



OUR
**LOCAL
PLAN**
2021-2040

Made Easy

JANUARY 2024





Table of Contents



Part A

01: INTRODUCTION AND BACKGROUND	PAGE 01
What is a Local Plan?	Page 02
What is the Local Plan Made Easy?	Page 03
The purpose of the consultation	Page 04
02: VISION AND OBJECTIVES	PAGE 06
The Vision	Page 06
Objectives	Page 07
03: MANAGING FUTURE DEVELOPMENT	PAGE 08
Development	Page 08

Part B

04: RESPONDING TO THE CLIMATE EMERGENCY	PAGE 10
05: SAFEGUARDING OUR NATURAL AND BUILT ENVIRONMENT	PAGE 11
Environment	Page 11
06: CREATING DESIRABLE PLACES	PAGE 12

Part C

07: ENABLING COMMUNITIES TO LIVE WELL	PAGE 13
Health and Wellbeing	Page 14
08: DELIVERING GREEN CONNECTIONS	PAGE 16
Infrastructure	Page 16
09: HOMES FOR ALL	PAGE 17
10: SUPPORTING THE LOCAL ECONOMY	PAGE 18
Local Economy	Page 18

Part D

11: DEVELOPMENT MANAGEMENT POLICIES	PAGE 20
12: SITE ALLOCATIONS	PAGE 21
The North	Page 22
The North-East	Page 24
The South	Page 26



Introduction

Every planning authority has a Local Plan that provides all the planning rules and policies for that area. East Hampshire District Council is preparing a new Local Plan.



This booklet will explain and summarise the Draft Local Plan in simple terms, following the same headings and structure.

For the full details and technical information, you will need to refer to the Draft Local Plan itself: easthants.gov.uk/lp-consultation

Once you have read this document we hope you will feel ready to take part in our consultation.

PART A

PLANNING FOR THE FUTURE
OF EAST HAMPSHIRE



▶ **01** INTRODUCTION
AND BACKGROUND

02 VISION AND
OBJECTIVES

03 MANAGING FUTURE
DEVELOPMENT

OUR
**LOCAL
PLAN**
2021-2040

01: INTRODUCTION AND BACKGROUND

What is a Local Plan?

The Local Plan is East Hampshire District Council's key planning policy document for areas of the district outside of the South Downs National Park. It sets planning rules for development which cover housing, business, infrastructure, health, community facilities and the environment.

We use the Local Plan to ensure we are planning for the future of everyone in our communities.

It takes account of key issues like the climate emergency and protects our precious environment.

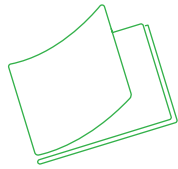
And it makes sure new housing meets our needs. East Hampshire has an ageing population, so we need homes suitable for older people, and East Hampshire is a very expensive place to live, so we need to provide more affordable housing.

We also use the Local Plan to support our local economy by making sure there is plenty of space for business.

The plan is based on evidence gathered from studies carried out over many years and follows the Government's national planning legislation.

Once in place, this plan will cover the period 2021-2040 and will be reviewed every five years.





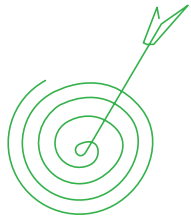
What is the Local Plan Made Easy?

This booklet will explain and summarise the Draft Local Plan as simply as possible.

Planning is a very technical and complicated process, but it cannot be done without your input.

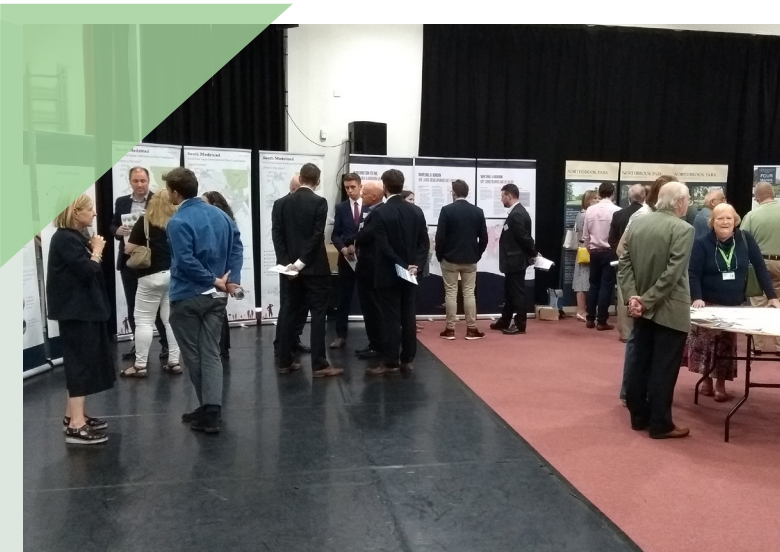
If you want a bite-sized overview of the Draft Local Plan, including the major policy proposals and site allocations without being overwhelmed by technical detail, then this is the document for you.

We hope the Local Plan Made Easy will help you to understand some of the policies and aspirations proposed in the Draft Local Plan and give you the information you need to respond to our consultation.



The purpose of the consultation

We are seeking comments and information that will help us to further develop the strategies, site allocations and policies in the Draft Local Plan.



A lot of work has already been done but we still need to collect more evidence to help us move forwards to the next stage.

We welcome your comments on all parts of the Local Plan.

Your responses can be submitted through our consultation website: **easthants.gov.uk/lp-consultation**

If you are unable to respond online, you can respond by email: localplan@easthants.gov.uk or by writing to: Planning Policy East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX

When responding in this way, please identify which section, policy or proposed site allocation you are responding to.

Responses will be published on the council's website. Please note that personal information provided will be processed in line with our service privacy notice.

Your *voice* matters.

The consultation is open from
22 January-4 March 2024.



02: VISION AND OBJECTIVES



The vision is:

By 2040 and beyond, our residents will live in healthy, accessible and inclusive communities, where quality affordable homes, local facilities and employment opportunities in sustainable locations provide our communities with green and welcoming places to live, work and play and respond positively to the climate emergency.





Objectives

The plan sets out to achieve three overarching objectives:

CORE OBJECTIVE A:

Providing sustainable levels of growth through the Local Plan.

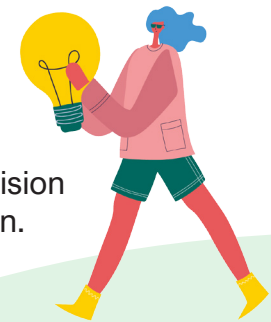
CORE OBJECTIVE B:

Providing better quality, greener development in the right locations.

CORE OBJECTIVE C:

Prioritising the health and well-being of communities in delivering what's needed to support new development.

The proposed policies in the Local Plan relate to these objectives. The vision and objectives are important as they set the framework for the Local Plan.



03: MANAGING FUTURE DEVELOPMENT

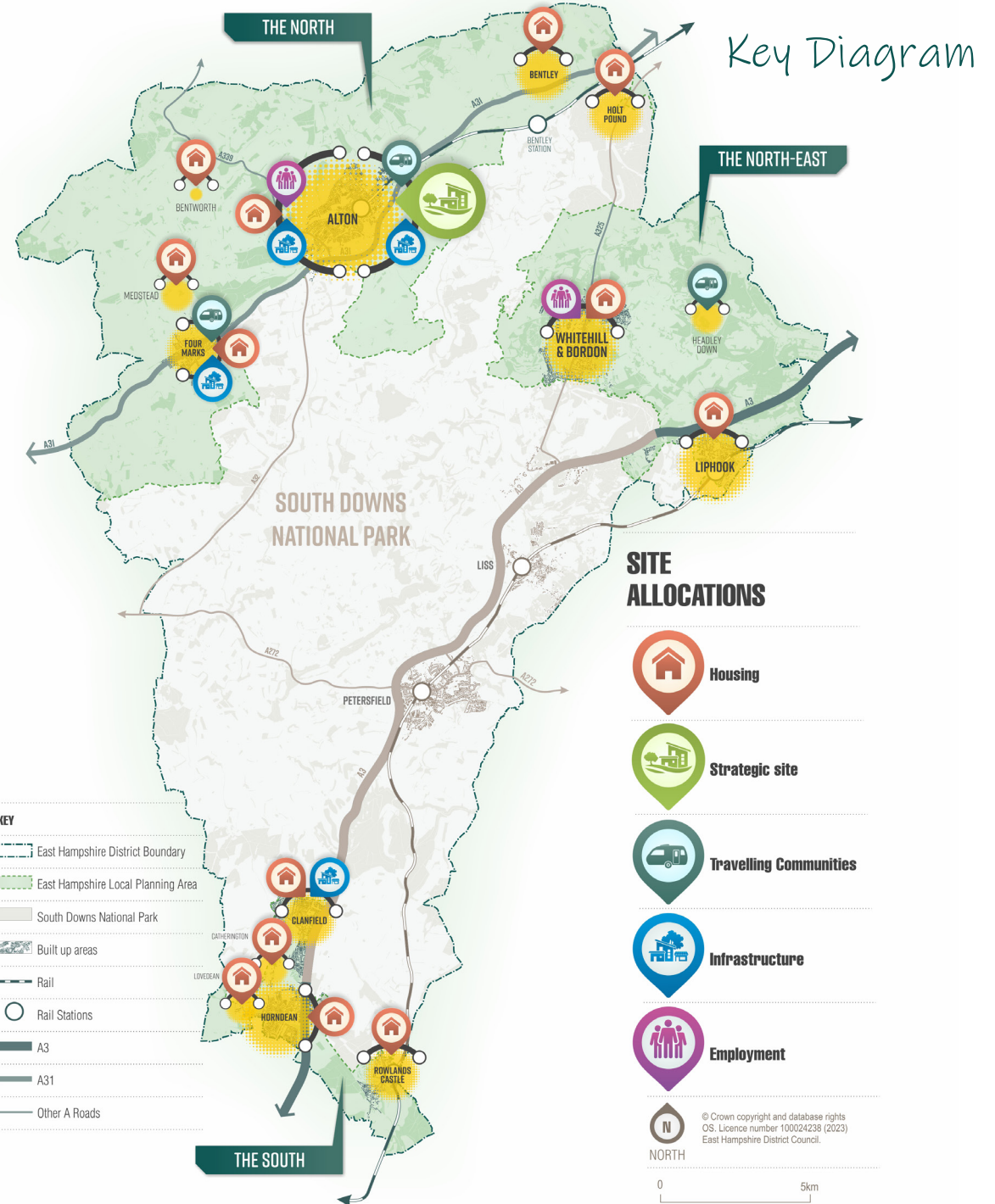
Development

The plan covers the period from 2021 to 2040 and must identify land for at least 9,082 new homes to be built during that time - equivalent to 478 homes per year.

Planning permission has already been granted, or land already committed, for about two thirds of this target. That means the number of homes that don't yet have planning permission and must be allocated to new sites is about 3,500.

These new homes will be distributed across the district, outside the South Downs National Park, with the most being in larger and more sustainable settlements.

Land must also be found for employment and retail needs, and Gypsy, Traveller and Travelling Showpeople accommodation.



PART B

GREENER PLACES

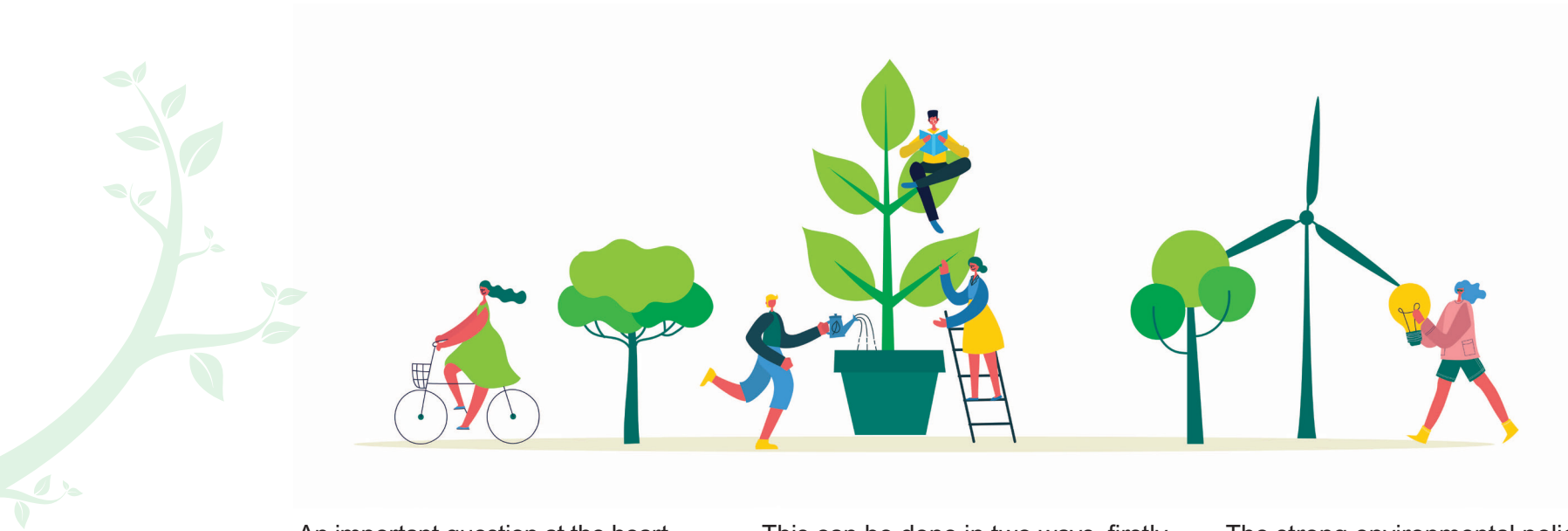


▶ **04** RESPONDING TO THE CLIMATE EMERGENCY

05 SAFEGUARDING OUR NATURAL AND BUILT ENVIRONMENT

06 CREATING DESIRABLE PLACES

04: RESPONDING TO THE CLIMATE EMERGENCY



An important question at the heart of the Local Plan is how we can limit the impact of development on the environment.

The Government has set a legal requirement for the UK to reach net-zero carbon emissions by 2050 at the latest.

We are expected to use the planning system to shape places in ways that radically reduce greenhouse gas emissions.

This can be done in two ways, firstly by avoiding and reducing carbon emissions during the construction of homes, and secondly, by making sure the homes have a low carbon footprint across the span of their lifetime.

The plan will also set policies that encourage and support the use of cleaner, renewable energy and set the conditions that will help us create 'climate-resilient environments'. Climate resilient environments might include more planting so that developments are less likely to contribute to, and be damaged by, local events such as flooding or drought.

The strong environmental policies in the Local Plan are a response to the climate emergency and the urgent action we must take to mitigate the impact of development and housing on our environment.

Reducing the effects of climate change and achieving carbon-zero developments are top priorities for the council, and the Local Plan is an important tool to help us reach these goals.



Environment

Responses to previous consultations have highlighted how important the local environment is to residents.

Whenever development is proposed, the environment must be central to the decisions we make.

The Local Plan must balance the competing demands made on the natural and built environment and ease any environmental impact caused by development. If that cannot be done on development sites the impacts can be offset through actions carried out elsewhere, but this is considered a last resort.

Our Local Plan proposes wide-ranging policies that consider the countryside, biodiversity, nature conservation, special habitats, flood risk, heritage and more.

The key priority for the council is to protect, enhance and conserve its environment.

As a result, the Local Plan will ensure that, as a minimum, new developments provide at least a ten per cent increase in biodiversity.



06: CREATING DESIRABLE PLACES

Creating high quality, beautiful and sustainable buildings and places is fundamental to what planning and development should achieve.

Good design improves how a place looks and how it functions.

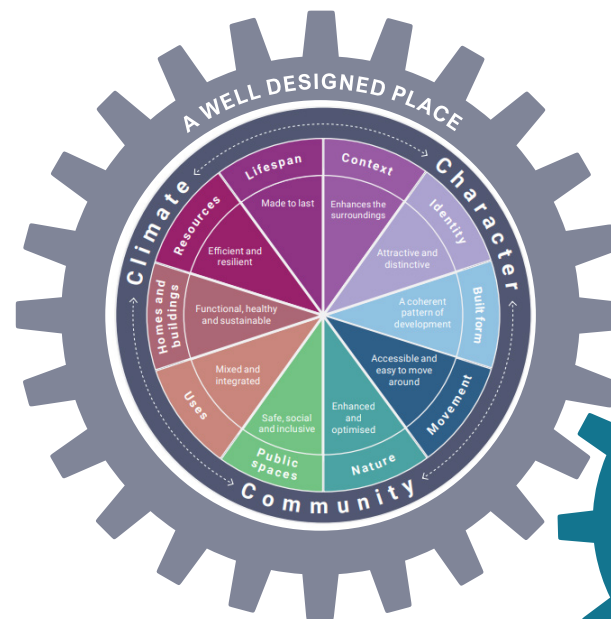
The Local Plan sets out a design vision for new development and a process for designers to follow, when creating their proposals.

The vision reflects the Government's ten characteristics of well-designed places, which cover environmental performance, character and how they contribute to the life of a community.

The design process will ensure that new developments look good, fit in with their surroundings and limit impacts on the environment.

Through its location, design and layout, new development will prioritise the avoidance of new greenhouse gas emissions, whilst meeting other standards to ensure that new buildings are attractive and that new green spaces and streets are safe and welcoming.

All new developments must meet the standards set in this Local Plan. This applies to both market housing and affordable housing.



PART C

VIBRANT COMMUNITIES



▶ **07** ENABLING COMMUNITIES
TO LIVE WELL

08 DELIVERING GREEN
CONNECTIONS

09 HOMES FOR ALL

10 SUPPORTING THE
LOCAL ECONOMY

07: ENABLING COMMUNITIES TO LIVE WELL



Health and Wellbeing

The Local Plan plays an important role in creating places that support the health and wellbeing of East Hampshire's communities.

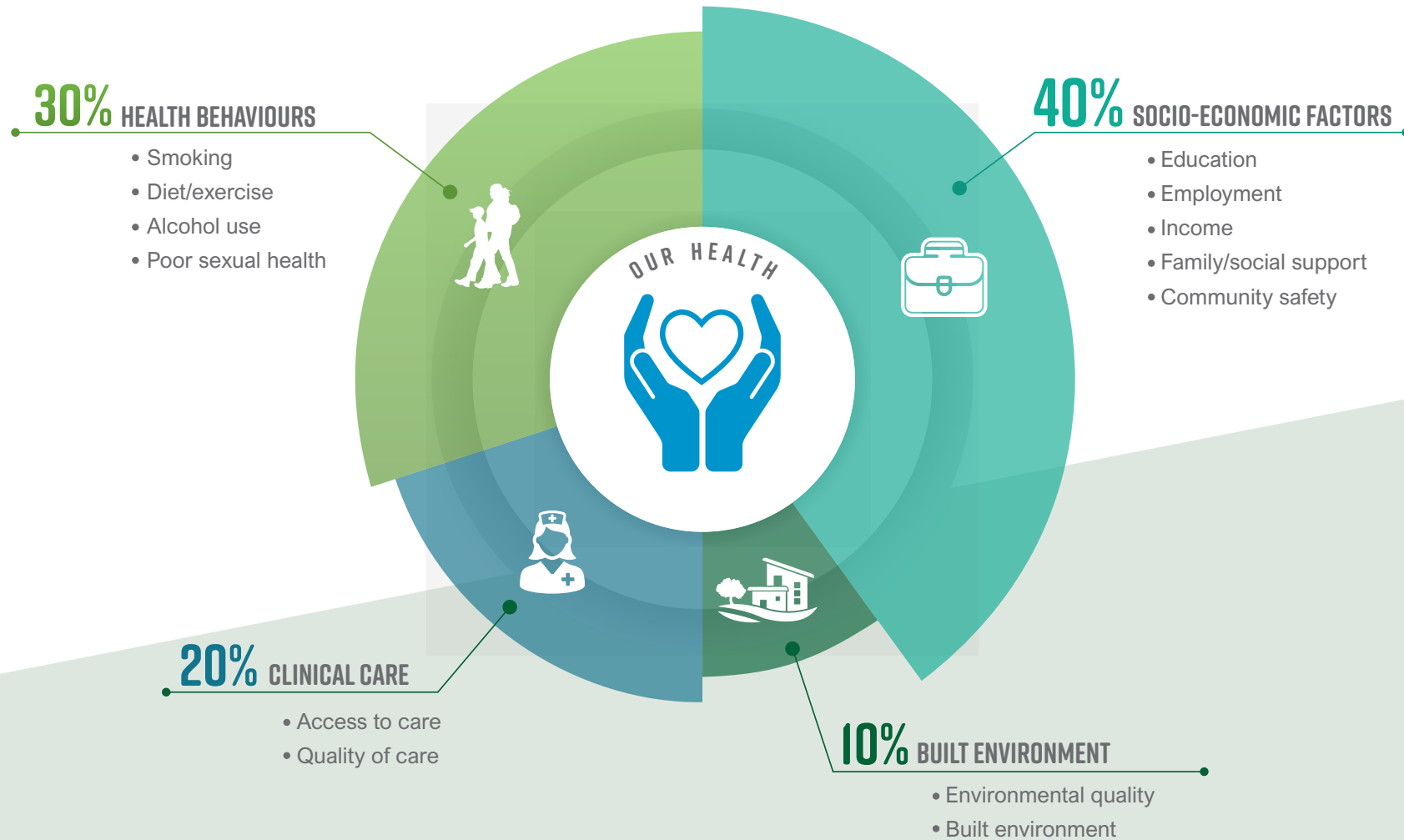
The built environment contributes towards our health.

We must ensure that development promotes healthy and active lifestyles through things like attractive and safe walking and cycling routes, community facilities and play areas.

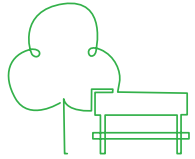
There are two ways the Local Plan can support the health and wellbeing of our communities. The first is the creation of places and homes that encourage healthy lifestyles, and the second is delivering the facilities needed to support that lifestyle. With careful design, developments can accommodate everyone's needs. Larger developments will need to include a Health Impact Assessment, demonstrating how all these things have been accounted for.



FIGURE 7.1: DETERMINANTS OF HEALTH



08: DELIVERING GREEN CONNECTIONS



Infrastructure

This chapter plans for infrastructure and sustainable transport.

Development proposals must consider the infrastructure implications of a scheme, with mechanisms in place to deliver that infrastructure.

Infrastructure is crucial to delivering sustainable transport. A rural district means high car use, which, in turn, means high carbon emissions.

To reduce car use as much as possible we must plan development in sustainable locations and encourage walking, cycling and other car-free forms of travel.

This will enable people to live locally and improve their own health and wellbeing.

Planning has to work with other organisations to deliver infrastructure, but it cannot resolve wider resourcing issues such as the shortage of NHS dentists. We can however make sure we provide new homes in the most sustainable locations, seek to protect existing community facilities that are needed, and ensure new development provides recreation and sports facilities and open space.



09: HOMES FOR ALL



East Hampshire is an exceptionally attractive part of southern England. It is a desirable place to live with its historic market towns and attractive villages set in beautiful countryside. However, this also makes it expensive.

Given the cost of housing in the district there is a significant need for good quality, affordable housing for people who have grown up locally or who have come here to work.

It is predicted that the number of people over 65 living in East Hampshire will grow by around 36% percent towards 2040 so we must provide homes that cater for an ageing population.

Among this mix of homes, accommodation must be identified for Gypsies, Travellers and Travelling Showpeople, who also have a high need for accommodation.

The Local Plan seeks to ensure that everyone has access to a high-quality home they can afford, that meets their needs and is in an area they wish to live.

We must put the right homes in the right places. The mix of homes we deliver must include affordable and specialist homes and homes of the right size.

10: SUPPORTING THE LOCAL ECONOMY



Local Economy

The Local Plan has a big role to play in providing a strong local economy with the right amount of land made available for businesses, employment, retail and tourism.

Dedicating sites to commercial properties helps to deliver local jobs and job opportunities.

In this plan we will make sure we retain existing sites and, where it is appropriate, allow them to expand and diversify.



PART D

DEVELOPMENT MANAGEMENT
POLICIES AND SITE ALLOCATIONS



▶ || DEVELOPMENT
MANAGEMENT POLICIES

| 12 SITE ALLOCATIONS

OUR
LOCAL
PLAN
2021-2040

II: DEVELOPMENT MANAGEMENT POLICIES



Development Management policies support the strategic policies within the Draft Local Plan.

They provide detail for specific issues when determining planning applications; such as trees, hedgerows and woodland, conservation areas, listed buildings, amenity and dark night skies.

Below is an example of a Development Management policy in the Draft Local Plan. There are many more. See the Draft Local Plan itself for all the policies.

POLICY DM11

AMENITY

DM11.1 Development will only be permitted where it:

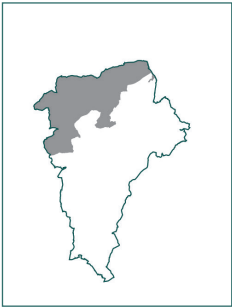
- a. does not have a significant adverse impact on the amenity of nearby buildings or spaces;
- b. provides acceptable standards of amenity for any existing and future users and occupiers of the development site; and
- c. where possible, contributes to improvements in the amenity of public spaces.

12: SITE ALLOCATIONS

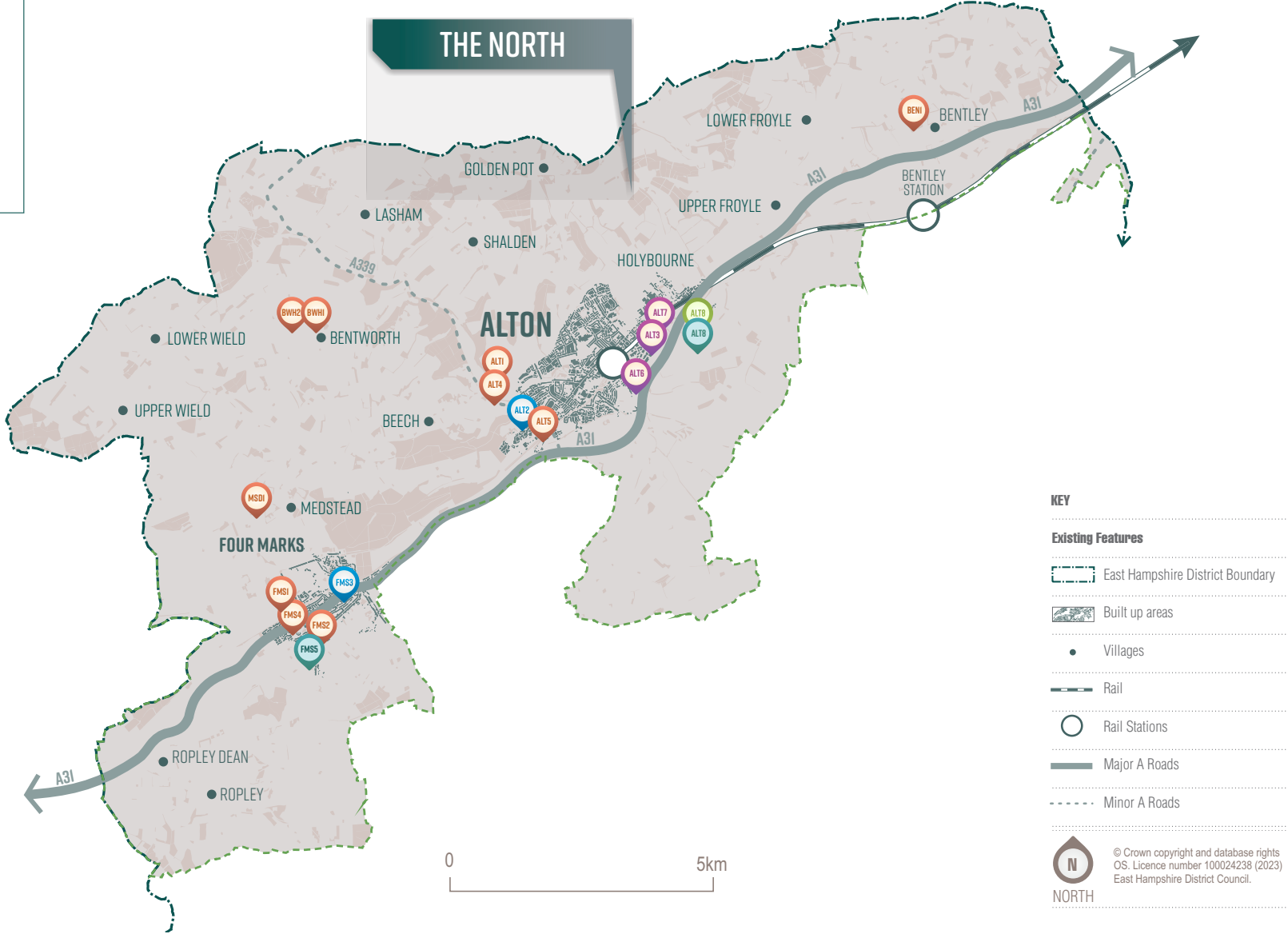
Chapter 12 sets out how places will change during the plan period and includes the proposed sites to meet development needs up to 2040.



The North











Location Map:
The North








Proposed Sites

Proposed Development

Alton

 ALT1 Land at Brick Kiln Lane, Alton	150 homes
 ALT2 Chawton Park Surgery	Extension of health facility
 ALT3 Land adjacent to Alton Sewage Treatment Works, Alton	Employment, waste water infrastructure
 ALT4 Land at Whitedown Lane, Alton	90 homes
 ALT5 Land at Travis Perkins (Mounters Lodge part)	24 homes
 ALT6 Land at Wilsom Road, Alton	Employment
 ALT7 Land at Lynch Hill, Alton	Employment
 ALT8 Land at Neatham Manor Farm, Alton	1000 homes approx., including 6 Travelling Showpeople plots

Four Marks

 FMS1 Land west of Lymington Barn, Lymington	90 homes
 FMS2 Land rear of 97-103 Blackberry Lane	20 homes
 FMS3 Boundaries Surgery	Extension of health facility
 FMS4 Land south of Winchester Road, Four Marks	100 homes
 FMS5 Land at Fordlands, Brislands Lane, Four Marks	2 Traveller pitches


Bentley

 BEN1 Land west of Hole Lane, Bentley	20 homes
--	----------

Bentworth

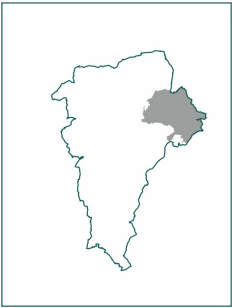
 BWH1 "Top Field", land adjacent to Glebe Field	5 homes
 BWH2 Land at the corner of Church Street	5 homes

Medstead

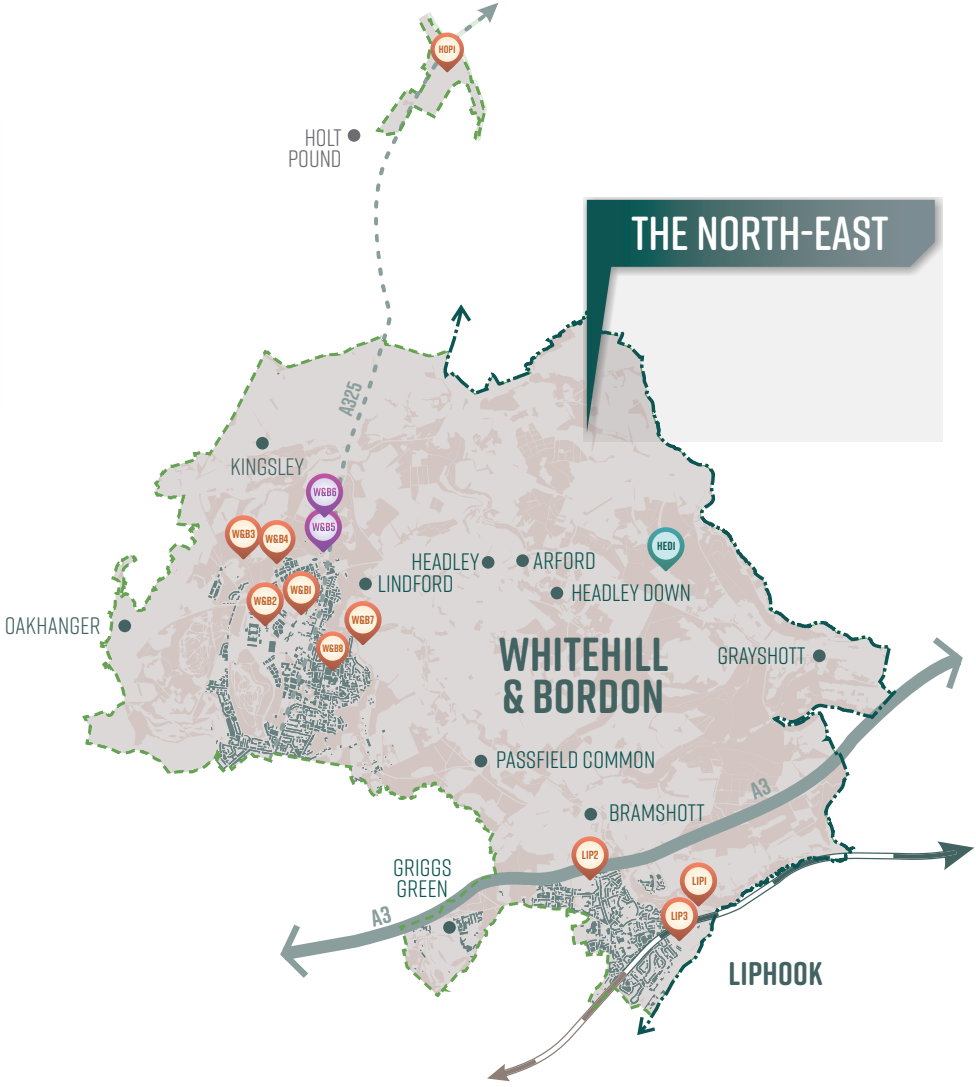
 MSD1 Land rear of Junipers, Medstead	15 homes
--	----------



The North-East



Location Map:
The North-East



KEY

Existing Features

- East Hampshire District Boundary
- Built up areas
- Villages
- Rail
- Major A Roads
- Minor A Roads









NORTH

© Crown copyright and database rights
OS. Licence number 100024238 (2023)
East Hampshire District Council.




Proposed Sites

Proposed Development

Whitehill & Bordon

 W&B1 Whitehill & Bordon Town Centre Intensification	Mixed use, 317 homes, leisure, commercial, office
 W&B2 Land at the Former Bordon Garrison	115 homes
 W&B3 BOSC Residential Expansion	38 homes
 W&B4 Louisburg Residential Extension	27 homes
 W&B5 North of Louisburg Employment Proposal	Employment
 W&B6 Land at Lion Court, Farnham Road	Expansion of employment use
 W&B7 Land at Hollywater Road and Mill Chase Road	126 homes and SANG
 W&B8 Land at the Forest Centre, Whitehill & Bordon	Mixed use, 44 homes, leisure, commercial

Liphook

 LIP1 Land north of Haslemere Road, Liphook	24 homes
 LIP2 Land west of Headley Road, Liphook	20 homes
 LIP3 Land at Chitley Farm	67 homes

Headley Down

 HED1 Land at Middle Common	6 Travelling Showpeople Plots
---	-------------------------------

Holt Pound

 HOP1 Land north of Fullers Road, Holt Pound	19 homes
---	----------



Housing



Employment

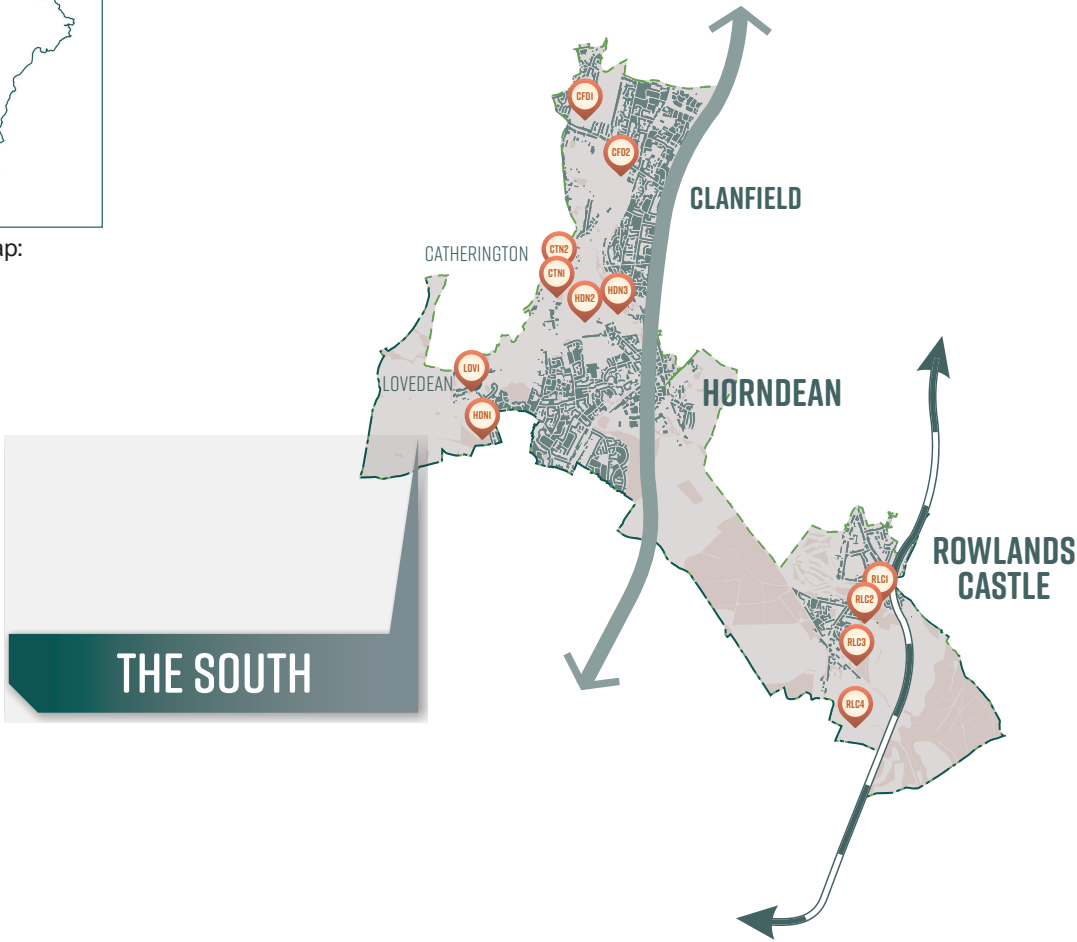


Travelling Communities

The South



Location Map:
The South



KEY

Existing Features

- East Hampshire District Boundary
- Built up areas
- Villages
- Rail
- Major A Roads
- Minor A Roads




NORTH

© Crown copyright and database rights
OS. Licence number 100024238 (2023)
East Hampshire District Council.

Proposed Sites


Proposed Development

Horndean

 HDN1 Land at Woodcroft Farm	164 homes
 HDN2 Land south of Five Heads Road	118 homes
 HND3 Land north of Chalk Hill Road	38 homes

.....

Clanfield

 CFD1 Land at Clanfield County Farm	100 homes
 CFD2 Land at Drift Road	80 homes

.....

Rowlands Castle

 RLC1 Land at Deerleap (north)	5 homes
 RLC2 Land at Deerleap (south)	8 homes
 RLC3 Land at Oaklands House	51 homes
 RLC4 Land at Little Leigh Farm	81 homes

.....

Catherington

 CTN1 Land at Parsonage Farm	6 homes
 CTN2 Land at the Dairy	7 homes

.....


Lovedean

 LOV1 Land rear of 191 - 211 Lovedean Lane	30 homes
---	----------




Housing

OUR
**LOCAL
PLAN**
2021-2040

 t: 01730 234102

 e: localplan@easthants.gov.uk

 w: www.easthants.gov.uk

There are appendices supporting the Draft Local Plan which includes a Glossary.

There is also an FAQs available with the consultation material.

Our Local Plan 2021 – 2040 has been written and produced by East Hampshire District Council. Regulation 18 published January 2024.

© Crown copyright and database rights OS.
Licence number 100024238 (2023) East Hampshire District Council.

Graphic design, cartography and desktop publishing by www.urban-graphics.co.uk

