

Why, when and how to get involved

September 2019



**Large Development Sites
Consultation**

Introduction

- Every planning authority has a Local Plan that provides all the planning rules and policies for that area.
- East Hampshire District Council is reviewing its Local Plan.
- A Local Plan makes decisions about where new development should go. These big decisions should be informed by effective public engagement.
- This guide helps to explain how to get involved in the Large Development Sites consultation 3 September - 15 October 2019.



Where are the potential sites?

- The North West (A31 corridor) – Alton, Four Marks and South Medstead, Bentley, Chawton, Ropley
- The North East – Whitehill & Bordon, Liphook
- The Southern Parishes – Horndean (Rowlands Castle Parish)
- **Everywhere else in East Hampshire is inside the South Downs National Park and will be subject to the planning rules and policies in the South Downs National Park Authority's own Local Plan**



Why get involved?

- You may live, work, shop, or play near the potential large development sites. If you are interested in your area, street, or own property, then this will be relevant to you.
- You should take every available opportunity to influence decisions about where future development will be located. The earlier you get involved the better.
- The only way the local planning authority will know what you want or what you think, is if you tell them!



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What if you don't get involved?

- For many people, the first time they come across a proposed development, is when they are commenting on a planning application in their local area.
- All too often, they find that their objection or support is futile because decisions have already been taken in the local plan and agreed a number of years ago. Often all they can do is seek to influence the fine detail of a proposal.
- Early involvement in the preparation of the relevant local planning documents could have prevented this situation.



Saying yes or no to Large Development Sites

- Some people are only interested in saying 'no' to potential development sites and objecting to something they don't like. It's part of human nature that we only speak out against something when it threatens us in some way, otherwise we tend to keep quiet.
- It is, equally important to say 'yes' to a proposal if you support a particular idea or site being put forward. Many people fail to inform the local planning authority of the things they like about a proposal.
- It is, however, important to say why you support or object to something or suggest ways your objection could be overcome.



When to get involved

- As a general rule, **the sooner you can get involved the better.**
- All Local Plans go through a set process of preparation, involving a number of key stages.
- Use this opportunity for involvement to your best advantage.
- Comments have to be submitted during the consultation period and in writing to count (3 September – 15 October).
- Verbal comments cannot be recorded and will not count.
- Attend the council's drop-in events during the consultation period.



Making formal written comments or representations

- This consultation is your opportunity to consider different options for the location of large development sites. A final decision will then be made by the council on which sites feature in the final Local Plan. Therefore you need to get involved in the process as early as possible.
- Clearly identify the large development site you are objecting to or supporting, using the reference number or site name given in the document;
- Say why you are objecting/supporting and, if you want to see a proposal changed, say how and put forward your own alternative and the reasons for it;



Making formal written comments or representations

- Keep your comments as simple as possible and organise them in a logical order;
- Concentrate on the planning issues involved. These are known as material considerations;
- If objecting to certain aspects of a proposal it is important to stress which aspects you disagree on, so attention can be focused on issues of conflict. Try to show that you have understood, yet still disagree with the proposal;



Making formal written comments or representations

- Refer to local issues and concerns, but try to relate them to the main planning issues. Locally prepared reports/plans may help support your comments (for example sustainable community strategy).
- Your local knowledge is invaluable, but try not to get side-tracked onto non-material, temporary or non-planning issues. Noise and disturbance during construction and property values are typical areas to avoid.



Making your comment count (examples)

Example Responses	Noted/recorded but will not influence change	Comment can influence change	Provides further information which may influence change	Not factually correct and will not influence change
This does not reflect the view of local people who are opposed to the proposed development.	✓			
I have lived in the area for over 30 years and we do not want any more housing in the village. The schools and roads are overcrowded.	✓			
I support all the comments made by the Parish Council.	✓			
May we have a clear definition of the following terms: "travelling showpeople yards", "permanent plots" and "permanent pitches".		✓		
I have a copy of an Historic Landfill map which outlines the area of the site and the extent of the landfill area.			✓	
The proposed amenity car park will increase traffic, which is a historic rural road. The new car park will also increase recreational disturbance at the nearby nature reserve.			✓	
No alternative plan has been considered. No risk assessment has been undertaken.				✓



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Additional points to note

- Use the site reference number or site name where possible.
- Try to answer the specific consultation questions.
- Comments have to be submitted during the consultation period and in writing to count. Verbal comments cannot be recorded and will not count.
- Please concentrate your efforts on the content of the comments - put your heads together and do joint responses if you wish as this may provide a more effective response.
- If you are aware of any hard to reach groups who may miss the opportunity to make a representation, please let us know so that we can engage with them as early as possible.



What to avoid

- **Petitions and photocopied responses** with different names added. It's not the number of times something is said or the number of responses we get that influence the decisions made.
- Avoid using personal details or photographs in responses which will have to be redacted before publication.
- 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.



What to answer (Consultation questions)

For each site:

1. Do you have any comments on the proposed uses?
2. What infrastructure is required to support the proposal and when? This could be on or off-site provision.
3. Do you know of any other constraints to developing the site? Please provide detail and evidence.
4. What opportunities and/or benefits do you think the proposal could bring. Please explain how.
5. What are the cross-boundary considerations and the potential implications? How can they be overcome?
6. The site promoters consider their proposal to be deliverable within the Local Plan period up to 2036. Is there any reason that this is not achievable?

Other questions:

7. 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?
8. Do you have any comments on the assessment of Large Development Sites, as set out in the Council's background paper?
9. 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?
10. Is there any feedback you would like to give us about this consultation?

How to respond/ comment

Your response to the consultation can be submitted through our online portal at <https://easthants.oc2.uk/>

(available from 9am 3rd September)

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



Where to view additional information

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

View it online

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

View it as a hard copy

Copies of the Local Plan: Large Development Sites Consultation will be held at the Local Planning Authority and at a number of deposit locations as set out below:

Planning Reception East Hampshire District Council Penns Place, Petersfield, Hampshire, GU31 4EX	Monday – Friday 9.00 am - 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



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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



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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, Liphook	During normal opening hours



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At consultation drop in events

Venue	Date	Time
Alton Assembly Rooms, Alton	Tuesday 3 September	4pm to 7pm
Horndean Barton Hall, Horndean	Saturday 7 September	10am to 2pm
Alton Assembly Rooms, Alton	Saturday 14 September	10am to 2pm
Whitehill & Bordon Forest Community Centre, Bordon	Thursday 19 September	4pm to 7pm
Horndean Barton Hall, Horndean	Monday 23 September	4pm to 7pm
Whitehill & Bordon Forest Community Centre, Bordon	Saturday 28 September	10am to 2pm



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