



East Hampshire District Council

CORE STRATEGY ISSUES & OPTIONS

Sustainability appraisal of broad development options

Spring 2008

East Hampshire District Council Core Strategy – Issues and Options

How to use these papers

A set of papers have been prepared which identify the issues to be considered in the Council's Core Strategy. The issues relate to the various topics which are set out below:

- 1 Introduction
- 2 Environment
- 3 Housing
- 4 Economy
- 5 Transport
- 6 Healthy Living
- 7 Where should new development go?
- 8 The Whitehill/Bordon Opportunity
- 9 Making things happen

For each topic we consider various options to tackle some of the important issues. The sections on *Housing* and the *Whitehill/Bordon Opportunity* have more detail in them. These are 2 areas that we need to look at closely.

The Council has also published the 'Quality of Life in East Hampshire 2008'. This gives a summary of the current data available in the District for each topic. You can see this at www.easthants.gov.uk/communitypartnership.

Now we want to know what you think.

There are some questions at the end of each paper and we would like you to answer them to help us with the new document that will set how we can shape development in the District up to 2026. The questions can be answered on-line on the Council's website www.easthants.gov.uk

We are trying to move towards using more on-line consultations. The website will show you how you can answer the questions on-line and we hope that you will find it easy to use. You do not have to answer all the questions. You can just answer the questions in the section you are interested in (eg Environment or Transport etc).

The consultation ends at 5.00pm Monday 31 March 2008.

Alternatively you can return the questions to us at the address below:

Planning Policy Team
East Hampshire District Council
Penns Place
Petersfield GU31 4EX

Sustainability Appraisal of Broad Development Options for the Core Strategy

Background to Assessing the Options

The Core Strategy will provide the broad framework and spatial vision for all future development in East Hampshire to 2026. It has to take account of planning policy guidance provided by Government and other relevant documents including regional guidance in the South East Plan and the Sustainable Community Strategy produced by the East Hampshire Partnership.

One role of the Core Strategy is to select the board locations where development will take place. It will also provide more detail on the scale and location of development to take place in the Whitehill/Bordon area due to the Ministry of Defence's decision to move most of its training activities from the garrison in Bordon. Later documents will contain details of the specific sites and types of development. Further consultation will be undertaken on these once they are prepared.

Sustainability Appraisal Framework

The options for development being considered in the Core Strategy need to be subject to a sustainability appraisal. This is an iterative process and has to be taken into account at all stages of plan preparation. At this issues and options stage, the likely broad implications of different distributions of development are identified. It is not a full sustainability appraisal and further work will refine the process. However, an initial summary of the likely effects of the options are set out in this document. At the next stage of the process, the Core Strategy will be accompanied by a full sustainability appraisal explaining how it has helped to identify a preferred option.

Sustainability Impacts of the Options

This initial assessment of the different development options uses the 27 sustainability objectives set out in the Council's Sustainability Appraisal Scoping Report. Some of the sustainability objectives are site or topic specific so are less relevant at this stage of the planning process. Comments are recorded only where a positive or negative impact is predicted.

The sustainability objectives are set out below. A full version of the Scoping Report is available at:

<http://www.easthants.gov.uk/ehdc/localplanweb.nsf/webpages/Sustainability+Appraisal>

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List of Proposed SA/SEA Objectives.

SA/SEA Topic Area	SA/SEA Objectives
Population	<ul style="list-style-type: none"> • To reduce social exclusion and incidents of poverty in the District. • To ensure that young people choose to live in and contribute to the area. • To make provisions for a changing age structure within the population.
Health	<ul style="list-style-type: none"> • To improve health and well-being of the population and reduce inequalities in health.
Employment & Economy	<ul style="list-style-type: none"> • To raise educational achievement levels across the District and develop the opportunities for everyone to acquire the skills needed to find and remain at work. • To promote a vibrant and prosperous local economy that has a range of sustainable employment sites available and maintain a skilled resident workforce to support the long-term competitiveness of the District. • To create and sustain vibrant, attractive and clean town villages and centres. • To ensure a thriving rural economy. • To promote sustainable tourism.
Transport and Accessibility	<ul style="list-style-type: none"> • To improve accessibility to all facilities and services particularly in rural areas. • To reduce the need to travel by car and shorten the length and duration of journeys.
Crime & Safety	<ul style="list-style-type: none"> • To provide a safe and secure environment.
Housing	<ul style="list-style-type: none"> • To ensure that the residents of East Hampshire have the opportunity to live in a decent home which they can afford.
Cultural Heritage	<ul style="list-style-type: none"> • To protect and enhance the historic and cultural heritage of the District.

Climate	<ul style="list-style-type: none"> To address the causes of climate change and ensure the District is able to adapt to it. To promote sustainable construction, energy efficiency and the generation of renewable energy.
Air	<ul style="list-style-type: none"> To improve air quality.
Soil	<ul style="list-style-type: none"> To make the most efficient use of previously developed land and buildings. To protect and enhance soil quality and structure.
Water	<ul style="list-style-type: none"> To enhance and protect the natural water environment and achieve sustainable water resources management. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.
Biodiversity	<ul style="list-style-type: none"> To protect and enhance local, national and international nature conservation interests.
Landscape	<ul style="list-style-type: none"> To protect and enhance the intrinsic local character of the landscape, sense of place and local distinctiveness. To protect, enhance and make accessible for enjoyment, the District's public open spaces. To enable recreational access to the countryside within environmental constraints.
Waste	<ul style="list-style-type: none"> To reduce waste generation and achieve the sustainable management of waste.
Material Assets	<ul style="list-style-type: none"> To meet local community needs for essential transport and utilities infrastructure having regard to environmental constraints

East Hampshire Background Information

Housing

The emerging South East Plan requires 5,200 homes to be built within East Hampshire between 2006 and 2026. 4,000 are to be provided in the part of the district that lies within Central Hampshire. 1,200 are to be provided within the part of the district that lies within South Hampshire.

The Council has to set out broad areas where new homes required in the South East Plan should go.

Jobs

Technical work is currently being undertaken to assess the quantity of employment land that will be required in the District.

Employment land has been identified in the main towns and villages in previous plans. Much of this is being or has been developed.

Estimating the amount of land that will be required (if any) for the future and where it should go depends, to a large degree on whether we are trying to meet the needs of the existing workforce or encourage new investment.

Where employment land is provided is important. To help reduce the need to travel it is best to put new homes and jobs close together, especially where large housing sites are proposed. If not enough land is provided then it could restrict the setting up of new businesses or growth of existing businesses. It could also lead to more out-commuting. Too much land would mean the unnecessary allocation of greenfield sites and, if developed, could lead to more in-commuting.

The type of industry and business which should be catered for will also need to be considered. It may be necessary to provide for specific requirements such as starter units. We should provide for a range of job opportunities. However, the majority of those commuting out of the district are the more skilled and qualified. Provision of the right type of jobs could help to offset out-commuting. These factors could vary from place to place and different solutions may be required for each place.

Shopping

The district has two main centres, Alton and Petersfield and a number of others at Whitehill/Bordon (Forest Centre and the High Street/Chalet Hill), Liphook, Grayshott, Horndean, Clanfield, Liss and Four Marks.

These centres have different roles depending on their size. Alton and Petersfield draw people from a broad area and provide a wide range of shops, services and

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other facilities. The smaller centres appeal more to people in the immediate area, with a more limited range of shops and other facilities.

The Community Strategy for East Hampshire sets out the priorities for the main centres in the area. It looks at how the council can ensure that people are happy with their town and village centres and how it can help to maintain and improve these centres while protecting the assets within them. A retail study, carried out alongside this shows that the town and village centres in the area are reasonably healthy. It suggests that there is no need for any new food superstores, but there may be scope for more independent specialist stores.

Where to Focus Development

This consultation seeks your views on the potential impacts of the options being considered for distributing new development. The scale of development proposed in the South East Plan could change. Options therefore need to take into account the possibility of higher levels of development being needed once the South East Plan is adopted.

All options will meet development requirements firstly through previously developed land within the main towns and villages.

The options for locating development in the Central Hampshire part of the District assume that the scale of new development at Whitehill/Bordon will be appropriate to create a sustainable community. It is assumed that the South East Plan will confirm that whatever scale of development is required at Whitehill/Bordon to achieve a sustainable community it will not affect the level of development, especially housing and employment, in the remainder of Central Hampshire. Options for the Whitehill/Bordon area are set out in the next section of this paper.

Central Hampshire Options

Development at Whitehill/Bordon to create a sustainable community (see later section of paper) **plus:**

- CH1 Focus new development at the larger towns of Alton and Petersfield
- CH2 Focus new development at Alton and Petersfield with modest amounts at other places (Liphook, Liss and Four Marks) to take advantage of existing services and facilities or to meet identified local needs
- CH3 Spread new development throughout the Central Hampshire area of the district to meet identifiable local needs

South Hampshire Options

- SH1 Focus new development at Horndean
- SH2 Focus new development at Horndean with a modest amount at Clanfield
- SH3 Distribute new development throughout the South Hampshire part of the District to meet identifiable local needs

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Whitehill/Bordon Regeneration

At Whitehill/Bordon there is an exciting opportunity to develop a more sustainable town which balances the needs of the community with the need to protect the environment.

The opportunity has come about because the Ministry of Defence (MOD) has decided to move most of its training activities from the garrison in Bordon to Wales.

This move, which will not happen until 2011 at the earliest, means that over 200 hectares of land is likely to become available. Much of it is brownfield land (land which has been built on in the past) and the remainder is greenfield land (open land which lies beyond the existing built up area). The land belongs to the MOD and the county council and it provides a wonderful opportunity to improve the quality of life in the town and to provide some of the facilities that people want. As well as new homes, the land could be used to create a new town centre, new businesses, community and leisure facilities and improvements to public transport. We are calling this the Whitehill/Bordon Opportunity.

It is important to recognise that the options for development are all guided by the Green Vision for the town. This was worked up by the Whitehill/Bordon Opportunity Group, endorsed through local consultation and adopted by the District Council in April 2006. The Issues and Options Paper seeks views on the issues that have been identified so far and on the options for achieving the Green Town Vision. The Vision aims to meet the needs of residents, businesses and visitors. It places the environment and landscape setting at the heart of the plan for the area and seeks to create a modern, sustainable community that balances more homes, jobs, education and leisure opportunities with the needs of the environment.

The Green Town Vision sets out 5 key elements:

- creating a thriving sustainable community with a distinct character;
- improving the built environment ;
- creating a balanced mix of housing, community facilities, commercial and employment opportunities;
- using innovative, modern environmentally friendly design;
- encouraging the community to live and work in ways that respects natural resources

Part of this vision relates to encouraging lifestyles that respect the environment, while improving the image and competitiveness of the town. A key challenge is to improve the social and economic profile of the town and achieve a greater mix of housing.

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Sustainability Appraisal of Broad Development Options 

Whitehill/Bordon Options

WB1 Up to 2,000 new homes and a mix of other land uses on only brownfield land.

WB2 Up to 4,000 new homes and a mix of other land uses on brownfield and greenfield land.

WB3 About 5,500 new homes and a mix of other land uses on brownfield and greenfield land, including part of Hogmoor Enclosure and farmland east of Hollywater Road.

WB4 About 8,000 new homes and a mix of other land uses on brownfield and greenfield land, including Hogmoor Enclosure and farmland east of Hollywater Road.

Assessment Methodology

Settlement Matrices

For each of the options a matrix sets out the strengths, weaknesses and constraints for each of the most sustainable places in East Hampshire that are relevant to the option. The places are divided into the Central Hampshire and South Hampshire areas shown in the South East Plan. There is a separate matrix for the Whitehill/Bordon area. The lists are not intended to be complete.

Key to the assessment

The following table and colour codes are used to assess the effects of the options against the sustainability objectives.

Table 1 – Key for the assessments

Beneficial		Adverse		Uncertain	No effect
++	+	-	--	?	~
Significant positive effect on Objective	Positive effect on Objective	Negative effect on Objective	Significant negative effect on Objective	Uncertain effect on Objective due to unknown factors	No effect on Objective

Commentary

After the assessment tables, a commentary section sets out the main beneficial and adverse effects of the options on the objectives.

Central Hampshire

CH1 = Focus development at the larger towns of Alton and Petersfield.

Strengths	Weaknesses	Constraints
ALTON		
<ul style="list-style-type: none"> • rail service to the north • good bus services to Farnham, Guildford and Winchester • range of community/recreation facilities • secondary school and good further education • outside AONB and proposed National Park • on the A31 corridor • good range of industrial/commercial employment • good range of retail facilities • attractive town centre • resident workforce 7,515 (of which 49% work in close proximity to Alton) • number of jobs 7799 • Existing employment commitment (10ha approx.) 	<ul style="list-style-type: none"> • 525 households in housing need • some outdated industrial/commercial areas 	<ul style="list-style-type: none"> • historic market town • development on hillsides could be intrusive • protected local gaps to east and south
PETERSFIELD		
<ul style="list-style-type: none"> • good rail service • good bus services to Winchester and Waterlooville • good range of community/recreation facilities • secondary school • on the A3/A3(M) corridor • good range of industrial/commercial employment • good range of retail facilities • attractive town centre • resident workforce 6,299 (of which 44% work in close proximity to Petersfield) 	<ul style="list-style-type: none"> • 484 households in housing need • some outdated industrial/commercial areas 	<ul style="list-style-type: none"> • historic market town • within AONB and proposed National Park • protected local gaps to north

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<ul style="list-style-type: none"> • number of jobs 7,340 • Existing employment commitment (3ha approx.) 		
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CH2 = Focus development at Alton and Petersfield with modest amounts at other places (Liphook, Liss and Four Marks) to take advantage of existing services and facilities or to meet identified local needs

Strengths	Weaknesses	Constraints
(Please refer to the descriptions in the section above for Alton and Petersfield)		
LIPHOOK		
<ul style="list-style-type: none"> • rail service • good bus service to Bordon • reasonable range of community and recreation facilities • secondary school • outside AONB • on the A3/A3(M) corridor • existing employment commitment (2ha approx.) 	<ul style="list-style-type: none"> • recreation facilities need improving • 204 households in housing need • retail area split between two centres • resident workforce 3,872 (of which 37% work in close proximity to Liphook) • no of jobs 3,060 • some outdated industrial/commercial areas 	<ul style="list-style-type: none"> • significant recent new housing • proposed National Park abuts western edge
LISS		
<p>Strengths</p> <ul style="list-style-type: none"> • good rail service • good bus services to Petersfield and Waterlooville • on the A3/A3(M) corridor • reasonable range of community/recreation facilities 	<p>Weaknesses</p> <ul style="list-style-type: none"> • lack facilities for children and young people • need better surgery and medical facilities • 164 households in housing need • little industrial/commercial employment • resident workforce 2,317 (of which 31% work in close proximity to Liss) • no of jobs 1,463 • no existing employment 	<p>Constraints</p> <ul style="list-style-type: none"> • Within AONB and proposed National Park; well hidden in landscape. • protected local gap to north

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	<ul style="list-style-type: none"> commitment declining retail offer 	
FOUR MARKS/ MEDSTEAD		
<ul style="list-style-type: none"> good bus services to Alton, Farnham, Guildford and Winchester. outside AONB and proposed National Park on the A31 corridor reasonable range of community/recreation facilities existing employment commitment (1ha approx.) 	<ul style="list-style-type: none"> lack facilities for children and young people 51 households in housing need limited retail facilities resident workforce 2,693 (of which 28% work in close proximity to Four Marks) no of jobs 1,389 	<ul style="list-style-type: none"> proposed National Park extends towards the southern edge and abuts the eastern edge

CH3 = Spread development throughout the Central Hampshire area of the District to meet identifiable local needs

Strengths	Weaknesses	Constraints
(Please refer to the descriptions in the sections above for Alton, Petersfield, Liphook, Liss and Four Marks/Medstead)		
SMALLER VILLAGES		
<ul style="list-style-type: none"> Bentley has a rail service East Meon has good bus services to Petersfield and Winchester Headley and Grayshott have good bus services to Bordon, Farnham, Aldershot and Haslemere. Bentley has good bus services to Alton, Farnham, Guildford and Winchester Bentley, East Meon and Grayshott have a relatively good range of facilities. Bentley has a small existing employment commitment 	<ul style="list-style-type: none"> Most villages have a poor range of facilities Some villages have many households in housing need (Froyle (44), Grayshott (44), Lindford (48), Headley (70)) 	<ul style="list-style-type: none"> Headley/Grayshott area constrained by local gaps

Table 2 Assessment of Options CH1, CH2 and CH3

CH1: Focus development at the larger towns of Alton and Petersfield.				
CH2: Focus development at Alton and Petersfield with modest amounts at other places (Liphook, Liss and Four Marks) to take advantage of existing services and facilities or to meet identified local needs.				
CH3: Spread development throughout the Central Hampshire area of the District to meet identifiable local needs.				
SA Objectives		Options		
		CH1	CH2	CH3
1	To reduce social exclusion and incidents of poverty in the District	+	++	++
2	To ensure that young people choose to live in and contribute to the area.	+	++	++
3	To make provisions for a changing age structure within the population	~	~	~
4	To improve health and well-being of the population and reduce inequalities in health	+	++	+
5	To raise educational achievement levels across the District and develop the opportunities for everyone to acquire the skills needed to find and remain at work.	+	++	+
6	To promote a vibrant and prosperous local economy and maintain a skilled resident workforce to support the long-term competitiveness of the District	++	+	+
7	To create and sustain vibrant, attractive and clean town and village centres	~	+	+
8	To ensure a thriving rural economy	-	+	++
9	To promote sustainable tourism.	+	++	++
10	To improve accessibility to all facilities and services particularly in rural areas	-	+	?
11	To reduce the need to travel by car and shorten the length and duration of journeys	++	+	-
12	To provide a safe and secure environment	~	~	~
13	To ensure that the residents of East Hampshire have the opportunity to live in a decent home which they can afford.	+	++	++
14	To protect and enhance the historic and cultural heritage of the District	?	?	~
15	To address the causes of climate change and ensure that the District is able to adapt to it	+	+	-
16	To promote sustainable construction, energy efficiency and the generation of renewable energy	++	+	~
17	To improve air quality.	-	-	-
18	To make the most efficient use of previously developed land and buildings.	+	+	+
19	To protect and enhance soil quality and structure.	-	-	-
20	To enhance and protect the natural water environment and achieve sustainable water resources management.	~	~	~
21	To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	~	~	~
22	To protect and enhance local, national and international nature conservation interests.	?	?	~
23	To protect and enhance the intrinsic local character of the landscape, sense of place and local distinctiveness	?	?	?
24	To protect, enhance and make accessible for enjoyment, the District's public open spaces.	~	~	~
25	To enable recreational access to the countryside within environmental constraints	~	~	~
26	To reduce waste generation and achieve the sustainable management of waste.	~	~	~
27	To meet local community needs for essential transport and utilities infrastructure having regard to environmental constraints.	+	?	?

General comments:

All options will meet development requirements firstly through previously developed land within the main towns and villages. The remainder of the development required will have to be located on greenfield sites.

The district-wide Strategic Flood Risk assessment indicates that in all of the options development requirements can be met on land that is not subject to flood risk.

All options provide for a similar amount of new development throughout the district. As such, all options are likely to have a similar overall impact on air quality. All options will also require the use of a similar same amount of greenfield land and so there is likely to be little difference in their impact on the objective relating to soil.

CH1 = Focus development at the larger towns of Alton and Petersfield.

Beneficial effects on objectives

- Focuses on larger places with the most potential for having homes close to jobs, shops, facilities and services. This would reduce the need to travel and the length of journeys, particularly by car, especially as both towns have railway stations. Maximises the viability of public transport.
- Maximises efficiency in the use of existing services and infrastructure and offers scope to provide more services and infrastructure in the towns.
- Focuses on the places with the need for the highest number of affordable homes.
- Focuses on reinforcing two of the main economic bases in the district.
- The scale of development should provide more opportunities for larger scale renewable energy and energy efficiency projects.

Adverse effects on objectives

- Potential impact on both the built and natural environment of two historic market towns.
- Petersfield is currently within the AONB and the proposed National Park.
- Focuses facilities, services and infrastructure on the main towns, missing opportunities to be pro-active at sustaining vibrant and attractive smaller centres and improving access to facilities and services for rural communities.
- Less able to address affordable housing and other local issues, such as social exclusion, in the rest of the area.
- Young people moving to market towns or out of the district will lead to a decline in people of working age in rural communities.
- The urban focus provides little benefit to the rural economy.

CH2 = Focus development at Alton and Petersfield with modest amounts at other places (Liphook, Liss and Four Marks) to take advantage of existing services and facilities or to meet identified local needs

Beneficial effects on objectives

- Most new homes would be close to jobs, shops, facilities and services. This would reduce the need to travel and the length of journeys, particularly by car, and would maximise the viability of public transport
- Efficient in the use of existing services and infrastructure and offers scope to provide more services and infrastructure in a wider range of places.
- Opportunity to address affordable housing and other local issues, such as social exclusion, in a wider range of towns and villages close to a reasonable level of services.
- Scope to reinforce the rural economy, promote sustainable tourism and improve the centres of the larger villages.
- Less impact on the built and natural environment of the historic market towns.
- Provides more opportunities for young people in the main rural communities.

Adverse effects on objectives

- Impact on both the built and natural environment of a range of settlements. Petersfield and Liss are within the AONB and the proposed National Park. Fails to address affordable housing and other local issues in the smaller villages.
- Some villages lack direct access to rail services

CH3 = Spread development throughout the Central Hampshire area of the District to meet identifiable local needs

Beneficial effects on objectives

- Less impact on both the built and natural environment of individual places
- Opportunity for greater housing choice in rural areas and other local issues, such as social exclusion.
- Possibility of improved services and easier access to services for some rural areas.
- Scope to promote stronger rural communities, promote sustainable tourism, improve the centre of villages and support the rural economy.
- Provides more opportunities for young people in rural communities.

Adverse effects on objectives

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- More opportunities to avoid sensitive landscapes but potentially significant greenfield development in the AONB and the proposed National Park.
- Some of the new housing would not be close to jobs, shops, facilities and services. This would increase the need to travel and the length of journeys, particularly by car. The viability of public transport is questionable.
- The scale of development in any place may not be sufficient to make new services and facilities viable.
- Smaller scale development reduces opportunities for large scale renewable energy and energy efficiency projects.

South Hampshire

SH1 Focus new development at Horndean

Strengths	Weaknesses	Constraints
<ul style="list-style-type: none"> • good bus services to Petersfield, Waterlooville, Havant and Portsmouth. • secondary school • on the A3/A3(M) corridor • range of community/recreation facilities • reasonable range of industrial employment • existing employment commitment (1ha approx.) 	<ul style="list-style-type: none"> • need improved recreation facilities • need better surgery and medical facilities • lack facilities for children and younger people • 196 households in housing need • limited range of retail facilities (excluding Morrisons) • limited facilities in local centre • resident workforce 6,487 (of which 31% work in close proximity to Horndean) • no of jobs 3,487 • some outdated industrial/commercial areas 	<ul style="list-style-type: none"> • several protected local gaps

SH2 Focus new development at Horndean with a modest amount at Clanfield

Strengths	Weaknesses	Constraints
(Please refer to the descriptions in the section above for Horndean)		
CLANFIELD		
<ul style="list-style-type: none"> • good bus services to Petersfield and Waterlooville • on the A3/A3(M) corridor • reasonable range of retail facilities 	<ul style="list-style-type: none"> • need improved recreation and community facilities • 90 households in housing need • little industrial/commercial employment 	<ul style="list-style-type: none"> • several protected local gaps

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	<ul style="list-style-type: none"> • no existing employment commitment • resident workforce 2,506 (of which 25% work in close proximity to Clanfield) • no of jobs 915 	
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SH3 Distribute new development throughout the South Hampshire part of the District to meet identifiable local needs

Strengths	Weaknesses	Constraints
(Please refer to the descriptions in the sections above for Horndean and Clanfield)		
ROWLANDS CASTLE		
<ul style="list-style-type: none"> • rail service • good bus service to Havant • reasonable range of community and recreation facilities • existing employment commitment (1ha approx.) 	<ul style="list-style-type: none"> • lack facilities for children and young people • 29 households in housing need • resident workforce 1,203 (of which 37% work in close proximity to Rowlands Castle) • workplace population 818 	<ul style="list-style-type: none"> • protected strategic gaps to south
SMALLER VILLAGES		
None identified	<ul style="list-style-type: none"> • poor range of facilities • some affordable housing needs 	<ul style="list-style-type: none"> • several protected local gaps

Table 3 Assessment of Options SH1, SH2 and SH3

Options				
SH1: Focus new development at Horndean				
SH2: Focus new development at Horndean with a modest amount at Clanfield				
SH3: Distribute new development throughout the South Hampshire part of the District to meet identifiable local needs				
SA Objectives		Options		
		SH1	SH2	SH3
1	To reduce social exclusion and incidents of poverty in the District	+	++	++
2	To ensure that young people choose to live in and contribute to the area.	+	++	++
3	To make provisions for a changing age structure within the population	~	~	~
4	To improve health and well-being of the population and reduce inequalities in health	+	++	+
5	To raise educational achievement levels across the District and develop the opportunities for everyone to acquire the skills needed to find and remain at work.	+	++	+
6	To promote a vibrant and prosperous local economy and maintain a skilled resident workforce to support the long-term competitiveness of the District	++	+	+
7	To create and sustain vibrant, attractive and clean town and village centres	+	+	+
8	To ensure a thriving rural economy	~	~	~
9	To promote sustainable tourism.	~	~	~
10	To improve accessibility to all facilities and services particularly in rural areas	-	+	+
11	To reduce the need to travel by car and shorten the length and duration of journeys	++	+	-
12	To provide a safe and secure environment	~	~	~
13	To ensure that the residents of East Hampshire have the opportunity to live in a decent home which they can afford.	+	++	++
14	To protect and enhance the historic and cultural heritage of the District	~	~	~
15	To address the causes of climate change and ensure that the District is able to adapt to it	++	+	~
16	To promote sustainable construction, energy efficiency and the generation of renewable energy	++	+	~
17	To improve air quality.	-	-	-
18	To make the most efficient use of previously developed land and buildings.	+	+	+
19	To protect and enhance soil quality and structure.	-	-	-
20	To enhance and protect the natural water environment and achieve sustainable water resources management.	~	~	~
21	To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	~	~	~
22	To protect and enhance local, national and international nature conservation interests.	?	?	~
23	To protect and enhance the intrinsic local character of the landscape, sense of place and local distinctiveness	?	?	?
24	To protect, enhance and make accessible for enjoyment, the District's public open spaces.	~	~	~
25	To enable recreational access to the countryside within environmental constraints	~	~	~
26	To reduce waste generation and achieve the sustainable management of waste.	~	~	~
27	To meet local community needs for essential transport and utilities infrastructure having regard to environmental constraints.	+	?	?

General comments:

All options will meet development requirements firstly through previously developed land within the main towns and villages. The remainder of the development required will have to be located on greenfield sites.

The district-wide Strategic Flood Risk assessment indicates that in all of the options development requirements can be met on land that is not subject to flood risk.

All options provide for a similar amount of new development throughout the district. As such, all options are likely to have a similar overall impact on air quality. All options will also require the use of a similar same amount of greenfield land and so there is likely to be little difference in their impact on the objective relating to soil.

SH1: Focus new development at Horndean

Beneficial effects on objectives

- Focuses on the place with the most potential for having homes close to jobs, shops, facilities and services. This would reduce the need to travel and the length of journeys, particularly by car. Maximise the viability of public transport.
- Maximises efficiency in the use of existing services and infrastructure and offers the greatest scope for extending them in Horndean.
- Focuses on the place with the need for the highest number of affordable homes.
- Focuses on reinforcing the main economic base in this part of the district.
- The scale of development in the town should provide more opportunities for larger scale renewable energy and energy efficiency projects.

Adverse effects on objectives

- Impact on both the built and natural environment of Horndean.
- Focuses facilities, services and infrastructure on the main towns, missing opportunities to be pro-active at sustaining vibrant and attractive smaller centres and improving access to facilities and services for smaller communities.
- Less able to address affordable housing and other local issues, such as social exclusion, in the rest of the area.
- Horndean lacks direct access to rail services.
- Lack of incentives for young people to remain in the other communities.

SH2: Focus new development at Horndean with a modest amount at Clanfield

Beneficial effects on objectives

- Most new homes would be close to jobs, shops, facilities and services. This would reduce the need to travel and the length of journeys, particularly by car. Maximise the viability of public transport.
- Efficient in the use of existing services and infrastructure and offers opportunities for extending them in the two places.
- Opportunity to address affordable housing and other local issues, such as social exclusion, in the two settlements close to a reasonable level of service provision.
- Opportunities to reinforce the economy and improve the centre of Clanfield as well as Horndean.
- Less impact on the built and natural environment of Horndean.
- Provides opportunities for young people in Horndean and Clanfield.

Adverse effects on objectives

- Impact on both the built and natural environment of the two settlements
- Less able to address affordable housing and other local issues in the smaller villages of the area
- Horndean and Clanfield lack direct access to rail services

SH3: Distribute new development throughout the South Hampshire part of the District to meet identifiable local needs

Beneficial effects on objectives

- Less impact on both the built and natural environment of individual places
- Scope for greater housing choice and to address other local issues, such as social exclusion, throughout the area.
- Possibility of improved services and easier access to them for some rural areas.
- Scope to promote stronger rural communities and support the local economy.
- Provides more opportunities for young people in the range of places

Adverse effects on objectives

- Some of the of new homes would not be close to jobs, shops, facilities and services. This would increase the need to travel and the length of journeys, particularly by car. The viability of public transport is questionable

- The scale of development in any place may be insufficient to make new services and facilities viable.
- Smaller scale development reduces opportunities for large scale renewable energy and energy efficiency projects.

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Sustainability Appraisal of Broad Development Options 

Whitehill/Bordon

Strengths	Weaknesses	Constraints
WHITEHILL/BORDON		
<ul style="list-style-type: none"> good bus services to Liphook (rail), Haslemere, Farnham and Aldershot secondary school significant release of MoD brownfield land outside AONB reasonable range of industrial employment resident workforce 7,894 (of which 44% work in close proximity to Whitehill/Bordon) number of jobs 6,039 existing employment commitment (2ha approx.) 	<ul style="list-style-type: none"> urgent need for more facilities and infrastructure 414 households in housing need limited range of business/commercial employment limited range of retail facilities 	<ul style="list-style-type: none"> significant nature conservation constraints surround the town protected local gaps to north-east proposed National Park abuts southern edge

Table 4 Assessment of Options WB1, WB2, WB3 and WB4

Options					
WB1: Up to 2,000 new homes and a mix of other land uses on only brownfield land.					
WB2: Up to 4,000 new homes and a mix of other land uses on brownfield and greenfield land.					
WB3: About 5,500 new homes and a mix of other land uses on brownfield and greenfield land, including part of Hogmoor Enclosure and farmland east of Hollywater Road.					
WB4 - About 8,000 new homes and a mix of other land uses on brownfield and greenfield land, including Hogmoor Enclosure and farmland east of Hollywater Road.					
SA Objectives	Options				
	WB1	WB2	WB3	WB4	
1	To reduce social exclusion and incidents of poverty in the District	~	+	+	+
2	To ensure that young people choose to live in and contribute to the area.	~	+	++	++
3	To make provisions for a changing age structure within the population	~	+	+	+
4	To improve health and well-being of the population and reduce inequalities in health	~	+	++	++
5	To raise educational achievement levels across the District and develop the opportunities for everyone to acquire the skills needed to find and remain at work.	~	+	++	++
6	To promote a vibrant and prosperous local economy and maintain a skilled resident workforce to support the long-term competitiveness of the District	~	+	++	++
7	To create and sustain vibrant, attractive and clean town and village centres	~	+	+	+
8	To ensure a thriving rural economy	~	~	~	~
9	To promote sustainable tourism.	~	~	~	~

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10	To improve accessibility to all facilities and services particularly in rural areas	~	+	++	++
11	To reduce the need to travel by car and shorten the length and duration of journeys	-	+	++	?
12	To provide a safe and secure environment	~	~	~	~
13	To ensure that the residents of East Hampshire have the opportunity to live in a decent home which they can afford.	~	+	+	+
14	To protect and enhance the historic and cultural heritage of the District	~	~	~	~
15	To address the causes of climate change and ensure that the District is able to adapt to it	-	+	++	?
16	To promote sustainable construction, energy efficiency and the generation of renewable energy	+	+	++	++
17	To improve air quality.	-	-	-	--
18	To make the most efficient use of previously developed land and buildings.	+	+	+	+
19	To protect and enhance soil quality and structure.	+	-	-	--
20	To enhance and protect the natural water environment and achieve sustainable water resources management.	~	~	~	?
21	To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	~	~	~	?
22	To protect and enhance local, national and international nature conservation interests.	+	-?	-?	--?
23	To protect and enhance the intrinsic local character of the landscape, sense of place and local distinctiveness	~	+	+	?
24	To protect, enhance and make accessible for enjoyment, the District's public open spaces.	~	+	+	?
25	To enable recreational access to the countryside within environmental constraints	~	~	~	~
26	To reduce waste generation and achieve the sustainable management of waste.	~	~	~	?
27	To meet local community needs for essential transport and utilities infrastructure having regard to environmental constraints.	~	+	+	?

WB1 Up to 2,000 new homes and a mix of other land uses on only brownfield land.

Beneficial effects on objectives

- Uses brownfield land only.
- No requirement for development of sites that are subject to environmental designations (although some brownfield sites lie adjacent to such land).
- Limited highway improvements necessary (to A325 north and some local junction improvements).

Adverse effects on objectives

- Provides only a limited range and mix of housing to give social balance to town
- Provides limited potential for improvements to the range of leisure, health and community facilities.
- Fails to create market conditions for development of a small new town centre.

- Likely to be unable to attract investment from new retail and leisure companies.
- Limited ability to provide jobs to maintain the town's economic position
- Role of Forest Centre remains the same

WB2 Up to 4,000 new homes and a mix of other land uses on brownfield and greenfield land.

Beneficial effects on objectives

- Improves the range and mix of housing and social balance of town.
- Provides potential for improvements to the range of leisure, health and community facilities.
- Creates market conditions for development of small new town centre.
- Changes role of Forest Centre – housing, mixed uses, small local shops.
- The increased size of the town could attract investment from new retail and leisure companies.
- Provides jobs to maintain the town's economic position.
- Requires a western distributor road which provides an opportunity to change the town's image.
- Provides an opportunity to create an attractive built environment with a distinct character.

Adverse effects on objectives

- Use of some greenfield land.
- Requires major highway improvements to A325 north and some local junction improvements.
- May have an impact on surrounding parishes – draw trade from other settlements.
- Possibility of the development of sites which are close to environmental designations.

WB3 About 5,500 new homes and a mix of other land uses on brownfield and greenfield land, including part of Hogmoor Enclosure and farmland east of Hollywater Road.

Beneficial effects on objectives

- Greater range and mix of housing to give social balance to the town.
- Provides more jobs to maintain the town's economic position; generates 1,500 jobs to help reduce the need to travel outside the town to work.
- Provides greater opportunities to improve the range of leisure, health and community facilities than Option WB2.

- Allows for creation of new larger town centre with a wider range of multiple retail operators than in Option WB2.
- Could retain a small Forest Centre as well as new town centre.
- Requires a western distributor road which provides an opportunity to change the town's image.
- Provides an opportunity to create an attractive built environment with a distinct character.
- Size of town provides more opportunities for the creation of Eco-town and possibility of Government funding.
- Increased scope for sixth-form college.

Adverse effects on objectives

- Requires 50 ha. more greenfield land than Option WB2 to provide sufficient development to bring about more community benefits than Option WB2.
- May be impact on the landscape setting of the town.
- Has environmental concerns over impact on Hogmoor Inclosure and the SPA to the north and south of the town.
- Increases the scale of mitigation measures required to overcome potential impact on sensitive ecological areas; it may not be possible to offset some ecological impacts
- Requires significant highway improvements to A325 north and junction improvements on A325 - requires significant capital investment and compulsory purchase of land
- May have an impact on surrounding settlements – draw trade away

WB4 About 8,000 new homes and a mix of other land uses on brownfield and greenfield land, including Hogmoor Enclosure and farmland east of Hollywater Road.

Beneficial effects on objectives

- Would bring more community and leisure facilities and services than the other options.
- Increased scope for higher education/training college.

Adverse effects on objectives

- Involves development on virtually all identified parcels of land, both greenfield and brownfield, irrespective of their environmental designations.
- Encroaches on English Nature's recommended 'buffer zones' around the SPAs.
- Puts pressure on the SPAs from increased population numbers.
- Delivery of this scale of growth would also require turning the A325 into a dual carriageway with bus lanes. There is concern that the development itself could

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not cover the costs. It is also unlikely that public sector funding would be available because of current Government policy on sustainable communities and reducing the need to travel.

- High risk in terms of its viability, deliverability, sustainability and environmental considerations.

Your Views on the Options

The Council has published a set of papers which identify the issues to be considered in the Council's Core Strategy. The issues relate to the various topics which are set out below:

- 1 Introduction
- 2 Environment
- 3 Housing
- 4 Economy
- 5 Transport
- 6 Healthy Living
- 7 Where should new development go?
- 8 The Whitehill/Bordon Opportunity
- 9 Making things happen

There are some questions at the end of each paper and we would like you to answer them to help us with the new document that will set how we can shape development in the District up to 2026. The questions can be answered on-line on the Council's website www.easthants.gov.uk

This paper is an initial sustainability appraisal of the different development options set out in Topic Paper 7 'Where should new development go?' and Topic Paper 8 'The Whitehill/Bordon Opportunity'. It aims to help you with your assessment of the most appropriate options for development in the various areas of the district.

If you disagree with some of the findings of this sustainability appraisal or consider that other broad sustainability impacts should be added please let us know. If you would like to respond please send your comments to:

Planning Policy Team
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

The consultation ends at 5.00pm Monday 31 March 2008.

If you have any queries on this document please ring 01730 234212.

What Happens Next

Work is continuing on collecting data and information to underpin the Core Strategy. This includes responses received both in the Issues and Options consultation and on this Sustainability Appraisal. Studies currently being undertaken include those on retail, employment, transport and open space.

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Sustainability Appraisal of Broad Development Options 

This work will feed into the next stage of the Core Strategy's development. Further consultation will follow during 2008 on the Council's preferred policy direction for the Core Strategy. It will be accompanied by a full Sustainability Appraisal Report.

Responses received at the Preferred Options stage will be considered in preparing a revised version of the Core Strategy which will be submitted to the Government for consideration at an Examination-in-Public.