



EAST HAMPSHIRE DISTRICT LOCAL PLAN:
HOUSING AND EMPLOYMENT ALLOCATIONS
APRIL 2016





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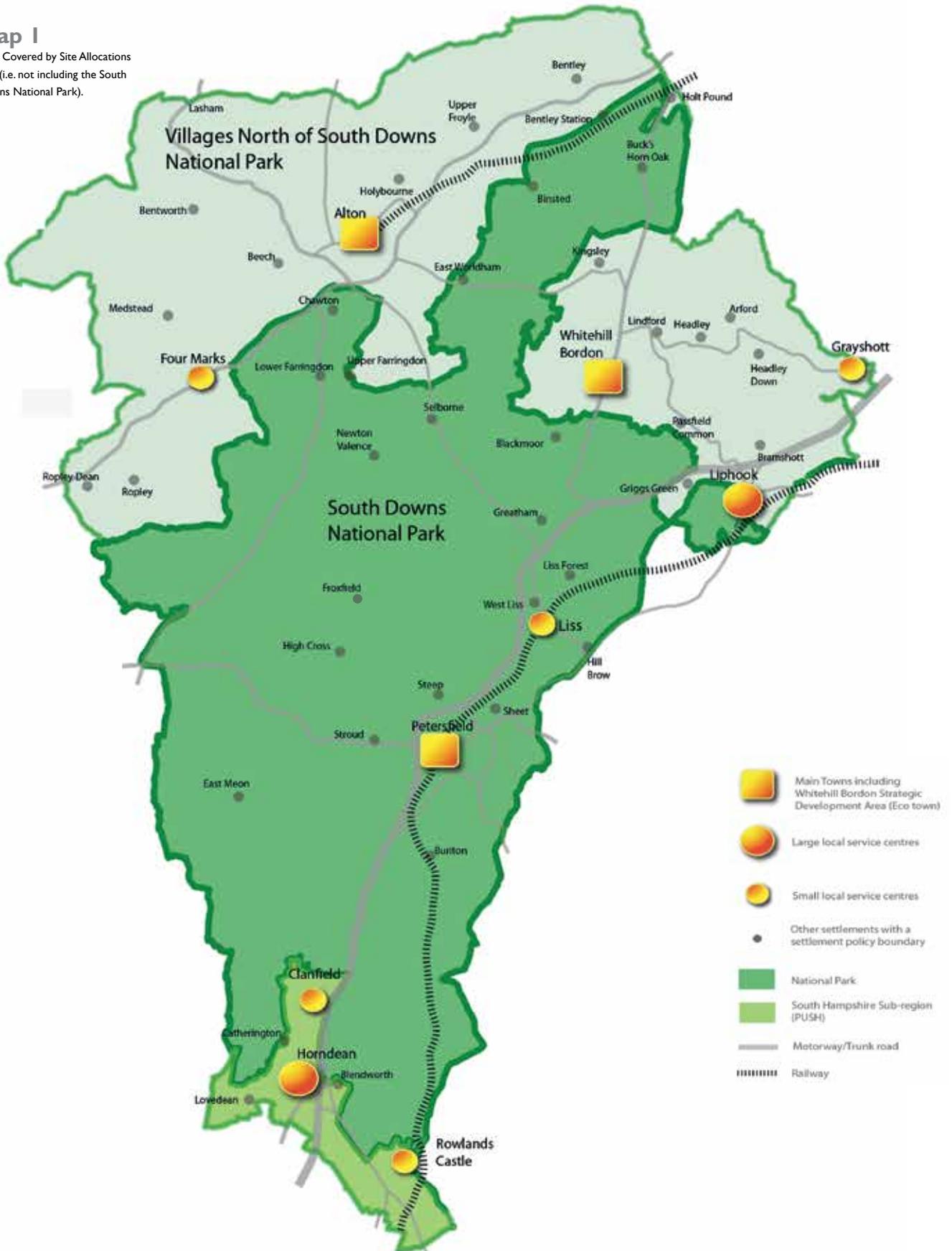
I. Introduction

What is the Housing and Employment Allocations Plan?

- 1.1** The East Hampshire District Local Plan: Housing and Employment Allocations is the second part in a suite of development plan documents and follows on from the Joint Core Strategy.
- 1.2** Its primary purpose is to identify specific sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the Joint Core Strategy (JCS), and to set out guidance for the development of these sites.
- 1.3** This Plan uses the same overall housing requirement, methodology ('Liverpool') and buffer (5%) as the JCS. These have been found sound both at the Examination of the JCS and at the Examination of the Housing and Employment Allocations Plan.
- 1.4** The East Hampshire District Local Plan: Housing and Employment Allocations only covers the area of East Hampshire outside the South Downs National Park (SDNP) as shown in Map I. This is because the Park Authority is the Local Planning Authority for the SDNP and is producing a separate Local Plan for the whole of the SDNP. For all information about planning in the National Park please see the SDNP website <http://www.southdowns.gov.uk/planning>.
- 1.5** This means taking a disaggregated approach to the supply of new homes and employment in each Planning Authority Area, including the calculation of the 5 year housing land supply.
- 1.6** It should be noted that Whitehill & Bordon, and areas covered by emerging Neighbourhood Plans which allocate homes, do not form part of this Plan. Further information is set out in later sections.
- 1.7** For the remainder of this document the East Hampshire District Local Plan: Housing and Employment Allocations will be called the Site Allocations Plan.
- 1.8** The Site Allocations Plan forms part of the Development Plan, which will comprise the following:
 - Saved Policies of the East Hampshire District Local Plan: Second Review (March 2006)
 - East Hampshire District Local Plan: Joint Core Strategy (adopted by East Hampshire District Council (May 2014) and South Downs National Park Authority (June 2014))
 - East Hampshire District Local Plan: Housing and Employment Allocations
 - Hampshire Minerals and Waste Plan (October 2013)
 - Adopted Neighbourhood Plans upon adoption it will form part of the Development Plan which will comprise the following:
- 1.9** Housing and employment site allocations are currently the main priority in the planning system and that is why this plan focuses on these issues. In the future another part of the Local Plan that updates the Saved Policies of the East Hampshire District Local Plan: Second Review will be created and form part of the Statutory Development Plan. This will consider further revisions to Settlement Policy Boundaries, Gaps between settlements, Special Character Areas and other Development Management Policies.
- 1.10** Whilst the National Park is a separate authority, East Hampshire District Council has regard to the statutory purposes of the National Park under Section 62 of the Environment Act 1995.

Map 1

Area Covered by Site Allocations Plan (i.e. not including the South Downs National Park).



How is this linked to Neighbourhood Planning?

- 1.11** Neighbourhood planning is a new element of the planning system introduced in 2012 through the Localism Act. A fundamental principle of neighbourhood planning is that it is community-led, with the community establishing local planning policies for development and use of land within its neighbourhood. Neighbourhood Plans enable local people to play a leading role in responding to the needs and priorities of the local community.
- 1.12** In East Hampshire District, the appropriate bodies for producing Neighbourhood Plans are the Town and Parish Councils. A Neighbourhood Plan must generally conform to the East Hampshire District Local Plan and can promote more but not less development than the Local Plan. Once a Neighbourhood Plan is adopted it will become part of the Development Plan for the district and will be used to assess and determine planning applications within the Neighbourhood Plan's designated area.
- 1.13** In East Hampshire: Alton, Bentley, Ropley and Medstead & Four Marks are the four areas currently designated as Neighbourhood Plan areas. Where a community is developing a Neighbourhood Plan that includes housing and employment allocations and has progressed to consultation stage, the District Council is not proposing to allocate sites
- 1.14** However, if these Neighbourhood Plans do not become adopted the Council will assess the need for it to identify sites through a subsequent Development Plan Document (DPD).
- 1.15** If further Neighbourhood Plans are prepared in the future and include site allocations for housing and/or employment and/or alterations to the Settlement Policy Boundaries, these neighbourhood plans will supersede this Plan for their respective designated areas.

The East Hampshire Context

- 1.16** The JCS sets out the Council's overall approach towards the local application of sustainable development through its objectives and core policies. The JCS was jointly prepared by East Hampshire District Council (EHDC) and the South Downs National Park Authority (SDNPA). The National Park covers 57% of the district and splits the area managed by East Hampshire District Council into two halves, one south of the National Park known as the southern parishes and an area to the north of the National Park. The splitting of the district into two separate Local Planning Authorities creates some added complexity for place shaping for example the main settlements of Petersfield and Liss are both part of East Hampshire as a place but in planning terms are dealt with independently by the SDNPA.



- 1.17** The JCS is the overarching planning policy document for the district. It sets out the strategy for the future development of the district over the period to 2028 and was prepared and examined as complying with the requirements of the Framework. The JCS identifies the overall spatial vision and economic, social and environmental objectives for the district and the amount, type and broad location of development needed to fulfil those objectives. The Site Allocations Plan identifies and allocates specific sites suitable for development in order to meet the JCS's requirements for housing and employment, and in so doing makes a major contribution to delivering the objectives within the JCS. The Site Allocations Plan covers the same plan period as the JCS for the 43% of the district outside the South Downs National Park.
- 1.18** The Site Allocations Plan sets out what type and level of development will be promoted throughout East Hampshire District Council's planning area. The Plan will provide more certainty for local communities, landowners, developers and infrastructure providers about the future pattern of development. Specific development proposals for the sites identified in the Plan will, however, need to gain planning permission before development can take place.
- 1.19** Within the area to the north of the National Park is Whitehill & Bordon, the second largest town in the district and currently a base for the military who are in the process of relocating. It is identified in the JCS as a strategic allocation for 2,725 dwellings over the Plan period to 2028. The strategic allocation does not form part of this Site Allocations Plan and is proceeding on the basis of policy guidance provided in the JCS, and through a masterplan and a series of planning applications.
- 1.20** Other significant settlements to the north of the National Park identified in the JCS include Alton, Liphook, Four Marks/South Medstead and Grayshott, each providing a range of facilities for their local populations.
- 1.21** The area to the south of the National Park has three significant settlements, Horndean, Clanfield and Rowlands Castle.
- 1.22** The Site Allocations Plan directly takes forward Policy CP3: New Employment Provision and Policy CP10: Spatial Strategy for Housing in the Local Plan: Joint Core Strategy (JCS). Policy CP10 of the JCS sets an overall target of 10,060 new homes to be built over the plan period (up to 2028). The majority of that target is accounted for in completions, existing planning permissions, existing undeveloped allocations from previous plans, the strategic allocation at Whitehill & Bordon, and from estimates of development on small sites (windfalls). The Proposed Submission Site Allocations Plan is focused on identifying specific greenfield sites to meet the residual housing requirement and takes into consideration sites that have been granted planning permission since the adoption of the JCS.
- 1.23** Policy CP10 of the JCS requires allocations to be made to meet the following levels of housing in East Hampshire District (outside the National Park):
- **a minimum of 700 dwellings at Alton**
 - **a minimum of 700 dwellings at Horndean;**
 - **a minimum of 200 dwellings at Clanfield;**
 - **a minimum of 175 dwellings at both Liphook and Four Marks/South Medstead;**
 - **a minimum of 150 dwellings at Rowlands Castle;**
 - **a minimum of 150 dwellings at other villages north of the National Park.**
- 1.24** Housing need was established through the JCS Examination at around 610 dwellings per annum, or 10,370 dwellings for the whole of the plan period up to 2028. The figure of 10,060 was set by the JCS as the minimum number of new houses that should be provided to 2028. The difference between the two indicates the need for a modest degree of flexibility above the minimum figure set by the JCS, and this is provided for by this Plan.
- 1.25** The housing land supply for the district as a whole is made up of a minimum of 8,366 dwellings outside the SDNP and a minimum of 1,694 dwellings within the SDNP making a total of 10,060. Chapter 10 sets out more information about the implementation and monitoring.

- 1.26** The table below shows the number of dwellings being provided (outside the SDNP) in relation to the targets established in the JCS. The provision consists of planning permissions granted outside of the Settlement Policy Boundaries since 1st April 2013, allocated sites within this document, as well as sites allocated through emerging Neighbourhood Plans. Details on the complete housing land supply position (1st April 2015) can be found within Appendix 2.

Table 1: Residual Requirements				
Settlement	Target	Allocations/ Commitments	Difference	%
Alton	700	877	177	25.2%
Horndean	700	860	160	22.9%
Clanfield	200	236	36	18.0%
Rowlands Castle	150	157	7	4.7%
Four Marks/ South Medstead	175	316	141	80.6%
Liphook	175	215	40	22.9%
Bentley		52		
Villages	150	124	26	17.3%
Total	2,250	2,837	587	+26%

- 1.27** Employment provision and distribution in the district is set out in Policy CP3 of the JCS which requires the provision of land for employment use in East Hampshire district (outside the National Park) for:

- **about 7ha of employment land in Alton;**
- **about 2ha of land in Horndean for industrial (B2) and business use (B1).**

- 1.28** The Site Allocations Plan contains specific site policies to meet these requirements.

- 1.29** It should be noted that some of the site allocations have already been granted planning permission. Further detail is set out in Appendix 1.

- 1.30** Policy CP22 and paragraph 7.24 of the JCS requires housing proposals capable of affecting the Wealden Heaths Phase II Special Protection Area to consider, on a case-by-case basis, whether a project-specific HRA is required. Housing proposals falling within 5.6km of the coastal 'Natura 2000' sites will need to consider whether mitigation is required to address the impacts of recreational disturbance, through in-combination effects of additional dwellings, on the Solent SPAs, SACs and Ramsar sites. Affected housing allocations in this plan have a site specific criterion to address these constraints.

- 1.31** Relevant national policies, JCS policies and the saved policies of the Local Plan Second Review (2006) will apply where relevant to all of the proposals set out in this Plan.

2. Proposals for Settlements

- 2.1** The following sections set out, for each of the main towns and villages in the Plan area, site specific proposals to meet the requirements of the Joint Core Strategy (JCS). The Site Allocations Plan focuses on identifying specific sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the JCS. These specific site allocations meet the residual development requirements for the district (outside the SDNP). For each site there is a policy setting out the criteria that subsequent planning applications will need to address. The boundaries of allocated sites, which are all greenfield sites beyond existing Settlement Policy Boundaries, will be integrated into a revised Settlement Policy Boundary when the Plan is adopted and are shown on the Policies Map.
- 2.2** This Plan has been prepared against a background of increasing pressure to provide sufficient housing to meet increasing needs, together with a shortfall in the five year housing land supply. This has led to a large number of speculative planning applications across the district. Some of these applications have been permitted where they have been regarded as being sustainable development that complies with the Framework and the Development Plan. In some settlements therefore a part of the JCS housing requirement has already been met. It should therefore be noted that as a consequence some of the site allocations have already been granted planning permission. Such sites remain in the Plan as an allocation to ensure the site can come forward in the future if the current planning permission is not implemented.
- 2.3** In some circumstances it is not appropriate to allocate a site which already has planning permission, such as where they are of small scale in relation to the settlement. However, they remain an important part of the district's housing land supply and therefore a revision to the Settlement Policy Boundary has been made and is shown on the Policies Map.
- 2.4** The preparation of the first Neighbourhood Plans in the district cover Alton, Bentley, Ropley and Medstead & Four Marks. Work has been undertaken in parallel with this Plan. In order to allow the local community the widest opportunity to determine local policies for their area, land allocations and policy guidance in this Plan is only provided for those elements not covered by the respective Neighbourhood Plans. Should further Neighbourhood Plans be prepared in the future and include site allocations for housing and/or employment, these neighbourhood plans will supersede this Plan for their respective designated areas.
- 2.5** Housing and employment provision will also continue to be accommodated on acceptable sites within the Settlement Policy Boundaries.
- 2.6** Commentary is made in the subsequent sections on the settlements of:
- Alton
 - Horndean
 - Liphook
 - Clanfield
 - Rowlands Castle
 - Four Marks/South Medstead
 - Other villages north of the South Downs National Park



3. Alton (Neighbourhood Plan to allocate housing sites)

- 3.1** The Joint Core Strategy (CPI0) states that new sites will be identified for a minimum of 700 dwellings at Alton. The site identification and allocation process will be addressed as part of the emerging Alton Neighbourhood Plan. It should be noted that the Alton Neighbourhood Plan Area covers the village of Holybourne and therefore any housing allocations for this village will be considered through the preparation of the Alton Neighbourhood Plan.
- 3.2** The housing site allocated in the saved East Hampshire District Local Plan: Second Review Policy HI, Land at former Lord Mayor Treloar Hospital, will remain.
- 3.3** In addition the Joint Core Strategy (Policy CP3) also requires the provision of about 7ha of employment land in Alton. Provision is made in this Plan in Policies EMP1 and EMP2 for about 10ha of employment land.
- 3.4** The following sites are allocated for employment development:

Policy	Location /Address	Site Area (ha)	Employment provision (ha)	Indicative timeframe
EMP1	Land at Lynch Hill	9.4	7	2016 - 2018
EMP2	Land at Wilsom Rd.	3.55	3	2018 - 2023

EMP1 Land at Lynch Hill

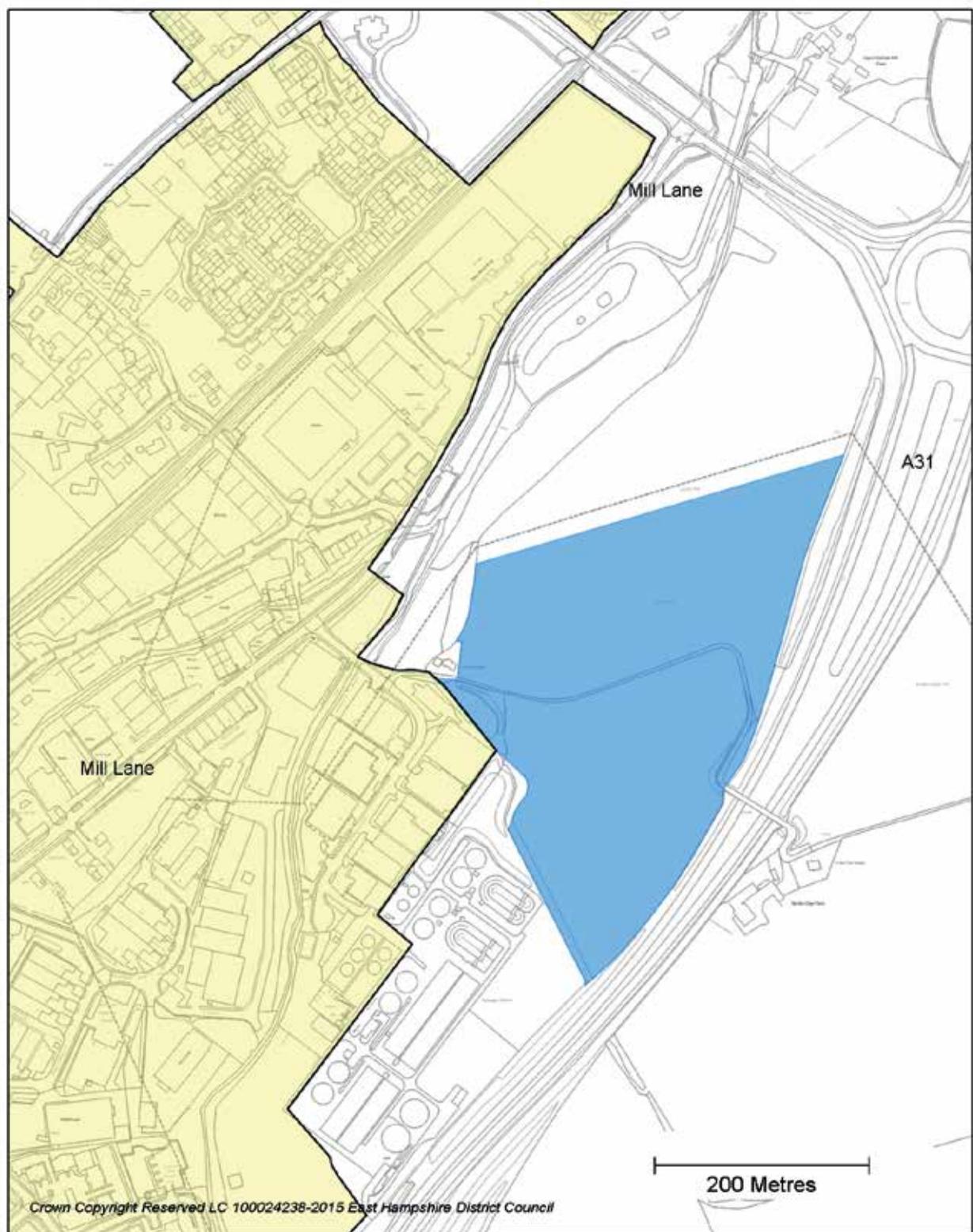
An overall site area of 9.4ha is allocated to accommodate about 7ha of employment land.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network;
- d) provide landscaping and screening to minimise the impact of development on the setting of Alton;
- e) provide a buffer zone along the river to protect and enhance the biodiversity value and prevent further erosion of the river and its corridor; and
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.

EMPI Land at Lynch Hill



Key

- Proposed Employment Allocation
- Existing Settlement Policy Boundary

EMP2 Land at Wilsom Road

An overall site area of 3.55ha is allocated to accommodate about 3ha of employment land.

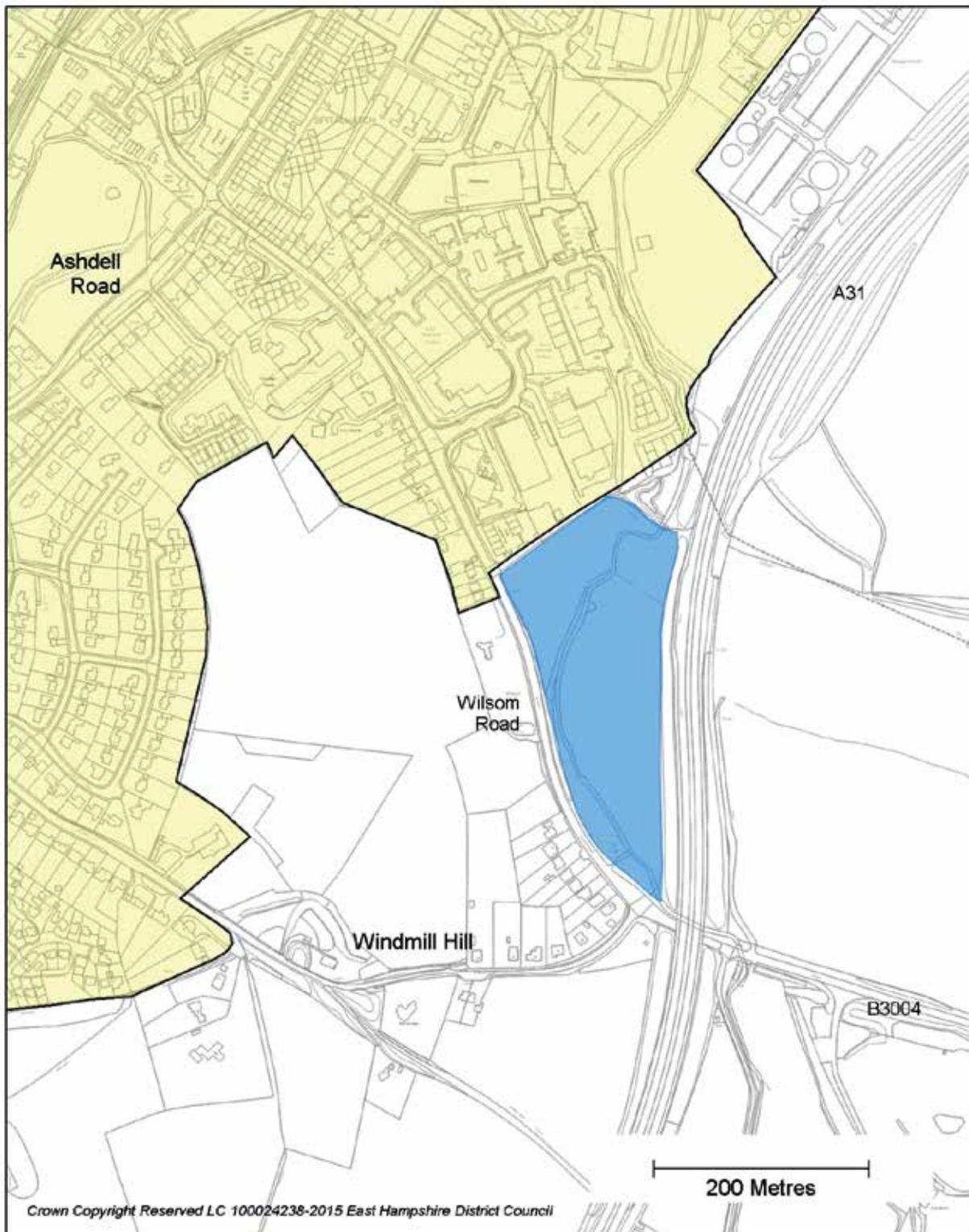
The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access from Wilsom Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network and retain its attractive semi-natural setting;
- d) provide landscaping and screening to minimise the impact of development on the setting of Alton;
- e) provide a buffer zone between the bank of the River Wey and any buildings, to protect and enhance the biodiversity value of the river corridor and to ensure that access is available for any future maintenance;
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- g) fully compensate any loss of floodplain.



EMP2 Land at Wilsom Road



Key

- Proposed Employment Allocation
- Existing Settlement Policy Boundary

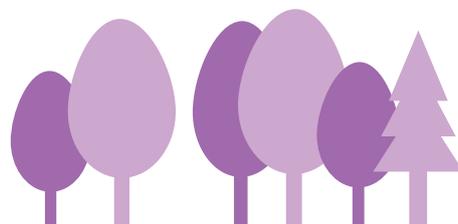


4. Horndean

- 4.1** The Joint Core Strategy (CP10) states that new sites will be identified for a minimum of 700 dwellings at Horndean. Provision is made in this Plan in Policies HN1 and HN2 for 740 dwellings.
- 4.2** The Joint Core Strategy (Policy CP3) also requires about 2ha of land in Horndean for industrial (B2) and business use (B1). All of this provision is made in this Plan. This provision is included in Policy HN1 as part of a mixed use allocation.
- 4.3** The reserve housing site listed in the saved East Hampshire District Local Plan: Second Review Policy H2, North of James Copse Road, will remain and the Settlement Policy Boundary adjusted accordingly. The Keydell Nursery site was released for housing development by the Council in 2009. This remains and the Settlement Policy Boundary adjusted accordingly.
- 4.4** The following sites are allocated:

Policy	Location /Address	Site Area (ha.)	Provision	Indicative timeframe
HN1	Land East of Horndean	62	700 new dwellings Care Village including independent living units 2ha industrial (B2) and business use (B1) New school	2017 - 2023
HN2	Land Rear of 185-189A Lovedean Lane	2.5	40 new dwellings	2016 - 2018

- 4.5** The number of dwellings shown for each site is indicative and based on known site characteristics, density considerations and planning applications.



HNI Land East of Horndean

A site of 62ha of land to the east of Horndean is allocated for a mixed use form of development to include:

- about 700 dwellings;
- a Care Village including independent living units and extra care provision for older people;
- land for about 2ha industrial (B2) and business use (B1); and
- a new primary school and land for future expansion.

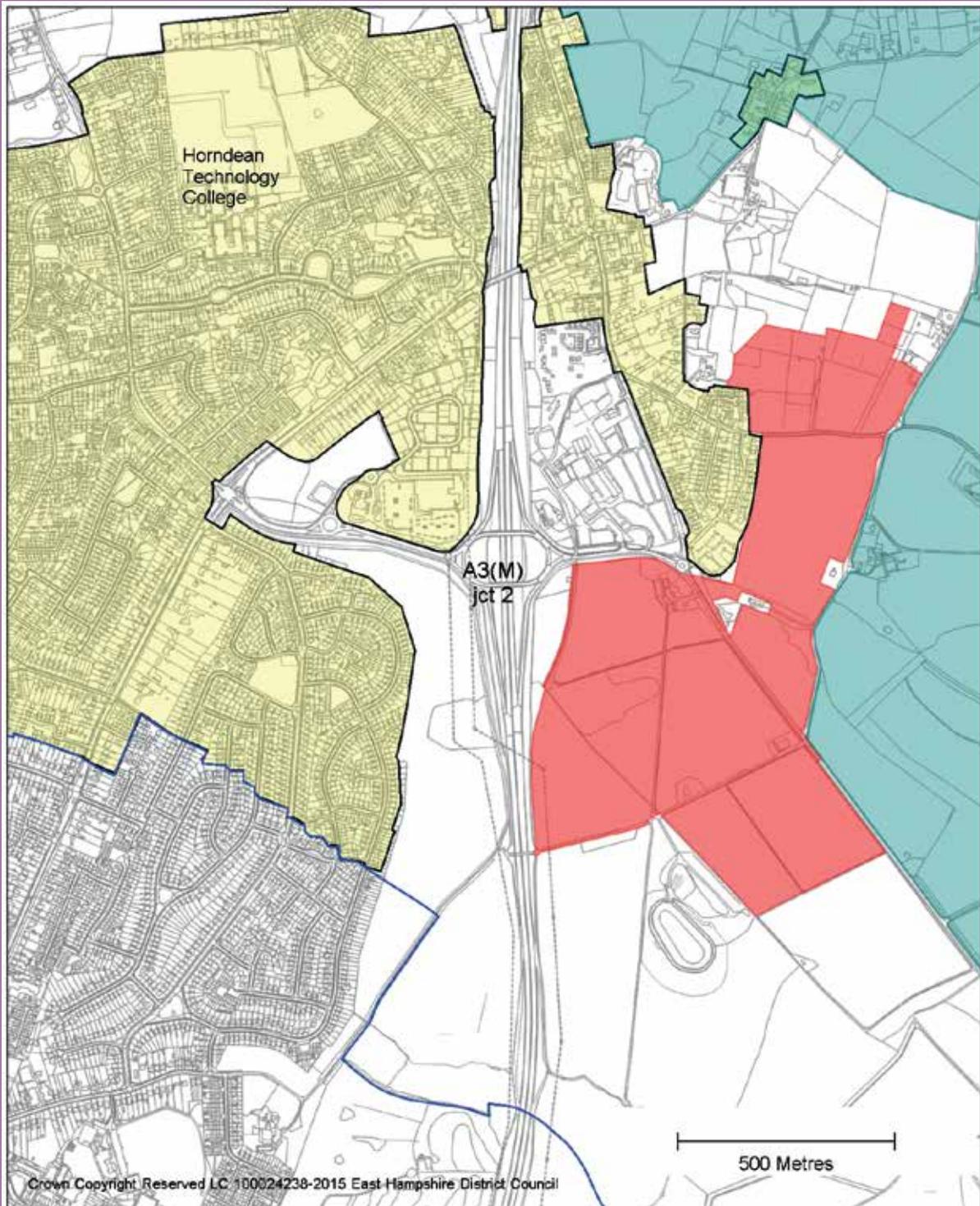
The site will be developed in accordance with the following site specific criteria.

Development Shall:

- a) provide accommodation for older people, including extra care;
- b) provide about 2ha of land for industrial (B2) and business uses (B1) and provision of an Enterprise Centre, close to Junction 2 of the A3(M) with immediate access off the B2149;
- c) provide community facilities, including a primary school, community centre and convenience shop;
- d) provide vehicular access from Rowlands Castle Road to serve land north of that road only and access from the B2149 (Havant Road) to serve the remainder of the site;
- e) ensure any significant negative impact is mitigated on the local and strategic road network;
- f) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network, Horndean Village, Hazleton Common and the South Downs National Park;
- g) provide a new pedestrian crossing on Dell Piece East to connect to the existing footway, and provide a safe and accessible link to existing facilities on the western side of Junction 2 of the A3(M);
- h) provide landscaping and screening to minimise the impact of development on the setting of the South Downs National Park and on the setting of the Grade II Listed Buildings at Pyle Farm;
- i) provide new green infrastructure to connect with the wider network, and to improve the habitat connectivity between the adjoining SINCS;
- j) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site;
- k) not result in contamination of the aquifer or groundwater (including turbidity);
- l) provide noise mitigation measures including noise bunds and barriers, to reduce traffic noise from Havant Road and the A3(M);
- m) ensure risks from land contamination are minimised, through remediation works; and
- n) manage important archaeological remains within the site.



HNI Land East of Horndean



Key

- Proposed Mixed Use Allocation
- Existing Settlement Policy Boundary
- South Downs National Park
- East Hampshire District Boundary

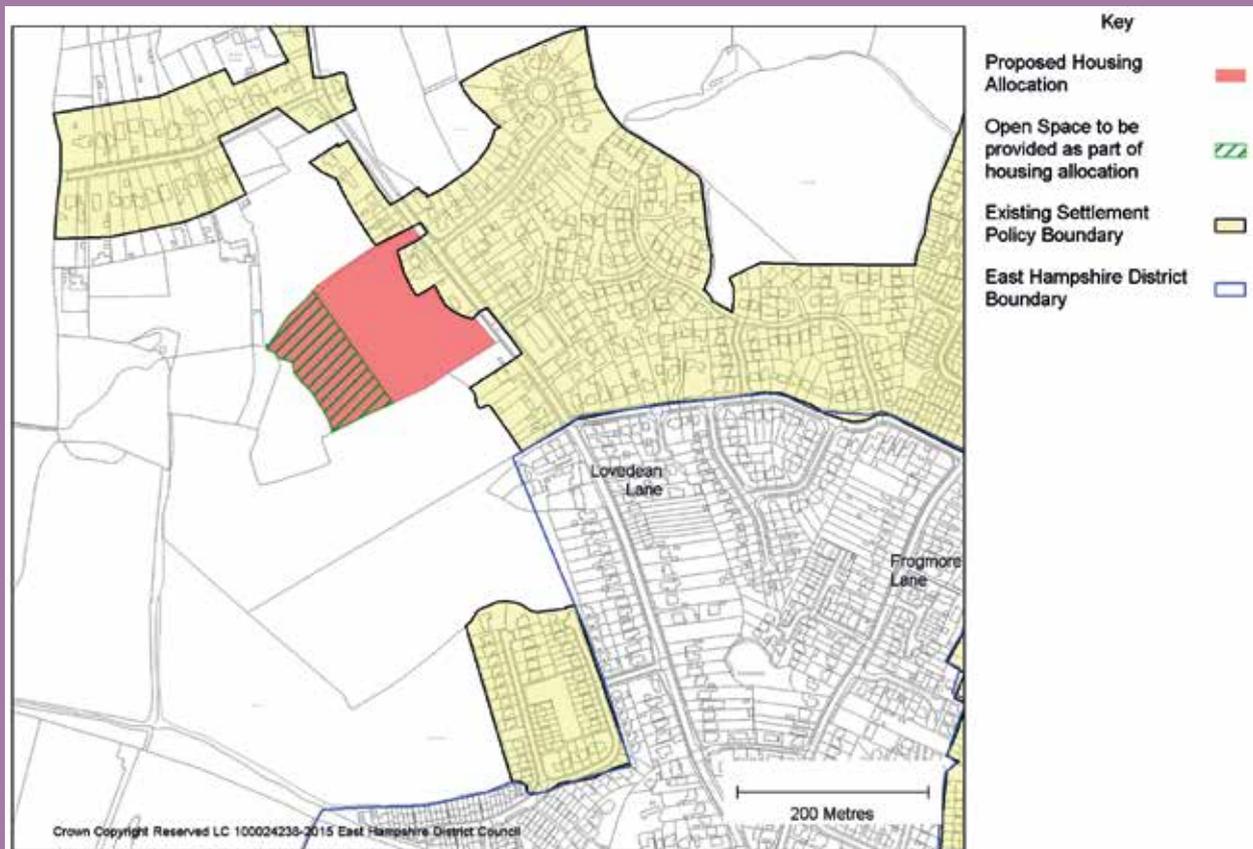
HN2 Land Rear of 185-189A Lovedean Lane

Land at Lovedean Lane is allocated for residential development for about 40 dwellings on 2.5ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide a vehicular access to the site from Lovedean Lane;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network and the public footpath along the northern edge of the site;
- d) provide semi-natural open space along the western boundary and strengthen links to the wider green infrastructure network;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) not result in contamination of the aquifer or groundwater (including turbidity).



5. Liphook

- 5.1** The Joint Core Strategy (CPI0) states that, new sites will be identified for a minimum of 175 dwellings at Liphook. All of this provision is made in this Plan in Policy LPI.
- 5.2** The reserve housing sites listed in the saved East Hampshire District Local Plan: Second Review Policy H2, Land west of Church Centre, Silent Garden and, Lowsley Farm, will remain, and the Settlement Policy Boundary adjusted accordingly.
- 5.3** The employment site allocated in the saved East Hampshire District Local Plan: Second Review Policy IB1, Ordnance Supply Unit, Liphook, will remain.

Policy	Location /Address	Site Area (ha)	Net Dwellings	Indicative timeframe
LPI	Land at Lowsley Farm, south of A3	10.8	175	2018 - 2021

- 5.4** The number of dwellings shown for the site is indicative and based on known site characteristics, density considerations and planning applications.



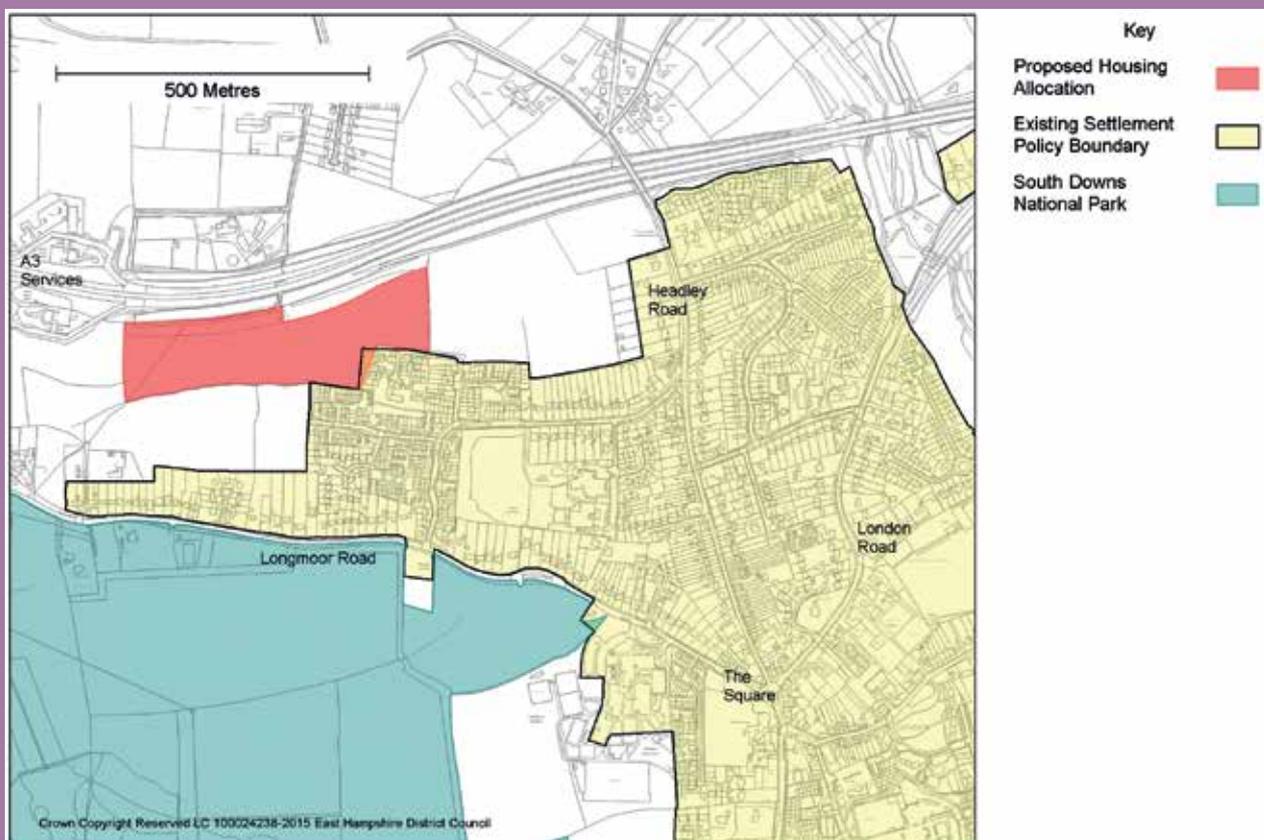
LPI Land at Lowsley Farm, south of A3

Land at Lowsley Farm, south of the A3 is allocated for residential development for about 175 dwellings on 10.8ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site from Longmoor Road via Lowsley Farm Phase I;
- b) ensure any significant negative traffic impact is mitigated on the local road network including Longmoor Road;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network and retain its attractive semi-natural setting;
- d) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measure to protect key species and habitats on site;
- e) provide adequate measures to avoid or mitigate any adverse effects on the Wealden Heaths Phase II Special Protection Area;
- f) provide noise mitigation measures including noise bunds and barriers, to reduce traffic noise from the A3(M); and
- g) ensure risks from land contamination are minimised, through remediation works.



6. Clanfield

- 6.1** The Joint Core Strategy (CPI0) states that new sites will be identified for a minimum of 200 dwellings at Clanfield. All of this provision is made in this Plan in Policies CF1 – CF3.
- 6.2** The following sites are located for residential development

Policy	Location /Address	Site Area (ha)	Net dwellings	Indicative timeframe
CF1	Land at Down Farm, Green Lane	17.8	207	2016 - 2020
CF2	Drift Road	0.6	11	2015 - 2017
CF3	Trafalgar Rise	0.7	18	2015 - 2017

- 6.3** The number of dwellings shown for each site is indicative and based on known site characteristics, density considerations and planning applications.



CFI Land at Down Farm, Green Lane

Land at Down Farm is allocated for residential development for about 207 dwellings on 17.8ha.

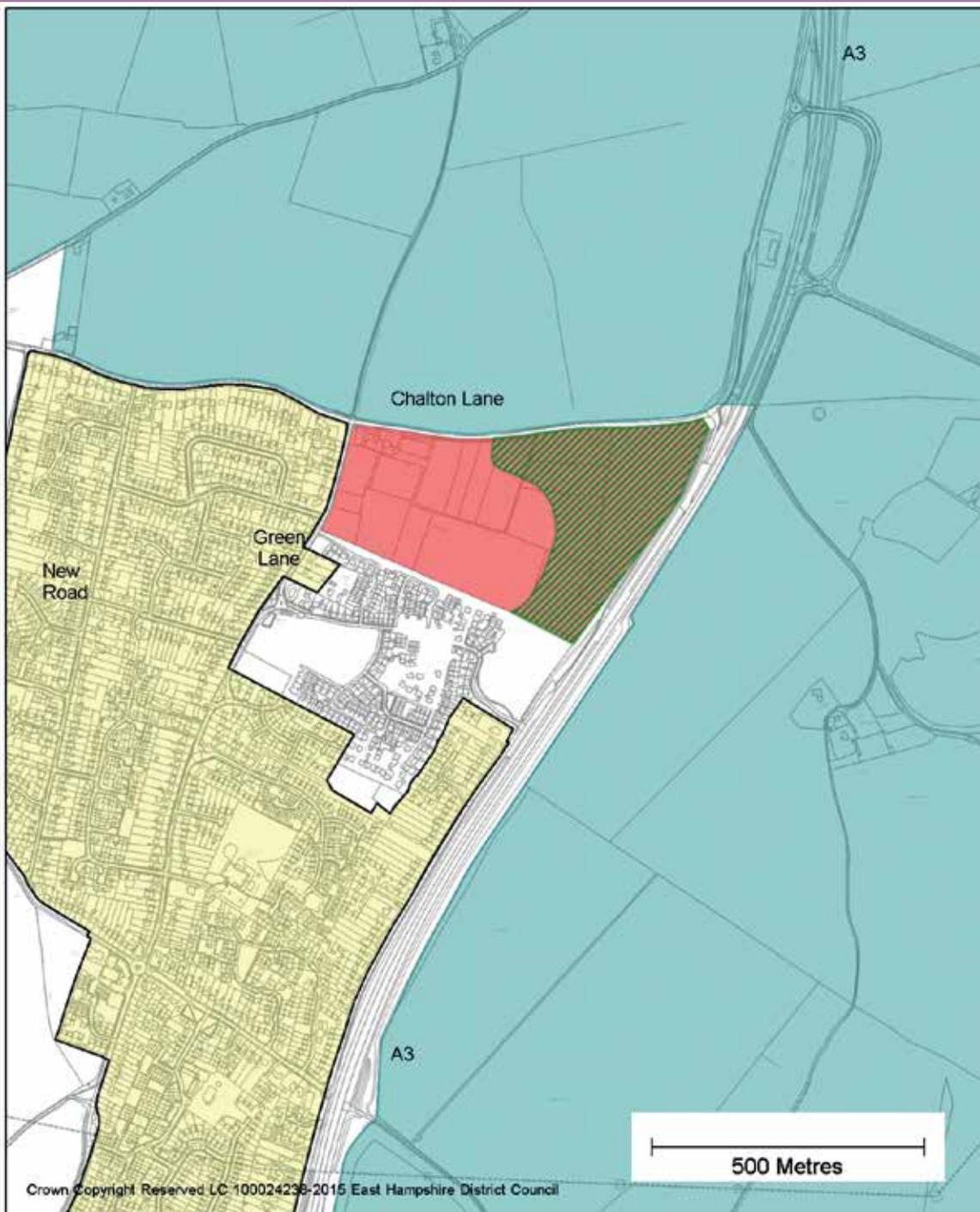
The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Chalton Lane or Green Lane;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the existing cycle route running alongside the A3;
- d) provide public open space to include allotments, bowling green, sports pitches, a sports pavilion and children's play facilities;
- e) retain hedgerows and provide landscape enhancement to take account of its proximity to the South Downs National Park;
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site;
- g) provide noise mitigation to reduce traffic noise from Chalton Lane and the A3(M); and
- h) manage important archaeological remains within the site.



CFI Land at Down Farm, Green Lane



Key

- | | | | |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Proposed Housing Allocation | | South Downs National Park | |
| Open Space to be provided as part of housing allocation | | | |
| Existing Settlement Policy Boundary | | | |

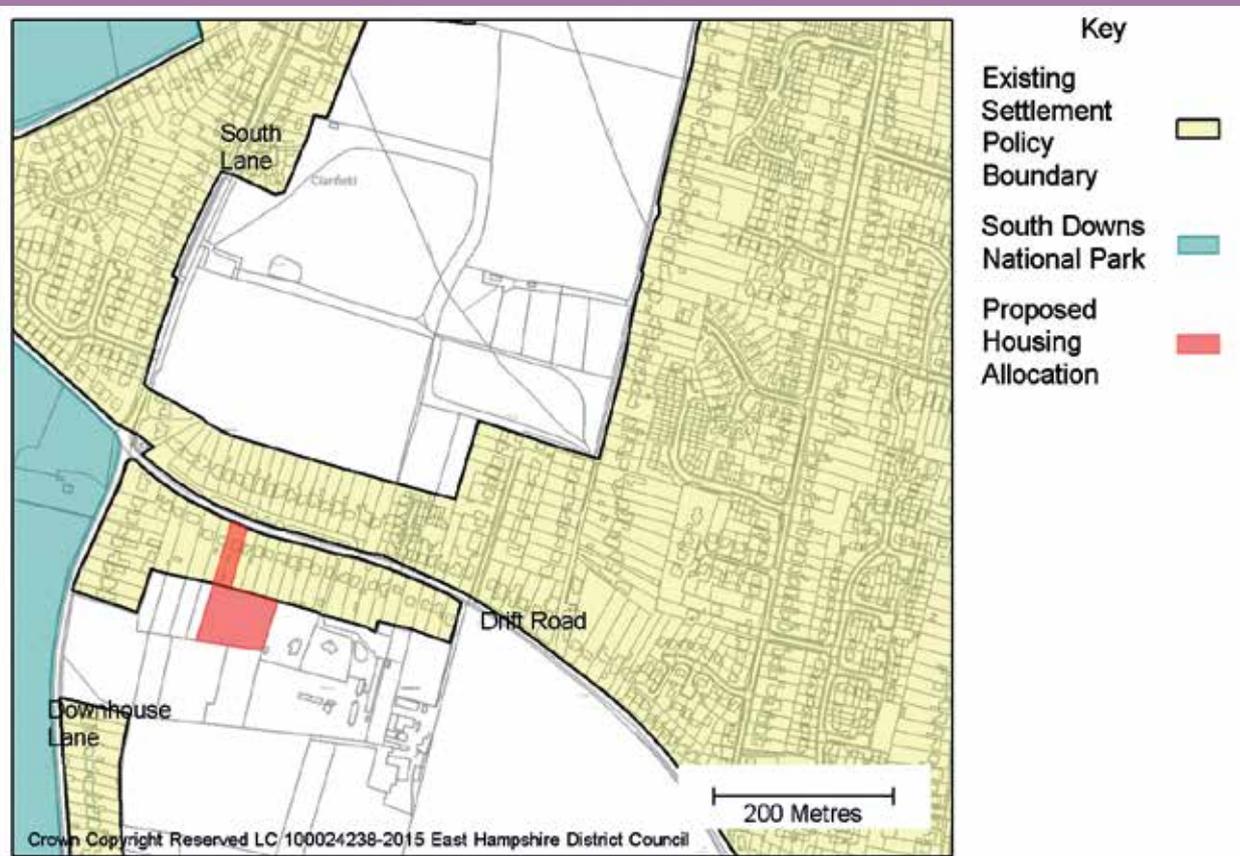
CF2 Drift Road

Land at Drift Road is allocated for residential development for about 11 dwellings on 0.6ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Drift Road in the location of the existing driveway;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to external routes; and
- d) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



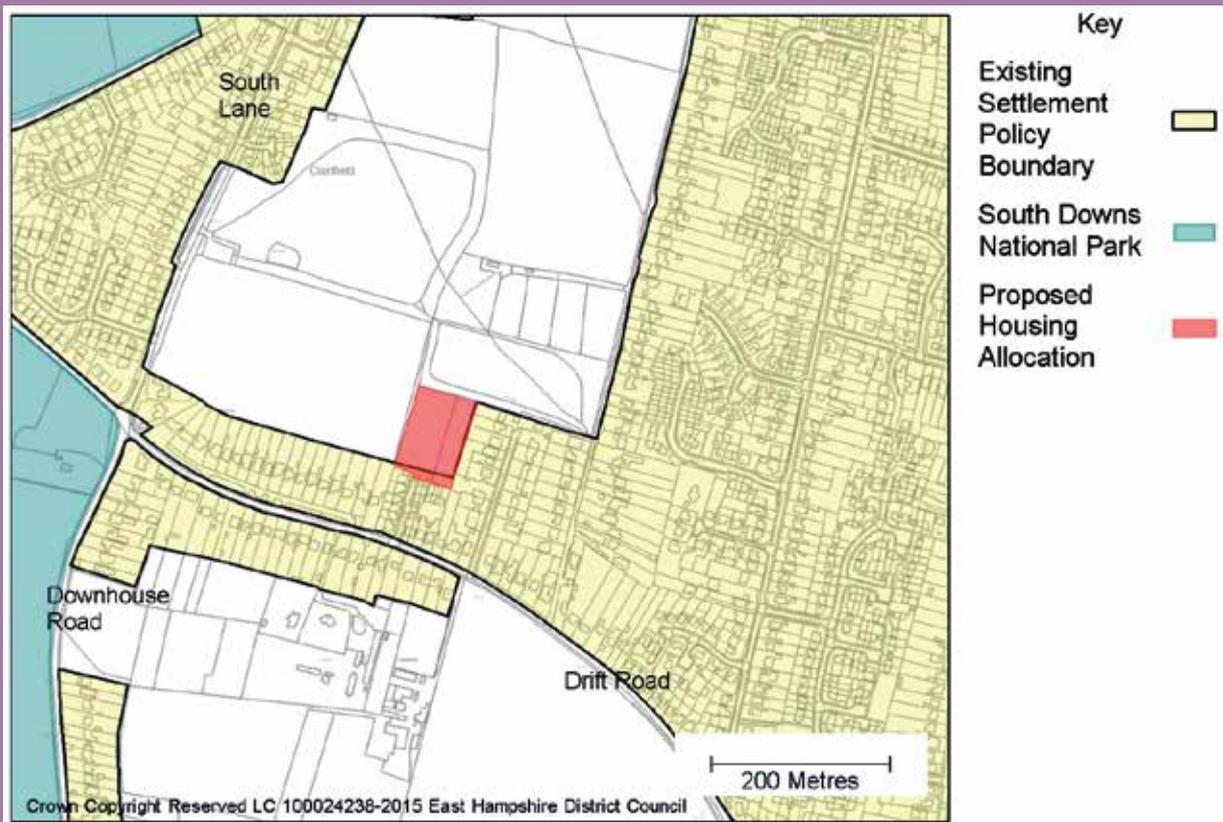
CF3 Trafalgar Rise

Land at Trafalgar Rise is allocated for residential development for about 18 dwellings on 0.7ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Trafalgar Rise;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network;
- d) provide mitigation measures to retain, protect and enhance the western and northern landscape boundaries; and
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



7. Rowlands Castle

7.1 The Joint Core Strategy (CPI0) states that new sites will be identified for a minimum of 150 dwellings at Rowlands Castle. Provision is made in this Plan in Policies RC1 to RC3 for 157 dwellings.

7.2 The following sites are allocated for residential development:

Policy	Location /Address	Site Area (ha)	Net Dwellings	Indicative timeframe
RC1	Land at former Rowlands Castle Brickworks, The Drift	1.8	34	2015 - 2017
RC2	Land south of Oaklands	5.5	106	2015 - 2018
RC3	Land north of Bartons Road (Eastleigh House Cottages) Havant	0.6	17	2017 - 2019

7.3 The number of dwellings shown for each site is indicative and based on known site characteristics, density considerations and planning applications.



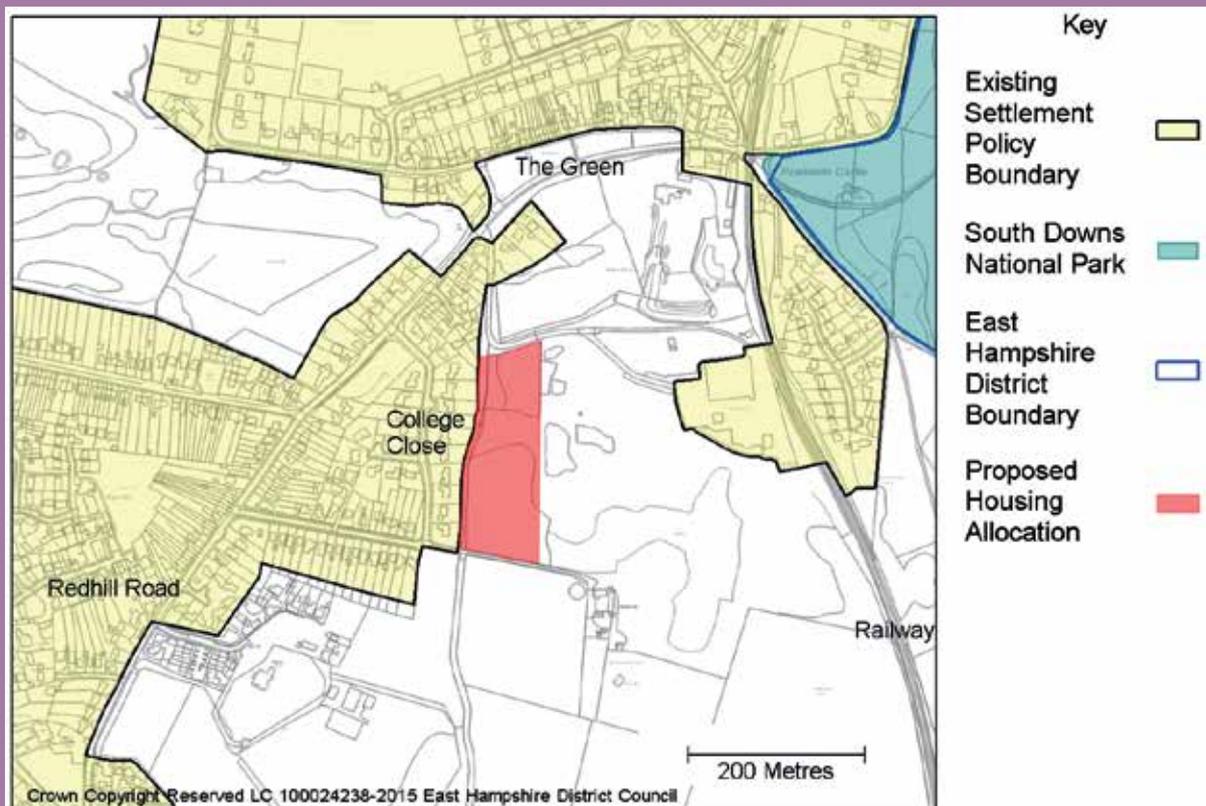
RCI Land at former Rowlands Castle Brickworks, The Drift

Land at former Rowlands Castle Brickworks, The Drift is allocated for residential development for about 34 dwellings on 1.8ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via the access road to the north of the site from Redhill Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network and the National Cycle Route 22;
- d) retain and screen the bridleway within a semi-natural setting;
- e) mitigate any adverse impact on the Scheduled Ancient Monument of Rowland's Castle and the setting of the Conservation Area;
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats;
- g) provide mitigation to address the impacts of recreational disturbance, through in-combination effects of additional dwellings, on the Solent Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites; and
- h) ensure risks from land contamination are minimised, through remediation works.



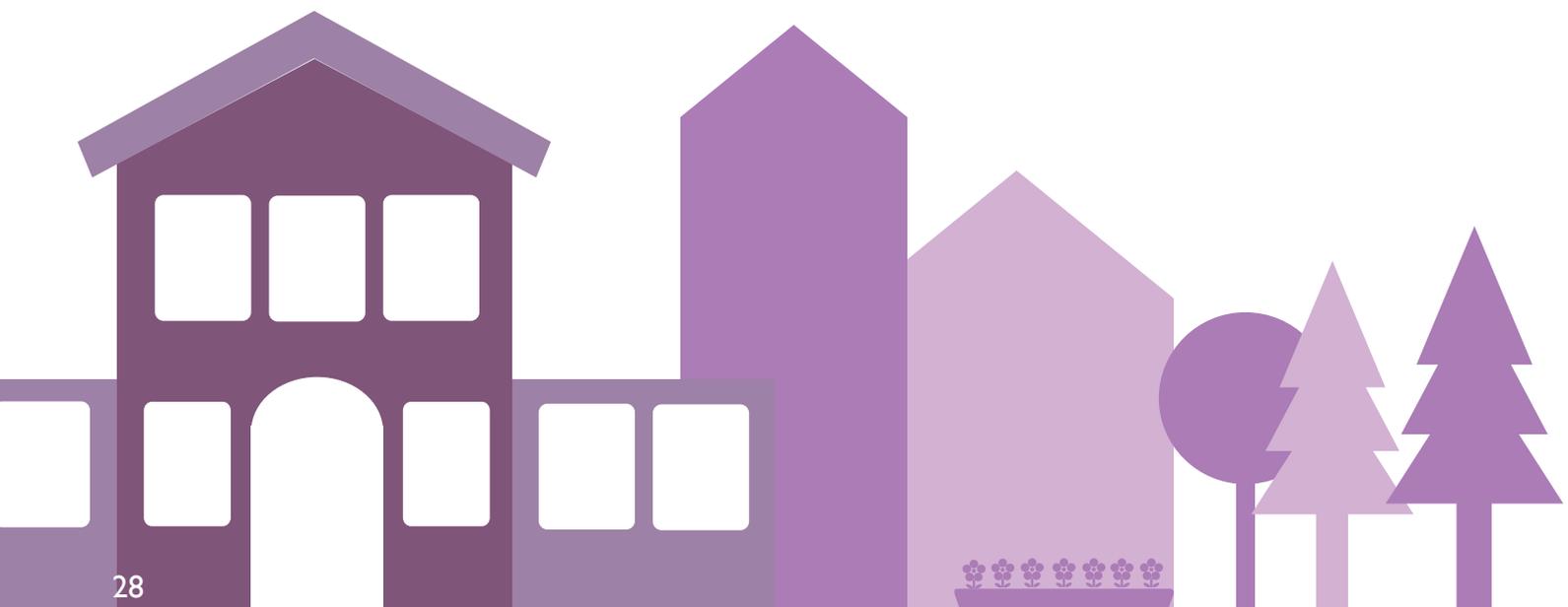
RC2 Land south of Oaklands

Land south of Oaklands is allocated for residential development for about 106 dwellings on 5.5ha.

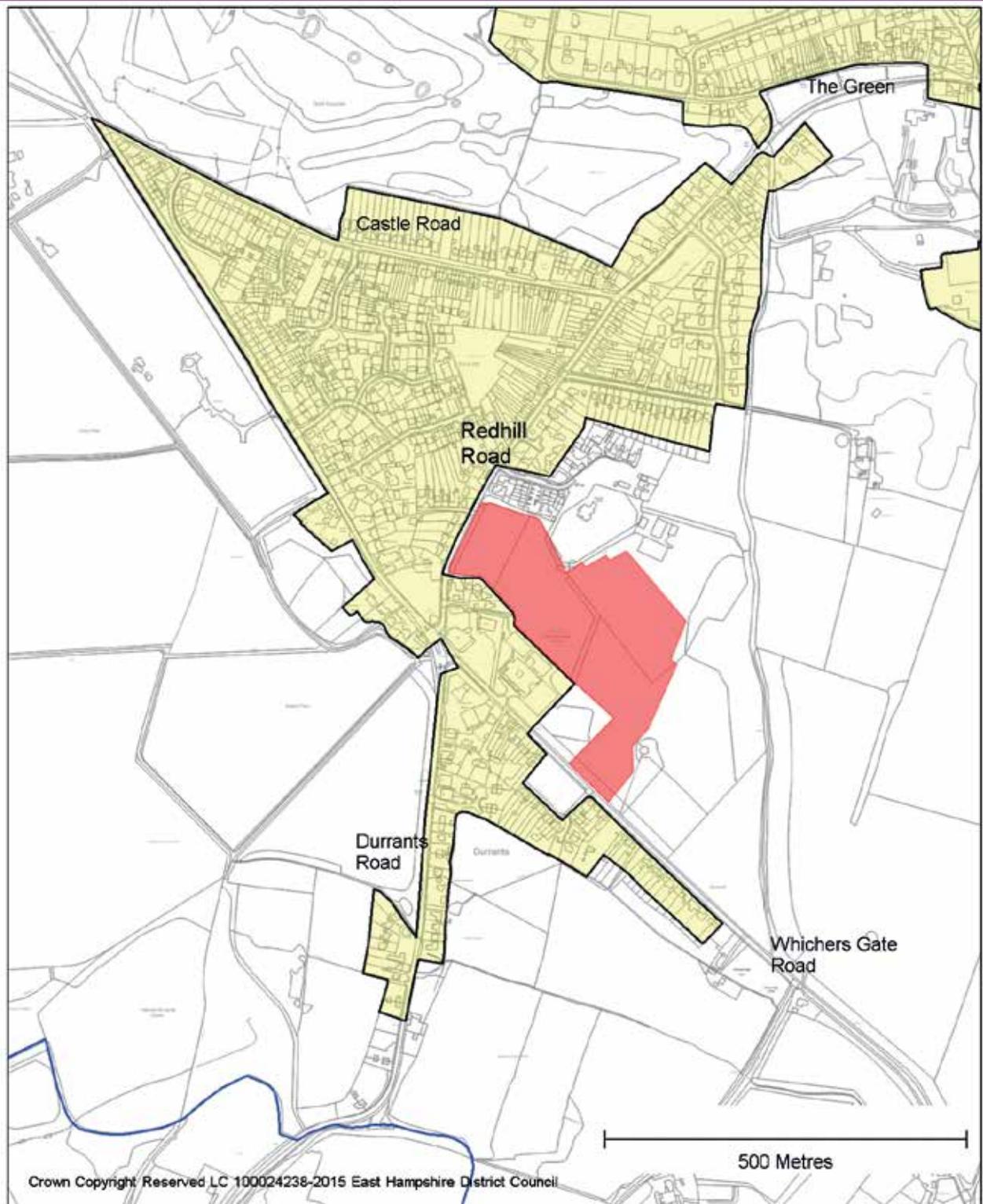
The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Redhill Road or Whichers Gate Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network, Redhill Road, the B2148 and Cycle Route 22;
- d) provide crossing facilities on the B2148 Whichers Gate Road and improve the pedestrian footway;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site whilst managing, maintaining and enhancing the adjacent Oaklands Woodland SINC's; and
- f) provide mitigation to address the impacts of recreational disturbance, through in-combination effects of additional dwellings, on the Solent Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.



RC2 Land south of Oaklands



Key

- Existing Settlement Policy Boundary
- East Hampshire District Boundary
- Proposed Housing Allocation

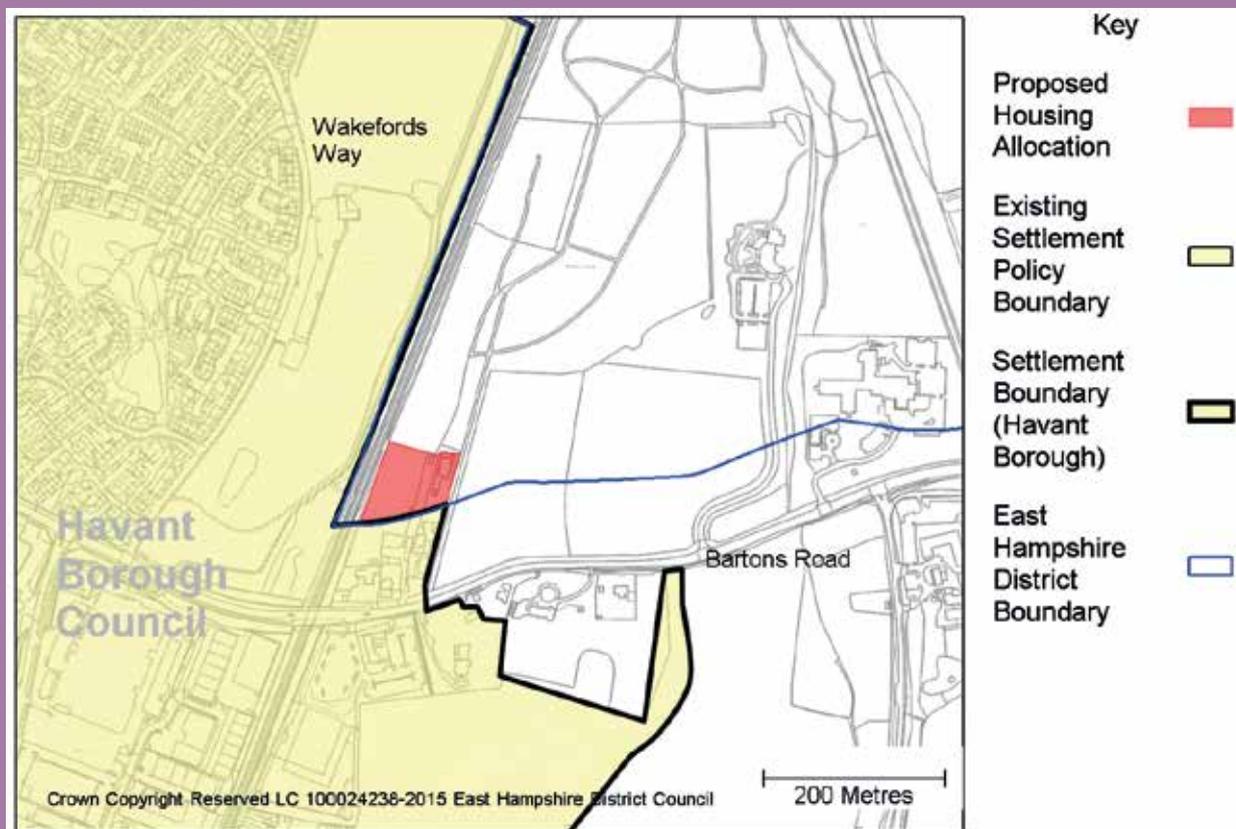
RC3 Land north of Bartons Road (Eastleigh House Cottages), Havant

Land north of Bartons Road (Eastleigh House Cottages), Havant is allocated for residential development for about 17 dwellings on 0.6ha as an extension of proposed housing development in Havant Borough.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via a single access on to Bartons Road (in Havant Borough);
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) be supported by a Biodiversity Enhancement and Mitigation Scheme and measures to protect key species and habitats on site, whilst providing an adequate wooded buffer to the adjoining SINC;
- e) provide mitigation to address the impacts of recreational disturbance, through in-combination effects of additional dwellings, on the Solent Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites; and
- f) provide noise mitigation measures to protect the occupants of dwellings located close to the railway line



8. Four Marks and South Medstead

- 8.1** The Joint Core Strategy (CP10) states that new sites will be identified for a minimum of 175 dwellings at Four Marks / South Medstead.
- 8.2** The following sites are allocated for residential development:

Policy	Location /Address	Site Area (ha)	Net Dwellings	Indicative timeframe
FM1	Lymington Farm, Four Marks	3.8	107	2016 - 2019
FM2	Land at Friars Oak Farm, Boyneswood Road, Medstead	3.9	79	2016 - 2019
FM3	Land north of Boyneswood Lane Medstead	3.64	51	2016 - 2019

- 8.3** The number of dwellings shown for each site is indicative and based on known site characteristics, density considerations and planning applications.



FMI Lymington Farm, Four Marks

Land at Lymington Farm is allocated for residential development for about 107 dwellings on 3.8ha.

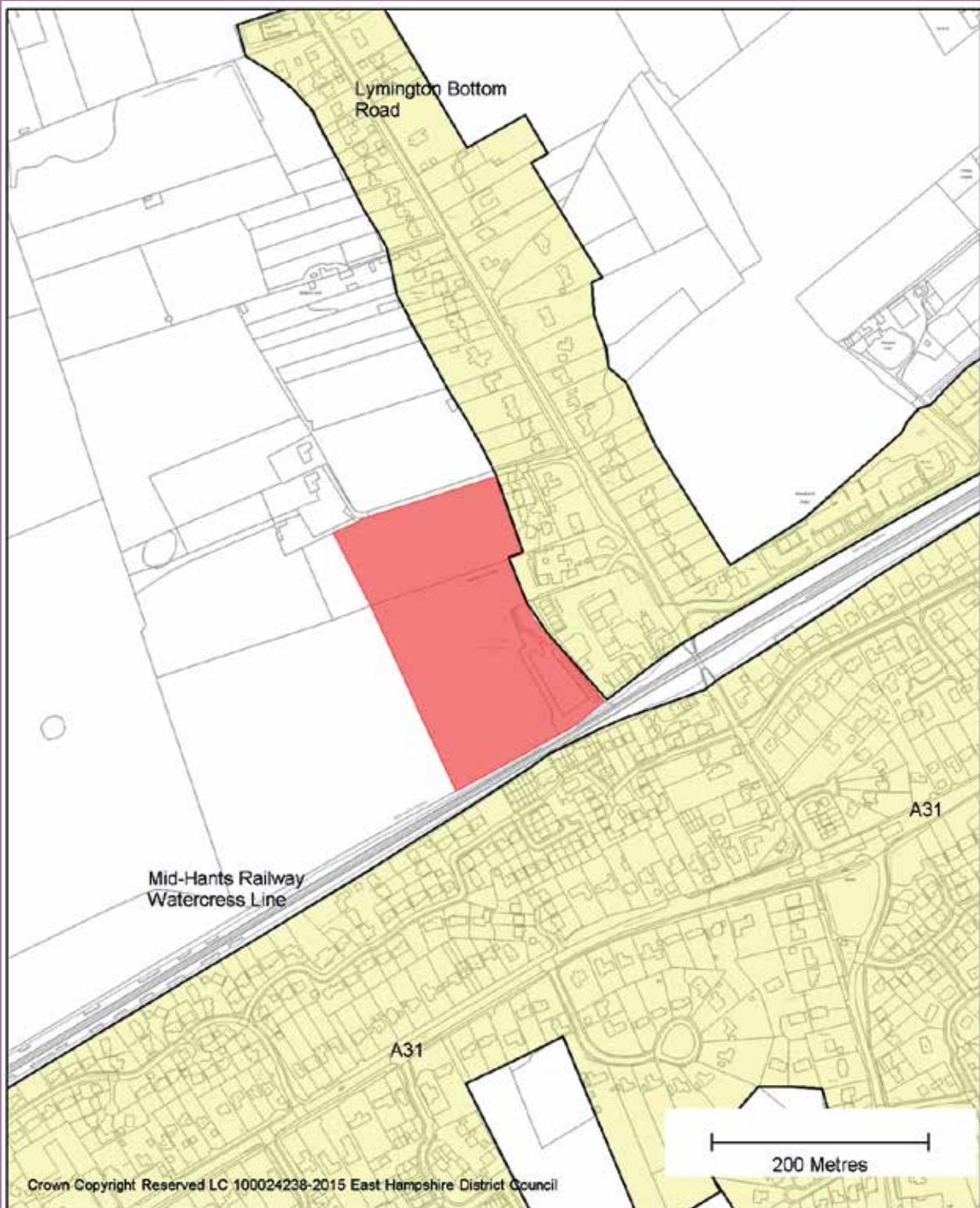
The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access from Lymington Bottom Road designed to minimise the impact on the adjacent Doctors surgery;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site;
- e) provide measures to prevent surface water from the site discharging onto the adjacent highway; and
- f) provide noise mitigation measures to protect the occupants of dwellings located close to the railway line.



FMI Lymington Farm, Four Marks



Key

- Proposed Housing Allocation
- Existing Settlement Policy Boundary

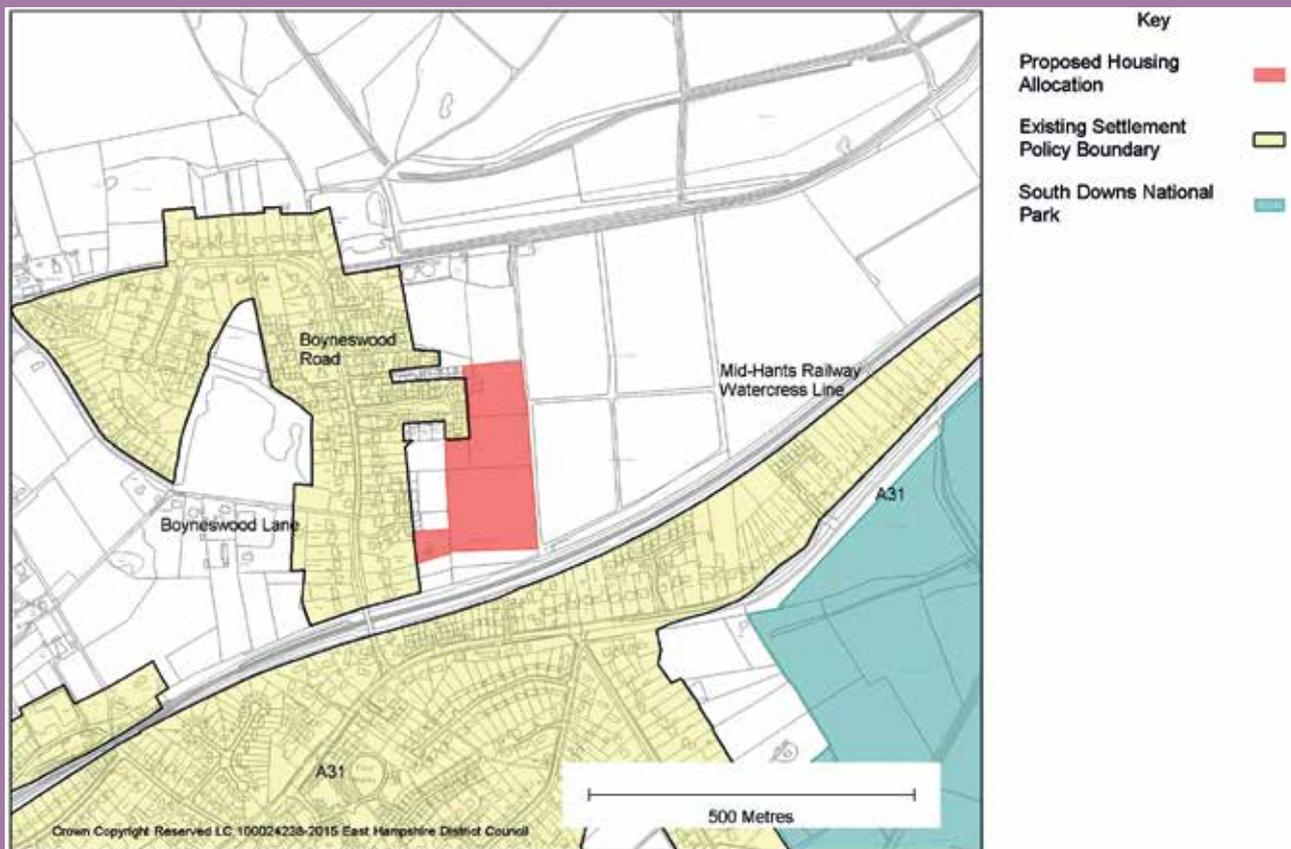
FM2 Land at Friars Oak Farm, Boyneswood Road, Medstead

Land at Friars Oak Farm in Medstead is allocated for residential development for about 79 dwellings on 3.9ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site from Boyneswood Road as well as the closure of access via Friars Oak;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide improvements to Boyneswood Road bridge;
- d) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) provide measures to prevent surface water from the site discharging onto the adjacent highway.



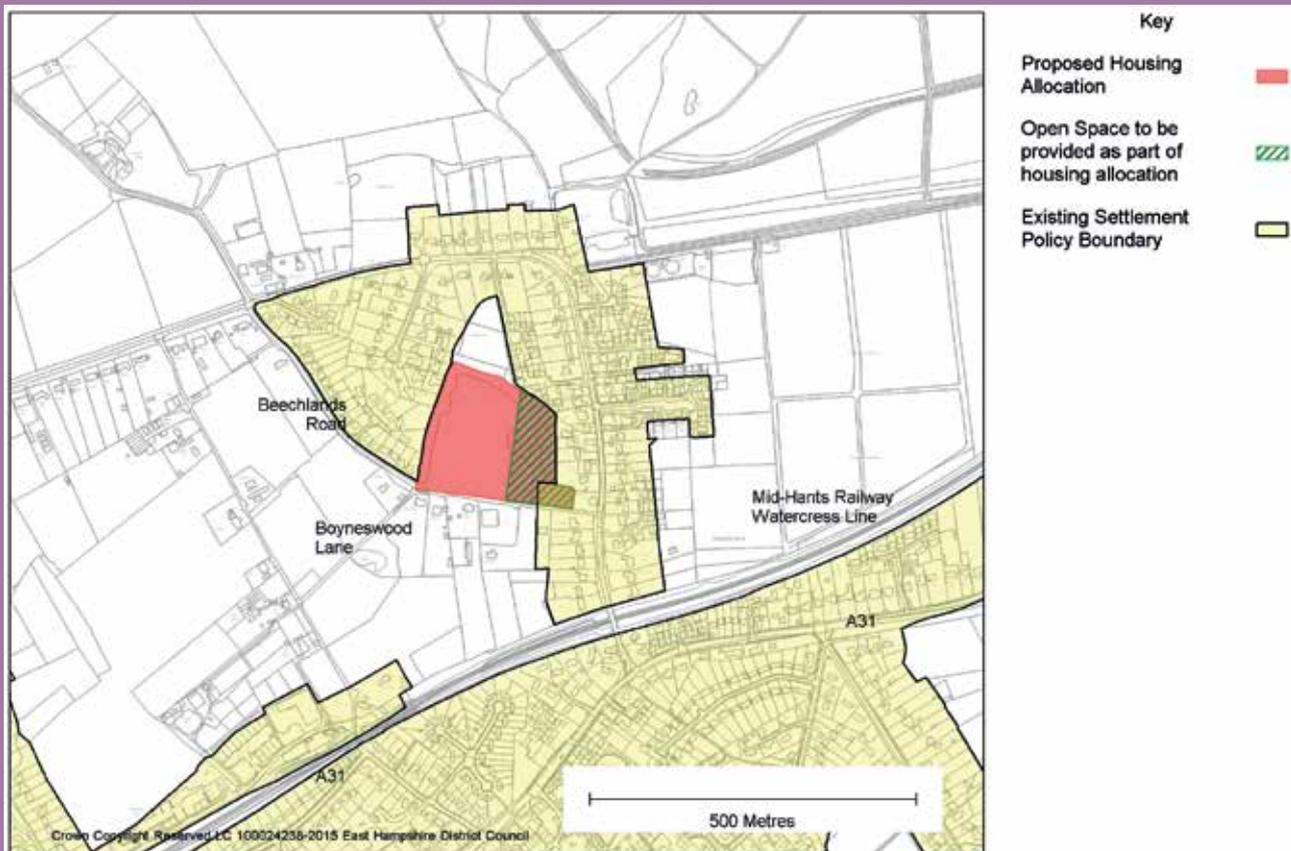
FM3 Land North of Boyneswood Lane, Medstead

Land North of Boyneswood Lane is allocated for residential development for about 51 dwellings on 3.64ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access from the corner of Boyneswood Lane/Beechlands Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) improve the highway between Boyneswood Lane and Stoney Lane;
- d) provide an on-site movement layout suitable for all potential users, linked to existing external routes including the Public Rights of Way network;
- e) provide a segregated footway across Boyneswood Road bridge;
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site;
- g) provide on-site open space and retain the existing boundary vegetation;
- h) provide measures to prevent surface water from the site discharging onto the adjacent highway; and
- i) provide increased capacity at the Four Marks CofE Primary School to accommodate the likely number of primary school children arising from the development.



9. Villages North of the South Downs National Park

9.1 The Joint Core Strategy (CPI0) states that new sites will be identified for a minimum of 150 dwellings at other villages outside the National Park. Provision is made in this Plan in Policies VL1 to VL13 for 124 dwellings and about 50 additional dwellings will be provided via the Bentley Neighbourhood Plan to bring the overall total for the villages to about 171 dwellings.

9.2 The following sites are allocated for housing development:

Policy	Location/Address	Site Area (ha.)	Net Dwellings	Indicative timeframe
Bentworth				
VL1	Land at corner of Church Street and Ashley Road, Bentworth	1.27	12	2021-2023
Farringdon				
VL2	Land at Crows Lane, Upper Farringdon	0.6	8	2016-2017
Headley Down				
VL3	Land at Headley Nurseries, Glayshers Hill, Headley Down	0.4	12	2019-2021
VL4	Land south of Headley Fields, Headley	0.9	7	2015-2016
Holt Pound				
VL5	Land adjacent to Linden, Fullers Road, Holt Pound	0.74	12	2016-2017
VL6	Land adjacent Stream Cottage, Holt Pound	0.2	5	2015-2016
Medstead				
VL7	Land rear of Junipers, South Town Road, Medstead	0.8	12	2020-2022
VL8	Land east of Cedar Stables, Castle Street, Medstead	1.3	10	2016-2017
VL9	Land north of Towngate Farm House, Wield Road, Medstead	0.5	4	2015-2016
Ropley				
VL10	Land adjacent to Bullfinches, Park Lane, Ropley	0.8	7	2015-2016
VL11	Land at corner of Dunsells Lane and Gilbert Street, Ropley	0.69	15	2016-2017
VL12	Land off Hale Close, Ropley	0.2	5	2023-2024
VL13	Land southwest of Dean Cottage, Bighton Hill, Ropley Dean	1.2	15	2016-2018
Total Net Dwellings 124				

9.3 The number of dwellings shown for each site is indicative and based on known site characteristics, density considerations and planning applications.

Bentley – Housing Allocation

- 9.4** Housing provision in Bentley is to be included as part of the housing provision identified by the Joint Core Strategy (CP10) for a minimum of 150 dwellings at other villages outside the National Park. Bentley will account for about 50 dwellings as a proportion of this overall provision. The site identification and allocation process will be addressed as part of the emerging Bentley Neighbourhood Plan.
- 9.5** The employment site allocated in the saved East Hampshire District Local Plan: Second Review Policy IBI, adjacent to Bentley Industrial Centre, will remain.

Bentworth - Housing Allocation

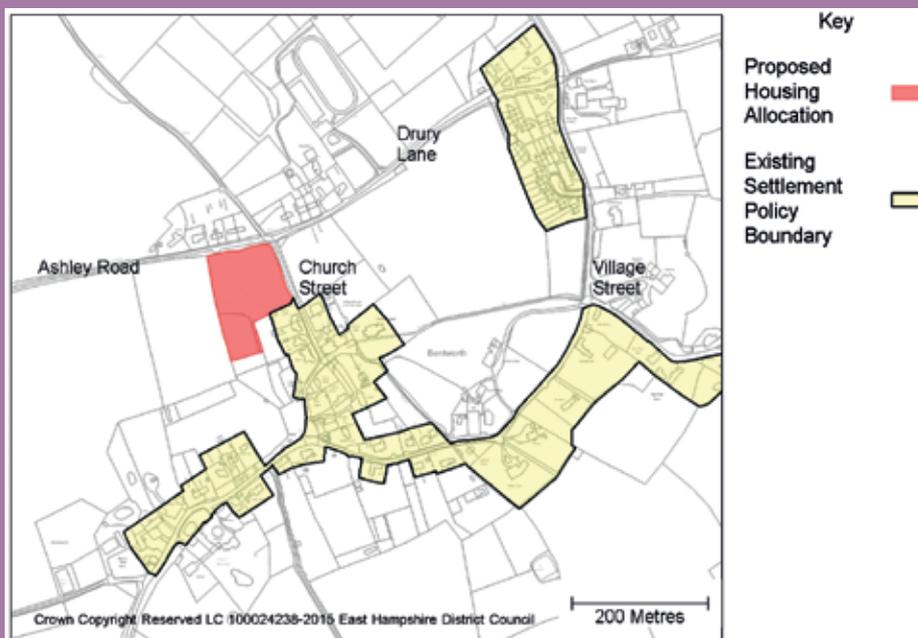
VLI Land at corner of Church Street and Ashley Road, Bentworth

Land at Ashley Road in Bentworth is allocated for residential development for about 12 dwellings on 1.27ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access from Church Street or Ashley Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) mitigate any adverse impact on Bentworth Conservation Area; and
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



Farringdon – Housing Allocation

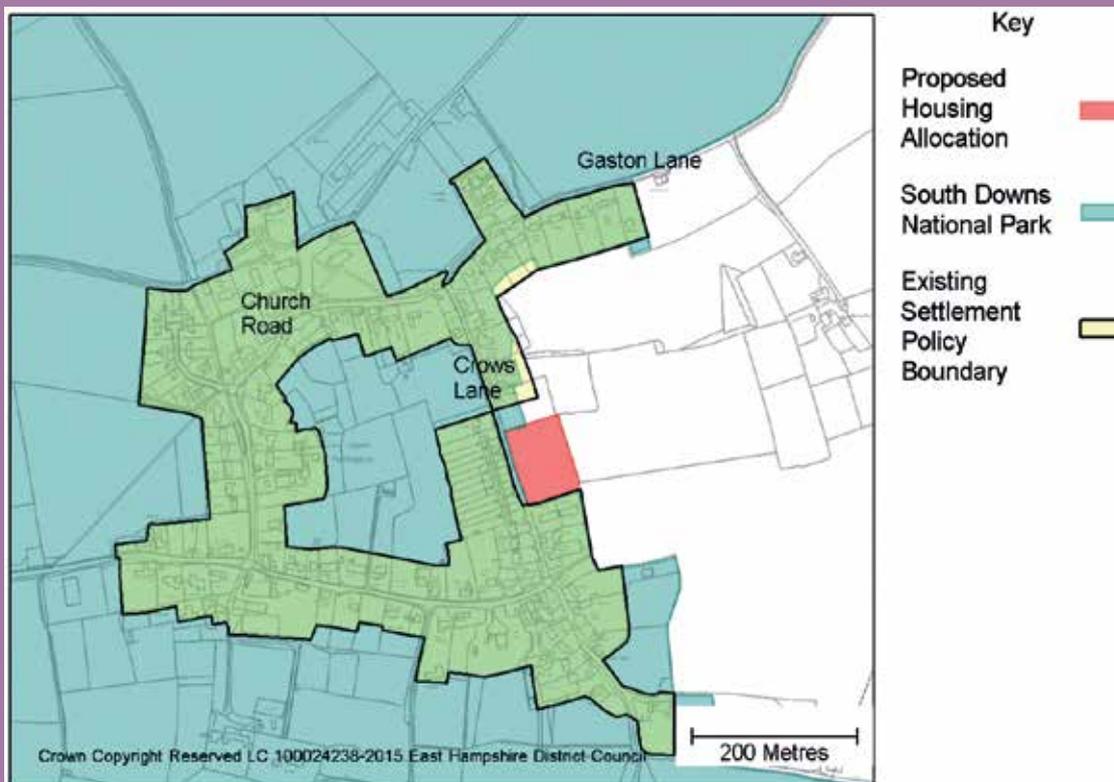
VL2 Land at Crows Lane, Upper Farringdon

Land at Crows Lane in Upper Farringdon is allocated for residential development for about 8 dwellings on 0.6ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Crows Lane;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) mitigate any adverse impact on the Scheduled Ancient Monument and the setting of the nearby Upper Farringdon Conservation Area;
- f) provide landscaping and landscape enhancement to take account of its proximity to the South Downs National Park; and
- g) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



Headley/Headley Down – Housing Allocation

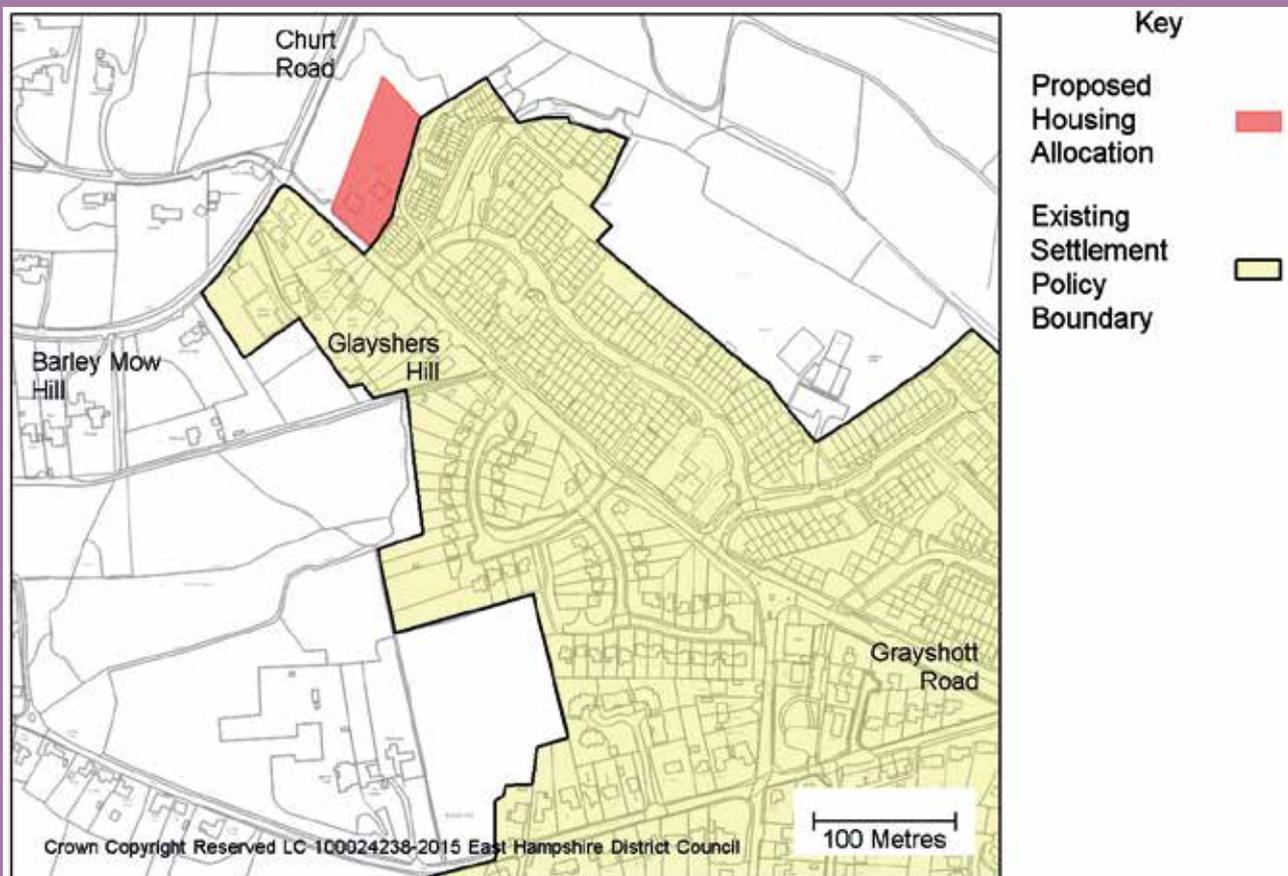
VL3 Land at Headley Nurseries, Glayshers Hill, Headley Down

Land at Headley Nurseries in Headley is allocated for residential development for about 12 dwellings on 0.4ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Glayshers Hill;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) provide adequate measures to avoid or mitigate any adverse effects on the Wealden Heaths Phase II Special Protection Area.



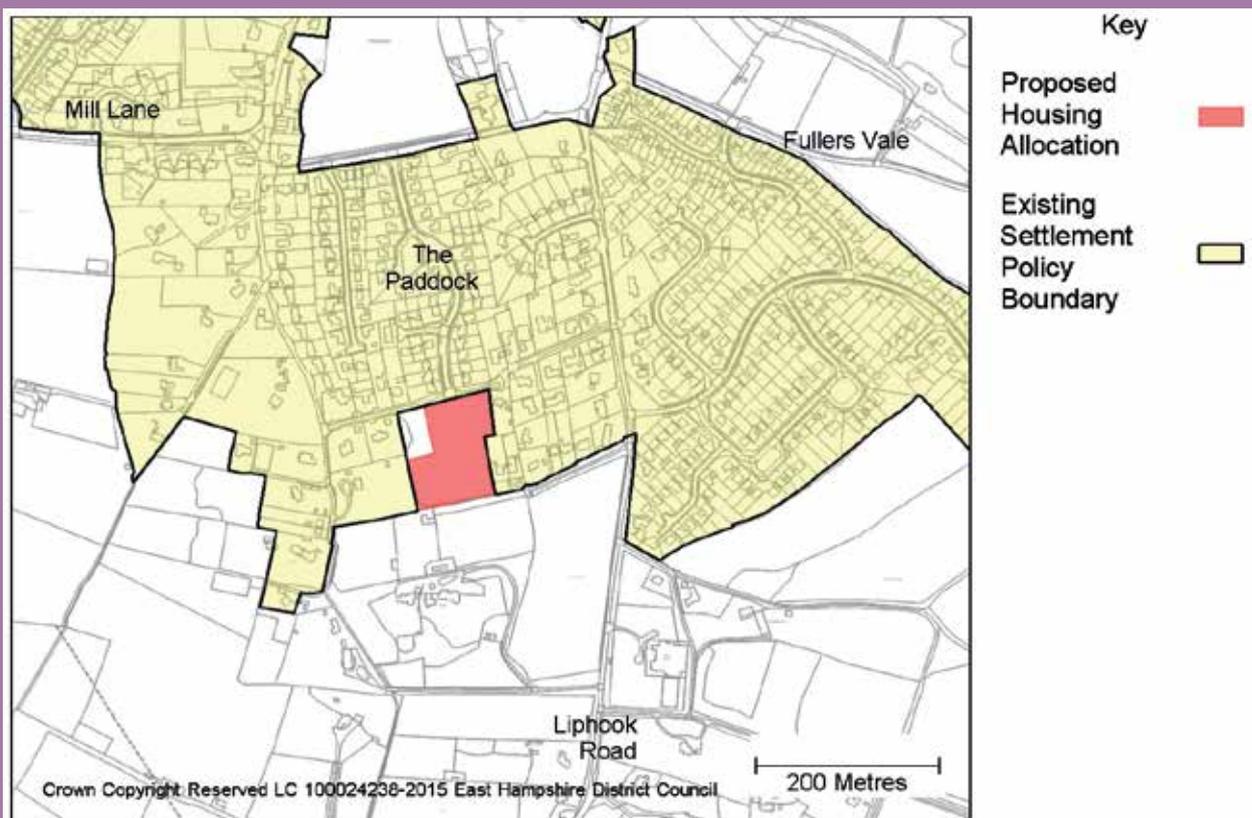
VL4 Land south of Headley Fields, Headley

Land at Headley Fields is allocated for residential development for about 7 dwellings on 0.97ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site from The Paddock and include improvements to the standard of Headley Fields;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout compatible for all potential users linked to existing external routes including the Public Rights of Way network;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) provide adequate measures to avoid or mitigate any adverse effects on the Wealden Heaths Phase II Special Protection Area.



Holt Pound – Housing Allocations

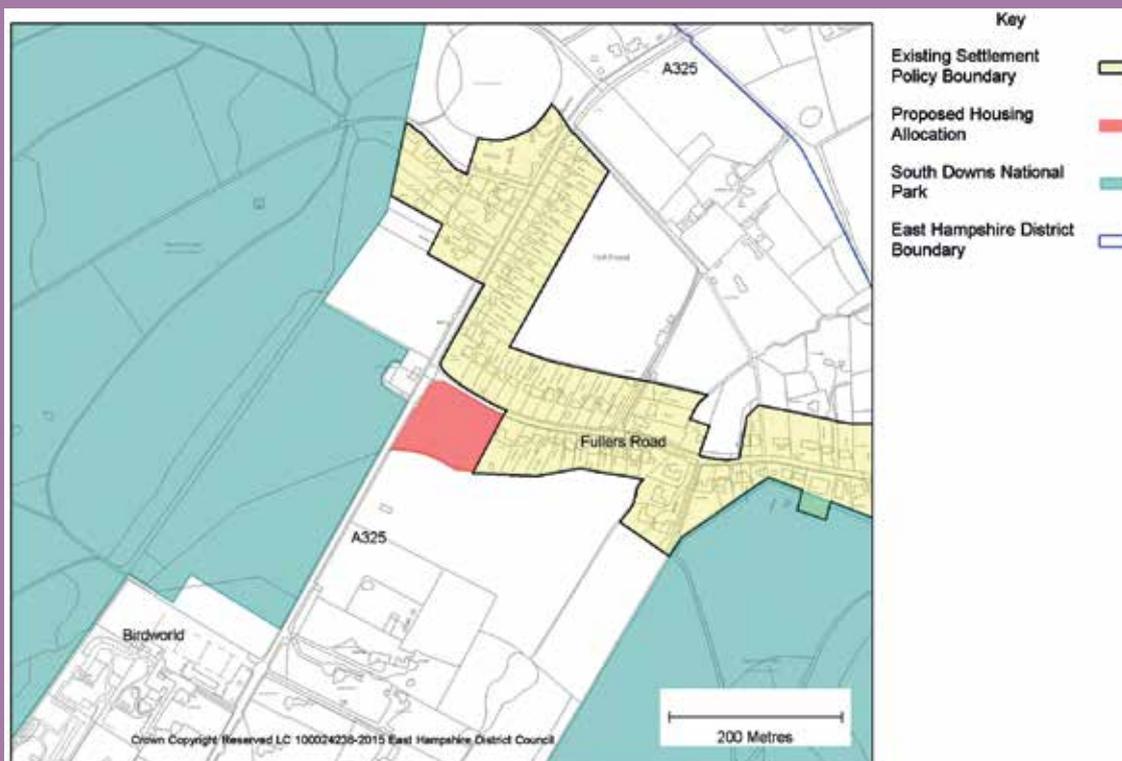
VL5 Land adjacent to Linden, Fullers Road, Holt Pound

Land adjacent to Linden, Fullers Road in Holt Pound is allocated for residential development for about 12 dwellings on 0.74ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access without direct access onto the A325;
- b) ensure any significant negative traffic impact is mitigated on the local road network including the A325;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) provide a pedestrian crossing on the A325 on the desire line between the site and the northbound bus stop;
- e) have a design and layout of high quality and a character which respects the characteristics of the village;
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site;
- g) provide landscaping and landscape enhancement to take account of the impact of development and its proximity to the South Downs National Park;
- h) provide noise mitigation measures to reduce traffic noise from the A325; and
- i) manage important archaeological remains within the site.



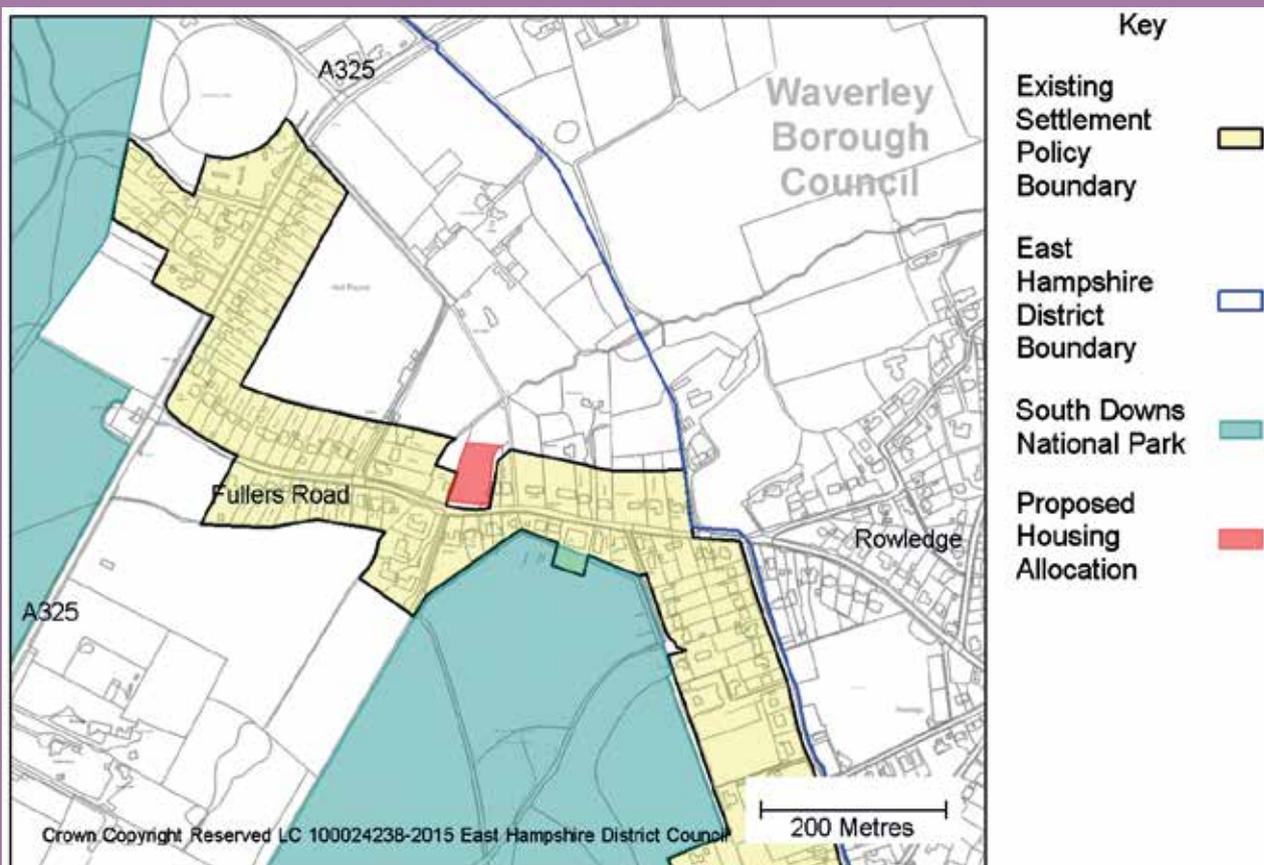
VL6 Land adjacent Stream Cottage, Fullers Road, Holt Pound

Land adjacent to Stream Cottage, Fullers Road in Holt Pound is allocated for residential development for about 5 dwellings on 0.2ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide access to the site via Fullers Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) provide adequate measures to avoid or mitigate any adverse effects on the Wealden Heaths Phase II Special Protection Area.



Medstead – Housing Allocations

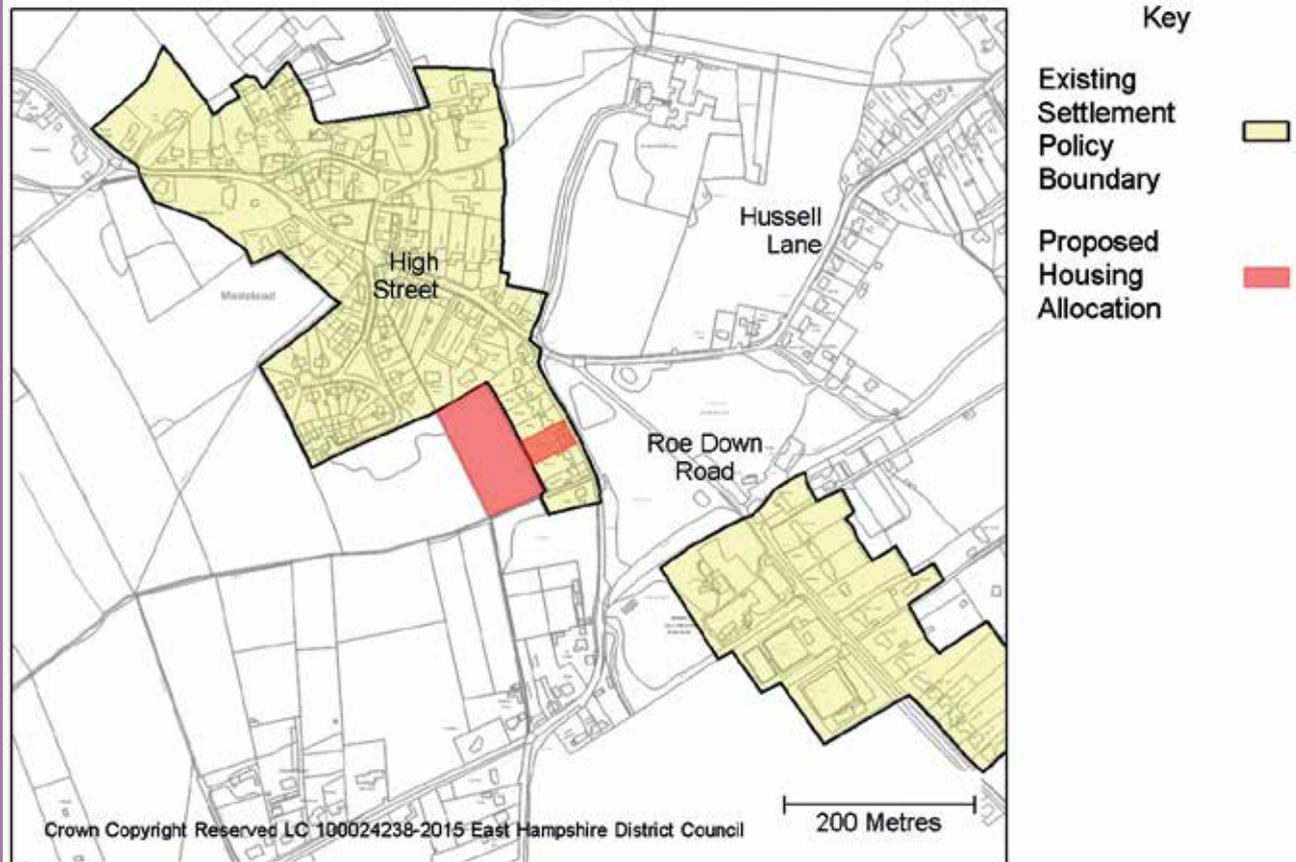
VL7 Land rear of Junipers, South Town Road, Medstead

Land to the rear of Junipers in Medstead is allocated for residential development for about 12 dwellings on 0.8ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Junipers on South Town Road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) safeguard an element of the site to provide an extension to the cemetery.



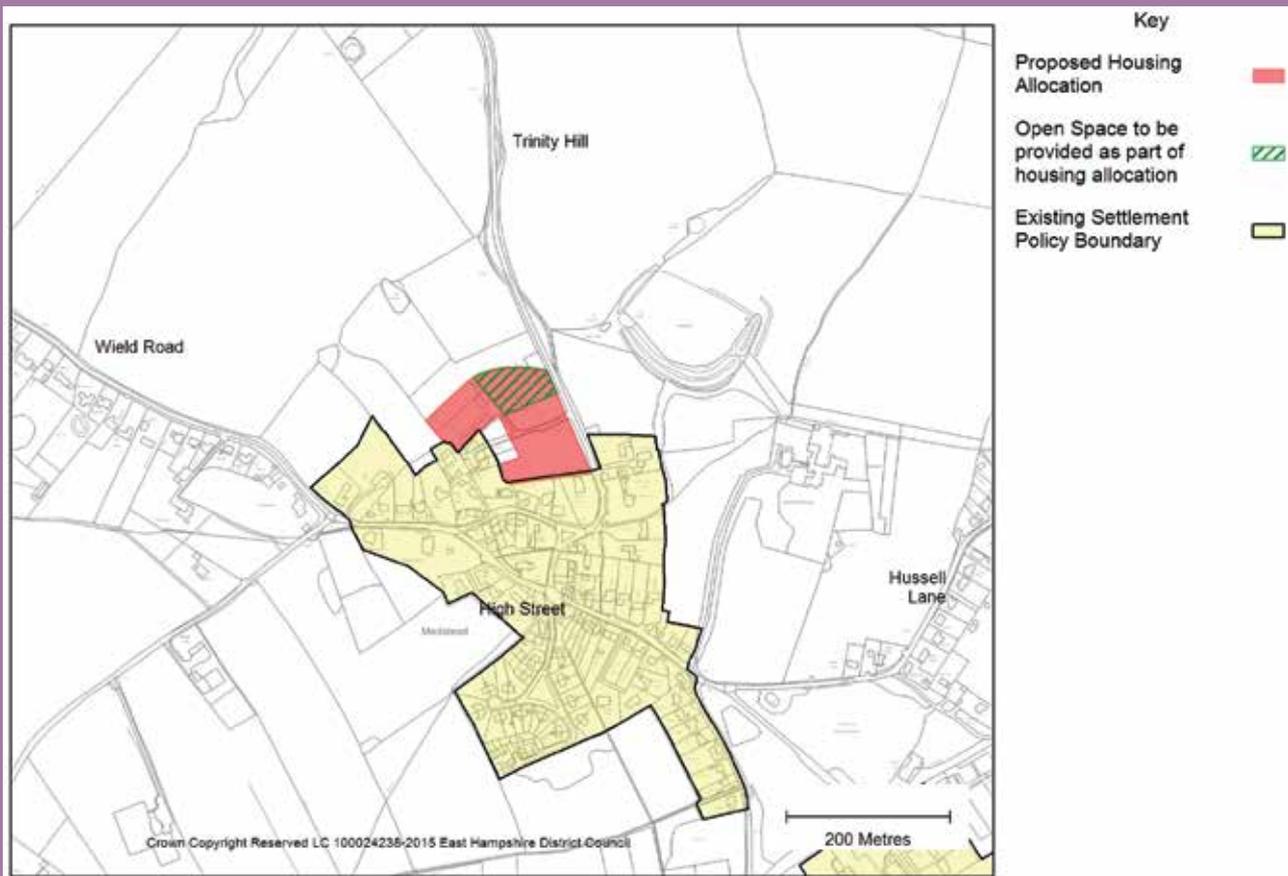
VL8 Land east of Cedar Stables, Castle Street, Medstead

Land to the east of Cedar Stables in Medstead is allocated for residential development for about 10 dwellings on 1.3ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Trinity Hill;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) provide an area of open space to the north east of the site, west of Trinity Hill; and
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



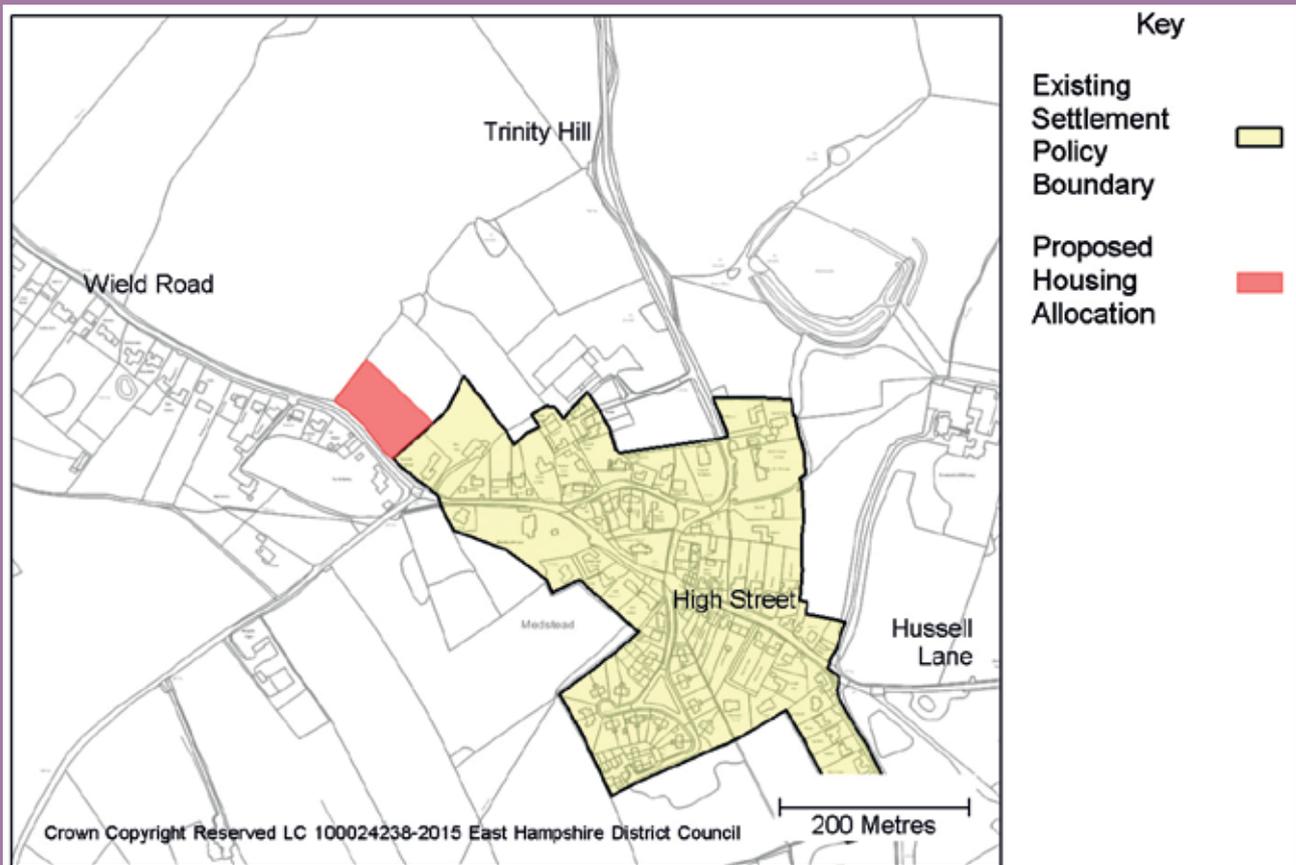
VL9 Land north of Towngate Farm House, Wield Road, Medstead

Land north of Towngate Farm House in Medstead is allocated for residential development for about 4 dwellings on 0.5ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site from one access on to Wield Road leading to a service road;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village; and
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



Ropley – Housing Allocations

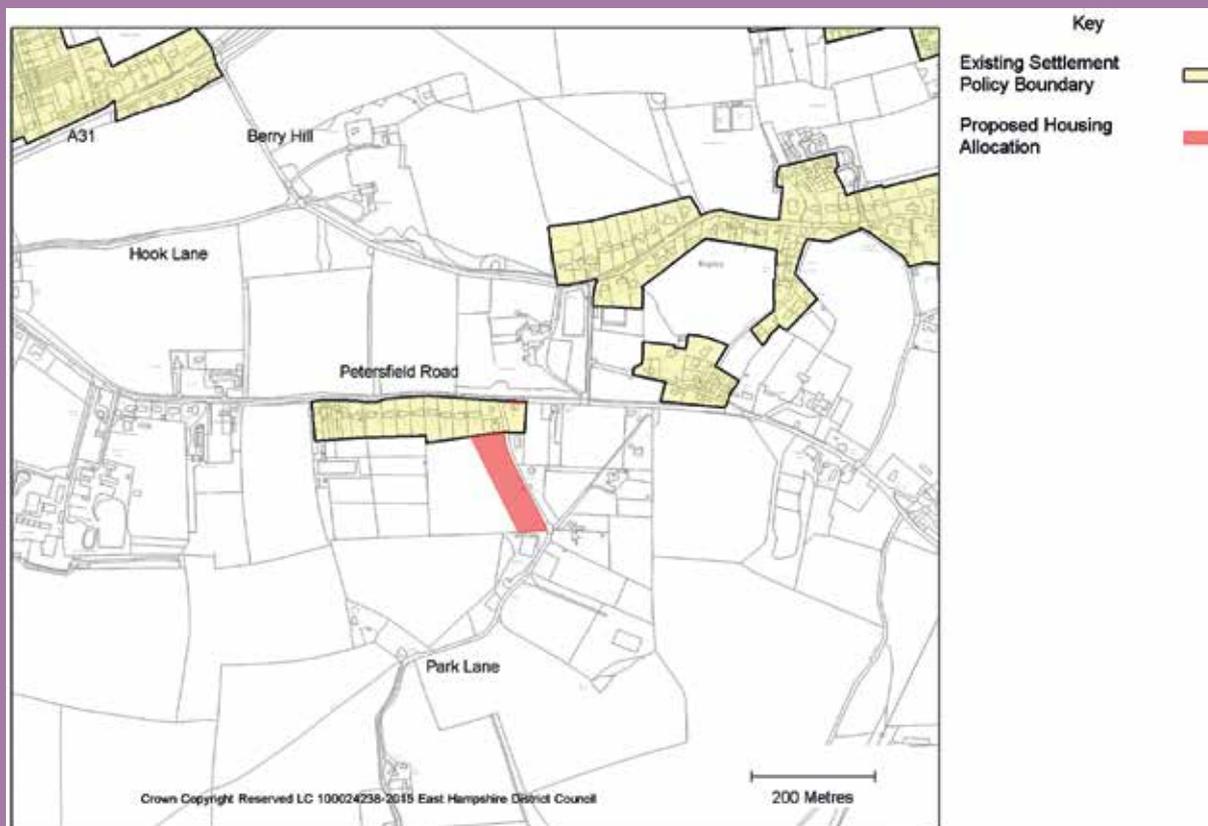
VL10 Land adjacent to Bullfinches, Park Lane, Ropley

Land adjacent to Bullfinches, Park Lane in Ropley is allocated for residential development for about 7 dwellings on 0.8ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Park Lane;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) manage important archaeological remains within the site.



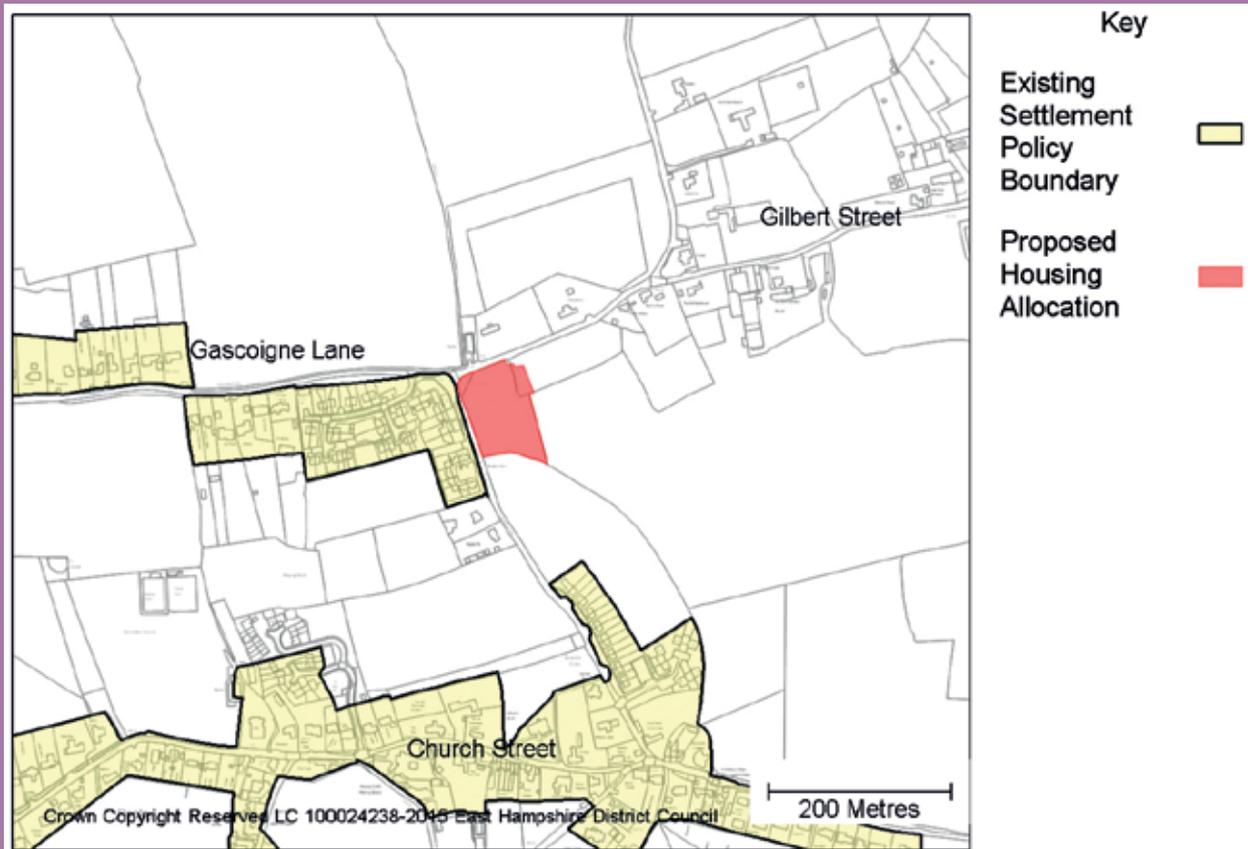
VLI I Land at the corner of Dunsells Lane and Gilbert Street, Ropley

Land at the corner of Dunsells Land and Gilbert Street in Ropley is allocated for residential development for about 15 dwellings on 0.69ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Dunsells Lane;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village; and
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site.



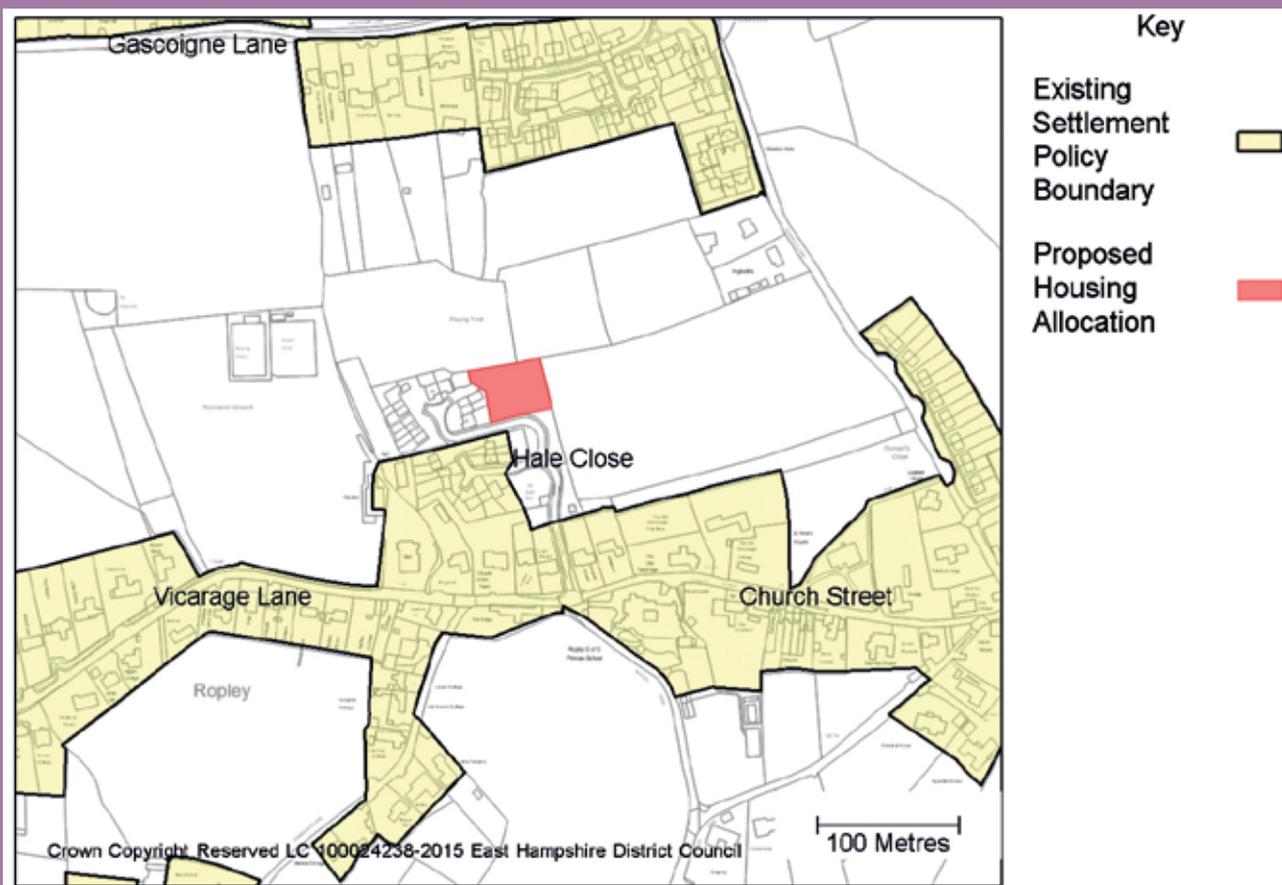
VL12 Land off Hale Close, Ropley

Land off Hale Close in Ropley is allocated for residential development for about 5 dwellings on 0.2ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site via Hale Close;
- b) ensure any significant traffic impact is mitigated on the local road network;
- c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;
- d) have a design and layout of high quality and a character which respects the characteristics of the village;
- e) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- f) re-provide existing allotments within the village.



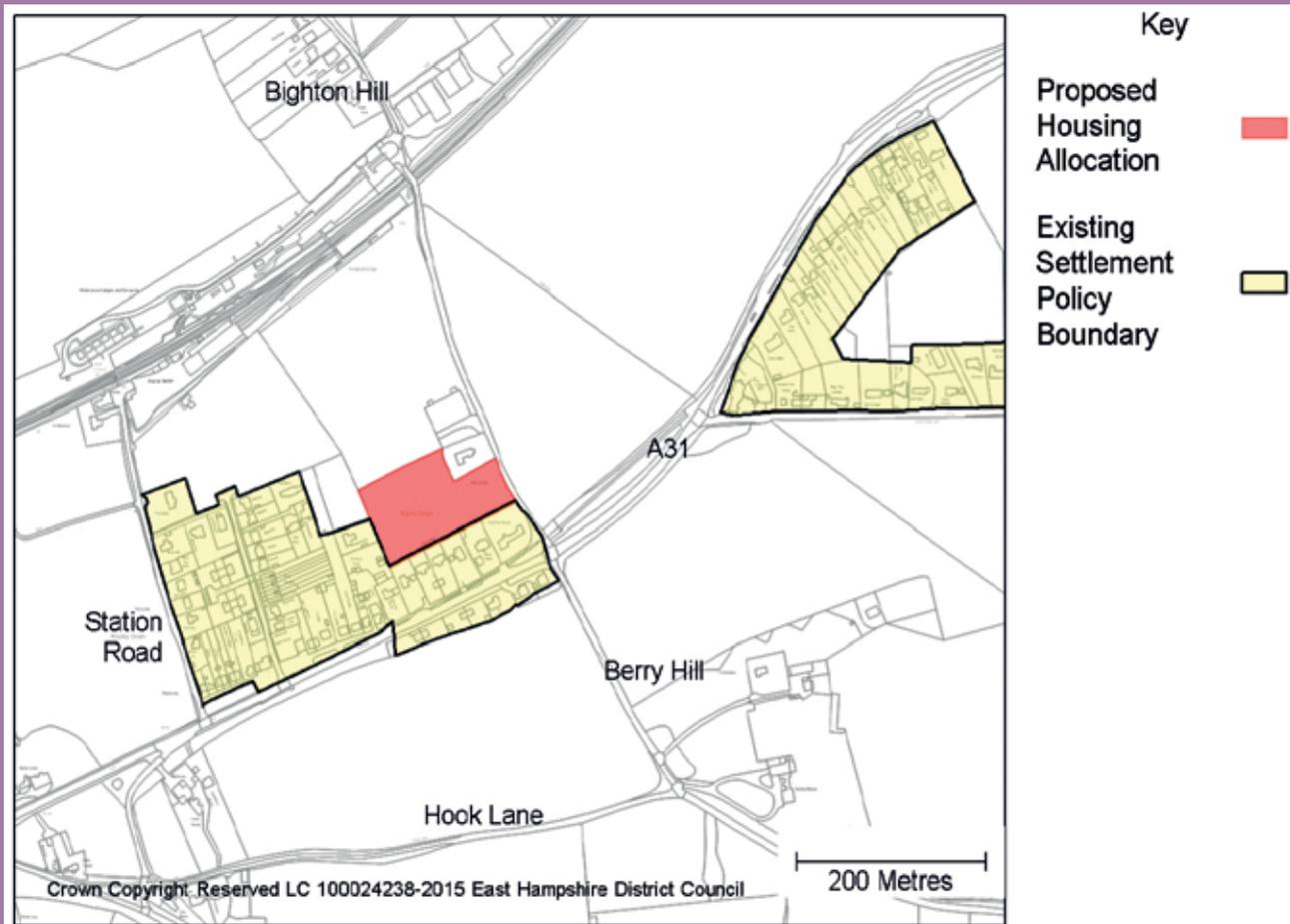
VL13 Land southwest of Dean Cottage, Bighton Hill, Ropley Dean

Land southwest of Dean Cottage is allocated for residential development for about 15 dwellings on 0.95ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- a) provide vehicular access to the site from Bighton Hill;
- b) ensure any significant negative traffic impact is mitigated on the local road network;
- c) provide passing places and a footpath on Bighton Hill;
- d) provide an on site movement layout suitable for all potential users, linked to existing external routes;
- e) have a design and layout of high quality and a character which respects the characteristics of the village;
- f) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site; and
- g) manage important archaeological remains within the site.



10. Implementation and Monitoring

- 10.1** The housing and employment allocations are considered sustainable and necessary to meet the remainder of the Joint Core Strategy's development requirements up to 2028. When considering development proposals for the sites, the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will work pro-actively with applicants to find solutions that, wherever possible, enable proposals to be approved, and to secure development that meets the economic, social and environmental objectives of the area.
- 10.2** As part of the planning process it is important to monitor the implementation of the plan's policies and proposals to ensure that the intended outcomes are achieved. Chapter 10 of the Joint Core Strategy 'Infrastructure, Implementation and Monitoring' sets out how its objectives and policies are to be achieved. It also sets out the general monitoring arrangements the local planning authorities have made for Local Development Documents.
- 10.3** The monitoring of policies and proposals in the Site Allocations Plan will be assessed in relation to existing Joint Core Strategy objectives, targets and indicators (see Appendix 4 of Joint Core Strategy).
- 10.4** The delivery of housing in each of the settlements where allocations are being made through a Neighbourhood Plan (Bentley and Alton) will also be monitored. If these Neighbourhood Plans do not become adopted and form part of the Development Plan by the end of 2015, the Council will assess the need for it to identify sites through a subsequent Development Plan Document (DPD) (Allocations and Development Management Policies DPD).
- 10.5** The main mechanism for publishing the results of monitoring is the Annual Monitoring Report (AMR). The AMR assesses the implementation of policies and proposals. It reviews their performance against Joint Core Strategy objectives and targets and considers whether there might be a need to review policies as a consequence. This approach accords with the plan, monitor and manage regime which is a fundamental element of the planning system.
- 10.6** For site-specific monitoring there are long-established monitoring arrangements between the District Council and Hampshire County Council which cover housing, employment, retail and leisure development. Housing monitoring is particularly detailed and includes agreed phasing schedules which set out anticipated delivery of housing allocations and permissions. These feed into the 'Housing Trajectory'. This in turn indicates whether there might be problems with housing delivery which might require intervention (i.e. triggering a review of plans or delivery mechanisms). The 'Housing Trajectory' is also used to assess the availability of the five year housing land supply, as required by national planning policy.
- 10.7** The housing trajectory and five year housing land supply is based on the disaggregation of the Joint Core Strategy housing requirement which over the plan period equates to a minimum of 8,366 dwellings outside the SDNP and a minimum of 1,694 dwellings within the SDNP. East Hampshire District Council will monitor its housing land supply against a minimum of 492 dwellings per annum (dpa) (8,366 dwellings over the plan period equates to 492dpa). The SDNPA will undertake separate monitoring for their proportion of the housing requirement having regard to the current Joint Core Strategy and their emerging Local Plan which will supersede the current housing requirement in the Joint Core Strategy.



11. Glossary

Affordable housing: Affordable housing refers to particular products outside the main housing market, as defined within national guidance.

Annual Monitoring Report: the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents and policies are being successfully implemented.

Biodiversity: The diversity of plant and animal life in a particular habitat.

Biodiversity Opportunity Areas (BOAs): Identified across Hampshire, BOAs represent a targeted landscape-scale approach to conserving biodiversity. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife.

Conservation Areas: An area designated as being of special architectural or historic interest. Within a conservation area there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and enhance conservation areas.

Development Plan: The development plan documents (taken as a whole) are those documents which have been adopted or approved in relation to that area. These include adopted Local Plans and Neighbourhood Plans.

Duty to Cooperate: The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Employment Land: Employment land is outlined as:

- B1 Business (offices, research & development, light industry);
- B2 General Industrial; and
- B8 Storage or Distribution (wholesale warehouses, distribution centres).

Energy Strategy: The aim of an Energy Strategy is to recognise and encourage developments designed to minimise operational energy demand, consumption and carbon dioxide emissions.

Five year housing land supply: The National Planning Policy Framework (NPPF) requires local planning authorities to identify and keep up-to-date a deliverable five year housing land supply.

Flood Risk Assessment: is an assessment of the risk of flooding, particularly in relation to residential, commercial and industrial land use.

Flood Zones: These refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's web site.

Gaps (between settlements): Areas between towns and villages that have been defined to prevent the coalescence of settlements. The council and local community attach great importance to the function of these areas as a means of maintaining individual settlement identity.

Green Infrastructure (GI): Green Infrastructure is a network of green spaces and other environmental features which provides a multi-functional resource for the benefit of the environment and quality of life for communities. GI can include parks, open spaces, playing fields, woodlands, allotments and private gardens.

Groundwater Source Protection Zones (SPZs): Areas defined by the Environment Agency to prevent contamination of groundwater sources used for public drinking water supply.

Habitat: Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.

Habitats Regulation Assessment: Also known as an Appropriate Assessment. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European Protected site and to ascertain whether it would adversely affect the integrity of that site.

Heritage Assets: Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision making or through the plan-making process.

Housing trajectory: This illustrates the expected rate of housing delivery over the plan period.

Key Species: In the context of biodiversity and nature conservation, this is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons, including those given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010, regulations 61 and the Protection of Badgers Act 1992. Species of Principle Importance in England are those listed under the provisions of Section 41 of the Natural England and Rural Communities Act 2006.

Listed Building: A building of special historic or architectural interest included at Grades I, II* or II in a statutory list compiled or approved by the Secretary of State for Culture, Media and Sport. A listed building may not be demolished, extended or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest, without the prior consent of the local planning authority.

Local Interim Planning Statements (LIPS): Following input from exhibitions held by East Hampshire District Council on potential sites for housing. The input from the exhibitions has been compiled into Local Interim Planning Statements (LIPS).

Local Plan: Joint Core Strategy: The Development Plan Document that sets out the spatial vision and objectives of East Hampshire District up to 2028, with the strategic policies necessary to deliver that vision.

Localism Act 2011: Is an Act of Parliament that changes the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities.

National Planning Policy Framework/ Guidance: The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. Following this a set of accompanying National Planning Policy Guidance has been produced.

Neighbourhood Planning: Neighbourhood planning is a new element of the planning system introduced in 2012 through the Localism Act. A fundamental principle of neighbourhood planning is that it is community-led, with the community establishing local planning policies for development and use of land within its neighbourhood. Neighbourhood plans enable local people to play a leading role in responding to the needs and priorities of the local community.

Partnership for Urban South Hampshire (PUSH): Sub regional partnership of 11 local authorities from the New Forest in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy in South Hampshire.

Policies map: A map of the district showing the Local Plan's proposals and where policies apply.

Saved Policies and plans: Existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The Local Development Scheme should explain the authority's approach to saved policies.

Scheduled Monuments: Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport.

Settlement Policy Boundary: A settlement boundary is a line that is drawn on a plan around a village or town, which reflects its built form. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied, this could include policies within your Neighbourhood Development Plan. The settlement boundary does not necessarily have to cover the full extent of the village or town or be limited to its built form. In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of

the boundary line are usually considered to be countryside where development would be regulated with stricter planning policies.

Strategic Housing Land Availability

Assessment (SHLAA): The primary purpose of the SHLAA is to

- identify sites with the potential for housing
- assess how many homes they could provide
- assess when they could be developed.

The SHLAA is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.

Significance (in relation to a Heritage

Asset): The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.

Site Allocations Plan: Focuses on identifying specific sites to meet the requirement for housing and employment shown in the Joint Core Strategy; the specific sites will normally be on greenfields.

Sites of Importance for Nature Conservation

(SINCs): Sites identified by Hampshire County Council as being of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites).

Special Character Areas: Within the District there are certain residential streets and areas which have been developed at a low density and provide substantial homes set in large plots, often with mature trees around them. The District Council considers that these areas have a special character which should be protected from further intensification of development or change of use in order to retain the important contribution which they make both to the variety of the housing stock and the street scene.

Special Protection Area (SPA), Special Areas of Conservation (SAC) and Ramsar:

SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries.

SACs are areas which have also been given special protection. They provide increased protection to a variety of wild animals, plants and habitats.

Ramsar sites are wetlands of international importance, designed under the Ramsar Convention.

Statement of Community Involvement (SCI):

The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the Development Plan and in developing the SCI control decisions. It is subject to independent examination. In respect of documents prepared under the Development Plan the local planning authority is required to produce a statement showing how it complies with the SCI.

Statement of Consultation: This is a statement which provides a summary of the Councils' consultation process and outcomes for the production of the Local Plan.

Sustainability Appraisal (SA): tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Windfall Sites: A site which unexpectedly becomes available for development or re-development over the plan period, which is not for the time being identified within a Development Plan Document, but where planning permission may be granted (usually for housing), if the site is suitable in planning terms and the development contributes towards achieving development plan objectives.

12. Appendix I – Current planning status of sites

Policy	Site address	App Ref	No. of dwellings	Application status
EMPI	Land at Lynch Hill	-	-	
EMP2	Land at Wilsom Road	-	-	
HN1	Land east of Horndean, Rowlands Castle Road	55562/001	820	Resolution
HN2	Land Rear of 185-189A Lovedean Lane	54596/001	40	Granted (reserved matters)
CF1	Down Farm, Green Lane	28463/002	207	Granted
CF2	Land rear of 127-135 Drift Road	22458/003	11	Granted
CF3	Land north of Trafalgar Rise	54308/001	18	Granted
RC1	Land at former Brickworks	55268/001	34	Granted
RC2	Land south of Oaklands	30016/018	106	Granted (Outline)
RC3	Land north of Barton's Road	54840/001	17 (55)	Granted
FM1	Lymington Farm, Phase 1	53305/001	38	Granted (Reserved matters)
FM1	Lymington Farm, Phase 2	53305/003	69	Granted (Reserved matters)
FM2	Boyneswood Road, South Medstead	25256/032	80	Granted
FM3	Land north of Boyneswood Lane, Medstead	55258/001	51	Granted (on appeal)
LPI	Lowsley Farm	34310/020	175	Refused
VL1	Land at Ashley Road, Bentworth	-	-	
VL2	Land at Crows Lane, Upper Farringdon	20926/003	14	Refused
VL3	Land at Headley Nurseries	-	-	
VL4	Land south of Headley Fields, Headley	25030/003	7	Granted
VL5	Land adj to Linden, Fullers Road	50463/001	17	Refused at appeal
VL6	Land west of Wood End, Fullers Road	38108/008	7	Refused at appeal
VL7	Land rear of Junipers	-	-	
VL8	Land east of Cedar Stables	55010/002	10	Granted (Outline)
VL9	Land north of Towngate Farm House, Wield Road	50313/001	4	Granted
VL10	Land adjacent to Bullfinches, Park Lane, Ropley	55567/001	7	Refused
VL11	Land corner of Dunsells Lane & Gilbert Street	55826/001	15	Granted (Reserved matters)
VL12	Land off Hale Close	50094/002	6	Pending
VL13	Land southwest of Dean Cottage, Bighton Hill	55307/001	15	Granted (Outline)

13. Appendix 2 – Housing Land Supply (1st April 2015)

The table below shows East Hampshire's (outside the SDNPA) housing land supply position as of 1st April 2015. It must be noted that it also includes large sites (10 or more dwellings) commitments up to 1st July 2015.

Settlement	Completions 2011/12 to 2014/15	Large Site Planning Permissions (not including allocations)	Small Site Planning Permissions *	Windfalls **	Baseline & Reserve Sites Without Planning Permission	Total Completions, Windfalls	Whitehill & Bordon Strategic Allocation	New Allocated Sites	Total 2011 to 2028
North of SDNP									
Alton	411	215	57	200	150	1033	-	877***	1910
Liphook	131	391	16	59	0	597	-	175	772
Four Marks/S Medstead	144	176	39	65	0	424	-	241	665
Grayshott	21	0	11	30	0	62	-	0	62
Villages	94	64	119	176	0	453	-	171****	624
Whitehill & Bordon Policy Zone	61	69	32	103	0	265	2725	-	2990
Sub total	862	915	274	633	150	2834	2725	1464	7023
Southern Parishes									
Horndean	205	66	28	113	125	537	-	740	1277
Clanfield	245	63	5	20	0	333	-	236	569
Rowlands Castle	41	44	3	32	0	120	-	157	277
Sub total	491	173	36	165	125	990	-	1133	2123
Total	1353	1088	310	798	275	3824	2725	2597	9146

Notes

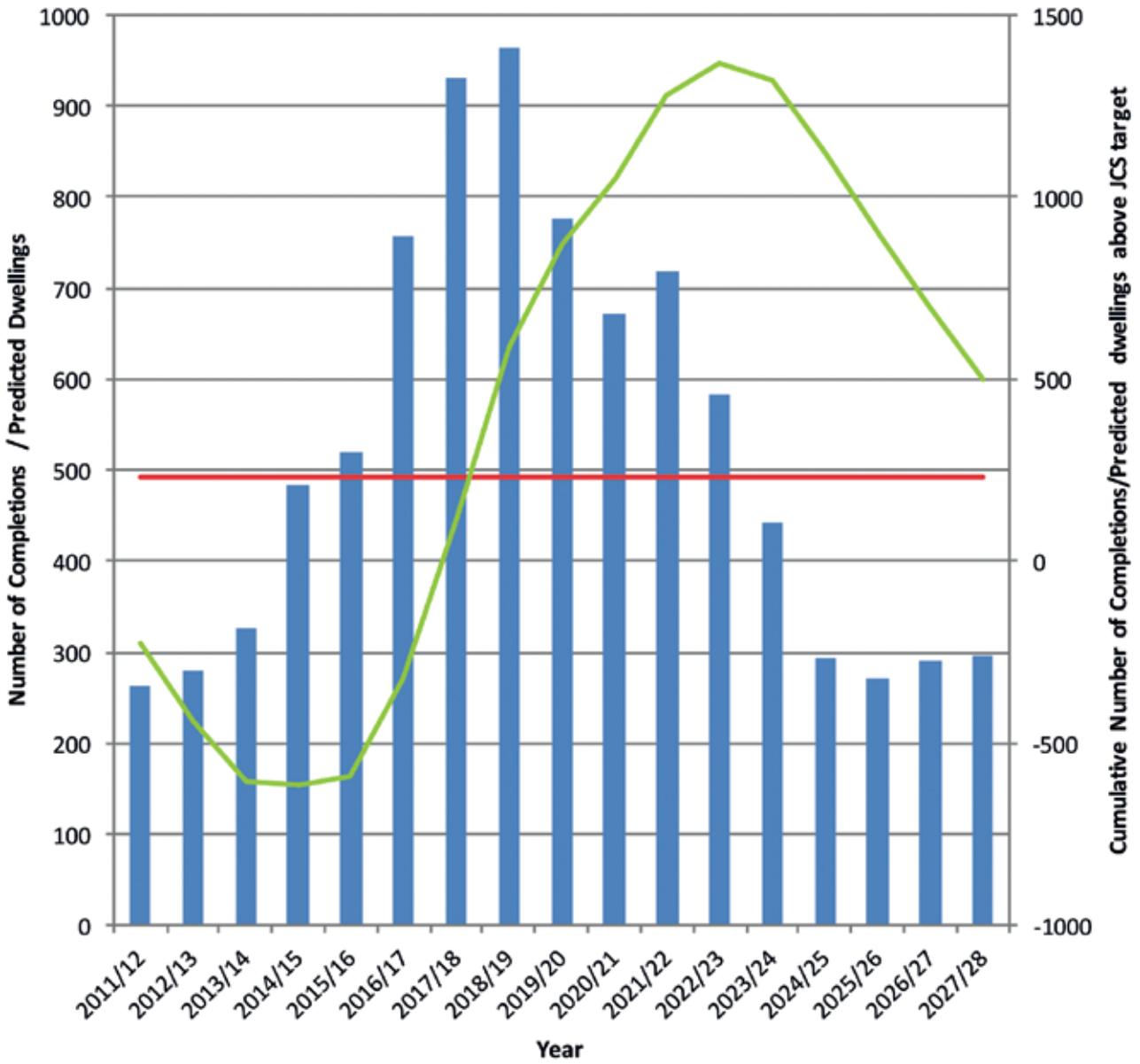
* Includes discount of 10% on small site commitments

** Includes a discount of 25% on projected windfalls

*** Includes Alton Neighbourhood Plan Sites and Resolution to Grant Site at Land East of Selborne Road

**** Includes 47 dwellings identified through the Bentley Neighbourhood Plan

14. Appendix 3 – Housing Trajectory (Outside the SDNPA)



- Number of Completions/Predicted dwellings per year
- Annual Housing Target based on JCS
- Cumulative Number of Completions/Predicted Dwellings above or below JCS target



15. Appendix 4 – Remaining Local Plan Policies

Listed below are those policies from adopted Development Plan Documents which will remain following adoption of this Site Allocations Plan. It should be noted that no policies have been superseded or deleted as a result of this Plan.

East Hampshire District Local Plan: Second Review

Countryside and Heritage

- C6 – Tree Preservation
- C12 – Equestrian Uses
- C13 – Rural Diversification
- C14 – Conversion of Buildings in the Countryside
- HE2 – Alterations and Extensions to Buildings
- HE3 – Advertisements
- HE4 – New Development in a Conservation Area
- HE5 – Alterations to a Building in a Conservation Area
- HE6 – Change of Use of a Building in a Conservation Area
- HE7 – Demolition in a Conservation Area
- HE8 – Development Affecting the setting of a Conservation Area
- HE9 – Demolition of a Listed Building
- HE10 – Extension or Alteration of a Listed Building
- HE11 – Change of Use of a Listed Building
- HE12 – Development Affecting the Setting of a Listed Building
- HE13 – Buildings of a Local Architectural, Historic or Townscape Interest
- HE14 – Under Utilisation of Historic Buildings
- HE15 – Commercial Frontages
- HE16 – Commercial Frontages
- HE17 – Archaeology and Ancient Monuments
- HE18 – Historic Parks and Gardens
- HE19 – Ancient Tracks and Lanes

Transport, Energy and Pollution

- T2 – Public Transport Provision and Improvement
- T3 – Pedestrians and Cyclists
- T4 – Pedestrians and Cyclists, Cycling, Walking/ Horseriding
- T5 – New Recreational Footpaths
- T7 – Road Schemes
- T8 – A3 (T) Hindhead Improvements A325 Route Strategy
- T11 – Road User Facilities
- T13 – Car Park Allocations
- T14 – Servicing
- E2 – Renewable Energy, Pollution,
- P7 – Contaminated Land, Waste Management

Housing

- H1 – Baseline Housing Allocation
- H2 – Reserve Housing Allocation
- H3 – Residential Development within Settlement Policy Boundaries
- H6 – Loss of Residential Accommodation
- H7 – Subdivision of Dwellings outside Settlement Policy Boundaries
- H8 – Houses in Multiple Occupations
- H9 – Areas of Special Housing Character
- H10 – Special Housing Areas, Affordable Housing
- H13 – Accommodation for the Elderly and Rest and Nursing Homes

- HI4 – Other Housing outside Settlement Policy Boundaries
- HI5 – Removal of Occupancy Conditions
- HI6 – Maintaining a Range of dwelling sizes outside Settlement Policy Boundaries
- HI7 – Mobile Homes

Economy

- IB1 – Industrial and Business Land, Allocations
- IB2 – Industrial or Business Development within Settlement Policy Boundaries
- IB3 – Industrial and Business Development in the Countryside
- IB4 – Retention of Industrial Business Uses
- IB5 – Lasham Airfield
- IB6 – Special Industrial Estates
- TC2 – Large Retail, Leisure and Entertainment Uses
- TC3 – Development in Town and Village Centres and Retail Development
- S2 – Primary Shopping Frontages
- S3 – Primary Shopping Frontages
- S4 – Secondary Shopping Frontages
- S5 – Local and Village Shops
- S6 – The Control of Shops on Farms
- S7 – Garden Centres
- TM1 – Tourism Development
- TM2 – Visitor Accommodation within Settlement Policy Boundaries
- TM3 – Visitor Accommodation outside Settlement Policy Boundaries
- TM4 – Hotel Allocations
- TM5 – Camping and Touring Caravan Sites
- TM6 – Queen Elizabeth Country Park
- TM7 – Conference Facilities
- MOD1 – Buildings or Land Surplus to Requirements within Settlement Policy Boundaries
- MOD2 – Buildings or Land Surplus to Requirements outside Settlement Policy Boundaries

Health and Community

- HC2 – Provision of facilities and services with new development
- HC3 – Public Services, Community, Cultural, Leisure and Sport Facilities, Community Facilities
- CFI – Community Facilities Allocations, Public Conveniences
- PS1 – Public Services Allocation
- PS2 – Buildings or Land Surplus to Public Service Requirements
- LCI – Leisure and Cultural Facility Allocations
- RI1 – Residential Educational Establishments
- CR1 – Crematorium and Burial Space, Service Provision and Utility, Infrastructure, On and Off-site Service Infrastructure
- UI1 – New Utility Infrastructure in the Countryside
- UI3 – Buildings or Land Surplus to the requirements of Utility and Service Providers
- UI4 – Telecommunications, Open Space, Outdoor Sport and Recreation
- R1 – Outdoor Space and Recreation
- R4 – Open Space Allocation
- R5 – Recreation Facilities requiring extensive areas of land, Noisy Sports

Joint Core Strategy

Spatial Strategy

- CPI – Presumption in favour of Sustainable Development
- CP2 – Spatial Strategy

Sustainable Economic Development

- CP3 – New Employment Provision
- CP4 – Existing Employment Land
- CP5 – Employment and workforce skills
- CP6 – Rural economy and enterprise

- CP7 – New retail Provision
- CP8 – Town and village facilities and services
- CP9 – Tourism

Sustainable Communities

- CP10 – Spatial Strategy for housing
- CP11 – Housing tenure, type and mix
- CP12 – Housing and extra care provision for the elderly
- CP13 – Affordable housing on residential development sites
- CP14 – Affordable housing for rural communities
- CP15 – Gypsies, travellers and travelling showpeople
- CP16 – Protection and provision of social infrastructure
- CP17 – Protection of open space, sport and recreation and built facilities
- CP18 – Provision of open space, sport and recreation and built facilities

Natural and Built Environment

- CP19 – Development in the countryside
- CP20 – Landscape
- CP21 – Biodiversity
- CP22 – Internationally designated sites
- CP23 – Gaps between settlements
- CP24 – Sustainable construction
- CP25 – Flood Risk
- CP26 – Water Resources/ Water Quality
- CP27 – Pollution
- CP28 – Green Infrastructure
- CP29 – Design
- CP30 – Historic Environment

Transport and Access

- CP31 – Transport

Whitehill & Bordon

- CSWB1 – Strategic allocation
- CSWB2 – Sustainable economic development
- CSWB3 – The new town centre
- CSWB4 – Housing
- CSWB5 – Design
- CSWB6 – Sustainable construction
- CSWB7 – Waste
- CSWB8 – Sustainable water management
- CSWB9 – Biodiversity
- CSWB10 – Green infrastructure
- CSWB11 – New roads and traffic management on the A325
- CSWB12 – Pedestrian and cycle routes
- CSWB13 – Public transport
- CSWB14 – Travel plans
- CSWB15 – Local transport network improvements
- CSWB16 – Travel monitoring
- CSWB17 – Car Parking
- CSWB18 – Low carbon vehicles

Infrastructure, Implementation and Monitoring

- CP32 – Infrastructure

**East
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