

# THE DRAFT LOCAL PLAN MADE EASY (OR AT LEAST EASIER)



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# INTRODUCTION

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

East Hampshire District Council is reviewing its Local Plan. This booklet will explain and summarise the draft Local Plan in simple terms.

For the full details and technical information please refer to the draft Local Plan itself, which can be found on our website: [www.easthants.gov.uk/localplan](http://www.easthants.gov.uk/localplan)

A Local Plan is a document that sets out what kind of development can go where.

It makes clear what infrastructure is needed to support the new homes and makes sure there are enough places for people to work and run businesses. It is also used to protect our valuable landscape or heritage from intrusive and damaging development.

For the first time our Local Plan will cover three distinct parts of East Hampshire until 2036:

- The North West (A31 corridor) – Alton and the surrounding area
- The North East – Whitehill & Bordon and the surrounding area
- The Southern Parishes – Horndean, Clanfield, Rowlands Castle and the surrounding area

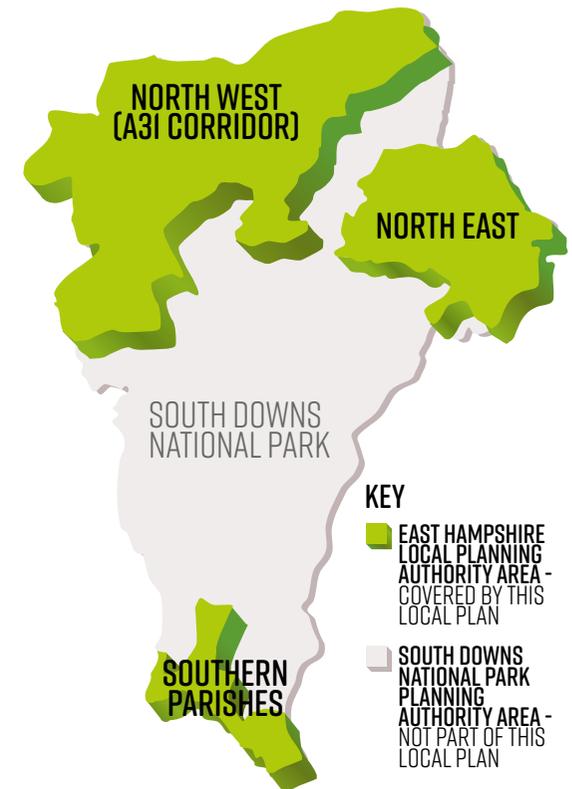
**Everywhere else in East Hampshire is inside the South Downs National Park and will be subject to the planning rules and policies in the South Downs National Park Authority's own Local Plan.**

# WHY ARE WE REVIEWING THE PLAN?

In January 2018 the Government introduced a legal requirement for Local Plans to be reviewed every five years.

Our current Local Plan was adopted in 2014. Since that time national planning policies have changed and the new plan must change to meet them.

The Government has also changed how it calculates the numbers of homes each area must provide. These new calculations show East Hampshire must provide more homes than previously.



# THE BIG CHALLENGE

The big challenge facing the Local Plan review is to create a document that meets the Government's increased demand for homes and growth while also enhancing the area's character, environment and heritage.

This plan should deliver the right numbers and types of homes, space for businesses to grow and the new infrastructure needed to support the increased population.

It must also provide open spaces and cultural facilities and protect the district's landscapes, wildlife and historic assets.

This is a difficult balancing act and will require some compromises to be made.

# WHY CONSULT?

A lot of work has gone in to the draft Local Plan so far and there is more to come before it is finished.

We want your comments and information that will help us to further develop the strategy, site allocations and policies.

We would like to hear your views on the sites themselves as well as what facilities you would like to see as the sites are developed.

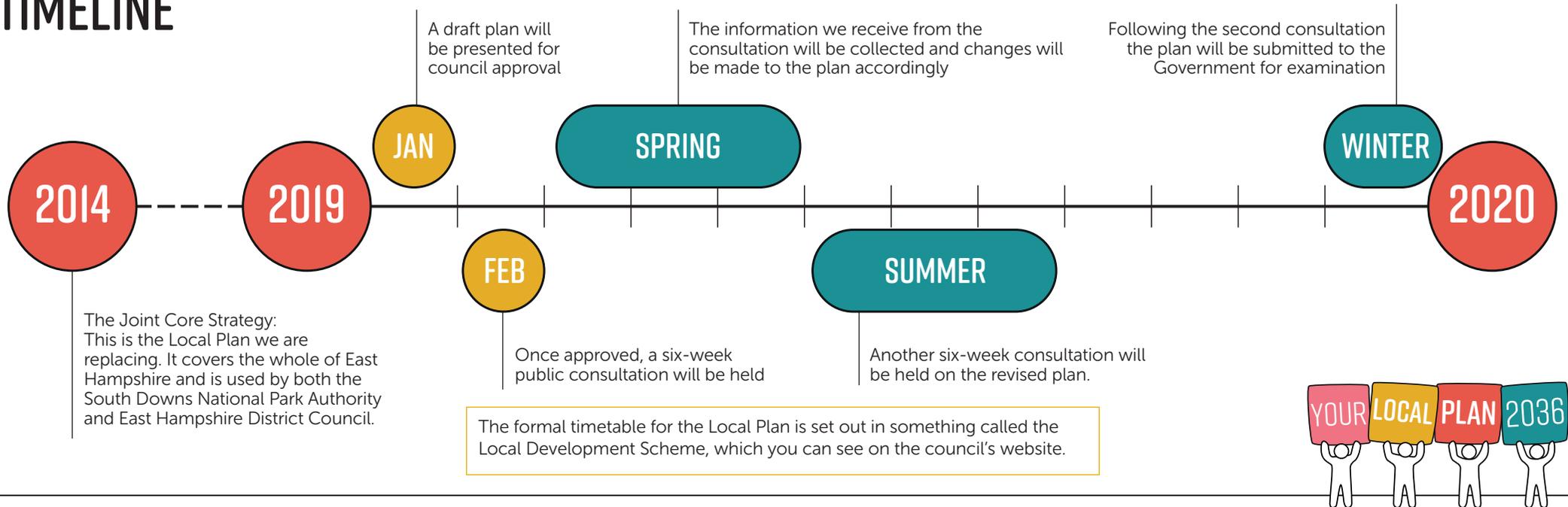
# NEIGHBOURHOOD PLANS

Some communities have already made, or are in the latter stages of making, their own mini versions of the Local Plan called Neighbourhood Plans.

Revising the Local Plan will mean that existing and developing neighbourhood plans may have to change to stay up-to-date.

This could mean more work and more engagement with those local communities in future.

# TIMELINE





## HOMES AND COMMUNITIES

One of the Government's key priorities is to significantly boost the supply of new homes. This plan, and Local Plans like it around the country, reflects this fact.

This plan must allocate enough land of the right varieties and locations to meet the area's housing needs. It must meet the needs of groups with specific housing requirements and must ensure that land with planning permission is developed without unnecessary delay.

The Government has calculated the number of houses East Hampshire must provide between 2017 (when the calculation began) and 2036.

**THE MINIMUM NUMBER OF HOMES REQUIRED IN THE ENTIRE EAST HAMPSHIRE DISTRICT FROM 2017 TO 2036 IS 11,556, OR AROUND 608 HOMES A YEAR.**

The national park will provide 100 homes a year from 2017-2028, leaving the parts outside the district, covered by the Local Plan, to deliver 10,456 (around 508 a year initially, rising to 608 from 2028).

Many of these homes are already accounted for. For instance, since work began on the Local Plan review 791 homes have been built. In addition, planning permission has been granted for 5,947 homes and it is expected that small-scale developments, delivered during the life of the plan, will provide a further 992 homes.

This leaves the Local Plan needing to allocate a minimum of 3,378 homes. The Local Plan will not only show where homes are likely to be built - but it will also set out what size they will be, how they will be designed, the technology they should include and many other factors that will come together to make sure East Hampshire remains a place where people will love to live.

# CREATING STRONG, SUSTAINABLE COMMUNITIES STARTS WITH GOOD PLANNING.

Planning can play a crucial role in the health and wellbeing of our communities. It can make sure we have the facilities and opportunities to exercise and stay active, and improve air quality. This can mean including cycle routes and footpaths in designs to make it easy for people to leave the car at home and get about on foot or by bike.

This plan will encourage play sites, cycle routes, playing pitches and other facilities that help people live healthy lives and enjoy more social interaction. Less obvious factors, such as providing enough homes of the right type, can also reduce deprivation which can have a knock-on effect on health.

Communities need 'social infrastructure', such as community centres, to hold them together. These can often come under threat from alternative uses, such as housing, but this plan will recognise the importance of community facilities, protecting them and providing more.

Different types of housing are needed for people at all stages of life. This plan will see that many homes are designed to reflect the changes that happen over a lifetime to allow people to carry on living comfortably even as their personal circumstances change.

The area lacks certain types of homes, smaller homes, homes for older people and gypsy and traveller sites and these will all be provided.

A supply of housing land will be maintained that can provide homes of the right size, type and tenure and in the right location.

We will provide enough housing to meet the demands of the future and make sure that new homes include a fair proportion of affordable houses. In developments of 11 or more homes, developers will be expected to make 40 per cent of the properties affordable.

# SPECIALIST TYPES OF HOUSING WILL MEET THE NEEDS OF SOCIETY'S MOST VULNERABLE GROUPS, PARTICULARLY OLDER PEOPLE, AND LAND WILL ALSO BE AVAILABLE FOR THOSE WHO WISH TO BUILD THEIR OWN HOME.

Gypsies, travellers and travelling showpeople are recognised as ethnic groups and are protected from discrimination. Local authorities are required to assess their housing needs in the same way they are required to assess the needs for new homes for people who live in 'bricks and mortar' homes.

We will deliver a minimum of 26 permanent pitches for gypsies and travellers and 32 permanent plots for travelling showpeople between 2017 and 2036.





## ECONOMY

# STRONG COMMUNITIES ARE BUILT ON A STRONG ECONOMY THAT OFFERS LOCAL PEOPLE OF ALL AGES THE CHANCE TO FIND WORK.

This Local Plan will look to provide employment space fit for modern working, support rural and agricultural businesses and promote our tourist industry.

In the past, business premises have been converted into homes to speed up the delivery of new homes. This Local Plan focuses its policies on restricting the loss of employment land on key sites.

Most businesses in our area are small or medium-sized enterprises and it is important that suitable spaces, under 50 square metres, are found to support their growth.

New developments will not just deliver homes but will also create new jobs and training opportunities. Developments over 1,000 square metres will be required to provide a skills and training programme.

Given the rural nature of the area the plan will encourage the development and diversification of agricultural businesses, tourism and leisure.

The plan will also look to support our town centres by making sure the need for shops, offices and other town centre uses is met and that High Streets are not undermined by development elsewhere.

New and larger buildings will be permitted for agricultural businesses as they diversify or expand provided it is needed and is not out-of-keeping with the surrounding area.

Home-based working is an increasingly significant part of the economy, especially in the South East. High-speed broadband will encourage new businesses to develop and provide new opportunities for disabled people but the plan will monitor the types of businesses being run and their impact on the neighbourhood.

Farming and food sectors will be supported to make sure food is readily available, locally produced and affordable.

Internationally renowned countryside and heritage makes the area an enticing place for visitors and tourism is an important local industry. New or redeveloped visitor attractions will be permitted provided they have good transport links and are not significantly detrimental to the appearance of the area and existing, popular tourist facilities will be retained if possible.



## FOR GROWING COMMUNITIES TO REMAIN STRONG AND SUSTAINABLE THEY MUST BE SUPPORTED BY APPROPRIATE INFRASTRUCTURE.

This means schools, health services, leisure centres, community centres, roads, railways, footpaths, utilities and other services.

The Local Plan will help safeguard existing infrastructure and will also make sure that new developments bring with them the extra infrastructure needed to meet the growing demand.

Most developments will be situated in settlements where the existing infrastructure can be improved. Any new settlements must have the infrastructure required to support them.

# INFRASTRUCTURE

New or improved infrastructure will be delivered early in a development, so it is able to serve residents of new homes as they move in.

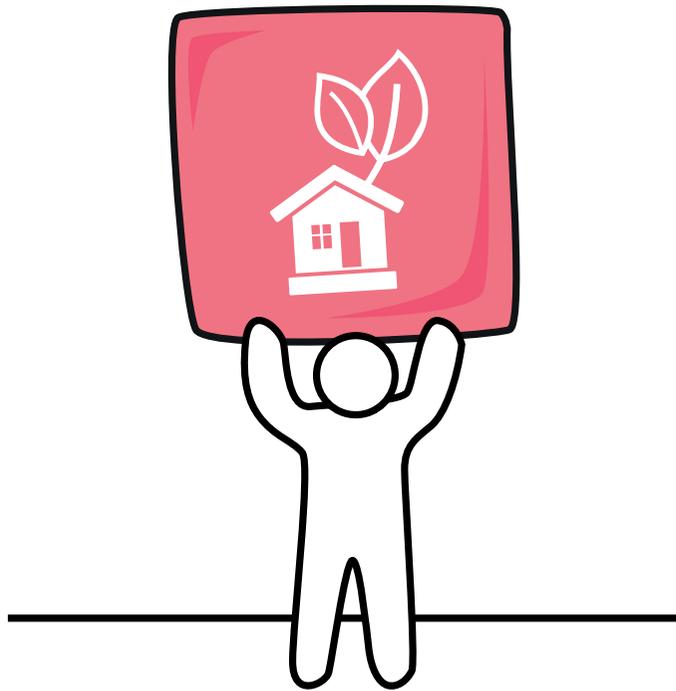
We will liaise with utilities, energy companies and emergency services to make sure they improve their infrastructure in line with the expected increase in demand.

New developments must keep pace with changes in technology and modern day living – for example we will encourage electric vehicle charging points for homes. Digital infrastructure, such as high-speed broadband, is also a priority.

We will support a range of energy sources to help maintain energy supply during times of high-demand, including the development of small-scale, short term energy generation facilities.

Land has also been allocated for a new reservoir at Havant Thicket to help meet the demand for water in the south-east.





# NATURAL AND BUILT ENVIRONMENT

East Hampshire is predominantly rural and renowned for its attractive countryside. It has a wide variety of landscapes and habitats and has a number of sites recognised nationally and internationally for their quality.

## AN UP-TO-DATE LOCAL PLAN WILL HELP PROTECT THE MOST VALUABLE COUNTRYSIDE IN THE LONG TERM AS IT WILL GIVE US MORE CONTROL OVER WHAT DEVELOPMENT GOES WHERE.

The high-quality landscape of the South Downs National Park and important historic and natural assets will be protected. Development will be largely restricted in the countryside as we look to protect its attractive character and keep the individual identity of our town and villages.

We must also recognise the need to maintain the rural economy and retain the flexibility to allow appropriate developments in the countryside under certain circumstances.

New buildings will be built to a high standard of design and provide attractive, accessible places where people feel safe and want to live, work or visit. Buildings and places must also be designed to promote healthy, active lifestyles.

By doing this the Local Plan will make sure new developments enhance local distinctiveness and contribute to a strong sense of place.

The area's biodiversity and habitats, as well as its areas of scientific or natural importance, will be protected. Biodiversity is the variety of life in the area and provides us with crucial resources like fresh air and clean water – it is our life-support system and it is important we look after it. This means protecting land used by wildlife and protecting wildlife on developable sites.

Developments will have to make the best use of land and natural resources, such as air quality and water courses, and the plan will ensure they are protected from pollution.

Climate change is a central priority nationally and locally and the planning system can make a real difference to combatting climate change and reducing its effects on our lives. The Local Plan will support low carbon alternatives, encourage renewable energy technology and minimise flood risks.

# WHERE THE PLAN COVERS



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## KEY

-  EAST HAMPSHIRE LOCAL PLANNING AUTHORITY AREA - COVERED BY THIS LOCAL PLAN
-  SOUTH DOWNS NATIONAL PARK PLANNING AUTHORITY AREA - NOT PART OF THIS LOCAL PLAN
-  SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)
-  ECONOMY
-  HOUSING
-  GYPSY AND TRAVELLER SITE
-  NEW SETTLEMENT
-  WHITEHILL & BORDON
-  INFRASTRUCTURE



# NORTH EAST



## KEY

-  SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)
-  HOUSING
-  GYPSY AND TRAVELLER SITE
-  WHITEHILL & BORDON
-  INFRASTRUCTURE

# BRAMSHOTT AND LIPHOOK

 **Chittley Farm, Chittley Lane**  
100 homes  
Timescale: 2028-2031

 **Land west of Headley Road**  
36-40 homes  
Timescale: 2026-2028

 **Land adjacent to Billerica, Church Road, Bramshott**  
Community facilities  
Timescale: by 2028

# HEADLEY PARISH

 **Land at Headley Nurseries, Glayshers Hill, Headley Down**  
12 homes  
Timescale: 2023-2025

 **Land adjacent to 25 Hillside Close**  
12-15 homes  
Timescale: 2029-2031

 **Land at Middle Common, Headley Down**  
Six travelling showpeople plots  
Timescale: within the next five years

 **Land off Hollywater and Whitehill Road, Whitehill & Bordon**  
100-360 homes  
Timescale: 2031-2036

 **Land off Hollywater and Whitehill Road, Whitehill & Bordon**  
Strategic SANG (a natural area for people to enjoy)  
Timescale: within the next five years

# WHITEHILL & BORDON TOWN

 **Whitehill & Bordon Strategic Development Area**  
Timescale: up to 2036

**Mill Chase Academy**  
150 homes  
Timescale: 2024-2028

**Bordon Garrison**  
1,284 additional homes  
3.6 hectare employment  
New town centre  
Timescale: up to 2036



# NORTH WEST (A31 CORRIDOR)



## KEY



ECONOMY



HOUSING



GYPSY AND TRAVELLER SITE



NEW SETTLEMENT



INFRASTRUCTURE

## ALTON & HOLYBOURNE



### Land at Wilsom Road

Three hectares employment land  
Timescale: next five years



### Molson Coors Brewery site

Mixed use incorporating 140-200 homes  
Timescale: 2028-2033



### Land at Brick Kiln Lane and Basingstoke Road

171-255 homes  
Timescale: 2031-2036



### Treloar College, Holybourne

Staff accommodation  
Timescale: next five years

## BENTLEY PARISH



### Land at Northbrook Park

New settlement providing a minimum of 800 dwellings  
Six hectares employment land  
Timescale: 2028-2036

## BINSTED PARISH



### Land at Lynch Hill, Alton

14.3 hectares employment  
Timescale: within the next five years

## CHAWTON



### Land north of Wolf's Lane, Chawton

12 travelling showpeople plots  
Timescale: within the next five years



### Land adjoining Northfield Lane, Alton

5.3 hectares employment  
Timescale: 2027-2036

## FOUR MARKS



### Land south of Winchester Road, Four Marks

130-150 homes  
Timescale: 2032-2036



### Janeland, Willis Lane

Seven gypsy and traveller pitches  
Timescale: within the next five years



### Briars Lodge, Willis Lane

Four gypsy and traveller pitches  
Timescale: within the next five years



### Land at Alton Lane

Two gypsy and traveller pitches  
Timescale: within the next five years

## ROPLEY

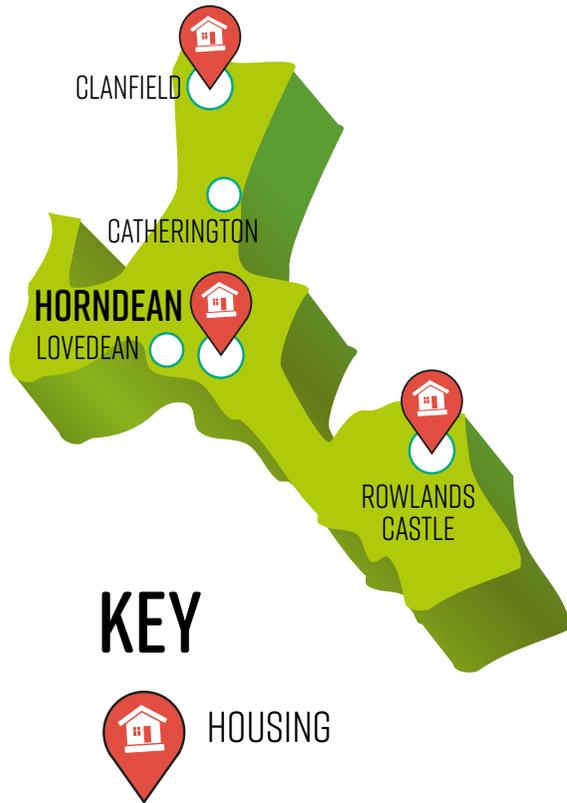


### Land at Five Acres and Aurea Norma and Woolhead's Builder's Yard

55-56 homes  
Timescale: 2031-2033



# SOUTH



## CLANFIELD

-  **Clanfield Country Farms, South Lane**  
100 dwellings  
Timescale: 2031-2034

## HORNDEAN

-  **Land east of Horndean**  
Additional 150 homes on existing site  
Timescale: 2020-2028
-  **Land rear of 191-211 Lovedean Lane**  
33 homes  
Timescale: 2030-2032
-  **Parsonage Farm, Catherington Lane**  
Five homes  
Timescale: 2030-2031
-  **Land at Cottage Farm, James Copse Close**  
75-85 homes  
Timescale: 2023-2026
-  **Land north of Woodcroft Farm, Havant**  
170-180 homes  
Timescale: 2023-2027

## ROWLANDS CASTLE

-  **Land at Oaklands House**  
50 homes  
Timescale: 2033-2036
-  **Land north of Bartons Road and west of Havant crematorium**  
50-60 homes  
Timescale: 2034-2036
-  **Land south of Little Leigh Farm, Havant**  
100-115 homes  
Timescale: 2033-2036

# MAKE YOUR COMMENT COUNT

## WHY GET INVOLVED?

The Local Plan could affect where you live, work and shop and how you get around. If you are interested in the future of your own area then the Local Plan should matter to you and you should take every opportunity to influence what it says.

The only way we will know what you want is if you tell us – and the more people who speak up, the more likely it is that the final plan will be a true reflection of local views.

You have a legal right to take part in the preparation of a Local Plan and it is better for everyone if you do.

For many, the first time they come across planning is when commenting on a development in their area. Often, they find their objections are futile as decisions have already been taken in the Local Plan and agreed a number of years ago – **this is your moment to influence these big decisions!**

## DON'T FORGET TO SAY 'YES!'

Don't be tempted to only say 'no' to policies and proposals in the Local Plan you don't like.

It is equally important to say yes to anything you agree with. If you don't then someone else might object to the proposals and, with no evidence of public support, it might be changed to something not so much to your liking. So, if you like the plan – say so!

## MAKE IT RELEVANT

When you submit your comment it is important to make sure it can be used by the planning team. This can be difficult as planning law is complex and it may require you looking at the full Local Plan and even at other local planning documents.

Here are some simple ways to maximise your message:

Clearly identify the policy or proposal you are talking about – use the reference number in the plan if possible.

If you want to see something changed be specific about why and put forward your own alternative if you can.

Keep your comments simple and present them in a logical order.

Concentrate on the planning issues (known as material considerations). Your local knowledge is invaluable but non-planning issues, such as disruption during construction or local property prices, cannot be taken into account.

Support your comments with statements from other planning documents, such as national policy, other local planning policies or relevant technical reports.

## WHERE TO COMMENT

Your response to the consultation can be submitted through our **online portal** or by **downloading and returning** a questionnaire.

Both can be found by going to:  
**[www.easthants.gov.uk/localplan](http://www.easthants.gov.uk/localplan)**

You can return your questionnaire by:

Email:  
[localplan@easthants.gov.uk](mailto:localplan@easthants.gov.uk)

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





FIND MORE (AND THE BIG PLAN)  
ON OUR WEBSITE:

**[WWW.EASTHANTS.GOV.UK/LOCALPLAN](http://WWW.EASTHANTS.GOV.UK/LOCALPLAN)**