

OUR  
**LOCAL  
PLAN**  
2021-2040



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# EAST HAMPSHIRE DISTRICT COUNCIL IS PREPARING A NEW LOCAL PLAN.

Every planning authority has a Local Plan that provides all the planning rules and policies for that area.

An important part of preparing a new Local Plan is holding regular consultations with the public to gather comments, facts and opinions. Today's event is part of that consultation.

Here you can read about the Local Plan, talk to planning officers and take away information that will help you understand what a Local Plan is and how you can contribute to it.

All the information is on our website:  
[easthants.gov.uk/lp-consultation](https://www.easthants.gov.uk/lp-consultation)

## 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.

It takes account of key issues like the climate emergency and helps to protect our precious environment.

The Local Plan will ensure we deliver the homes we need, in terms of numbers, location, size and affordability.

It will also help us support healthy and active lifestyles through design and place-making.

The Local Plan covers the period 2021-2040 and will be reviewed every five years.



## 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.

### CORE OBJECTIVE A:

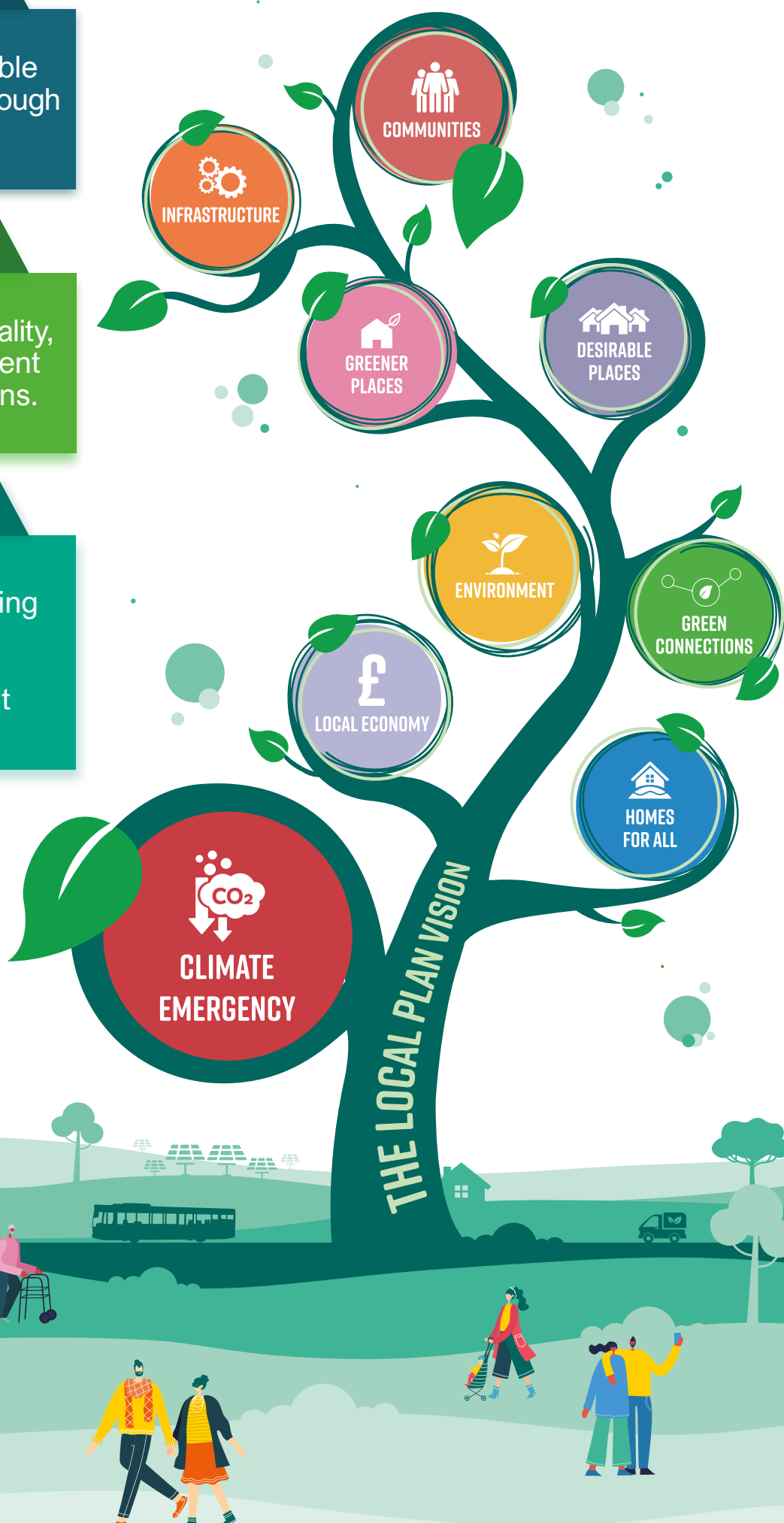
Providing sustainable levels of growth through the Local Plan.

### 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.



## HOMES FOR ALL

Our Local Plan must identify land for new homes to be built in East Hampshire outside the South Downs National Park.

National planning policy sets the number of houses we must deliver, and we do this by searching for the best possible available land on which new homes can be built.

During the period the plan covers, from 2021 to 2040, we must identify land for at least 9,082 new homes – that is equivalent to 478 homes per year.

The plan period starts in 2021 so, even though the Local Plan is not ready yet, planning permissions already granted, or land already committed for development, count towards the target.

Currently, this counts for about two thirds of this target.

That means the number of homes that must be delivered on 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 Gypsy, Traveller and Travelling Showpeople accommodation.



## 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 wants 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 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', that, for example, can withstand 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.



## VIBRANT COMMUNITIES

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

Developments can promote healthy and active lifestyles through things like attractive and safe walking and cycling routes, community facilities and play areas.

We must also consider infrastructure implications of development and work out ways to deliver those facilities.

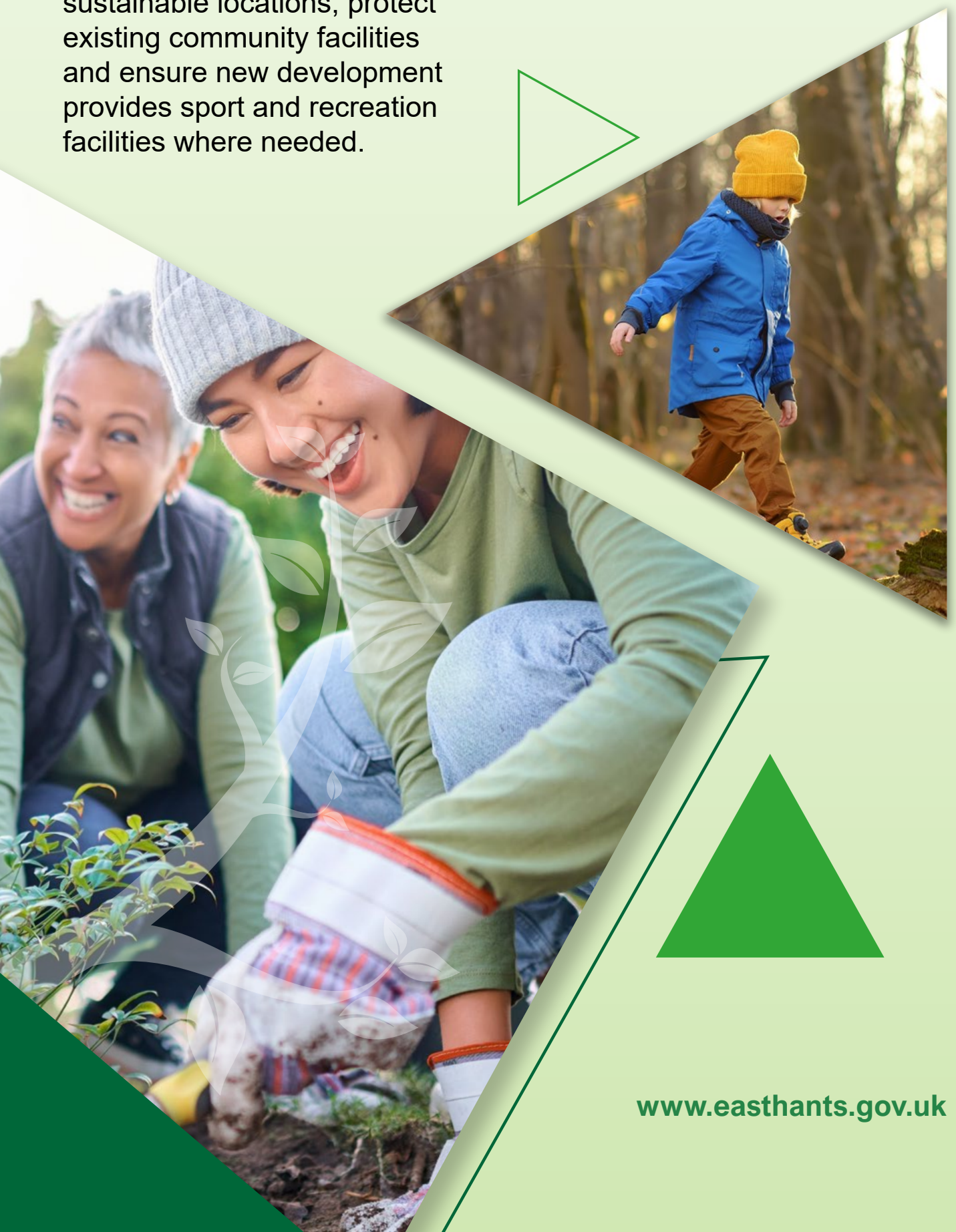
Councils must work with other organisations to deliver infrastructure, such as the NHS. However, we can make sure we provide new homes in the most sustainable locations, protect existing community facilities and ensure new development provides sport and recreation facilities where needed.

The Local Plan seeks to ensure that everyone has access to a high-quality home that meets their needs, is affordable 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.

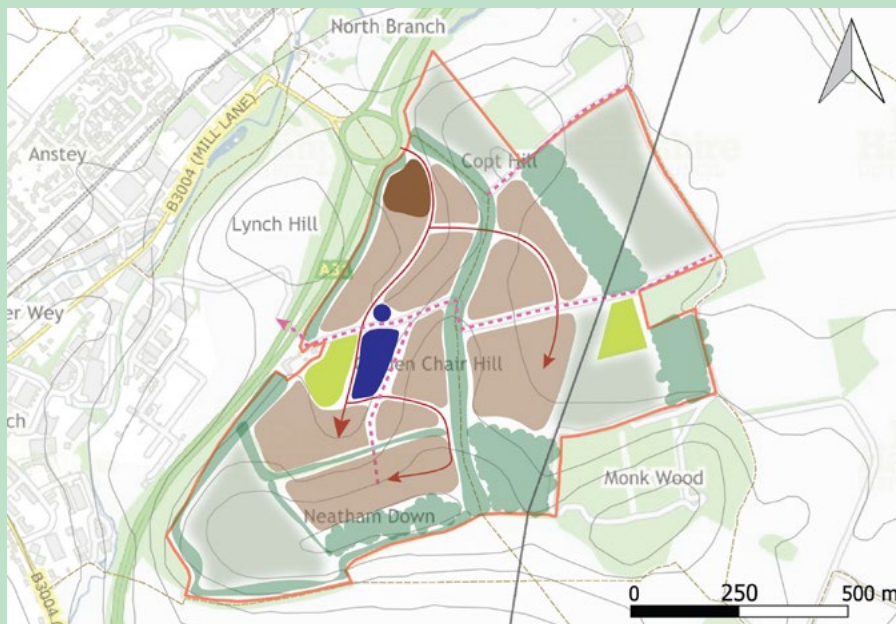
The Local Plan has a big role to play in providing a strong local economy with the right amount of land made available for businesses, employment, retail and tourism.

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



# NEATHAM MANOR FARM

Proposed Strategic Allocation on the edge of Alton for the development of approximately 1,000 new homes, travelling showpeople plots and supporting infrastructure.



**Key**

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| Existing green infrastructure     | New woodland & planting              |
| Formal open space                 | Local centre (services & facilities) |
| New travelling showpeople         | New housing                          |
| New chalk grassland & wildflowers | Height contours                      |
| Existing rights of way            | Primary vehicular routes             |
| High voltage electricity cables   | New pedestrian and cycle routes      |

## Key Features

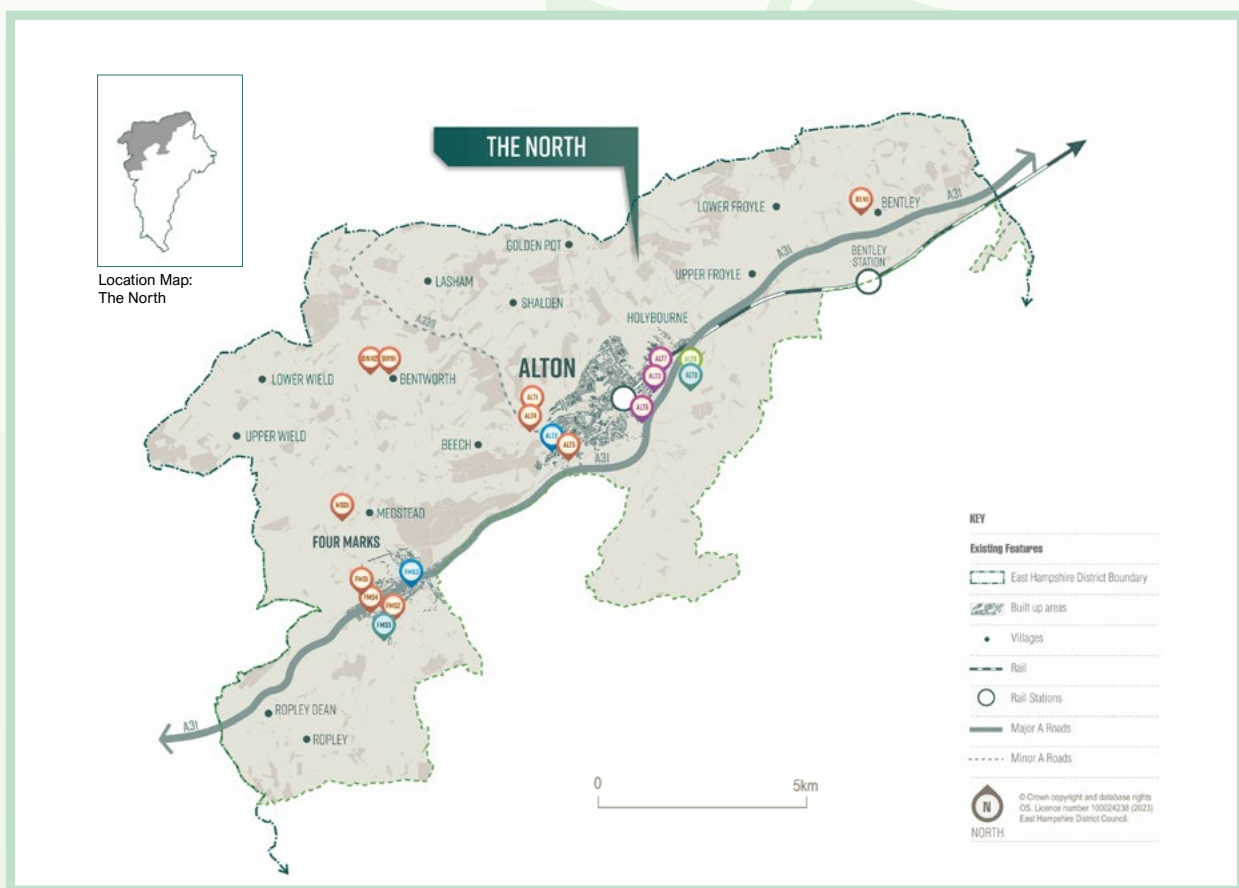
- New housing, including affordable homes
- New pedestrian & cycle connections
- New natural greenspace, including woodland connections
- A new local centre
- Direct connection to the A31



# OUR LOCAL PLAN

2021-2040

## THE NORTH



### Proposed Sites

#### Alton

- ALT1 Land at Brick Kiln Lane, Alton
- ALT2 Chawton Park Surgery
- ALT3 Land adjacent to Alton Sewage Treatment Works, Alton
- ALT4 Land at Whitewall Lane, Alton
- ALT5 Land at Travis Perkins (Mounters Lodge part)
- ALT6 Land at Wilsom Road, Alton
- ALT7 Land at Lynch Hill, Alton
- ALT8 Land at Neatham Manor Farm, Alton

### Proposed Development

- 150 homes
- Extension of health facility
- Employment, waste water infrastructure
- 90 homes
- 24 homes
- Employment
- Employment
- 1000 homes approx., including 6 Travelling Showpeople plots

#### Four Marks

- FMS1 Land west of Lymington Barn, Lymington
- FMS2 Land rear of 97-103 Blackberry Lane
- FMS3 Boundaries Surgery
- FMS4 Land south of Winchester Road, Four Marks
- FMS5 Land at Fordlands, Brislands Lane, Four Marks

- 90 homes
- 20 homes
- Extension of health facility
- 100 homes
- 2 Traveller pitches

#### Bentley

- BEN1 Land west of Hole Lane, Bentley

- 20 homes

#### Bentworth

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

- 5 homes
- 5 homes

#### Medstead

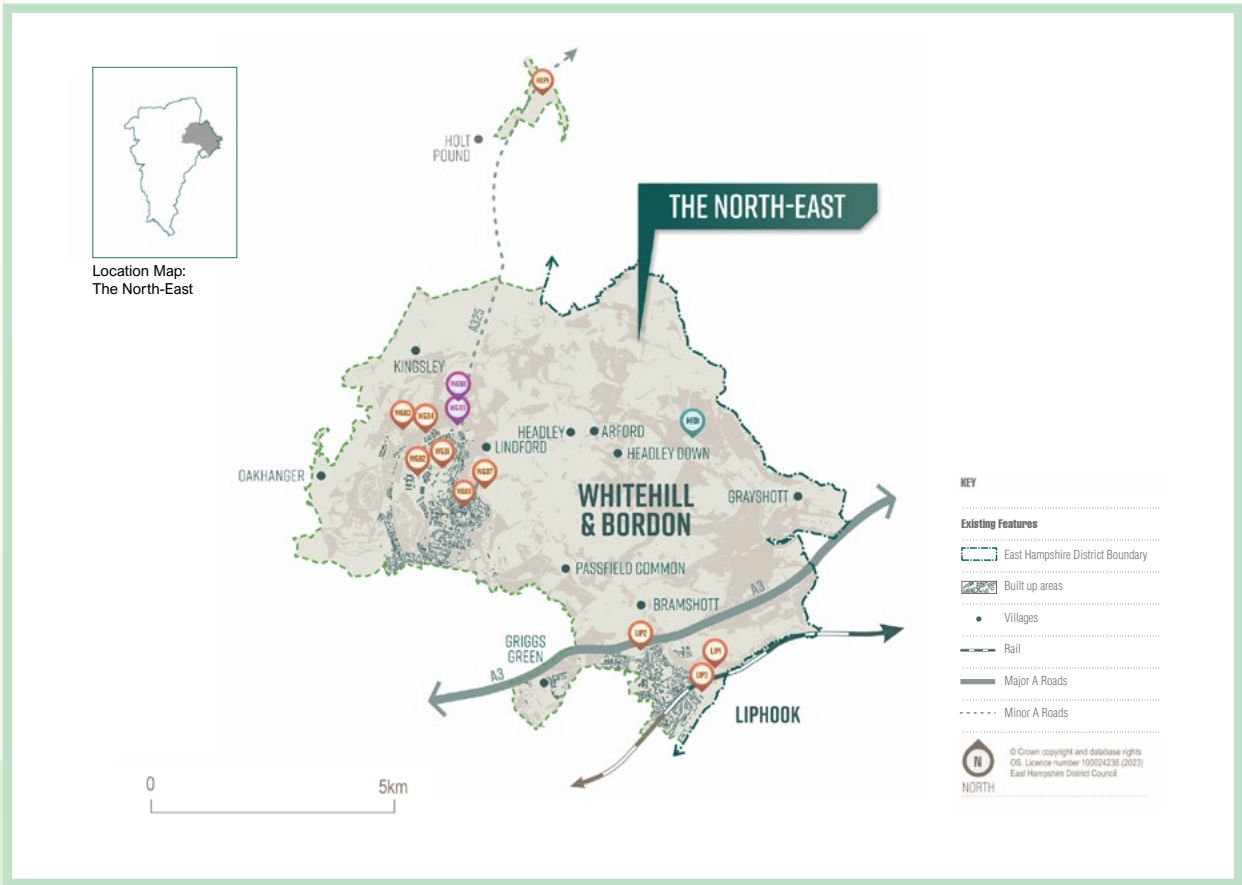
- MSD1 Land rear of Junipers, Medstead

- 15 homes





# THE NORTH-EAST



## Proposed Sites

### Whitehill & Bordon

- W&B1 Whitehill & Bordon Town Centre Intensification
- W&B2 Land at the Former Bordon Garrison
- W&B3 BOSC Residential Expansion
- W&B4 Louisburg Residential Extension
- W&B5 North of Louisburg Employment Proposal
- W&B6 Land at Lion Court, Farnham Road
- W&B7 Land at Hollywater Road and Mill Chase Road
- W&B8 Land at the Forest Centre, Whitehill & Bordon

### Liphook

- LIP1 Land north of Haslemere Road, Liphook
- LIP2 Land west of Headley Road, Liphook
- LIP3 Land at Chittley Farm

### Headley Down

- HED1 Land at Middle Common

### Holt Pound

- HOP1 Land north of Fullers Road, Holt Pound

## Proposed Development

Mixed use, 317 homes, leisure, commercial, office  
 115 homes  
 38 homes  
 27 homes  
 Employment  
 Expansion of employment use  
 126 homes and SANG  
 Mixed use, 44 homes, leisure, commercial

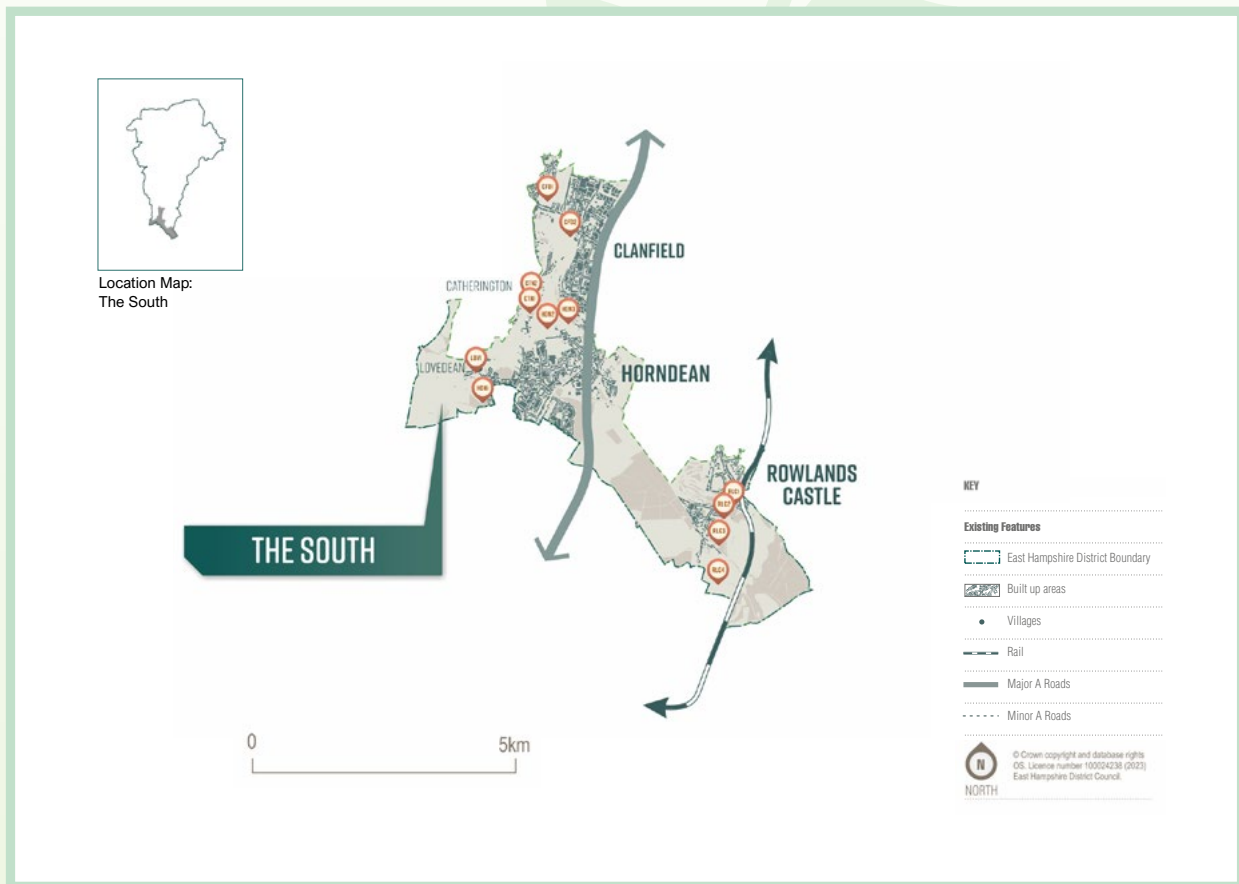
24 homes  
 20 homes  
 67 homes

6 Travelling Showpeople Plots

19 homes



# THE SOUTH



## Proposed Sites

### Horndean

- Ⓧ HDN1 Land at Woodcroft Farm
- Ⓧ HDN2 Land south of Five Heads Road
- Ⓧ HDN3 Land north of Chalk Hill Road

164 homes  
 118 homes  
 38 homes

### Clanfield

- Ⓧ CFD1 Land at Clanfield County Farm
- Ⓧ CFD2 Land at Drift Road

100 homes  
 80 homes

### Rowlands Castle

- Ⓧ RLC1 Land at Deerleap (north)
- Ⓧ RLC2 Land at Deerleap (south)
- Ⓧ RLC3 Land at Oaklands House
- Ⓧ RLC4 Land at Little Leigh Farm

5 homes  
 8 homes  
 51 homes  
 81 homes

### Catherington

- Ⓧ CTN1 Land at Parsonage Farm
- Ⓧ CTN2 Land at the Dairy

6 homes  
 7 homes

### Lovedean

- Ⓧ LOV1 Land rear of 191 - 211 Lovedean Lane

30 homes



## Proposed Development



## THE PURPOSE OF THE CONSULTATION

We are seeking comments and information that will help us to further develop the Local Plan. A lot of work has already been done but we still need to collect more evidence to help us move forwards. We welcome your comments on all parts of the Draft Local Plan. Your responses can be submitted through our consultation website:

[easthants.gov.uk/lp-consultation](https://easthants.gov.uk/lp-consultation)

The consultation website allows you to make your comments easily. The consultation is open from 22 January to 4 March 2024.

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

When responding by email or by letter, 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.

