hi-tech community workspaces and coffee shop
- Public open space including recreational sports pitches, play facilities and outdoor gym
- Suitable Alternative Natural Greenspace (SANG)
- Dedicated bus service and improvements to existing
- Pedestrian bridge over A31
- New foot and cycleways within and outside of the site
- A village Trust to secure the future of the community facilities
- Improvements to specific road junctions in Farnham and elsewhere
- A new A31 roundabout.

Consultation question NBP2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Landscape setting and capacity
- Highway impact
- Trees, woodland and ancient woodland
- Heritage assets
- Nature and ecological designations
- Flooding

Consultation question NBP3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question NBP4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- The development area borders Waverley borough
- The SANG partially lies within Waverley borough

- The A31 is a key cross boundary transport route

Consultation question NBP5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question NBP6: Is there any reason that this is not achievable?

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- Incorporate and where possible upgrade the National Cycle Network Route
- Sustainable Drainage Systems

Consultation question CP2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Topography
- Landscape setting and capacity
- Highway impact
- Trees, woodland and ancient woodland
- Heritage assets
- Nature and ecological designations

Consultation question CP3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question CP4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The A31 is a key cross boundary transport route

Consultation question CP5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

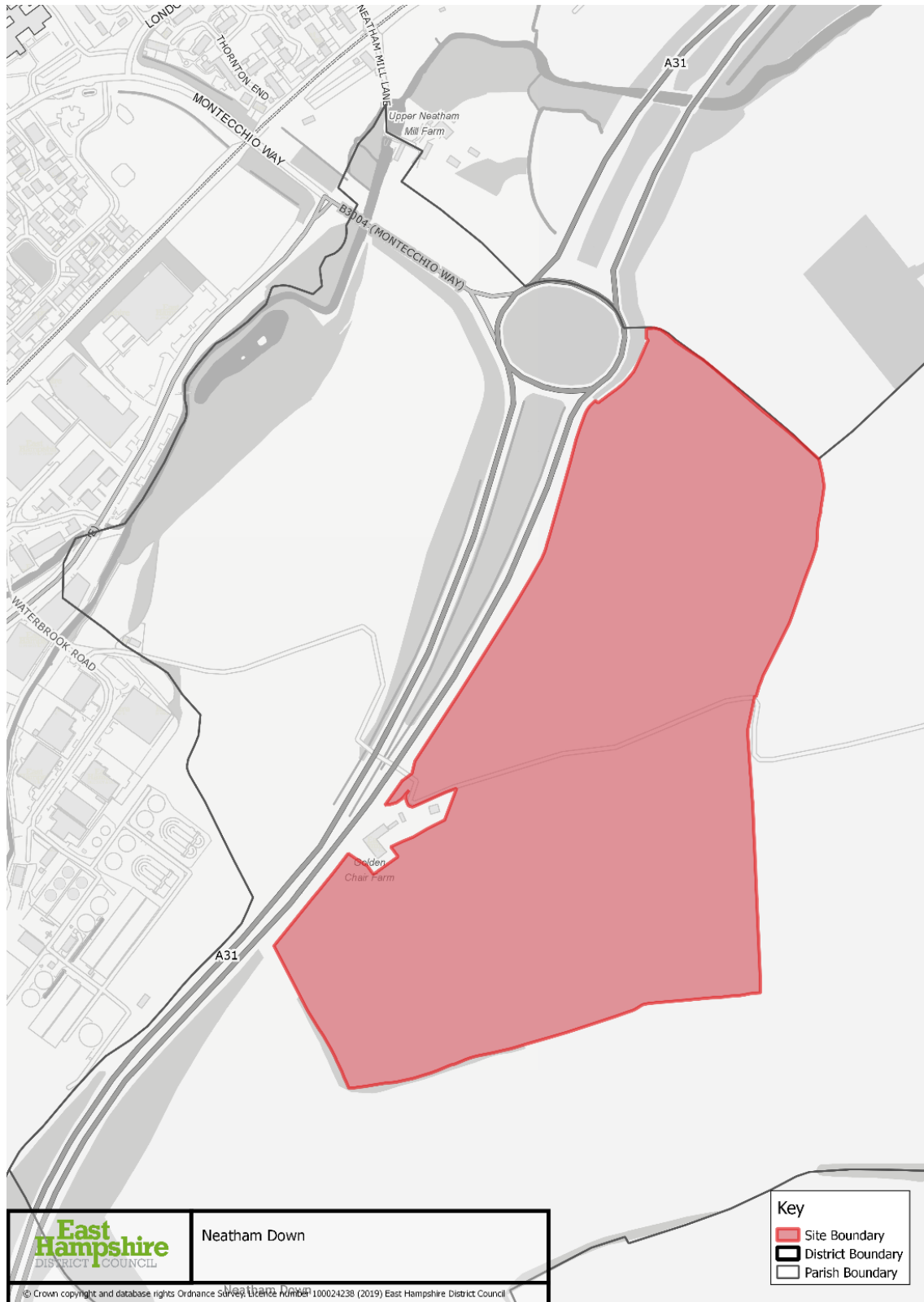
The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question CP6: Is there any reason that this is not achievable?

Neatham Down

The individual site information pack containing more information about Neatham Down can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 600 new homes
- A primary school
- 1 Ha of employment land
- Land for Gypsy and Traveller Pitches and Travelling Showpeople plots
- A pub / local shop

Consultation question ND1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- A primary school
- A village hall
- A village green
- A pub
- Local shop
- Flexible multi-use open space, including gardens, parks, natural and semi-natural green space, amenity green space, allotments
- Investment in a new arm to the A31/B3004 roundabout and improvements to the roundabout
- Improvements to the existing crossing over the A31 to accommodate pedestrians and cyclists linking into Alton
- A new bus service from the centre of Neatham Down into Alton and potentially the wider area using electric powered buses
- Sustainable Drainage System
- Area for community food growing
- Running/dog walking loop
- Environmental enhancement including green spaces and biodiversity corridors
- Upgrade of walking and cycling route along the B3004/ London Road/ Anstey Road linking into Alton town centre
- Future proof broadband for residents and businesses
- Electric car charging points

Consultation question ND2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Landscape setting and capacity
- Highway impact

Consultation question ND3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question ND4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The A31 is a key cross boundary transport route

Consultation question ND5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

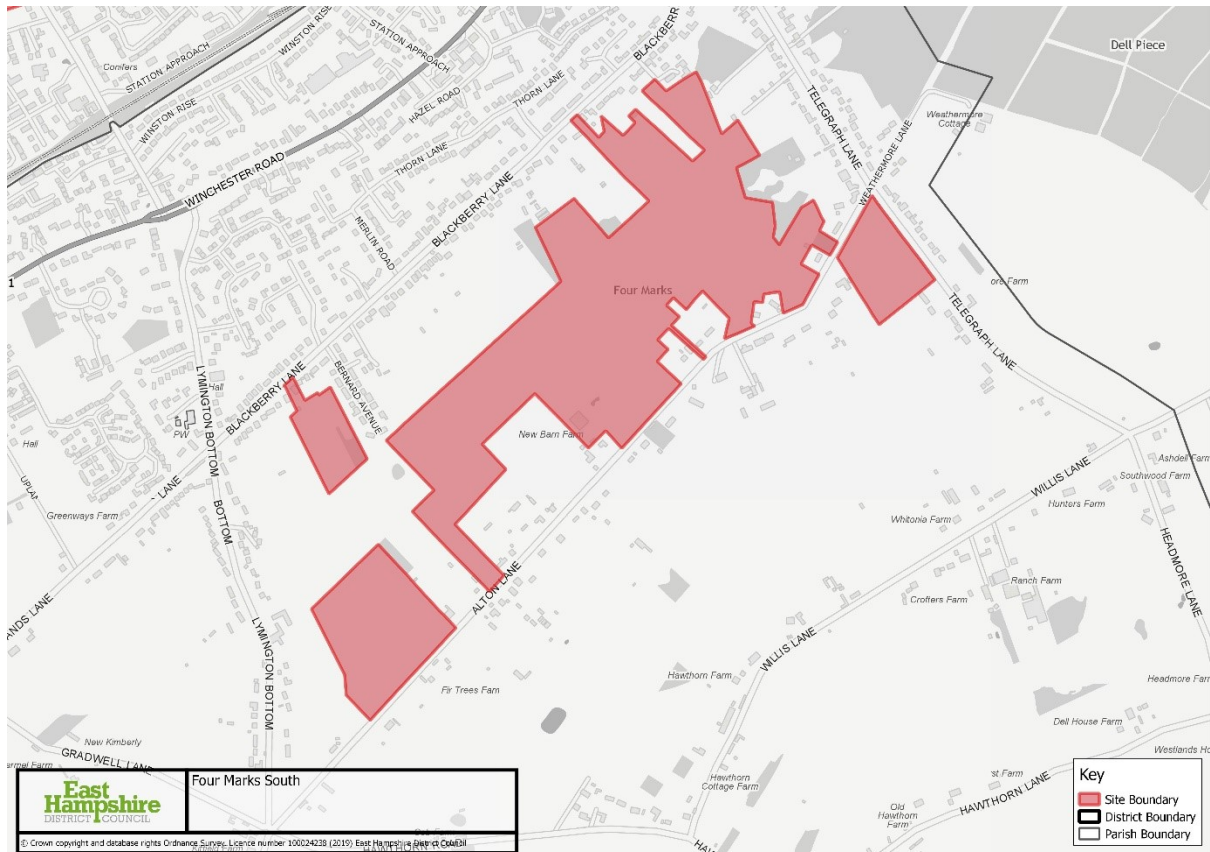
Consultation question ND6: Is there any reason that this is not achievable?

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Four Marks South

The individual site information pack containing more information about Four Marks South can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 700-800 new homes
- Care home and extra care facility
- A two-form entry primary school (relocation of existing to the site)
- 1 Ha of employment land
- Community facility / space
- Land for Gypsy and traveller Pitches and Travelling Showpeople plots

Consultation question FMS1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- A primary school (relocation of existing to the site)
- Community facility / space
- Improvements to local road network
- Opportunity for a medical facility
- Fund highway improvements to the A31
- Public open space including play areas
- Upgrades to the existing foul sewerage drainage system
- Green linkages through the site

- New footpaths

Consultation question FMS2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Landscape setting and capacity
- Highway impact
- Trees and hedgerows
- Nature and ecological designations
- Heritage asset

Consultation question FMS3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question FMS4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The A31 is a key cross boundary transport route

Consultation question FMS5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

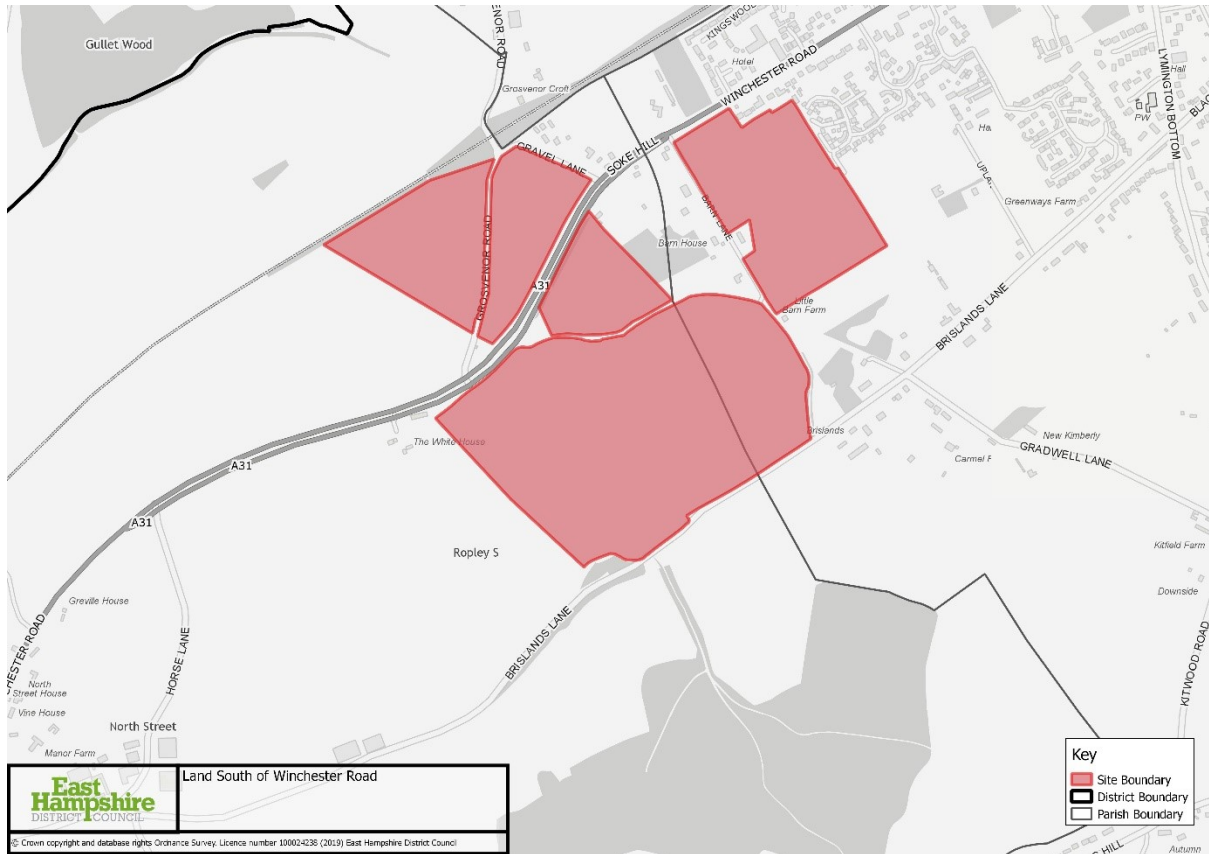
The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question FMS6: Is there any reason that this is not achievable?

Land South of Winchester Road, Four Marks

The individual site information pack containing more information about Land South of Winchester Road, Four Marks can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 600-700 new homes
- A new primary school and pre-school
- 2Ha of employment land
- A local centre
- Up to 15 Gypsy and traveller Pitches
- Up to 15 Travelling Showpeople plots

Consultation question SWR1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- A primary school and pre-school
- Public open space including play space
- Allotments
- Local centre
- Community building
- Green infrastructure
- Investigate measures to improve highway safety and capacity

- Expansion and enhancement of the existing recreation ground.

Consultation question SWR2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Long and shorter distance views
- Topography
- Highway impact
- Trees, woodland and ancient woodland
- Nature and ecological designations
- Noise
- Heritage assets
- Flooding

Consultation question SWR3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question SWR4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- The A31 is a key cross boundary transport route

Consultation question SWR5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

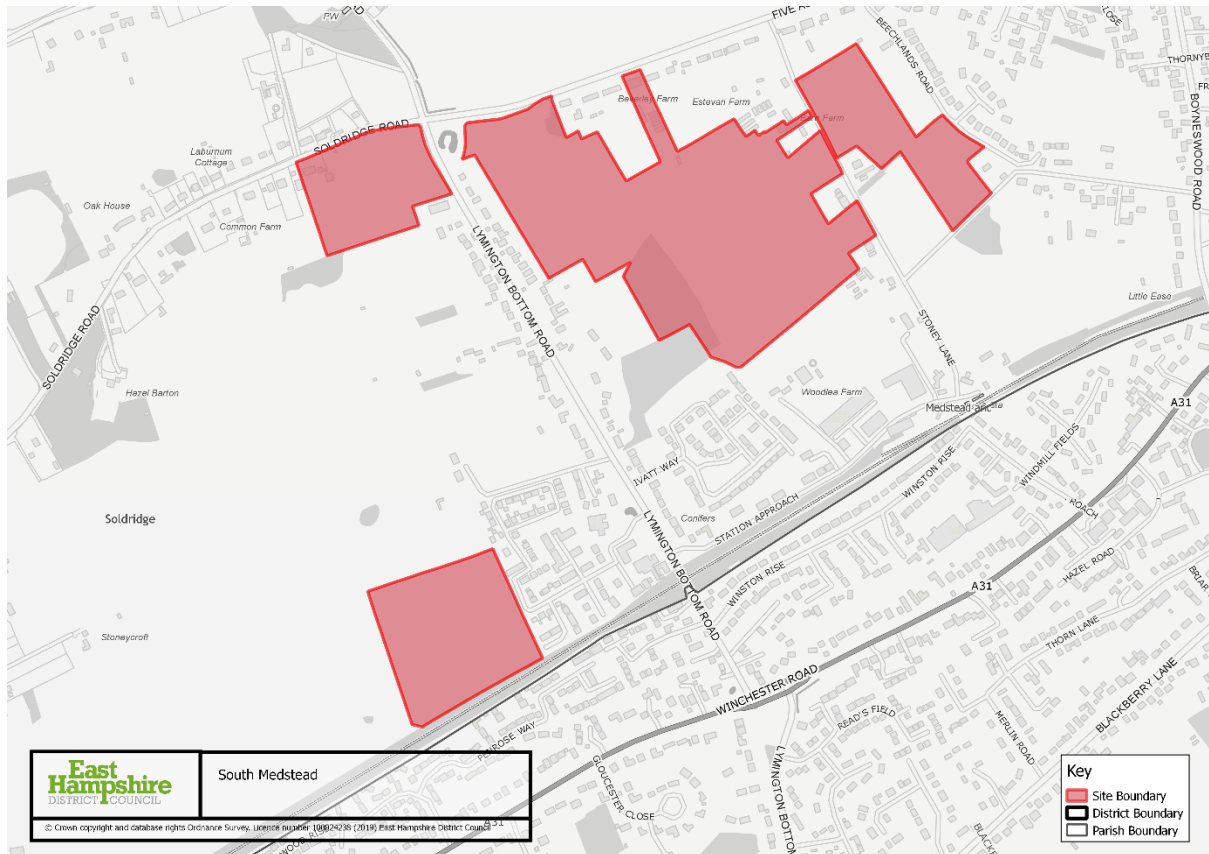
The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question SWR6: Is there any reason that this is not achievable?

South Medstead

The individual site information pack containing more information about South Medstead can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 600 new homes
- A new two form entry primary school (subject to demand)
- 2 Ha of employment land
- Land for Gypsy and Traveller Pitches and Travelling Showpeople plots

Consultation question SM1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- A new two form entry primary school and/or investment in the existing schools
- Public open space
- New children's play spaces
- Connections to footpaths and cycle networks
- Improvements to existing local services and facilities

Consultation question SM2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Impact on neighbouring development
- Highway impact
- Hedges, trees and woodland

Consultation question SM3: Do you know of any other constraints to developing the site?
Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question SM4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- Landscape setting, views into and out of the South Downs National Park
- The A31 is a key cross boundary transport route

Consultation question SM5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

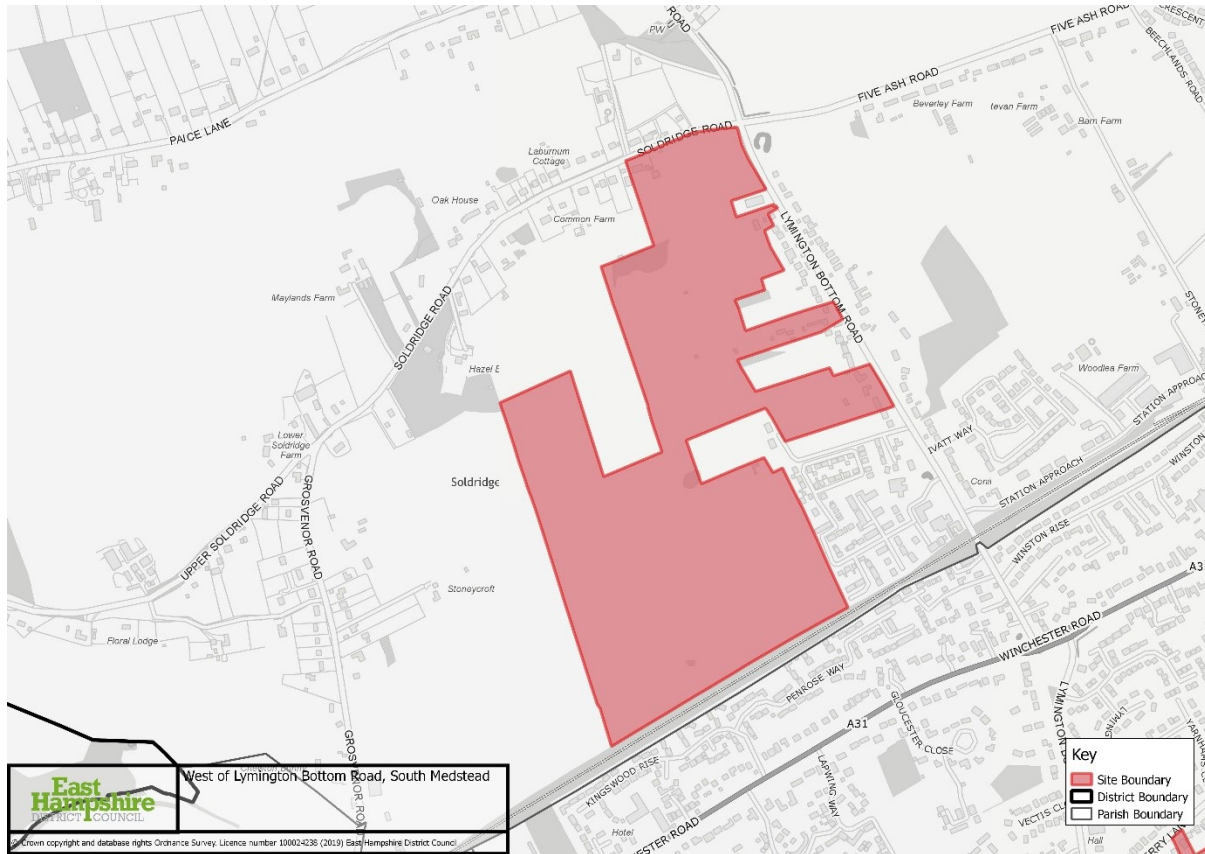
Consultation question SM6: Is there any reason that this is not achievable?

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West of Lymington Bottom Road, South Medstead

The individual site information pack containing more information about West of Lymington Bottom Road, South Medstead can be found at www.easthants.gov.uk/large-development-sites-consultation.

The site



What uses are being proposed by the site promoter?

- 650 new homes
- 2 Ha of employment land
- 5 Gypsy and traveller Pitches
- 5 Travelling Showpeople plots
- A new primary school
- Expansion of Local Centre

Consultation question WLB1: Do you have any comments on the proposed uses?

What infrastructure provision is being suggested by the site promoter?

- A new primary school
- Public open space including sports pitch provision and play areas
- Recreational space
- Multi-functional green infrastructure
- Connectivity with existing services and facilities
- Sustainable Drainage Systems

Consultation question WLB2: What infrastructure is required to support the proposal and when? This could be on or off-site provision.

What constraints has the site promoter identified to developing the site?

- Views
- Highway impact
- Hedges and trees

Consultation question WLB3: Do you know of any other constraints to developing the site? Please provide detail and evidence.

The site promoters have identified opportunities and benefits of their proposal.

Consultation question WLB4: What opportunities and/or benefits do you think the proposal could bring. Please explain how.

What are the cross-boundary considerations?

- The A31 is a key cross boundary transport route

Consultation question WLB5: What are the cross-boundary considerations and the potential implications? How can they be overcome?

The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036.

Consultation question WLB6: Is there any reason that this is not achievable?

Other questions

Specific questions are listed above in relation to each Large Development Site. In addition, please let us know your answers to these questions.

Consultation question OQ7: Is there any other Large Development Site that could deliver over 600 homes and other supporting uses by 2036, that is not included in this consultation?

Consultation question OQ8: Do you have any comments on the assessment of Large Development Sites, as set out in the Council's background paper?

Consultation question OQ9: Do you have any comments on the relationship between Large Development Sites and the draft Local Plan (2017-2036), particularly in relation to what other policies and proposals the draft Local Plan should contain?

Consultation question OQ10: Is there any feedback you would like to give us about this consultation?

4. Frequently Asked Questions (FAQs)

Are any other sites or policies being consulted on during this consultation?

No. This is a focussed consultation that specifically relates to the 10 large development sites presented.

Other sites and draft policies to be included in the Local Plan will be publicly consulted on as part of the proposed submission document, scheduled for consultation in Spring/Summer 2020 (Regulation 19 stage).

I have responded to other Local Plan consultations including comments on potential new development sites at Northbrook Park and Whitehill & Bordon? Do I need to resubmit these comments?

No. If you intend to make the same comments you have submitted before, there will be no benefit in doing so. The comments previously made have been received and recorded and form part of the responses helping to inform the next stage of the Local Plan.

If you intend to make different or additional comments about Northbrook Park or Whitehill & Bordon, given the presentation of additional information in this consultation, please submit them during this consultation period. If your views have changed, you do not need to retract previous comments, but are welcome to resubmit your new comments.

Does this consultation delay the Local Plan?

An update to the Local Development Scheme (LDS) has been published to include the Large Development Sites consultation. This sets out the key milestones for progressing the Local Plan through the next stages.

Although this consultation adds an additional stage to preparing the new Local Plan, it is the Council's belief that speeding towards Examination without a robust evidence base that can fully justify the decisions in the Local Plan presents considerable risk.

How many large development sites will be identified in the Local Plan?

There were two proposed sites in the draft Local Plan that equated to approximately 2,000 homes. If different sites are selected they will have to equate to a similar number of homes.

Does this increase the amount of housing the Council is planning for in its Local Plan?

No, this consultation does not propose to increase the overall number of homes being planned for in the new Local Plan.

Why are there no sites in the South Downs National Park?

The South Down National Park Authority (SDNPA) prepares its own Local Plan for the area it covers (including the area within East Hampshire). This was recently adopted (2 July 2019). The East Hampshire District Council Local Plan covers areas within East Hampshire that are outside of the South Downs National Park.

However, some SANG land associated with a large development site is in the SDNP and does require joint working with the SDNPA.

Why are areas that previously had little proposed development (e.g. Four Marks) now being presented with significant development proposals?

The draft Local Plan included one site allocation in Four Marks (SA25) for 130-150 homes. When considering site proposals in Four Marks (including South Medstead) in the Land Availability Assessment (LAA, 2019), it was generally concluded that services and facilities in this area had not kept pace with recent development, and that further development would exacerbate this.

The Council is fully aware of local concern about infrastructure and services in this area, and indeed in many parts of the district. However, detailed comments were also received stating that the evidence base did not justify this position, and that the impact of development from individual sites was negligible. This consultation is part of the process to establish a robust evidence base to determine constraints, and if and how they can be overcome.

If the Council does not do this work now, acknowledging the amount of land being proposed for development in this area, it will only continue to come under pressure to do so. There is no benefit to the community in the Council avoiding the promotion of this land – instead the Council needs to consider it through due process and make justified, informed decisions.

How will the Council gather information from statutory consultees and infrastructure providers?

One of the purposes of this consultation is that the important aspects of infrastructure capacity and provision are taken account of at the early stages of site proposals. To that end, during this consultation the Council is meeting with statutory consultees to ensure they are fully informed and aware of the information the Council is seeking during this consultation.

An interim Infrastructure Plan was published alongside the draft Local Plan consultation. This document will be finalised with more detail, to accompany the next consultation on the Local Plan (reg. 19).

5. Glossary

Adoption: The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA).

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD.

Background paper: A document supporting the Local Plan process that offers further explanation and detail.

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

County Council: The local authority that is responsible for waste and minerals planning functions in non-unitary, and non-national park, local authority areas. A county council may provide advice and proposals on strategic planning issues to the Regional Planning Body.

Data Protection Act 2018: The Data Protection Act 2018 controls how personal information is used by organisations, businesses or the government. The Data Protection Act 2018 is the UK's implementation of the General Data Protection Regulation (GDPR).

Development: Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Documents (DPDs): Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework.

Development Plan Documents include the core strategy and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs.

All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Duty to cooperate: The Duty to Cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Equality Act 2010: The Act protects individuals from discrimination based on sex, race, disability, gender reassignment, pregnancy & maternity, marriage & civil partnership, religion & belief, sexual orientation & age. The Public-Sector Equality Duty (Section 149 of the Equality Act 2010) came into force in May 2011 and means that public bodies must consider all individuals when carrying out day-to-day work. This includes when shaping policy, in delivering services and in relation to their own employees.

Evidence Base: Information gathered by a Local Planning Authority to support the Local Plan and other Development Plan Documents.

Flooding: The covering or submerging of normally dry land with a large amount of water. "Flood risk" is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Green Infrastructure (GI): A network of multi-functional green space, urban and rural, which can deliver a wide range of environmental and quality of life benefits for local communities.

Gypsy and Traveller pitch: An area of land on a Traveller site/development generally home to one household. Can be varying sizes and have varying caravan numbers.

Habitat: Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Highway: A publicly maintained road, together with footways and verges.

Independent Examination: The process by which a planning inspector may publicly examine a Development Plan Document (DPD) or a Statement of Community Involvement (SCI), in respect, before issuing a binding report. The findings set out in the report of binding upon the local authority that produced the DPD or SCI.

Infrastructure: Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Land availability assessment (LAA): The Land Availability Assessment (LAA) is a technical study which informs the East Hampshire District Local Plan. It helps to inform future planning policy by assessing land for its development potential. From this assessment, sites can be chosen to be included in the Development Plan to help meet objectively assessed needs.

Landscape setting: The positioning and type of surroundings of the landscape.

Local Centre: A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment. Sometimes also referred to as a local neighbourhood centre

Local Development Scheme (LDS): The local planning authority's scheduled plan for the preparation of Local Development Documents.

Local Plan: The plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

National Park: The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

National Planning Policy Guidance (NPPG): The planning practice guidance supports the framework.

Nature and ecological designations: Designations that help to protect the natural environment and the relationships between plants, animals, people and their environment.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Net gain (biodiversity): A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Playing Field: The whole of a site which encompasses at least one playing pitch as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Proposed submission Local Plan (Regulation 19): This is the version of the Local Plan that the Council intends to submit for examination, on which there is a formal stage of consultation. Regulation 19 relates to this stage as described in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Public Open Space: Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Setting: The place or way in which something is set, for example the position or surroundings of a listed building.

Settlement: A settlement typically consists of a village, comprised of more than a group of houses, or farmstead, including at least one service or facility, such as a village hall, public house or school.

South Hampshire sub-region (PFSH): Partnership for South Hampshire is a group of local authorities working together to promote economic growth and development in their common region.

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

Statement of common ground: A statement of common ground is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries. In the case of local planning authorities, it also forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.

Statement of Community Involvement (SCI): The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.

Statutory Body: A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.

Statutory Undertakers / Statutory Utilities: Bodies carrying out functions of a public character under a statutory power. They may either be in public or private ownership such as Post Office, Civil Aviation Authority, the Environment Agency or any water undertaker, any public gas transporters, supply of electricity etc.

Suitable Alternative Natural Green Space (SANGS): Green space that is of a quality and type suitable to provide alternative green space to divert visitors from visiting the Thames Basin Heaths Special Protection Area.

Sustainability Appraisal (SA): Sustainability Appraisal is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability Appraisal is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.

Topography: A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.

Travelling Showpeople plot: An area of land on a Travelling Showpeople site/development generally home to one household. Can be varying sizes and have varying caravan numbers.

Use: The way in which land or buildings are used.

Viability: In terms of retailing, a centre that is capable of commercial success.

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