



**East Hampshire
Call for Sites responses
July 2024**



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1. Introduction

- 1.1 National and local planning policy promotes the use of suitable brownfield land for redevelopment. Whilst this remains the priority, there isn't sufficient suitable and available brownfield land in our planning area to meet the identified need for new homes, particularly without losing important community facilities and places of work.
- 1.2 However, when we consulted on our [Draft Local Plan 2024](#), many responses supported redeveloping more brownfield land, and suggested there is sufficient brownfield land available to meet housing needs.
- 1.3 We regularly relook at all possible land for future development through the annual preparation of the [Land Availability Assessment \(LAA\)](#). This provides a list of possible development sites to be considered in the Local Plan. There are many brownfield sites already considered in the LAA, of which some were proposed for allocation in the Draft Local Plan 2024.
- 1.4 However, to ensure that every possible brownfield option is considered, to help minimize the use of greenfield land, we ran a [Call for Brownfield Sites](#) from 7 May to 7 June 2024. We also sought suggestions of land for Traveller accommodation and Biodiversity Net Gain, as there is also a need for those uses.
- 1.5 We have consistently struggled to identify enough land to meet the need for Traveller and Travelling Showpeople accommodation, so we asked again for site suggestions. For further information on progress to date, see the [Background Paper](#) that supported the Draft Local Plan 2024.
- 1.6 We have also in the past asked for site suggestions for [Biodiversity Net Gain \(BNG\)](#). BNG has become mandatory, so we were again seeking site suggestions. BNG is set out in the Environment Act 2021 and became a mandatory requirement for major developments in February 2024. Developments must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.
- 1.7 This report presents the outputs of that Call for Sites. *This report does not determine the suitability of sites for development.*
- 1.8 All suggested brownfield sites submitted via the consultation portal (Commonplace) can still be viewed on the map in the portal at <https://ehdccallforsites.commonplace.is/>
- 1.9 We received 111 brownfield site suggestions resulting in 81 sites (accounting for duplicates; some sites were submitted many times). Of those, 6 were within the South Downs National Park Authority (not our planning area) or outside East Hampshire, 7 already have planning permission or are pending planning applications (3 pending

applications have been added to the LAA), 11 are too small – but could be windfall sites in the future, and 26 are already identified as LAA sites. This leaves 34 new sites to be considered in the LAA 2024.

- 1.10 The LAA will consider the availability of these sites for residential development, and any showstopper constraints. All sites identified in the LAA as ‘included’ will be considered in the Local Plan and other evidence base documents for their suitability for delivering new homes. Where sites are brownfield but in the countryside, there are additional policy considerations such as the overall sustainability of the site for development. The inclusion of land in the LAA does not guarantee that planning permission for development will be granted or the land will be allocated for development in the Local Plan.
- 1.11 The LAA 2024 will document the outcome for those 34 sites identified through this Call for sites process (see Appendix B).
- 1.12 In addition, 8 sites were suggested for Traveller accommodation, and 6 for BNG. Sites suggestions for Traveller accommodation will be considered as part of the LAA 2024. Sites suggested for BNG will be considered by the Council’s ecologist.
- 1.13 We carried out this Call for Sites to ensure that the Council has fully investigated all possibilities of land availability when planning for the district's future development plans. The exercise has been worthwhile and added further sites for consideration in the LAA 2024.
- 1.14 Thank you to all those who have taken the time to suggest sites. Whilst this exercise has yielded further sites to consider, along with the brownfield sites already identified, it remains the case that the housing requirement cannot be met on brownfield land alone.

2. Filtering of Site Suggestions

- 2.1 Appendix A shows all site suggestions received (111 in total). Appendix A presents the site suggestion as it was submitted, i.e. the name/description attributed to the site is exactly as submitted.
- 2.2 Appendix A also shows the categorisation of each site, as detailed below.
- 2.3 **Consider through the LAA**
- 2.4 This is a new site identified through this exercise, that will be considered in the LAA 2024.

2.5 Existing LAA site

2.6 If a site is already a site being considered in the LAA, then we already know about it. These sites already have a LAA reference – which is shown in Appendix A. These sites will continue to be assessed as part of the LAA.

2.7 You can see these sites on the [interactive LAA map](#).

2.8 Current planning application

2.9 These sites are subject to a current planning application that is pending determination at the time of this report. Information on planning applications can be viewed on our [website](#).

2.10 Those sites with pending planning applications will be considered through the LAA 2024 if they are not already a LAA site, whilst the application is pending or if it is refused or withdrawn. If a site is granted planning permission, it will be included in the LAA as a “site with planning permission”.

2.11 Planning permission

2.12 Some of the sites suggested already have planning permission for residential development. Information on planning applications can be viewed on our [website](#).

2.13 Sites with planning permission for residential development can, in due course, be counted towards the housing land supply, see our [Five Year Housing Land Supply Position Statement](#) for more information.

2.14 Too small (potential future windfall site)

2.15 For sites to be considered, they need to meet size criteria detailed below.

- Brownfield sites must be larger than 0.25 ha (0.6 acre).
- Biodiversity net gain sites must be larger than 1 ha (2.47 acres) and on private land (excluding residential gardens). It must be able to be secured and managed for at least 30 years
- Traveller and Travelling Showpeople sites – there is no size threshold, however, a site needs to be large enough to suitably accommodate at least one Traveller pitch or one Travelling Showpersons plot.

2.16 However, receiving suggestions of brownfield sites below the site threshold has merit as it helps to demonstrate the credibility of our windfall allowance. To include such small sites in this exercise would risk double counting, as our Local Plan includes a

windfall allowance for those small sites. See our [windfall allowance paper](#) for more information on how this is calculated.

2.17 Outside East Hampshire planning authority area

2.18 The East Hampshire Local Plan considers land in East Hampshire outside of the South Downs National Park (SDNP). We therefore plan for areas such as Alton, Four Marks, Ropley, Bentley, Liphook, Whitehill & Bordon, Horndean, Clanfield and Rowlands Castle. We do not plan for Petersfield, and villages in the South Downs National Park.

2.19 Figure 1: Our Planning Areas

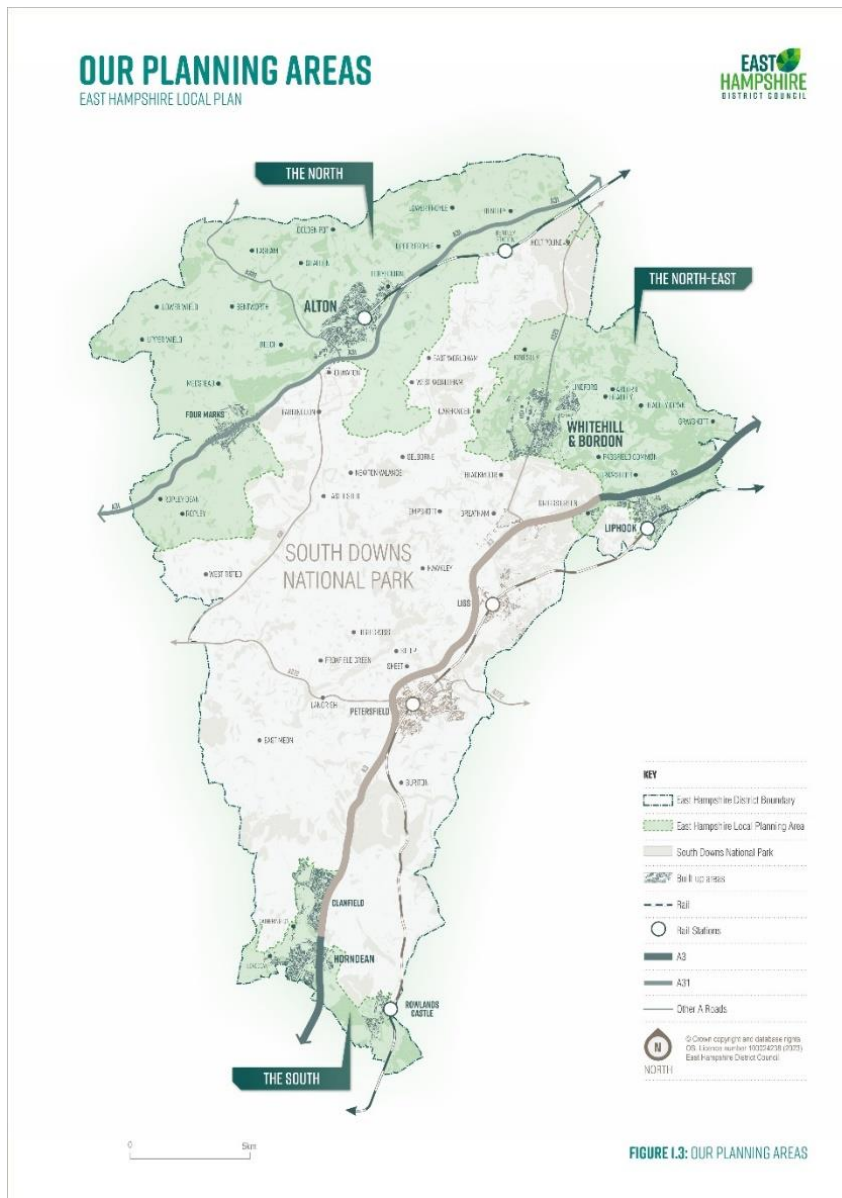


FIGURE 1.3: OUR PLANNING AREAS

- 2.20 We received some site suggestions that are inside the SDNP, outside of our planning area. We also received one site suggestion in the neighbouring authority of Waverley.
- 2.21 The SDNP is preparing its own Local Plan. As such, it also prepares its own Land Availability Assessment. The SDNPA is expected to publish its latest LAA in the Autumn, alongside other evidence underpinning a draft Regulation 18 consultation.
- 2.22 All site suggestions within the SNDP (as shown in Appendix A), have been sent to the SDNP planning team.
- 2.23 Sites can still be suggested directly to the SDNPA, by visiting their [website](#). These site suggestions will not be further assessed until after the SDNPA's Regulation 18 consultation in early 2025.

2.24 Brownfield

- 2.25 We are using the Government's definition of a brownfield site. To be considered brownfield, sites must meet this criteria. If site suggestions did not meet these criteria, they cannot be considered as brownfield land.
- 2.26 A brownfield site is land which:
- is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- 2.27 It excludes land that:
- is or was last occupied by agricultural or forestry buildings;
 - was developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made
 - is in built-up areas such as residential gardens, parks, recreation grounds and allotments; and
 - was previously developed but where structural remains have blended into the landscape
- 2.28 Note, just because a site may have a small permanent structure on it, that does not make the whole site brownfield.
- 2.29 Where an identifiable site has been suggested that isn't brownfield, if it isn't already a LAA site, it will be taken forward and considered in the LAA.

3. Policy considerations

- 3.1 Unless vacant, brownfield site suggestions have an existing use. Whilst there is a lot of focus on delivering new homes, the overall emphasis remains on creating sustainable communities, which are sufficiently supported by accessible services and facilities. To achieve this, there needs to remain a mix of uses in our towns and villages.
- 3.2 Many of the responses to the Draft Local Plan raised concerns about lack of infrastructure and struggling services, but also about the declining vibrancy of towns/villages. As such, there is always a balance between providing new homes and supporting and maintaining services and facilities.
- 3.3 Where offices, shops, pubs, education, sports and community facility buildings have been suggested, it is vital that consideration is given to any potential loss of that use. For example, a school is a community facility, and planning policy would seek to retain a viable community use.
- 3.4 This is further emphasised by the emerging local plan evidence base. In particular, the retail study acknowledges that there are no high concentrations of vacant units in East Hampshire and advocates that local plan policies should seek to retain retail and service uses, recognizing the constraints associated with the Use Class Order and Permitted Development changes.
- 3.5 In terms of employment land, the Council's [Housing and Economic Development Needs Assessment](#) (HEDNA) recognises that further land is needed to support future growth. However, it notes that provision could be fulfilled by current permissions and allocations. Therefore, it is important to keep current industrial and office uses where possible. The HEDNA also suggests there may be a qualitative case to seek to broaden the employment offer in order to maintain a supply of deliverable employment sites across the main towns in the District to not constrain economic growth.
- 3.6 This report does not determine the suitability of sites for development. Site assessment is done through the preparation of the Local Plan.

4. Outcome of Call for Sites

4.1 Brownfield sites

4.2 For brownfield sites, we received 111 site suggestions resulting in 81 sites (accounting for duplicates; some sites were submitted many times). Of those, 6 were within the SDNPA (not our planning area) or were outside East Hampshire, 7 already have planning permission or are pending planning applications (3 pending applications have been added to the LAA), 11 are too small – but could be windfall in the future, and 26 are already identified as LAA sites. This leaves 34 sites to be considered in the LAA 2024.

4.3 As part of this process, the Register of Surplus Public Sector Land has been reviewed. This identified one site which is included in the figures presented.

4.4 Appendix A shows all the suggested brownfield sites (including duplicates) and their categorisation in this process.

4.5 Appendix B shows the remaining 34 sites for consideration in the LAA 2024. Further consideration in the LAA will check the availability of these sites for development and their constraints.

4.6 Sites for Traveller accommodation

4.7 We received 8 site suggestions for Traveller accommodation. Of those, 5 are existing LAA sites and 1 site is subject to a pending planning application.

4.8 3 new sites will be considered through the 2024 LAA (this includes the site subject to a pending planning application). We continue to encourage the Traveller community to liaise with the Council during the preparation of the Local Plan and suggest sites.

4.9 Appendix C shows the 8 Traveller sites submitted and their categorisation in this process.

4.10 Sites for Biodiversity Net Gain (BNG)

4.11 We received 6 site suggestions for Biodiversity Net Gain, including one duplicate site.

4.12 The next stage is for the Council to assess and consider further the potential of the site for off-site BNG.

4.13 It is important to note that any off-site habitat needs to be secured by the landowner for at least 30 years. The Council will liaise with the landowner where appropriate, following an initial assessment.

4.14 Appendix D shows the 6 sites submitted for BNG.

5. Summary and Conclusion

5.1 Thank you for your engagement with this process. The exercise has yielded 34 additional sites for consideration in the LAA 2024. It has also yielded 3 additional sites to be considered for Traveller accommodation in the LAA 2024 and further sites to be considered for BNG. Whilst this does not equate to 34 additional sites in the Local Plan, it provides more sites to be considered in the LAA, which if suitable and available, can be considered in the Local Plan.

5.2 Whilst this exercise highlighted the opportunity to suggest sites, that opportunity is always available. Please see our [website](#) for how you can suggest sites to the LAA.

Appendix A – All Site Submissions for Brownfield development

Address	Category
Alton Abbey, Abbey Rd, Alton GU34 4AR	Consider site through LAA
Alton Abbey , Kings Hill , Beech	Consider site through LAA
Catherington Lane opposite entrance to Five Heads Road	Existing LAA site (HD-002)
Parsonage Farm Barn Land, opposite Five Heads Road, Catherington, PO8	Existing LAA site (HD-002)
It's where the pub was knocked down in Horndean. on the old A3 next to Napier Hall.	Existing LAA site (HD-033)
54 Portsmouth road horndean po89nl	Existing LAA site (HD-033)
Previously Good Intent, London Road, Horndean	Existing LAA site (HD-033)
Former site of good intent/colonial bar pub, London Road, Horndean	Existing LAA site (HD-033)
Alton School, Antsey Lane, Alton GU34 2NG	Existing LAA site (AL-054)
Alton School, whole site	Existing LAA site (AL-054)
Alton School, Anstey Lane, Alton	Existing LAA site (AL-054)
Alton School	Existing LAA site (AL-054)
Alton SchoolAnstey LaneAlton	Existing LAA site (AL-054)
Alton School, Anstey Lane	Existing LAA site (AL-054)
Alton School Nursery, Anstey Lane, Alton	Existing LAA site (AL-054)
Land at rear of Alton School, Anstey Lane, Alton GU34 2NG	Existing LAA site (AL-054)
31 Anstey Road, Alton	Consider site through LAA
31 Anstey Road, Alton GU34 2RD	Consider site through LAA
Pritchards	Consider site through LAA
Former Pritchards garage,31 Anstey Road Alton.	Consider site through LAA
Anstey Rd Garage, Anstey Rd Alton GU34 2RD, The site is also referred to as 31 Anstey Rd.	Consider site through LAA
Old Pritchard site, Anstey Road, Alton	Consider site through LAA
Pritchard's Garage, Anstey Road, Alton, GU24 2RD	Consider site through LAA
Apprx 31 Anstey Road there is abandoned garage and paint shop 'pit stop' for sale.	Consider site through LAA
Catherington Business Park, Catherington Lane, Horndean, Waterlooville PO8 0AQ	Existing LAA site (HD-029)
Catherington Business Park, 217 Catherington Ln, Catherington, Waterlooville PO8 0AQ	Existing LAA site (HD-029)

Lucky Lite Caravan Storage, Catherington Business Park, Catherington Lane, Waterlooville, Hampshire, PO8 0AQ	Existing LAA site (HD-029)
pig farm, lymington bottom road	Existing LAA site (MED-009)
Pig farm, Five Ash crossroads, Lymington Bottom road, Medstead, Alton, Hants	Existing LAA site (MED-009)
Land at Five Ash Crossroads	Existing LAA site (MED-009)
Land at Five Ash Crossroads	Existing LAA site (MED-009)
Queens Head, 20 London Road, Holybourne, Alton, GU34 4EG	Consider site through LAA
The Queens Head Pub Anstey Road	Consider site through LAA
Golden Pot, Odiham Road, Shalden, Alton, Hampshire, GU34 4DJ	Planning permission for change of use to a dwelling and 3 dwellings (22139/016)
Golden Pot, Odiham Road, Shalden, GU34 4DJ	Planning permission for change of use to a dwelling and 3 dwellings (22139/016)
Golden Pot Pub Site - Sat Empty for years! Dilapidated. Also has land out the back	Planning permission for change of use to a dwelling and 3 dwellings (22139/016)
Travel bag. Alton High Street. Sat Empty for years	Planning permission for 2 units (24245/010)
Opposite and still at top of the High Street near Assembly rooms the old travel agency remains vacant.	Planning permission for 2 units (24245/010)
vacant unit opposite the kebab house at the top of Alton High St	Too small for LAA
Normandy Street 2 properties away from The Curtis museum. For Sale under Glanfield Holmlund	Too small for LAA
M&CO Long term empty retail unit	Consider site through LAA
end of High St, the old M&Co shop remains vacant	Consider site through LAA
1-24 Gerald Square, Alton, GU34 2NT	Consider site through LAA
Land North of The Glade, Ladygate Drive, Grayshott	Too small for LAA
Orange Lodge, 105 Midhurst Road, Liphook, Hampshire, GU30 7HA	Existing LAA site (LIP-016)
Former Sewage Works off Passfield Road approximately 6 acres	Existing LAA site (LIP-027)
Penally Farm, Hewshott Lane, Liphook, Hampshire GU30 7SS	Existing LAA site (LIP-014)
Get in my Deli (6 Normandy street) - empty retail unit.	Too small for LAA
At the top of Alton High Street units 6-10 Normandy Street are empty next to the kebab house and near Wild Hare	Consider site through LAA
6a Normandy Street	Too small for LAA
7 Normandy Street, Alton	Too small for LAA

Old Natwest Site, Alton High Street, sat empty	Consider site through LAA
6 High Street. For Sale Glanfield Holmland. Perfect for redevelopment for social housing multiple dwellings	Consider site through LAA
4 High Street - Property for sale under Glanfield Holmland. Perfect for redevelopment for social housing	Current planning application (35940/003) Consider site through LAA
The Palace Cinema, 58 Normandy Street, Alton, GU34 1DE	Planning permission for conversion into 6 flats (32440/008)
Formerly HSBC Bank, High St, Alton GU34 1EU	Consider site through LAA
Lechtal House, Borovere Lane, Alton, GU34 1FH	Consider site through LAA
1-14 The Carlings, Queens Road, Alton, GU34 1LY	Consider site through LAA
Mount Pleasant Road	Consider site through LAA
Alton Baptist Church, Grove Road, Alton GU34 1NP	Too small for LAA
1-8 Gurdons, Alton, GU34 1RF	Consider site through LAA
Mount Pleasant car park. Mount Pleasant.	Consider site through LAA
Selborne Brickworks, Honey Lane, Selborne, Alton, Hampshire, GU34 3BS	Existing LAA site (SEL-006)
Four Marks Golf Club, Headmoor Lane, Four Marks, Alton	Existing LAA site (FM-001)
Keepers Lodge, Basingstoke Road, Alton GU34 4AB	Consider site through LAA
Land at Snode Hill, Beech	Existing LAA site (BEE-001)
Old tennis court at the rear of 86 Wellhouse Road.	Too small for LAA
Alton Golf Club, Old Odiham Rd, Alton GU34 4BU	Consider site through LAA
Yarnhams Farm, Yarnhams Lane, Froyle, Alton, GU34 4DD	Consider site through LAA
Upper Neatham Mill Farm, Upper Neatham Mill Lane, Holybourne, Alton, Hants, GU34 4EP	Consider site through LAA
Old oil sidings, London road Holybourne.	Consider site through LAA
Trenchard Breakers Yard, Dovecot, Hawthorn Lane, Four Marks, GU34 5AU	Existing LAA site (FM-035)
43 Blackberry Lane Four Marks	Existing LAA site (FM-002)
Woodlea Farm, Station Approach, Four Marks, GU34 5EN	Existing LAA sites (MED-007)
172 Winchester Road, Four Marks, Alton, Hants, GU34 5HZ	Consider site through LAA
Farms off Station Approach and Stoney Lane which is the centre of the combined village of Medsead and Four Marks.	Existing LAA sites (MED-003)
Land developed for office: industrial use accessed from station approach (private road) next to watercress railway line	Consider site through LAA

Cedar Stables, Trinity Hill, Medstead	Existing LAA site (MED-021)
Casalinda, Bighton Road, Medstead, GU34 5ND	Consider site through LAA
Land Rear of South View, Abbey Road GU34 5PB	Existing LAA site (MED-020)
Land off Jennie Green Lane GU34 5PB, SU6682437625	Consider site through LAA
The Pines Opposite the Shrave, Four Marks GU345QQ	Existing LAA site (FM-009)
Lasham airfield	Consider site through LAA
Chase Community Hospital, Conde Way, Bordon, Hampshire, GU35 0YZ	Consider site through LAA
Headley park hotel picketts hill headley bordon	Current planning application (20583/033) Consider site through LAA
Former Dean Farm Golf Clubhouse , Forge Road,Kingsley,Bordon,Hants.	Consider site through LAA
Springfield Nursery, Latchford Lane, Oakhanger	Current planning application (20963/012) Consider site through LAA
2 St Marys Cottage, Oakhanger, GU35 9JN, entrance from the house side is feasible	Too small for LAA
Sandhill farm, Picketts hill, Sleaford, Bordon, gu35 8tf	Existing LAA site (HEA-009)
The Old Dairy, Roads Hill, Catherington, PO8	Existing LAA site (HD-027)
Merchistoun Hall, 106 Portsmouth Rd, Horndean, Waterlooville PO8 9LJ	Too small for LAA
Penally Farm (from coordinates)	Existing LAA site (LIP-014)
Beverley Farm (from coordinates)	Existing LAA site (MED-002)
Four Marks Golf Club (from coordinates)	Existing LAA site (FM-001)
Old garages in Alton e.g. middle of Whitedown estate and Manor estate	Consider site through LAA
Land at Haslemere Road, Liphook	Existing LAA site (LIP-011)
Aston Wood, Hill House Hill	Existing LAA site (LIP-003)
Omega Park Industrial Estate	Consider site through LAA
22 Market Street, Alton	Too small for LAA
23 and 23A Market Street, Alton	Consider site through LAA
25 Market Street, Alton	Too small for LAA
Kings Head, Market Street	Planning permission for conversion into 4 flats (27542/004)
Cheeks Farm buildings,	Consider site through LAA
Highwood, 35 Snode Hill, Beech, Alton, GU34 4AX	Existing LAA site (BEE-002)
COMMUNITY CENTRE, Trenchard Park, Bordon	Consider site through LAA

Jolly Farmer Pub, currently sat empty, outside of boundary but still in East Hants	Outside EHDC
20 Goslings Croft, Selborne, GU34 3HZ	Outside EHDC
Festival Hall Car park, Petersfield	Outside EHDC
Penns Place Petersfield	Outside EHDC
Borough Road Petersfield	Outside EHDC
Old Lane, Dockenfield, Waverley	Outside EHDC

Appendix B – Sites suggested as brownfield development to be considered in the Land Availability Assessment

Site Name	Parish
31 Anstey Road, Alton	Alton
Lechtal House, Borovere Lane, Alton	Alton
1-14 The Carlings, Queens Road, Alton	Alton
Mount Pleasant Road	Alton
1-8 Gurdons, Alton	Alton
Mount Pleasant car park	Alton
Old oil sidings, London road Holybourne.	Alton
Whitedown Estate garages	Alton
Omega Park Industrial Estate	Alton
23 and 23A Market Street, Alton	Alton
Queens Head, Holybourne	Alton
Upper Neatham Mill Farm, Upper Neatham Mill Lane	Alton
M&CO, Alton High Street	Alton
6-10 Normandy Street	Alton
1-24 Gerald Square, Alton, GU34 2NT	Alton
Old Natwest Site, Alton High Street	Alton
6 High Street, Alton	Alton
4 High Street, Alton	Alton
Formerly HSBC Bank, High St, Alton	Alton
Alton Abbey, Beech	Beech
Keepers Lodge, Basingstoke Road, Alton GU34 4AB	Beech
Cheeks Farm buildings	Bentley
172 Winchester Road, Four Marks	Four Marks
Headley Park Hotel	Headley
Former Dean Farm Golf Clubhouse	Kingsley
Lasham airfield	Lasham
Station Approach offices, Medstead	Medstead
Casalinda, Bighton Road, Medstead	Medstead
Land off Jennie Green Lane GU34 5PB	Medstead
Springfield Nursery	Selborne
Alton Golf Club, Old Odiham Rd, Alton GU34 4BU	Shalden
Yarnhams Farm, Froyle, Alton	Shalden
MOD Community Centre	Whitehill
Chase Community Hospital, Conde Way, Bordon	Whitehill

Appendix C – Traveller Accommodation Site Suggestions

Address	Category	Parish
Land north of Lower Park Farm, Abbey Road, Medstead, East Hampshire, GU34 5PB	Existing LAA site (LAA/BTW-006)	Bentworth
Willow Croft, Queens Road, Liphook	Existing LAA site (LIP-042)	Bramshott & Liphook
Applewood Park, Queens Road, Liphook	Existing LAA site (LIP-035)	Bramshott & Liphook
Land north of Westerings and west of Church Road, Bramshott	Consider site through LAA	Bramshott & Liphook
Land south of Willis Lane, Four Marks	Consider site through LAA	Four Marks
land at the rear of my property at Briar Lodge Willis Lane	Existing LAA site (FM-036)	Four Marks
Land to the Rear of the Concrete Batching Plant, Picketts Hill, Sleaford, Bordon, Hampshire, GU35 8TF	Existing LAA site (HEA-021)	Headley
Land south of Dean Field, Kingsley	Current planning application (59744) Consider site through LAA	Kingsley

Appendix D – Biodiversity Net Gain Site Suggestions

Address	Parish
87 Lymington Bottom Road Four Marks	Four Marks
Bovinger House, 172 Winchester Road, Four Marks	Four Marks
Four Marks Golf Club	Four Marks
Merchistoun Hall, 106 Portsmouth Rd, Horndean, Waterlooville PO8 9LJ	Horndean
Merchistoun Hall, 106 Portsmouth Rd, Horndean, Waterlooville PO8 9LJ	Horndean
Alton Golf Club GU34 4BU	Shalden

Appendix E - Glossary

Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Brownfield land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Evidence Base	Information gathered by a Local Planning Authority to support the Local Plan and other Development Plan Documents.
Housing and Economic Development Needs Assessment (HEDNA)	Examines housing and employment needs within East Hampshire. It forms part of the evidence base for the Local Plan.
Land Availability Assessment (LAA)	A technical study which informs the Local Plan. It assesses land for its development potential and forms the basis of a list of sites to be considered for allocation in the Local Plan.
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.
Local Planning Authority (LPA)	The public authority whose duty it is to carry out specific planning functions for a particular area.
Mitigate (Biodiversity)	Mitigation encompasses a suite of practices, ranging from planned avoidance of impacts to creation of new natural habitats. Measures to mitigate are ones taken which reduce negative impacts.
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.
Net Gain (Biodiversity Net Gain (BNG))	Is an approach to development which leaves biodiversity in a measurably better state than prior to development.
Travellers	See national planning policy for the full definition of travellers and travelling showpeople.
Windfall site	Sites not specifically identified in the development plan