

Sustainability Appraisal (SA) of the East Hampshire Local Plan

Interim SA Report (Strategic Site Options)

February 2021

Quality information

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Table of Contents

1	Introduction.....	1
2	Plan-making context	2
3	What is the scope of the SA?	3
Part 1: What has plan-making / IIA involved up to this stage?.....		5
4	Introduction to Part 1	6
5	Identifying the strategic site options.....	6
6	Introducing the strategic site options	9
Part 2: What are the appraisal findings at this stage?		22
7	Introduction to Part 2	23
8	Appraisal of strategic site options	23
Part 3: What are the next steps?		45
9	Plan finalisation	46
10	Monitoring.....	46
Appendix I: Maps		47

1 Introduction

1.1 Background

- 1.1.1 AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the emerging East Hampshire Local Plan, henceforth 'EHLP'.
- 1.1.2 Once in place, the Local Plan will establish a spatial strategy for growth, allocate sites to deliver the strategy and establish the policies against which planning applications will be determined.
- 1.1.3 SA is a legal required mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to minimising adverse effects and maximising the positives.¹

1.2 SA explained

- 1.2.1 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.
- 1.2.2 In-line with the Regulations, a report (known as **the SA Report**) must be published for consultation alongside the draft plan that essentially 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be considered alongside consultation responses when finalising the plan.
- 1.2.3 More specifically, the SA Report must answer the following **three questions** -
 - What has Plan-making / SA involved up to this point?
 - including with regards to consideration of 'reasonable alternatives'
 - What are the SA findings at this stage?
 - i.e. in relation to the draft plan
 - What are next steps?

1.3 This Interim SA Report

- 1.3.1 At the current time the Council is not consulting on a draft plan, but rather is in the process of *preparing* the final draft ('pre-submission') version of the plan. In particular, at the current time the Council is at the stage of giving consideration to **strategic site options** ahead of making a decision on which, if any, should be allocated within the plan. This Interim SA Report is therefore produced with the sole intention of informing the deliberation of Council Officers and Elected Councillors on the issue of strategic site options, being sites that are large enough to have implications for the strategy of the emerging Local Plan. This Interim SA Report does not consider draft Local Plan policies nor other (non-strategic) site options, but these will be considered as part of the full SA Report that is to be published alongside the pre-submission version of the Local Plan.

Structure of this report

- 1.3.2 Although this is an 'Interim' SA Report and does not provide the information required of the SA Report in relation to the Local Plan taken as a whole; it is nonetheless helpful to structure this report according to the three questions of paragraph 1.2.3.
- 1.3.3 Before answering the first question, there is a need to further set the scene by answering two initial questions: What is the plan-making context?; and, What is the scope of the SA?

¹ Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that local planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (NPPF, 2018). The Town and Country Planning (Local Planning) Regulations 2012 require that an SA Report is published for consultation alongside the 'Proposed Submission' plan document

2 Plan-making context

2.1 Introduction

2.1.1 The aim here is to explain the context to examining strategic site options at the current time.

2.2 Draft Plan consultation (2018/19)

2.2.1 Following adoption of the East Hampshire Joint Core Strategy (2014) and Housing and Employment Allocations Plan (2016), the Council began work on a new Local Plan in 2018, with a Draft Plan published for consultation in early 2019. The Draft Plan presented a vision and objectives for the Local Plan and an emerging preferred ‘spatial strategy’, which was in the form of a suite of sites proposed for allocation in order to meet housing and employment land needs, as these were understood at that time. Figure 2.1 shows the Draft Plan key diagram.

Figure 2.1: The key diagram from the Draft Plan consultation document (2019)



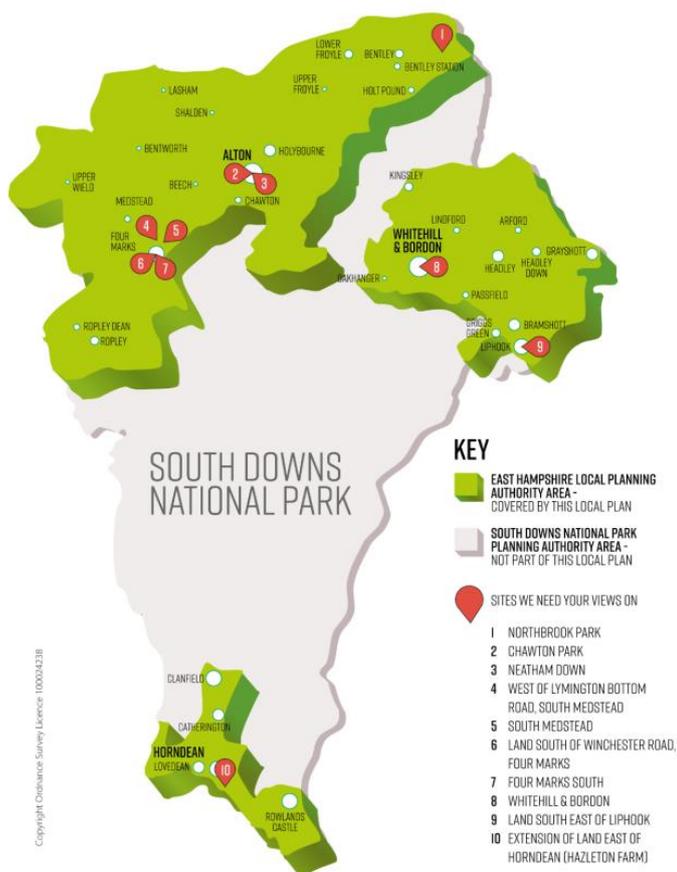
2.2.2 An **Interim SA Report (ISA)** was published for consultation alongside the Draft Plan that presented an appraisal of the “the plan and reasonable alternatives” (as per the requirement, see paragraph 1.2.2). The Draft Plan / ISA Report consultation generated a good degree of interest, with responses received from 1,254 individuals and organisations, and a summary of responses received was published in August 2019.

2.3 Large Development Sites consultation (2019)

2.3.1 Subsequent to the Draft Plan consultation, the Council identified a need to revisit the spatial strategy for a number of reasons, especially in light of the concerns that were raised through consultation responses regarding the potential impacts of growth associated with the two proposed ‘strategic allocations’ at Northbrook Park and Whitehill & Bordon. The overriding message from the Draft Local Plan consultation had been concerns about infrastructure capacity, whilst a number of additional ‘strategic’ sites were emerging as potential alternatives for the Local Plan.

- 2.3.2 The Council recognised that key to establishing an effective and ultimately ‘sound’ spatial strategy might be the allocation of one or more strategic sites, which in the East Hampshire context is taken to be a site (or cluster of adjacent sites) with the capacity to deliver in excess of 600 homes. Strategic sites will often deliver a mix of uses that cannot be achieved at smaller sites, and also have the benefit of achieving economies of scale that can support delivery of new and upgraded infrastructure.
- 2.3.3 With an increasing number of strategic site options being identified in its planning area, the Council held a dedicated consultation on Large Development Sites in late 2019 – see Figure 2.2. The consultation generated a high degree of interest, with responses received from over 3,500 individuals and organisations, and responses received can now be viewed online, on the Council’s website.

Figure 2.2: The ten strategic sites published for consultation in late 2019



2.4 Recent context

- 2.4.1 Subsequent to the consultation, the Council recognised the need for further detailed technical work to explore strategic site options, drawing upon information provided through consultation responses. There is an opportunity for additional SA work to inform evidence-based decisions, for purposes of progressing towards a set of reasonable alternatives for the overall spatial strategy of the pre-submission version of the Local Plan.
- 2.4.2 The Government has recently published a **Planning White Paper** (August 2020) which proposes very significant changes to the planning system, including to matters such as the Sustainability Appraisal process and the housing land requirements for Local Plans. These proposals have only been published for consultation at this stage and the details for implementing many of them have yet to be established. Nevertheless, it seems clear that there will remain potential for Local Plans to identify large urban extensions and new settlements, in order to meet future development requirements². It therefore remains important to consider the strategic site options for future development for purposes of the Council’s emerging Local Plan.

² See Page 28 of *Planning for the Future*, White Paper, MHCLG

3 What is the scope of the SA?

3.1 Introduction

- 3.1.1 The scope of the SA refers to the breadth of sustainability issues and objectives that are taken into account as part of the appraisal of the plan and reasonable alternatives or, in the case of this particular report, the appraisal of strategic site options.
- 3.1.2 The aim here is to introduce the reader to the *broad scope* of the SA, as defined by a list of high-level topics and objectives, known as the SA framework. Further information on the detailed scope of the SA is presented within Part 2 of this report, i.e. as part of the discussion of appraisal findings.

Consultation on the scope

- 3.1.3 The Regulations require that: *“When deciding on the scope and level of detail of the information that must be included in the Environmental Report [i.e. the IIA Report], the responsible authority shall consult the consultation bodies”*. In England, the consultation bodies are the Environment Agency, Historic England and Natural England. As such, these authorities were consulted on the SA scope in 2018.

3.2 The SA framework

- 3.2.1 Table 3.1 presents the SA framework, which is a list of topics/objectives that aims to concisely encapsulate the SA scope. The SA framework was first established at the scoping stage in 2018, and then was used to structure appraisal work at the time of the 2019 Interim SA Report. The SA framework is unchanged at the current time, although there is potential to make adjustments if necessary to reflect latest evidence.

Table 3.1: The SA framework

Topic	Objectives
Biodiversity	<ul style="list-style-type: none"> Protect and enhance local, national and international nature conservation interests Increase habitat connectivity and support improvements in biodiversity Contribute towards the maintenance and enhancement of green infrastructure
Climate change adaptation	<ul style="list-style-type: none"> Respect the potential impacts of climate change in the location, design and layout of new development Avoid or reduce the risk of flooding for the district’s population
Climate change mitigation	<ul style="list-style-type: none"> Support reductions in greenhouse gas emissions, including through the use of sustainable forms of transport, particularly in rural areas Reduce the need to travel by car and shorten the length and duration of journeys
Community and wellbeing	<ul style="list-style-type: none"> Help to meet the changing needs of an ageing and growing population Support improvements to the health and well-being of the population Improve accessibility to facilities, services and green infrastructure, particularly in rural areas
Economy and employment	<ul style="list-style-type: none"> Improve accessibility to local employment and training opportunities especially in higher value-added activities³ Ensure a range of good quality employment sites are available to suit the needs of the district’s businesses
Heritage	<ul style="list-style-type: none"> Protect and enhance the significance and special interest of heritage assets and cultural heritage of East Hampshire and their contribution to local character. Promote understanding, appreciation and care of, and access to, heritage assets.
Housing	<ul style="list-style-type: none"> Ensure residents have the opportunity to live in homes that meet their needs, including for affordable housing
Landscape and townscape	<ul style="list-style-type: none"> Maintain and enhance the character of the district’s rural landscapes and its settlements
Resources	<ul style="list-style-type: none"> Support an efficient and sustainable use of the district’s resources
Water	<ul style="list-style-type: none"> Support sustainable water management and water quality enhancements

³ Such commercial activities include those associated with digital media, business services and the creative industries sectors, according to the Enterprise M3 LEP’s Strategic Economic Plan (2018)

Part 1: What has plan-making / SA involved up to this stage?

4 Introduction to Part 1

- 4.1.1 At the current time the Council is examining strategic site options, ahead of finalising spatial strategy reasonable alternatives and then, in turn, the Pre-submission Plan for publication.
- 4.1.2 The aim of this Part of the Report, therefore, is to explain the process of arriving at the strategic site options that are a focus of appraisal. The opportunity is also taken to introduce each of the sites in turn.

5 Identifying the strategic site options

5.1.1 Paragraphs 5.37 to 5.41 of the Interim SA (ISA) Report published alongside the Draft Local Plan (December 2018) introduced the strategic site options, as understood at that time. Specifically, the report explained that:

- Five strategic sites were identified through the Council's Land Availability Assessment (LAA), namely:
 - **Chawton Park Farm** (A31 west of Alton);
 - **Northbrook Park** (A31 east of Bentley);
 - **East of Horndean** (southern extension to existing permitted 'East of Horndean' permitted site);
 - **Whitehall & Bordon** (continued strategic expansion);
 - **Ropley** (broad area north of the village);
- The cluster of adjacent LAA sites southeast of Liphook might be delivered in a coordinated manner, as a single strategic site and, indeed, a strategic scheme is being actively promoted; and
- The loose cluster of LAA sites south of Four Marks might conceivably form the basis for a strategic site, although this would necessitate additional land to be made available.

5.1.2 Further strategic sites were then proposed through the Draft Local Plan / Interim SA Report consultation and subsequently, during the course of preparing a further Regulation 18 Local Plan consultation on "large development sites". Specifically, the following additional strategic site options were proposed (each meeting the Council's criteria of involving at least 600 homes with supporting infrastructure):

- **Holybourne** (comprising a cluster of LAA sites);
- **Neatham Down** (A31 east of Alton);
- **Land South of Winchester Road, Four Marks;**
- **Four Marks South** (comprising a cluster of LAA sites);
- **South Medstead** (comprising a cluster of LAA sites);
- **West of Lyminster Bottom Road, South Medstead;**
- **South East of Liphook** (comprising a cluster of LAA sites).

5.1.3 The 12 strategic site options listed above in **bold** are the focus of the appraisal presented within Part 2 of this report. They are considered to be the 'reasonable' strategic site options for appraisal, noting:

- Whilst two of the options listed above - namely Ropley and Holybourne - were discounted by the Council prior to the Regulation 18 "Large Development Sites" consultation – it is appropriate to appraise them at the current time, within this report, for completeness.
- Whilst there are several site options being actively promoted that fall not far short of the 600 home threshold applied, in order to define a strategic site, the Council is confident that 600 homes is a suitable threshold. Whilst there is no specific size threshold established in national planning policy or planning

practice guidance for defining a strategic site, it is widely accepted that the potential to deliver a new primary school as part of any scheme comprising fewer than 600 homes is very limited.⁴

- No other strategic site options have been submitted to the Council, and a review of the three sub-areas within the District does not serve to indicate the likelihood of any suitable and (importantly) deliverable options having been over-looked – see Box 5.1.

Box 5.1: Brief review of potential further locations

As discussed above, 12 site options were identified in 2020 as warranting appraisal. These are the 12 sites that have been submitted to the Council as available, and which are being actively promoted, although it is important to note that the Council has not been passive in respect of identifying options, but rather worked proactively, through both Regulation 18 consultations, to encourage submissions at potentially appropriate locations.

There are no problematic gaps in the list of submissions, i.e. locations where the Council feels that there is a suitable and deliverable strategic site to be found, if only land was to become available. The following discussion aims to expand on this conclusion, considering each of the District's sub-areas in turn.

A31 corridor

There are several distinct sub-areas along the corridor, being (from west to east) Ropley and Ropley Dean; Four Marks, South Medstead and Medstead; Alton and environs; and Bentley and environs. Options in these areas were discussed as part of the ISA Report to support the Draft Local Plan, but as noted previously, a number of additional opportunities have since come forward. In preparation for the Large Development Sites consultation in late 2019, officers from the Council worked with interested landowners, encouraging them to consider a strategic approach to development that could deliver new infrastructure as well as new homes. Within the A31 corridor, additional strategic sites options came forward in Four Marks and South Medstead and close to Alton. There were no further options in the **Medstead** area (to the north of the A31) but this village does not have immediate access to strategic transport links and has less services and facilities than nearby Four Marks. The Council's Landscape Capacity Study (2019) also cautions against development on high ground in this area (identified as 2b.5, the Medstead Clay Plateau) and notes that Medstead is well-contained by good landscape edges. This makes significant development in and around Medstead less attractive.

Alton and its environs now has strategic site options identified to the west, at Chawton Park Farm, to the northeast at Holybourne, and to the east at Neatham Down. Areas to the south and north have been promoted for housing development but at a smaller (less strategic) scale. There are no obvious additional large-scale opportunities to the north and south because of the potential for landscape impacts on the setting for Alton, which is current contained within a bowl in the Wey Valley, including from viewpoints in the South Downs National Park. It is also difficult to see how pedestrian and cycle connections to Alton town centre could be made attractive due to steep topography. There may be further opportunities to the east and south of the strategic site option at Neatham Down, but this area is close to the South Downs National Park and is considered to be a highly sensitive landscape with a low capacity for development in the Council's Landscape Capacity Study (2019).

Bentley potentially stands-out as a location with *relatively* good links onto the A31, *relatively* limited topological / landscape constraint and biodiversity constraint, an existing community with a small range of services/facilities and a degree of rail connectivity. However, the submitted site options were examined quite closely at the Draft Plan / ISA Report stage, and the promoters of adjacent sites (notably to the south of the village) did not subsequently organise and submit a strategic scheme, unlike site promoters elsewhere. Also, it is important to note that Bentley rail station is distant from the main part of the village, and heavily constrained by flood risk and the adjacent National Park.

Northeast of the District

Land to the **west of Liphook** stands-out as having excellent connectivity to Liphook village centre, including a secondary school, as well as to Liphook Rail Station (which has a good service, on a par with Alton). However, the bulk of any strategic scheme would fall within the South Downs National Park (SDNP), which is outside of East Hampshire District Council's planning area and is an area with the highest status of protection in relation to landscape and scenic beauty, in terms of national planning policy. It is clear that the scale and extent of new development within the National Park should be limited, so there is no strategic basis for exploring significant growth in this area. Other locations in the Liphook area are significantly constrained either by proximity to the

⁴ The Council has previously sought to define a 'large' development site by analysing the size distribution, by maximum intended number of homes, of all LAA sites that had been submitted to the Council through its 2017 and 2018 "call for sites" processes. This suggested a threshold of 600 homes, for there were very few sites of this size or above and a choice relating to such sites was thought to be of great significance in the context of having to find c.2,700 new homes overall.

Wealden Heaths Phase II SPA or by poor connectivity to local services and facilities in the village, whilst the River Wey Conservation Area is a further notable constraint to the east.

Land in other parts of the northeast area is also constrained by its proximity to the Wealden Heaths Phase II SPA, the South Downs National Park or the Surrey Hills Area of Outstanding Natural Beauty. Land that is within 400m of the SPA is unsuitable for residential development due to the likely impacts on biodiversity from urbanisation and increases in recreational disturbance that cannot be effectively mitigated. Access to strategic transport links and to facilities and services is also limited in areas beyond Whitehill & Bordon, Liphook and Grayshott. Significant development beyond the sites that have already been identified is difficult to envisage without wider investment in transport and community infrastructure; something that would also be of questionable merit due to its transformative effect on landscape character. It should be noted that rural areas in the northeast have a low capacity to accept new development, according to the Council's Landscape Capacity Study (2019).

South of the District

This area as a whole is heavily constrained by the setting of the SDNP, with settlement coalescence another key issue, recognising that land surrounding the Portsmouth conurbation is already heavily urbanised and that the remaining "green gaps" are locally valued by communities for defining the extent of their settlements. The National Park constraint and relatively steep topography is thought to rule-out the option of strategic growth west of Clanfield & Catherington, whilst transport is also an issue, recognising that the A3 is located on the eastern (opposite) edge of the conurbation, and that there is no rail line through this area. Looking further south and west, land between Lovedean and Denmead (in Winchester City Council's area) also plays a role in establishing a setting for the SDNP, but there may be some scope for development closer to the boundary with Havant Borough Council, in the south. Nevertheless, the Council's Landscape Capacity Study indicates that new development at the western edge of Lovedean should be small in scale, so it is reasonable to conclude that there is no strategic option that lies wholly within East Hampshire. Rowlands Castle benefits from a train station; however, site options at the village have been scrutinised closely over the years, including at the Draft Plan / ISA Report stage, with no potential for strategic growth having been identified due to issues with flood risks, water quality impacts and impacts on the setting of the SDNP.

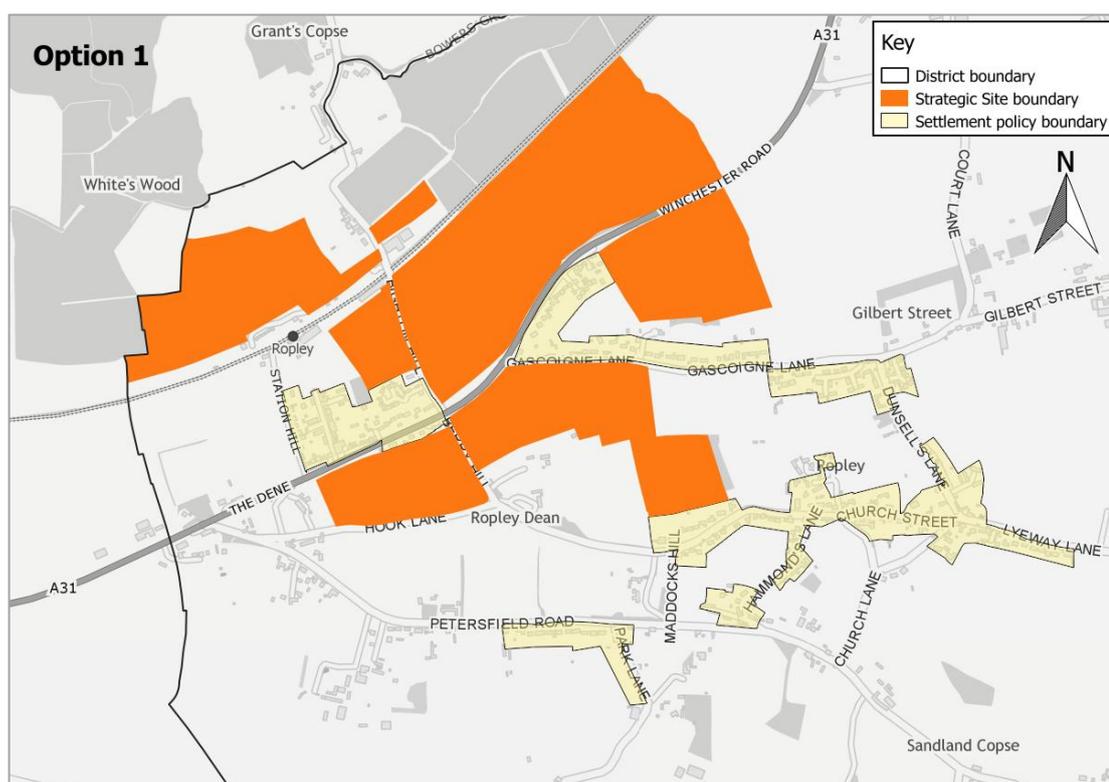
6 Introducing the strategic site options

- 6.1.1 Having discussed the process of identifying the 12 strategic site options that are a focus of the appraisal presented in Part 2 of this report, it is also appropriate to take the opportunity here to **introduce** each site.

6.2 A31 corridor

- 6.2.1 There are seven strategic site options within the A31 corridor, which are discussed here in order of geographic location, from west to east.

Option 1: Land at Ropley



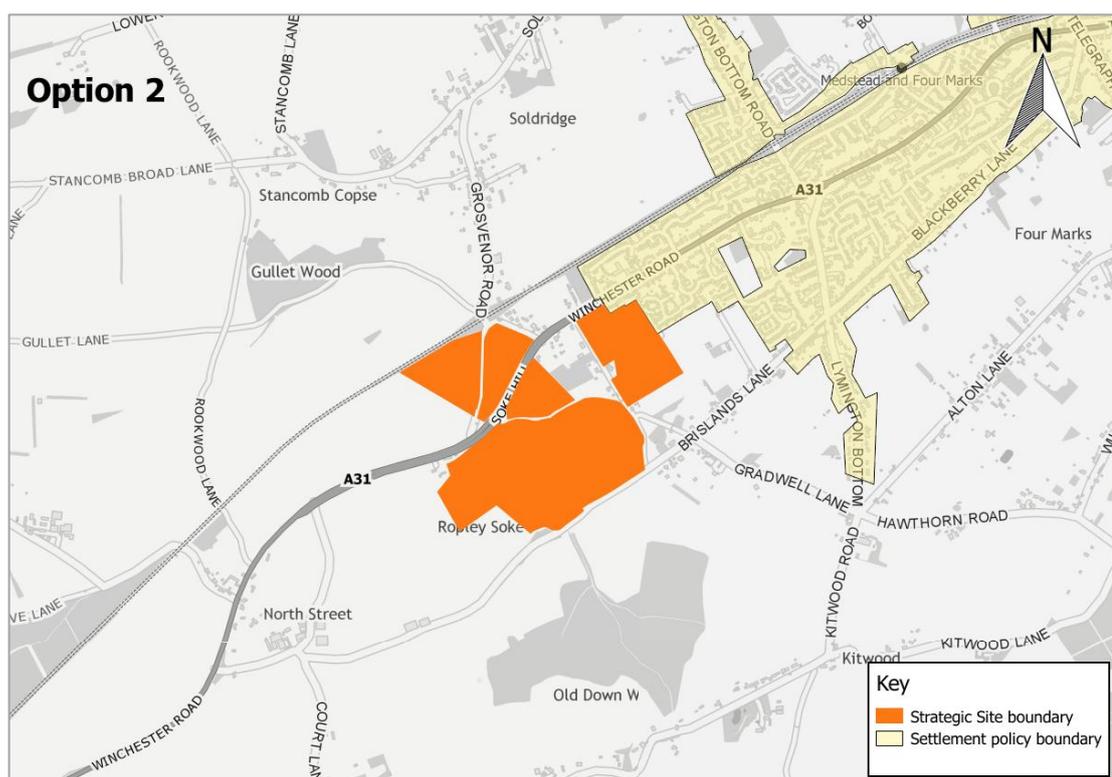
- 6.2.2 A strategic site option at Ropley was considered closely through the LAA and SA in 2018, prior to the Draft Plan consultation, but ultimately not taken forward for detailed appraisal as part of the spatial strategy RAs. The ISA Report for the Draft Local Plan introduced the site as follows:

“This strategic site option comprises a variety of land parcels, with a combined capacity of around 1,500 dwellings, which are being jointly promoted as a strategic expansion of Ropley. This is a notably different proposal to those discussed above, in that the effect would clearly be to transform the existing settlements of Ropley and Ropley Dean. This area has a strong rural setting and its linear built form leaves abundant open green space between the dispersed pockets of development. The promoted development opportunities would infill the gaps between the various ribbons to form a more coherent, nucleated settlement. There would be the potential to deliver a primary school and other village facilities.”

- 6.2.3 Paragraph 5.94 added further reasons for not progressing the site to the reasonable spatial strategy alternatives, including highlighting that it is *“not clear that the scale would be sufficient to deliver the level of required new infrastructure. For example, an entirely new sewerage network would be required and wastewater would need to be transferred large distances to a suitable treatment facility.”*

- 6.2.4 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, sought to demonstrate the ability to deliver 1,500 dwellings (including provision for Gypsy and Traveller and Travelling Showpeople pitches/plots, self-build plots, specialist homes for the elderly and disabled); 1.1 Ha of employment land, “extensive” community facilities including a school and local centre, large areas of open space and infrastructure “including new roundabout on the A31 together with improvements to the local highway network and enhanced links to public footpaths and cycleways.” Nonetheless, the Council determined that the site failed the minimum test of demonstrating achievability in terms of water infrastructure capacity, and hence did not include the site within the “Large Development Sites” consultation document. This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan. Appendix I presents further information submitted by the site promoter.

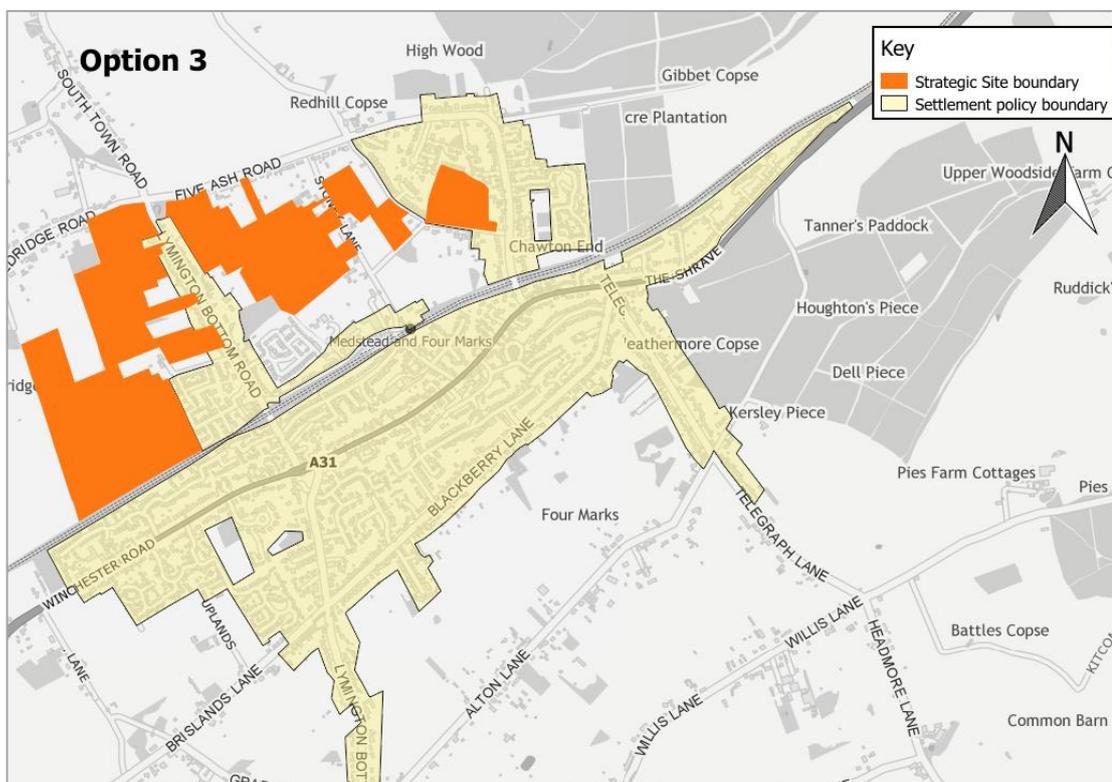
Option 2: Land South of Winchester Road, Four Marks



- 6.2.5 Comprising a LAA site at the western edge of Four Marks (discussed above, as featuring within the reasonable spatial strategy alternatives at the Draft Plan stage) as well as land further to the west, with the bulk of this land not having been considered through the 2018 LAA, as it had not been made available. The eastern extent of this site option is relatively well-related to the settlement and well contained, comprising a single arable field. However, land to the west relates less well to the settlement and the site boundary notably cuts across two large arable fields (i.e. it does not entirely follow existing field boundaries). Parts of the site include rising land, visible from the A31, although there is some screening vegetation.
- 6.2.6 The LAA site at the eastern extent of the strategic site was examined closely by the Council prior to the Draft Plan consultation, including through the LAA and SA process, and ultimately was presented as a proposed allocation in the Draft Plan. Specifically, the Draft Plan allocated the site for 130 – 150 homes, including on the basis that: “The site adjoins an existing residential area that provides a context for new development, with good access to the A31. New development could also be connected to pedestrian footways and the public rights of way network, enabling pedestrian access to local facilities and services.”
- 6.2.7 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, proposed a scheme involving at least 600 homes (17.15 ha), a local centre (1 ha), a primary school (2.4 ha), an employment area (1.8 ha), green infrastructure (18.6 ha) and pitches/plots for Gypsies and Travellers and/or Travelling Showpeople (2ha). The proposal is for residential and community uses to be focused to the south of the A31, with employment and Gypsy and Traveller / Travelling Showpeople uses to the north. A stated aim is to ‘rebalance Four Marks’ through

provision of a new local centre / community hub. Appendix I presents further information submitted by the site promoter.

Option 3: South Medstead and West of Lymington Bottom Road, South Medstead



6.2.8 These two sites are adjacent and, indeed, there is overlap between the land that is included within each site. As such, it is helpful to consider them together, albeit it should be noted that they are being promoted separately. The opportunities for mitigating impacts on local infrastructure are likely to be greater for the larger quantum of development that results from combining these sites; but it should also be noted that there may be potential for reducing or avoiding the identified adverse impacts through considering them on an individual basis.

Background to South Medstead

6.2.9 South Medstead is recognised by the adopted Joint Core Strategy as combining with Four Marks to comprise a small local service centre. The overall settlement pattern has a linear emphasis along principal routes and connecting roads, although the consolidation of built form on intervening land has occurred in Four Marks (to the south of the Watercress Line) with recent housing development in South Medstead beginning to do the same (e.g. at Boyneswood Lane and to the east of Lymington Bottom Road).

6.2.10 Focusing on the Neighbourhood Plan Policies Map (reproduced in Appendix I), the following features of South Medstead can be identified:

- Western settlement area – focused on Lymington Bottom Road, this area includes a small community hub, comprising local shops, community facilities and the heritage railway station. The built form around the community hub has expanded over recent years, through an expansion to the west and east.
- Eastern settlement area – focused on Red Hill and Boyneswood Lane, this is an area of low density housing not associated with any shops or community facilities. Two development sites have recently built-out, at Friars Oak Farm and Boyneswood Lane.

“South Medstead” strategic site option

6.2.11 Having made these initial points, the first site to consider is known as South Medstead, which mainly lies to the south of Five Ash Road. This is a complex site, mostly comprising three adjacent LAA sites that together comprise most of the land that separates the two South Medstead settlement areas (discussed

above), but also including two LAA sites located a short distance to the west (west of Lymington Bottom Road). An effect of strategic growth here would be to consolidate the built form of South Medstead, effectively conjoining the western and eastern settlement areas. However, it is noted that not all land between the current eastern and western settlement areas is included within the boundary of the promoted strategic site. In particular, a significant area of land at Woodlea Farm, adjacent to the east of 'community hub' part of the settlement area is not included.

- 6.2.12 These sites were considered closely through the LAA and SA in 2018, prior to the Draft Plan consultation, but ultimately not taken forward for detailed appraisal as part of the spatial strategy RAs. As discussed within the ISA Report (paragraph 5.85):

“These sites are subject to limited environmental constraints and tend to offer some potential to consolidate the existing built form; however, all sites to the north of the railway are potentially constrained in access terms by the narrow tunnel carrying Lymington Bottom Road beneath the railway line and the narrow bridge connecting Boyneswood Road to the A31. It is difficult to envisage a combination of sites that would lead to sufficient funding becoming available to deliver road infrastructure enhancements at both locations, given the likely costs involved. Moreover, all of these sites are relatively distant from the primary schools at Four Marks and at Medstead and these facilities would not be accessible by sustainable modes (walking and cycling).”

- 6.2.13 The submission received from the site promoters, subsequent to the consultation, sought to demonstrate the ability to deliver “around 650 new affordable and market dwellings, together with open space, employment land [2ha], a potential new primary school or upgraded infrastructure to existing Medstead School and infrastructure improvements to the local area.” An important point to note is that the site would be in very close proximity to the existing community hub. Appendix I presents further information submitted by the site promoter.

West of Lymington Bottom Road, South Medstead

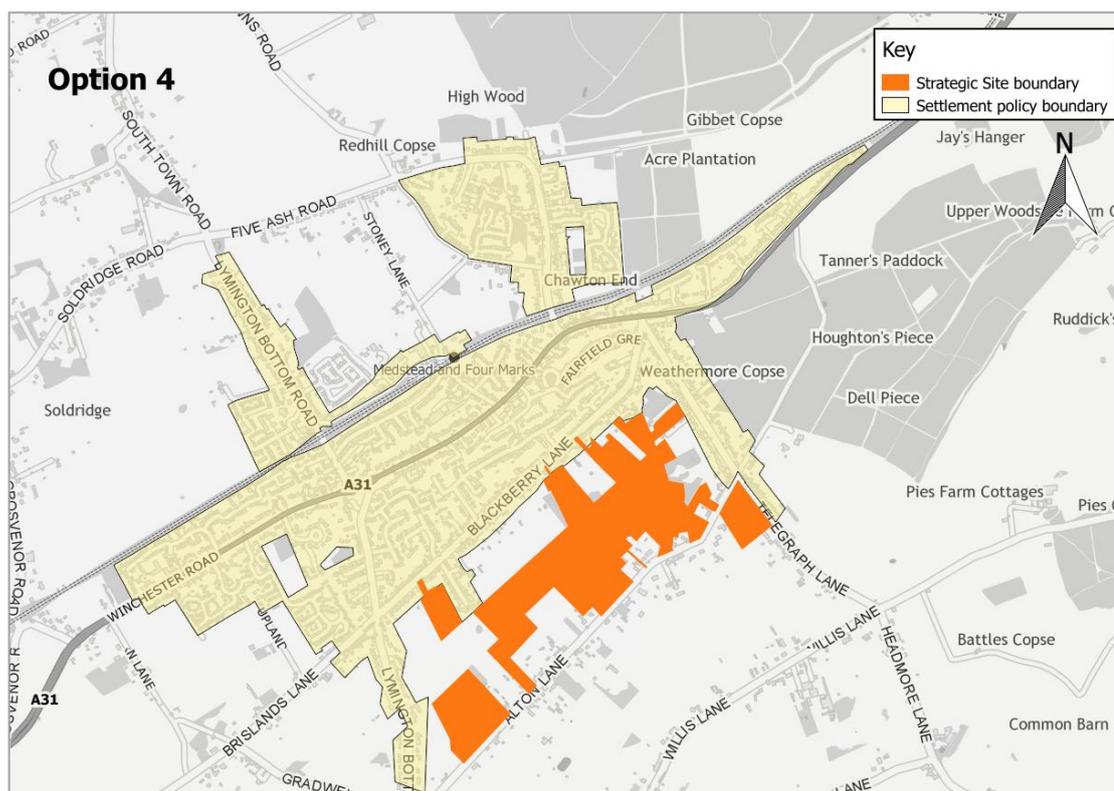
- 6.2.14 The other promoted site, known as West of Lymington Bottom Road, South Medstead, comprises land to the west of Lymington Bottom Road, and hence would deliver a western expansion of the existing western settlement area (roughly doubling its size). The site includes two LAA sites, both of which are also included within the 'South Medstead' site discussed above, but the great majority of land was not considered through the LAA, on the basis that it was not available at that time. The site comprises several agricultural fields, and is notable for excluding several areas of land which presumably have not been made available, mostly comprising large private gardens to houses along Lymington Bottom Road.

- 6.2.15 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, sought to demonstrate the potential to deliver around 650 homes, 2 ha of employment, 5.5 ha of formal open space, a 0.3 ha expansion of the community hub, a 1.2 ha site for a primary school, five Gypsy and Traveller pitches and five Travelling Showpeople plots. Appendix I presents further information submitted by the site promoter.

A possible joint scheme

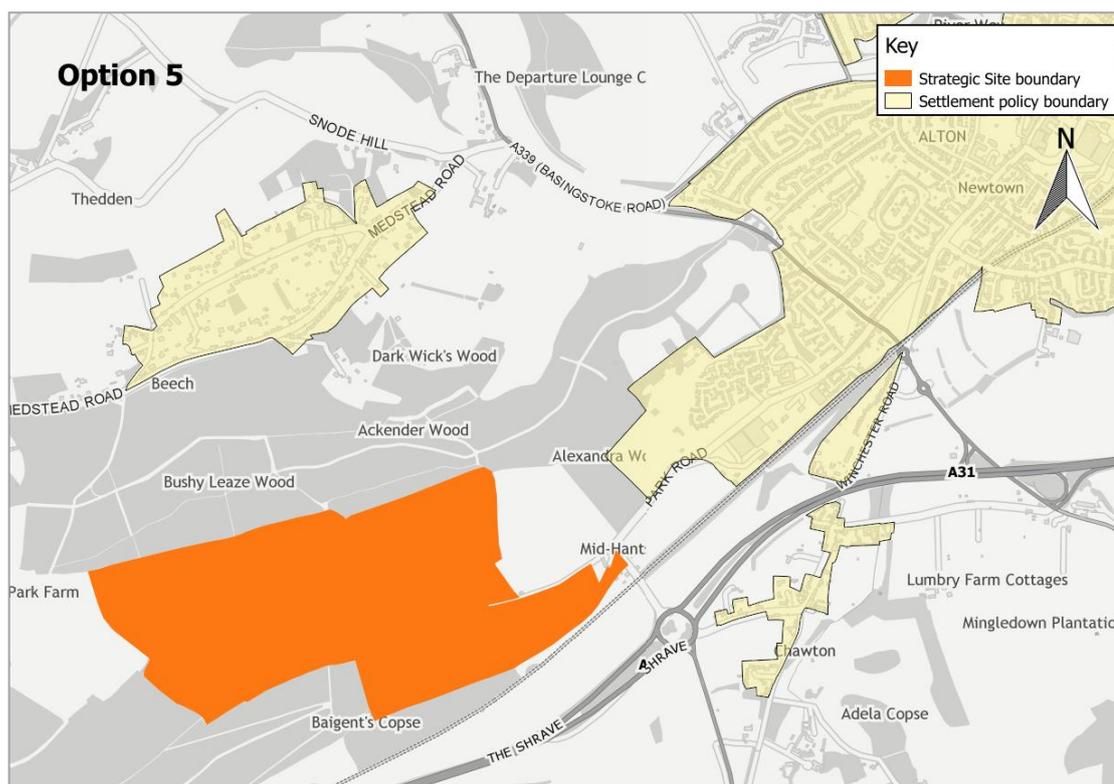
- 6.2.16 There is clearly the possibility of a joint scheme, involving all or part of the two promoted sites, with new choices emerging for the layout of development, housing densities and land uses across this wider area. For example, there could be merit to a coordinated scheme that delivers a balanced, radial expansion of the existing built form, and this approach might assist with finding an optimum location for a new primary school. By considering both of these sites together within the appraisals, the alternative of a joint scheme is effectively considered within this Interim SA Report.

Option 4: Four Marks South



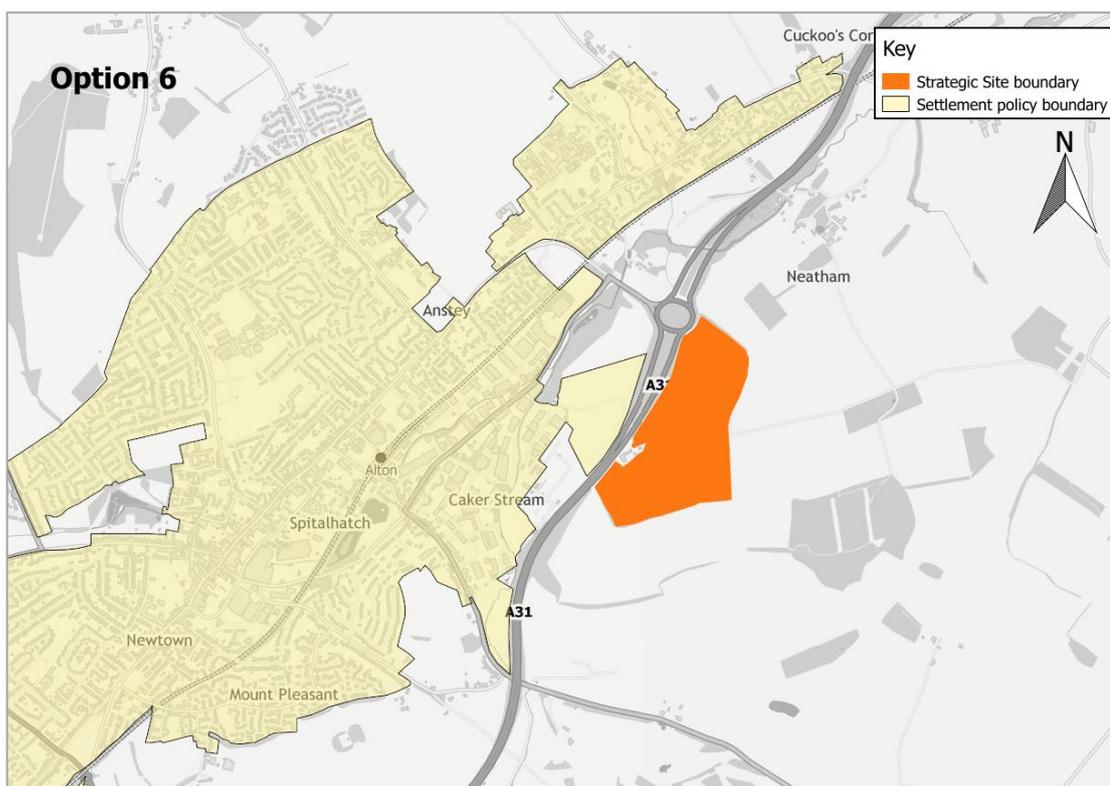
- 6.2.17 Comprising a cluster of seven LAA sites, plus some additional land that was not previously considered through the 2018 LAA, directly to the south of Four Marks. This is a complex site, comprising most, but not all, of the land falling between Blackberry Lane to the north and Alton Lane to the south, as well as one field to the south of Alton Lane. The shape of the site is not as consolidated as would ideally be the case, because several areas of land have not been made available for development. There is also a relatively complex land ownership situation, with the strategic site being promoted by a consortium of five developers.
- 6.2.18 The component LAA sites were considered closely through the LAA and SA in 2018, prior to the Draft Plan consultation, but ultimately not taken forward for detailed appraisal as part of the spatial strategy RAs. Focusing on the two largest LAA sites, the northern site was found to have a degree of relative merit, particularly in built form and landscape terms but another site to the west of Four Marks was considered more suitable for consideration, being better located for achieving access to the A3 N.B. whilst the Interim SA Report (2018) identified the possibility of a strategic, coordinated scheme to the south of Four Marks (paragraph 5.41), this was not considered to be a reasonable option to consider in any detail at that stage due to the lack of any interest from site promoters.
- 6.2.19 The submission received from the consortium of site promoters, in preparation for the Large Development Site Regulation 18 consultation, proposed a scheme involving “around 800 homes... 1 hectare of employment... the relocation and expansion of the existing primary school to the site... 0.2 ha of land for a building for the community to use... a care home and extra care facility... self build and custom build plots [around 5%]... [and] extensive areas of open space...” The submission also discusses the possibility of Gypsy and Traveller pitches and/or Travelling Showpeople plots. Appendix I presents further information submitted by the site promoter.

Option 5: Land at Chawton Park Farm



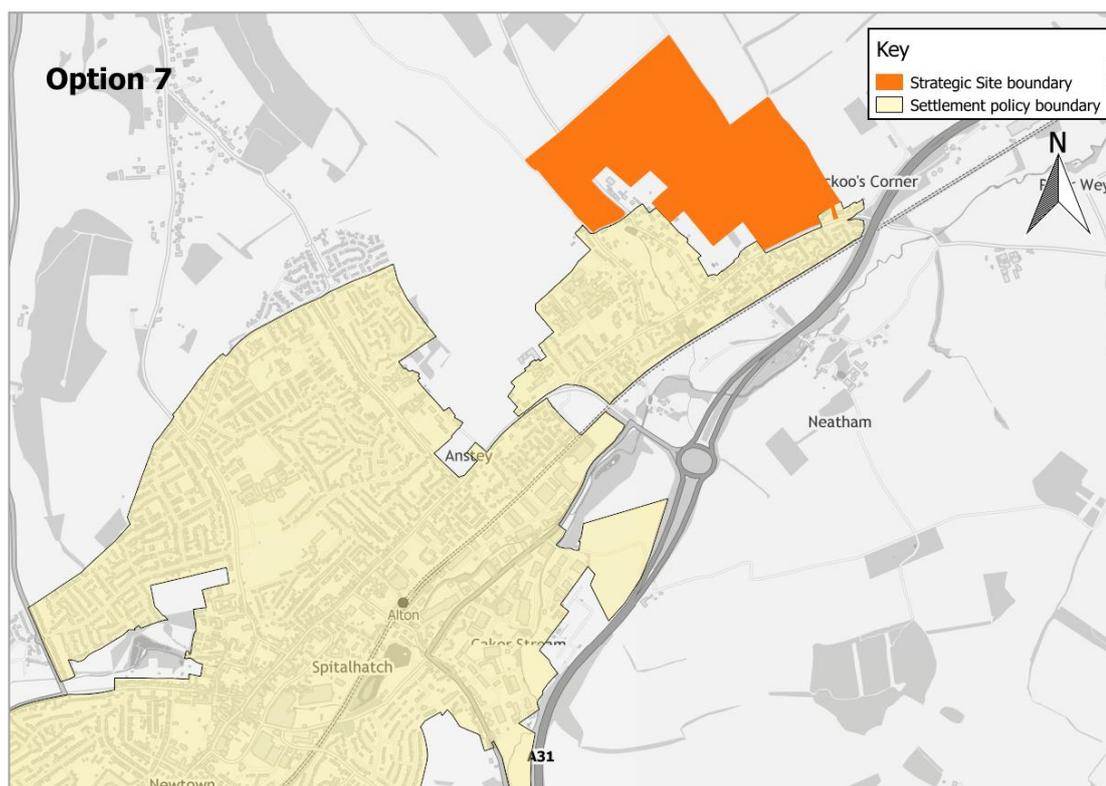
- 6.2.20 Comprising land to the west of the A31, a short distance to the south of Alton and west of Chawton (which is separated from the site by the A31). Four Marks is approximately 1.9km to the southwest, separated by Chawton Park Wood. The site comprises agricultural land, notable areas of ancient woodland and other priority habitat, and a grade II listed farmhouse. A bridleway also passes through the site, forming part of the National Cycle Network (Route 224). The site is also characterised as comprising a valley between two adjacent ancient woodlands, both of which are locally designated SINCs and accessible.
- 6.2.21 A new settlement at Chawton Park was examined by the Council prior to the Draft Plan consultation, including through the LAA and SA process. Notably, within the ISA Report for the Draft Local Plan:
- Paragraph 5.72 – concluded that the site should feature within the spatial strategy RAs, with the following explanation: *“Whilst the new settlement site is subject to significant constraints, it does warrant further consideration given the potential to deliver a mix of uses and new/upgraded infrastructure, as well as given good links to Alton and the strategic road network.”*
 - Section 6 (and associated Appendix IV) – explored the merits of a spatial strategy RAs involving, and not involving, Chawton Park, serving to highlight a range of pros and cons associated with the site.
 - Section 7 – presented the Council’s response to the appraisal of spatial strategy RAs, with reasons given for not supporting Chawton Park.
- 6.2.22 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, proposed a scheme involving 1,200 homes (across 32.3 ha), a new primary school, 2.5 ha for playing pitches, 40.8 ha of open space / landscape buffer and a local centre. Other notable proposals include diverting two bus services into the site (“agreed with and unequivocally supported by Stagecoach”) and a proposal to *“incorporate and where possible upgrade the existing National Cycle Network Route 224...”* This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan. Appendix I presents further information submitted by the site promoter.

Option 6: Neatham Down



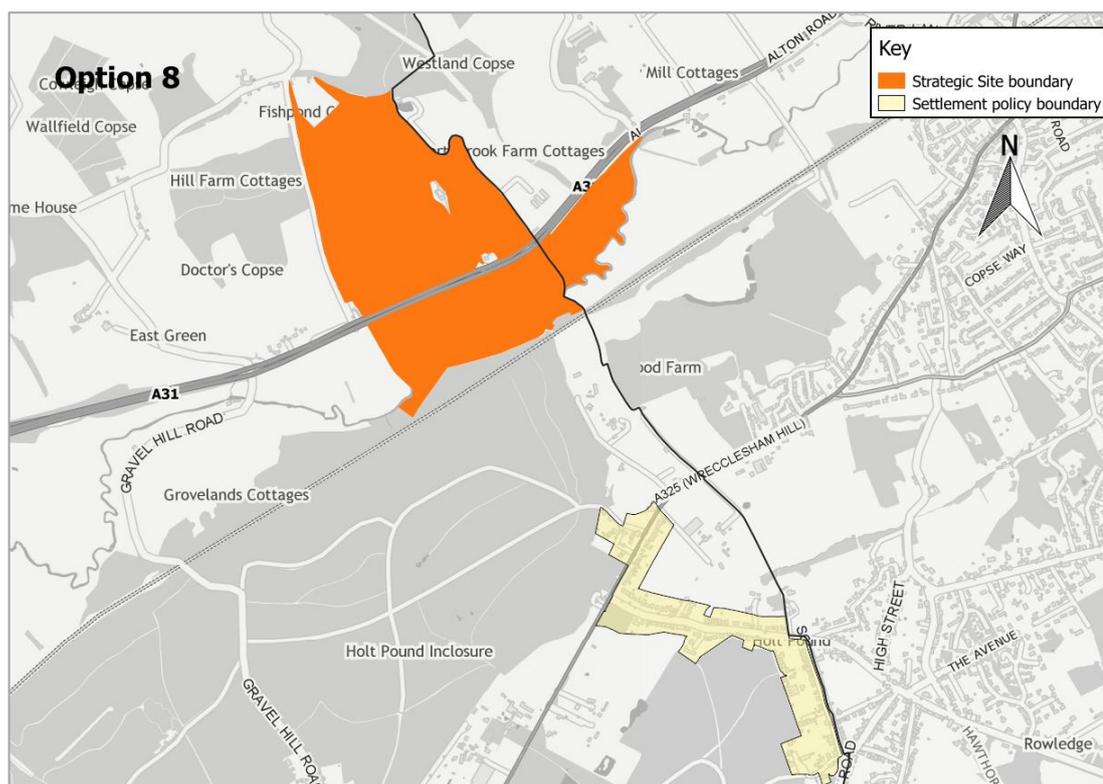
- 6.2.23 Comprising land to the south of the A31/B3004 junction, and located to the east of Alton (specifically, east of the town's main employment area at Mill Lane), The site is currently in agricultural use, with the land notably rising from west to east across the site, to Copt Hill and Golden Chair Hill.
- 6.2.24 An option for employment development was previously considered through the LAA and SA in 2018, prior to the Draft Plan consultation, but ultimately not taken forward for detailed appraisal. Key concerns at the time were in respect of landscape and groundwater flood risk.
- 6.2.25 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, proposed a scheme involving 600 homes (across 18 ha), 1 ha of employment and 9 ha of green infrastructure and community uses, including a primary school. The proposed scheme also notably involves delivery of an upgraded A31/B3004 junction, investment in bus service upgrades and an upgraded walking/cycling route to Alton town centre. Appendix I presents further information submitted by the site promoter.

Option 7: Holybourne



- 6.2.26 Comprising a cluster of six LAA sites directly to the north of Holybourne, which is a historic settlement that now adjoins the north of Alton. The site primarily comprises agricultural fields, although the southeast part of the site notably comprises a scheduled monument (Cuckoo's Corner Roman site).
- 6.2.27 This cluster of LAA sites was examined prior to the Draft Plan consultation, including through the LAA and SA process; however, the ISA Report for the Draft Local Plan ultimately reached the conclusion that *“none of these sites warrant examination through the reasonable spatial strategy alternatives. These sites are subject to heritage and townscape constraint, noting proximity of the Holybourne Conservation Area.”*
- 6.2.28 The submission received from the site promoters, in preparation for the Large Development Sites Regulation 18 consultation, sought to demonstrate the ability of land in this area to deliver 1000 homes whilst also respecting constraints, including by buffering the conservation area such that there is “little or no impact”, and also by protecting “the setting” of the scheduled monument. Nonetheless, the Council considered that the heritage and flood risk constraints were likely to significantly constrain the development potential of the site and hence did not include the site within the Large Development Sites Regulation 18 consultation. This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan. Appendix I presents further information submitted by the site promoter.

Option 8: Northbrook Park

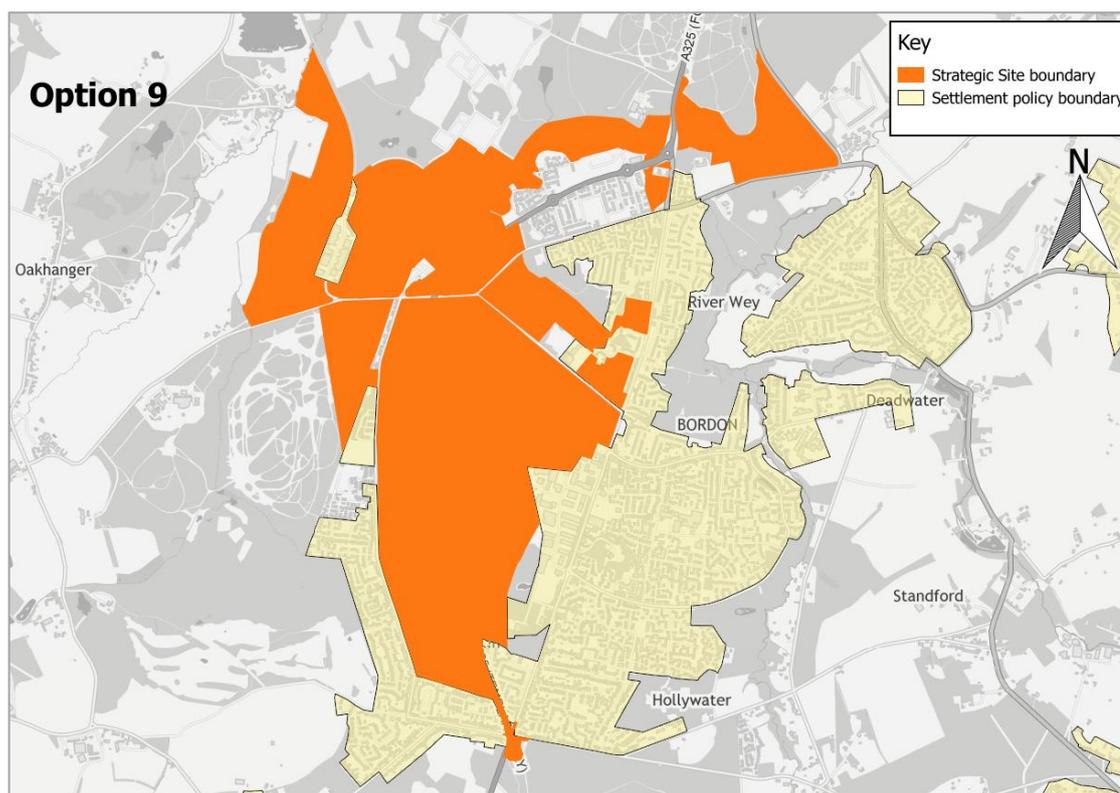


- 6.2.29 Comprising land either side of the A31 (mostly to the north) between Bentley and Farnham, at the very northern extent of the District. Current land uses within the site include a hotel and wedding venue associated with Northbrook House, which is a grade II listed manor house, a small business park, important areas of woodland (with further extensive woodland adjacent) and the River Wey floodplain.
- 6.2.30 A new settlement at Northbrook Park was examined by the Council prior to the Draft Plan consultation, through both the LAA and SA process, including through the appraisal of spatial strategy reasonable alternatives (RAs) presented in Section 6 of the ISA Report that was published as part of the consultation. This work enabled the Council to reach a conclusion (see Section 7 of the ISA Report) that the site should be taken forward into the Draft Plan. Specifically, the Draft Plan identified a site with capacity for 800 homes plus 6ha of employment land, as well as an area of search for additional capacity to the west. Appendix I presents further information about the proposal that has been submitted by the site promoter.
- 6.2.31 The site has a degree of merit in transport and accessibility terms, given good road links to Farnham, which is within Waverley Borough (Surrey). However, the Draft Plan consultation served to highlight a range of concerns, in particular regarding flood risks and biodiversity constraints that would serve to limit the scale of growth that could be achieved. In turn, it could prove challenging to achieve the critical mass needed to achieve a new stand-alone community and enable the required investment in infrastructure. This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan.

6.3 Northeast of the District

- 6.3.1 There are two strategic site options within the Northeast of the District sub-area.

Option 9: Whitehill and Bordon



6.3.2 This is a distinct and complex strategic site option, with four broad components:

- Intensification of development within the consented Prince Philip Park / Barracks site, which gained consent in 2015 for 2,400 dwellings, a new town centre, new schools, roads, open space and community/sports/leisure facilities, employment development and Suitable Accessible Natural Green Space (SANG). The consented site is located primarily to the east of the newly opened A325 relief road, although a proportion of the consented scheme is located to the west of the road, in the vicinity of the Bordon and Oakwood Sports Club (BOSC). Specifically, the proposal is to deliver 573 additional dwellings and an employment site within the boundary of the consented site.
- Redevelopment of existing housing/non-residential sites to deliver at least 250 additional dwellings. Specifically, the proposal is to redevelop three housing estates – one adjacent to the north of the new town centre, and two to the west of the A325, close to the BOSC sites – and a church site.
- New sites to the north and west (both outside of the A325) to deliver 455 dwellings, specifically: a northern expansion of the Louisburg Barracks site, which is currently building-out (and is separate to the Prince Phillip Barracks site), as far as Oxney SANG; and expansion of the BOSC sites to the west, around Gibbs Lane.
- Four new SANGS, which would serve to mitigate recreational pressure on the Wealden Heaths Phase II SPA, and also contain expansion of the town. These are located to the west (Gibbs Lane and Slab), north (Oxney) and northeast (Broxhead).

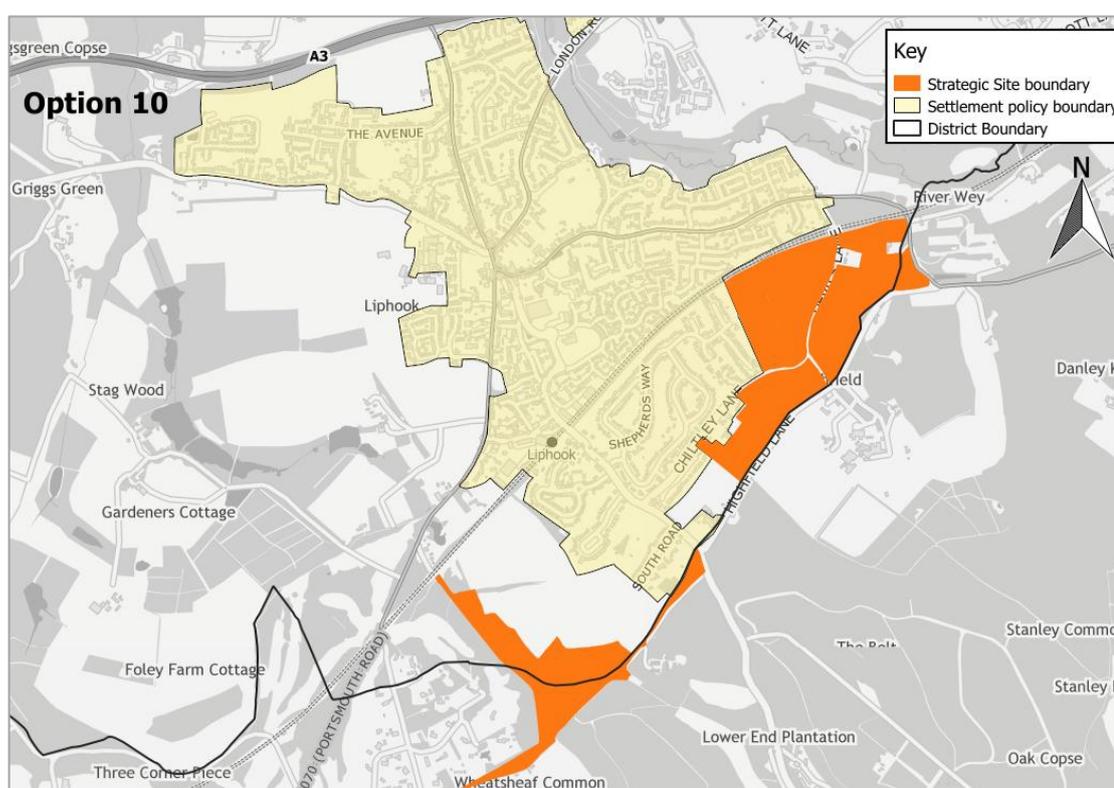
6.3.3 It is also important to note, by way of introduction, that the matter of SANG capacity is a key factor that has influenced development of this strategic option. There has been a degree of uncertainty, over the years, in respect of the balance between growth potential and SANG capacity; however, there is now more certainty, following detailed technical studies, the findings of which are being discussed with Natural England.

6.3.4 The option of additional strategic growth at Whitehill and Bordon was examined closely by the Council prior to the Draft Plan consultation, including through the LAA and SA process. In particular, as explained within the ISA Report (2018), two approaches to growth were reflected across the reasonable spatial strategy alternatives subjected to appraisal in Section 6 of the SA Report, before the Council then selected the higher growth approach as the preferred option. The preferred higher growth approach broadly comprised the strategic site option now under consideration, but without land at Gibbs Lane (which was

included when it became available, subsequent to consultation on the draft Local Plan) and with two additional parcels of land in its place. These comprise a parcel of land to the north of Bordon that, whilst comprising brownfield land (it is a former parade ground) is not closely linked to the town; whilst land at The Croft, to the west of the new relief road is no longer proposed for development but will retain its role as supporting green infrastructure.

- 6.3.5 In summary, since the Draft Plan stage, the Council has consistently supported the principle of further strategic expansion at Whitehill and Bordon. The preferred approach has evolved over time in response to detailed evidence emerging in respect of SANG capacity and other matters. Most recently, in June 2020, the Council announced support (via a press release and publication of information on the Local Plan webpage) for further strategic expansion of Whitehill and Bordon to deliver 1,300 homes; however, the Council recognises the need for further work to examine this option in detail, before pressing ahead with its Local Plan. This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan.

Option 10: Southeast of Liphook



- 6.3.6 Comprising a cluster of seven LAA sites directly to the southeast of Liphook, which is a large local service centre benefiting from good transport connectivity, including by rail. The site comprises almost all land between the southeast edge of Liphook and the South Downs National Park.

- 6.3.7 The option of a strategic site here was examined closely by the Council prior to the Draft Plan consultation, including through the LAA and SA process. Notably, within the ISA Report for the Draft Plan:

- Section 5 – introduced the component LAA sites and the strategic site option, before reaching the conclusion that the spatial strategy RAs should reflect two options: 1) a low growth approach involving just a single LAA site to deliver 100 homes; and 2) a high growth option approach involving all seven LAA sites in combination (i.e. a strategic site) to deliver around 600 homes.
- Section 6 (and associated Appendix IV) – explored the merits of a spatial strategy RAs involving either the low growth or high growth approach.
- Section 7 – presented the Council's response to the appraisal of spatial strategy RAs, with reasons given for supporting the lower growth approach, i.e. not supporting the strategic site option.

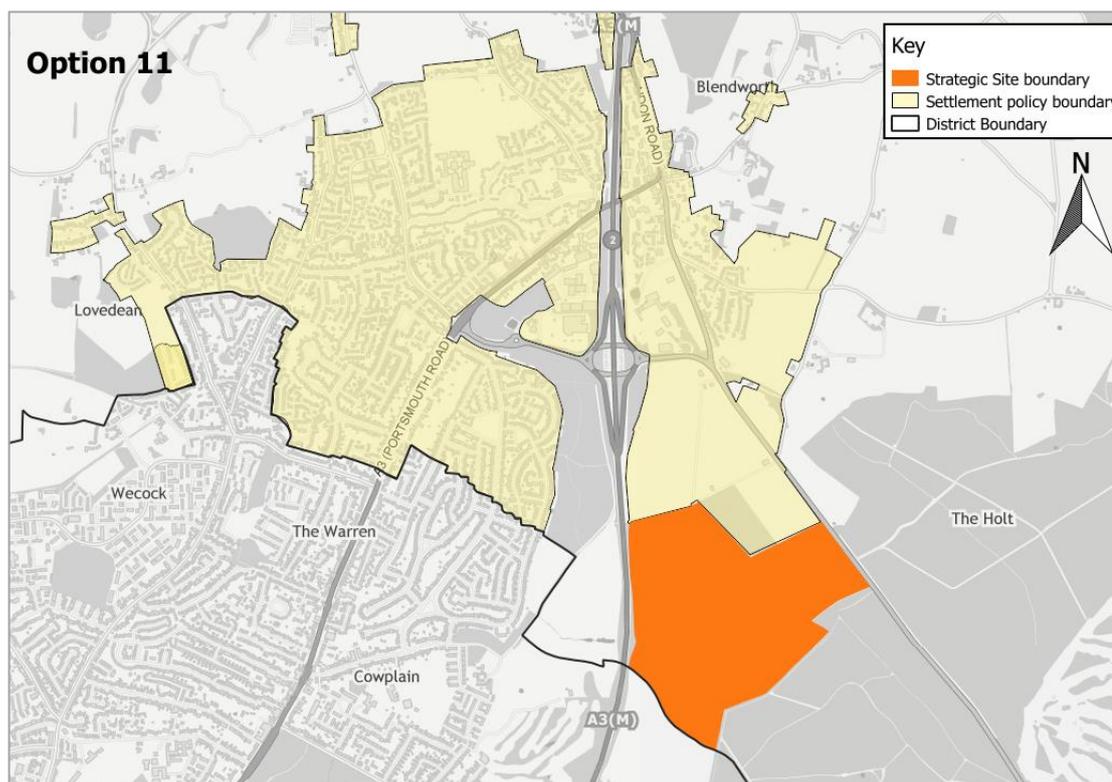
- 6.3.8 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, proposed a scheme involving 600 homes, around 2 ha of employment, 5 ha

of green infrastructure and community uses and also delivery of a new 15.4 ha SANG located approximately 300m to the southwest of the site, within the South Downs National Park. This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan. Appendix I presents further information submitted by the site promoter.

6.4 South of the district

6.4.1 There is just one strategic site option within the sub area of the District that lies to the south of the South Downs National Park.

Option 11: Extension to Land East of Horndean (Hazelton Farm)



6.4.2 Comprising 2018 LAA site RC009, this site would deliver a southern extension to the committed East of Horndean scheme, which is set to deliver at least 700 new homes. An immediate point to note is the extent of habitat onsite, with much of the site comprising either grazing marsh or acid grassland priority habitat (as per Natural England's national priority habitat dataset), some of which is designated as a locally important nature conservation site. The site also adjoins areas of locally designated habitat.

6.4.3 The option of a strategic site here was examined closely by the Council prior to the Draft Plan consultation, including through the LAA and SA process. Notably, within the ISA Report:

- Section 5 – introduced the site, before reaching the conclusion that its allocation should be tested through the appraisal of spatial strategy RAs, on the basis that: *“Although there are some biodiversity and flood risk considerations, the site warrants further consideration as a strategic site option able to deliver a mix of uses and new / upgraded infrastructure.”*
- Section 6 (and associated Appendix IV) – explored the merits of one spatial strategy option involving allocation of the strategic site (Option 4) relative to alternatives options without allocation of the site.
- Section 7 – presented the Council's response to the appraisal of spatial strategy RAs, with reasons given for not supporting allocation of the site.

6.4.4 The submission received from the site promoters, in preparation for the Large Development Site Regulation 18 consultation, proposed a scheme involving 1,000 homes, around 1.6 ha of employment, a 0.9 ha local centre, 28 ha of open space, six Gypsy and Traveller pitches and 12 Travelling Showpeople plots. The scheme also notably proposed: *“Safeguarding of links to the allocated Havant Thicket Winter Storage Reservoir; Provision of a new parkland at the south of the site to provide a generous ecological-*

recreational space; The integration of easements and no build zones associated with the assumed utilities and ecology constraints.” This ISA Report offers the Council a further opportunity to evaluate this option against others, using updated evidence for the Local Plan. Appendix I presents further information submitted by the site promoter.

Part 2: What are the appraisal findings at this stage?

7 Introduction to Part 2

7.1.1 This part of the report presents an assessment of the current iterations of the strategic site options to further inform the emerging Local Plan.

8 Appraisal of strategic site options

8.1.1 For each of the Strategic Options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the sustainability topics/objectives identified through scoping (see Table 3.1) as a methodological framework. The appraisal conclusions are reached with regard for a broad range of technical evidence, including other evidence base work undertaken by or on behalf of the Council, as well as digital resources such as GIS analysis of constraints.

8.1.2 **Green** is used to indicate significant positive effects, whilst **red** is used to indicate significant negative effects. Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). Although baseline information has been established in the SA Scoping Report and through the evidence base for the Local Plan, this is often at a high-level and for the district as whole, rather than for particular sites. In light of this, there is a need to make considerable assumptions regarding how Strategic Options will be implemented 'on the ground' and what the likely effects on particular receptors will be. Where there is a need to rely on assumptions in order to reach a conclusion on a likely effect, this is made explicit in the appraisal text.

8.1.3 Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a **rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'.

8.1.4 Finally, it is important to note that effects are predicted taking account of the criteria presented within Regulations (Schedules 1 and 2). For example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. the effects of the plan in combination with other planned or on-going activity).

Appraisal findings

8.1.5 Appraisal findings are presented across ten sections below, with each section dealing with a specific sustainability topic. Each section begins with a summary table, which categorises the performance of each of the alternatives in terms of significant effects. The strategic site options are also ranked in order of preference in terms of the SA objectives.

8.2 Biodiversity

Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9	Option 10	Option 11
Land at Ropley	Winch Rd, Four Mks	Lym Btm Road & S. Medstead	Four Marks South	Land at C.P.F.	Neatham Down	H'Bourne	N'Brook Park	W&B	SE of Liphook	East of Horndean
2	1	1	1	2	1	1	2	3	2	4

8.2.1 The 2018 East Hampshire Habitats Regulation Assessment (HRA) identifies East Hampshire's high baseline sensitivity in relation to biodiversity, highlighting that that a key consideration for all strategic sites will be the need to avoid impacts on biodiversity sites of international importance both within the plan area and in neighbouring authority areas, such as Special Protection Areas (SPAs) and Special Areas of Conservation. In the northern parts of the planning area, this relates principally to the Wealden Heaths

Phase II SPA (WH2SPA), the Thames Basin Heaths SPA and to Shortheath Common SAC. In the south, the SPAs and SACs that are associated with the Solent are important features.

- 8.2.2 Only one of these designated sites includes land within the planning area and this is the WH2SPA, which is made of four separate Sites of Special Scientific Interest and qualifies as an SPA for its breeding bird species. It is protected from adverse impacts from development under the Conservation of Habitats and Species Regulations. In practice, avoiding impacts on the distinct parcels of the WH2SPA means directing growth to less sensitive locations beyond the 400m and 5km buffers that have previously been established through the plan-making process in East Hampshire. Where development is proposed within the 5km buffer, the emerging local plan will need to ensure the delivery of sufficient Suitable Alternative Natural Greenspace (SANG) and/or that development contributes to other bespoke infrastructure projects, to mitigate the likely increased recreational pressure from new development, which might otherwise damage the SPA habitat for its bird populations. The same requirements for strategic mitigation apply to eastern parts of the A31 corridor, due to the proximity of the Thames Basin Heaths SPA and the Wealden Heaths Phase I SPA.
- 8.2.3 In other parts of the district, the impacts of development on aquatic and coastal habitats in the Solent are of particular concern. High levels of nutrients (i.e. compounds containing nitrogen and phosphorus) are present in the Solent, which is attributable to agricultural activities and to treated wastewater inputs from development. There is sound evidence that this is causing damage to habitats within the Solent SPAs and SACs. New development within the River Itchen catchment (the far northwest of the planning area) or in the south, within the catchments of wastewater treatment works that discharge into the Solent, may require mitigation to avoid further increases to nutrient levels. This mitigation could involve improvements to the management of land that would avoid such increases, such as through the creation or expansion of wetland habitats or the planting of trees.
- 8.2.4 In light of the above, the two strategic sites in the north east part of the Council's planning area - Option 9 (Whitehill & Bordon) and Option 10 (Land south east of Liphook) - stand out as directing growth to locations substantially constrained by proximity to the WH2SPA designations, meaning that significant delivery of SANG will be necessary to offset harm from new development under either option. Similarly, in the A31 corridor Option 8 (Northbrook Park) would direct growth within close proximity of the Thames Basin Heaths SPA and would similarly require either on-site SANG or contribution to strategic off-site SANG. In the southern parishes, Option 11 (Land East of Horndean) could direct growth to an area that is constrained as a result of nutrient impacts on the Solent SACs and SPAs. In practice, however, it is likely that development under all of these options would have good potential to deliver the necessary SANG (Options 8, 9 and 10) or to balance nutrient impacts through removing the existing inputs associated with agricultural use (Option 11). It is noted that each of the respective site promoters for Option 8, 9 & 10 have identified areas at which to deliver SANG. In the case of Option 9, some areas of the strategic site identified for provision of SANG may themselves be constrained by biodiversity sensitivity and further work may be necessary to establish a more detailed understanding of potential effects, including on the Shortheath Common SAC.
- 8.2.5 Turning to the remaining options, Options 5 (Chawton Park Farm), 6 (Neatham Down) & 7 (Holybourne) are in relatively close proximity to the East Hampshire Hangars SAC but there are no identified impact pathways by which these options could adversely affect the important characteristics of this site. Options in Four Marks and Ropley, at the north west of the plan area, are furthest from the abovementioned SPAs and SACs; however, Options 1 (Ropley), 2 (Winchester Road, Four Marks) and 3 (Lymington Bottom Road & South Medstead) appear to have the potential for impacts on nutrient levels in the Solent, by virtue of including or comprising land within the River Itchen catchment. Of these options, the potential for adverse impacts is greatest with Option 1 as there is currently no wastewater infrastructure to support new development within Ropley, whilst wastewater treatment for development at Four Marks and South Medstead could be dealt with outside of the Itchen catchment, in Alton. It appears that Option 4 (Four Marks South) is the least constrained site in terms of potential impacts on internationally designated sites.
- 8.2.6 Looking beyond international designations, there is a need to consider the impacts of growth on other sites of biodiversity significance such as Sites of Special Scientific Interest (SSSIs), ancient woodland, and Sites of Importance for Nature Conservation (SINCs). Many of the SSSIs in East Hampshire are also SPAs, with a concentration of these sites relatively close to the Whitehill and Bordon and Liphook strategic site options. There is also a need to have regard for potential cross boundary effects on designated sites in the South Downs National Park planning area. Areas of ancient woodland and SINCs are widely and relatively evenly distributed, but they affect the potential for development at different strategic site options in different ways. For example, there are a number of localised 'hotspots' of SINC and ancient woodland

habitats which warrant some detailed discussion.

- 8.2.7 An expansive, near-contiguous SSSI at Woolmer Forest lies just south of Option 9 (Whitehill and Bordon) and west of Option 10 (Land South East of Liphook), whilst SSSIs at Shortheath Common, Broxhead and Kingsley Commons, and Bramshott and Ludshott Commons ensure Option 9 is nearly encircled by these designations. All other options appear to direct growth away from direct sensitivity in relation to SSSIs.
- 8.2.8 However, Option 5 (Land at Chawton Park Farm) is notably affected by adjacent areas of ancient woodland which abut the boundaries of the strategic site option, whilst ancient woodland is also found at Option 8 (Northbrook Park), both at the boundaries of the site and within the site itself. In both instances, the ancient woodland is also designated as a SINC, whilst SINC also notably affect Option 9 (Whitehill & Bordon) and Option 11 (Land East of Horndean).
- 8.2.9 Option 11 stands out as the only strategic site option to the south of the South Downs National Park and is close to a number of SINC and to ancient woodland associated with Havant Thicket. The southern part of the site also includes a SINC (Blendworth Common (North)). The wider area is likely to experience major change over the plan period, with the development of Havant Thicket reservoir by Portsmouth Water. The reservoir is identified as an opportunity for the provision of new green infrastructure through the PfSH Green Infrastructure (GI) Strategy, and the recently approved scheme at Land East of Horndean presents an opportunity to implement a coherent strategic approach to GI, which could bring benefits for local biodiversity by enabling the extension of habitats to form a coherent network. However, Option 6 is unique in the context of the strategic sites in terms of its potential to adversely affect the local habitats of the protected Bechstein's bat species and careful consideration would be required to ensure effective mitigation of these effects.
- 8.2.10 Overall, it is apparent that weighing up effects in relation to biodiversity from growth under the 11 options is particularly complex in the context of the plan area. This is a result of the range of high-tier designations, the complexity of interactions between these designations and the fact that some designated sites are affected by nearly all strategic site options, whilst others are affected only by one or two. On balance, Option 11 (Land East of Horndean) performs worst in relation to biodiversity. Option 11 could give rise to adverse effects on the Solent SACs and SPAs through additional nutrient runoff, whilst also impacting several local SINC and having potential to adversely impact the protected Bechstein's bat population of the area. When considered cumulatively, there is potential for **significant negative** effects in relation to habitats of international and local importance, as well as protected species under Option 11.
- 8.2.11 Option 9 performs similarly in many respects to Option 11, as there could be impacts on sites of international and local importance (i.e. the WHSPA II and local SINC) associated with new development; but in the case of Option 9, the potential for direct impacts occurring on protected species is less apparent. This option performs marginally better than Option 11, but using a precautionary approach and due to indirect impacts of increased recreational disturbance at local SINC, it could still have **significant negative** effects on biodiversity. However, it should be noted that there remains good potential for the mitigation or avoidance of these effects, due to the presence of less constrained land in the area that could be used as effective SANG and/or through the provision of more land for SANG purposes that would lessen the impacts in any one area.
- 8.2.12 Options at Holybourne, Neatham Down, Four Marks and South Medstead appear least constrained in terms of the potential impacts on international, national and local designations. Therefore, Options 2 (Land south of Winchester Road, Four Marks), 3 (Land South of Medstead/West of Lymington Bottom Road), 4 (South of Four Marks), 6 (Neatham Down) and 7 (Holybourne) are found to perform most strongly in relation to biodiversity.
- 8.2.13 The remaining options are found to perform broadly on a par with one another. There is good potential to increase habitat connectivity and to support improvements to biodiversity at Options 5 (Chawton Park Farm) and 8 (Northbrook Park) but new development could also have adverse impacts on ancient woodlands and (for Option 8) on international designations due to recreational disturbance. For Option 1 (Land at Ropley), development provides an opportunity to remove nutrient inputs that are associated with agricultural activities from the River Itchen catchment and (ultimately) the Solent international designations; but there could be an overall negative impact on these habitats after wastewater and other drainage impacts of new development are taken into account. Finally, Option 10 (SE of Liphook) could have impacts on the WHSPA II through increased recreational disturbance, although an area of land has also been identified in the South Downs National Park for purposes of mitigating these impacts through new SANG provision. For all of these options, there are potential impacts on international or national

designations, but there appears to be scope for delivering strategic mitigation or otherwise avoiding negative impacts without adversely affecting other biodiversity concerns.

8.2.14 The key issues for the biodiversity theme are:

- Proximity to, and therefore potential for impact pathways to, internationally, nationally and locally designated biodiversity sites from factors such as –
 - Nitrates runoff into the Solent;
 - Recreational pressure;
- The potential for development to deliver or contribute towards local or strategic SANG;
- Opportunities to seek habitat enhancement and connectivity through the development process;

8.2.15 Balancing the different constraints and opportunities in relation to biodiversity is multi-stranded and correspondingly complex. The main opportunities to meaningfully differentiate between the options come from looking at sites which demonstrate the lowest potential for adverse effects or, in instances where there is potential for adverse effects, the greatest potential for implementing mitigation measures through the development process, such as SANG.

8.2.16 The strongest options are therefore found to be those furthest from sensitive biodiversity sites or which give rise to opportunities to deliver mitigation at scale. The weakest options are those within the closest proximity of one or more sensitive receptors, or those at which mitigation of effects from such proximity is less likely to be feasible or effective.

8.3 Climate change adaptation

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
3	★1	2	★1	★1	3	3	4	2	3	3

8.3.1 The effects of a warming climate are understood to include increased frequency and extent of flood events and a key element of climate change adaptation will therefore be directing development to locations which are likely to avoid the risk of flooding. In this context, there is a need to distinguish between risk in relation groundwater flooding, surface water flooding and fluvial flooding as there is variance between how the options are affected by each. First, it is notable the only strategic site option substantially affected by fluvial flood risk is Option 8 (Northbrook Park). Much of the south of the site is within an area of Flood Zone 2 and 3 associated with the River Wey, though it is considered that there could be potential to incorporate this area of risk into open space on site and it is noted that an illustrative layout provided by the site promoter suggests the whole affected area could function as Suitable Alternative Natural Greenspace (SANG). None of the other options appear notably affected by fluvial flood risk.

8.3.2 However, East Hampshire is more widely affected by groundwater flood risk and there are implications for a number of the strategic sites. Although there is no probability associated with the areas of groundwater flood risk, a groundwater flood event can be very disruptive and can endure for months. The 2018 Strategic Flood Risk Assessment (SFRA) identifies that groundwater flooding at surface could significantly affect parts of Options 7 (Holybourne), 8 (Northbrook Park) and 11 (Land East of Horndean), whilst Option 6 (Neatham Down) is also substantially affected by areas of groundwater flood risk. There are also more localised areas of groundwater flood risk within Options 1 (Land at Ropley), 9 (Whitehill & Bordon) and 10 (SE of Liphook).

8.3.3 Finally, in terms of surface water flood risk, many options are not substantially affected. The notable exceptions to this are Options 8 (Northbrook Park) and 11 (Land East of Horndean), both of which feature prominent areas of high risk near their centres, whilst Option 5 (Land at Chawton Park Farm) is affected by a narrow corridor of surface water flood risk which covers the full extent of the existing access road and the site entrance. Corridors of surface water flood risks also affect Options 1 (Ropley), 3 (West of Lymington Bottom Road & South Medstead), 4 (South of Four Marks) and Options 7 (Holybourne),

- affecting some of the potential access routes in the case of Options 3 and 7. Some parts of Option 10 (SE of Liphook) close to Chiltley Farm are also notably affected by surface water flood risks.
- 8.3.4 The findings of the Council's 2018 SFRA are reflected in the preceding discussion of flood risks, but it is worth noting that – were the Council to decide to select Option 8 (Northbrook Park) for its Local Plan – the SFRA suggests that an exception test would be required, to justify its selection in preference to other options with lower flood risks. Within the SFRA's sequential test of the strategic site options, Option 8 is the worst performing site, but Options 1, 6, 7, 10 and 11 also perform less well than the remaining options and this is captured in the above ranking under this SA topic.
- 8.3.5 The potential impacts of climate change extend beyond flood risk and include heat-related factors such as increased likelihood of longer and warmer heatwaves. From a spatial perspective this could include matters of location and layout, potentially including directing new development towards areas of greater natural shelter and providing sufficient capacity for multifunctional green infrastructure. In this context, Option 5 may perform well, as Chawton Park Farm lies within a sheltered and wooded valley, which could help reduce future heat island effects from new development and offer protection to new homes from more extreme weather events. Option 9 (Whitehill & Bordon) could also perform well by virtue of having capacity to deliver extensive strategic green infrastructure. However, it is considered that no site substantially outperforms any other in terms of heat-related climate change effects as the spatial characteristics of all sites are not considered likely to prevent suitable policy responses to climate change adaptation from coming forward.
- 8.3.6 On balance it is considered that Option 8 (Northbrook Park) stands out as the worst performing option on the basis that the SFRA identifies it is affected by all three main forms of flood risk. Whilst it can be possible to incorporate areas of risk into open space, it is clear that Northbrook Park has the greatest baseline sensitivity in relation to flood risk of any of the strategic site options. For example, Hampshire County Council (as Lead Local Flood Authority) has advised against any development to the south of the A31 for Option 8, except in relation to development that would be classed as 'water compatible', per national planning policy. This has led EHDC to estimate a reduction in Option 8's development capacity, from 800 new homes to less than 500 new homes. This indicates that the avoidance of adverse effects could be onerous, unless additional land that is relatively free of flood risk constraints were to be included in a wider "area of search" (as per discussion in paragraph 6.2.3). However, if 800 new homes and supporting development were to be developed on the land that has been identified for Option 8, **significant negative effects are considered likely**.
- 8.3.7 At the other end of the spectrum, the strategic sites at Options 2 (Winchester Road, Four Marks), 3 (Land west of Lymington Bottom Road/South Medstead), 4 (South of Four Marks) and 5 (Chawton Park Farm) consistently perform most strongly on the basis that they are not substantially affected by either groundwater, fluvial or surface water flood risk and are not subject to combinations of these sources of flood risk. The remaining sites are considered to fall into two categories: those where flood risks occur in combination (Options 1, 6, 7, 10 and 11) and those where they do not. The sites where combined flood risks are present are judged to perform less well than the others.
- 8.3.8 Although significant effects are not anticipated in relation to any option aside from Option 8, there could be potential for adverse impacts at South Medstead, if a combination of strategic site options were to come forward together. Cumulative effects could become significant in terms of increased surface water flood risk at Lymington Bottom Road, should Land west of Lymington Bottom Road and South Medstead (considered under Option 3) come forward in-combination. Substantial urbanisation in this area could affect surface water flows, increasing the flood risks on Lymington Bottom Road, parts of which are already susceptible to a relatively high risk of surface water flooding. These potential impacts would need to be mitigated by effective SUDS.
- 8.3.9 The key issues for the climate change adaptation theme are:
- Proximity areas at risk of flooding from all sources, i.e. fluvial, surface water and ground water;
 - Potential to adapt to heat-related factors associated with a warming climate.
- 8.3.10 In practice it is challenging to differentiate on the basis of adapting to heat-related factors at this stage. Therefore, the main opportunity to meaningfully differentiate between the options comes from looking at the level of flood risk from one or more sources. The strongest options are correspondingly found to be those with the lowest risk of flooding, whilst the weakest options have the greatest risk.

8.4 Climate change mitigation

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
4	3	3	3	2	2	★1	4	★1	★1	3

- 8.4.1 The key issues in relation to climate change mitigation are the need to reduce carbon emissions from transport (through reducing the need to travel and supporting sustainable transport options) and reducing emissions from the built environment (through measure such as increased energy efficiency of housing stock). In particular, the 2018 Interim SA Scoping Report for the Local Plan notes that emissions from transport form a relatively large proportion of overall emissions in East Hampshire.
- 8.4.2 If some of East Hampshire's housing needs are eventually met via one or more strategic sites, then the degree to which walking and cycling represent viable transport options will be a key consideration. In this respect, there is clear potential to differentiate between several of the strategic site options. First, Option 7 (Holybourne), Option 9 (Whitehill & Bordon) and Option 10 (Land South East of Liphook) appear to have good potential to support walking and cycling to meet a broad range of needs, helping to reduce the need to travel by car. In the case of Option 7, the site is close to a range of existing local services including a school, pub, play area and places of worship whilst also being within around a mile of a broader and more comprehensive range of services including supermarkets, Alton train station and healthcare. Option 9 is slightly different in the sense that existing services are relatively limited in Whitehill & Bordon. However, the Council's specialist transport consultants note the potential for strategic development under Option 9 to "greatly benefit from and enhance the existing highway and transport strategy that is being undertaken for Whitehill and Bordon", recognising that strategic site is well located with good accessibility to the proposed enhancements to the town's services and facilities, including the proposed new town centre.
- 8.4.3 Option 5 (Land at Chawton Park Farm) and Option 6 (Neatham Down) are both at least partially within a ten-minute cycling distance of the wide range of goods and services at Alton, including the mainline train station and, for Option 6, the employment areas along Mill Lane. In particular, Option 5 contains a national cycle route (Route 224) that connects the site with areas in the centre of Alton, albeit the route requires cyclists to mix with local traffic. In terms of access on foot, there are issues for the provision of safe, car-free pedestrian routes from either site to the town centre. In the case of Option 6, pedestrian safety whilst crossing the busy A31 is a clear concern, and for Option 5 the absence of car-free footpaths for the full length of Chawton Park Road could bring pedestrians into conflict with road traffic.
- 8.4.4 The strategic site options at Four Marks, i.e. Options 2 (Winchester Road, Four Marks), 3 (Land west of Lymington Bottom Road and at South Medstead) and 4 (South of Four Marks) are all within potential walking distance of central Four Marks, with its convenience stores, shops, places of worship and doctors' surgery. However, the Council's transport consultant has noted that a key constraint for this settlement is the limited range of services and facilities, indicating that development is likely to be car-dependant for meeting many other needs. Additionally, pedestrian and/or cycling access to key attractions (shops, community facilities and to services and facilities in Alton) would require enhancements to the existing infrastructure for all options in Four Marks and South Medstead. The Council's Local Cycling and Walking Infrastructure Plan (October 2019) identifies a range of suitable measures, including the upgrading of surfaces on Boyneswood Lane and Stoney Lane, indicating that these routes are insufficient for encouraging cycling in South Medstead.
- 8.4.5 A number of options are considered unlikely to support emissions-free travel choices by virtue of their distance to services and facilities, or by their location in settlements with few existing services (and unlike Whitehill & Bordon, with no plans for strategic expansion of these existing services). Option 1 (Land at Ropley) and Option 8 (Northbrook Park) stand out as locations which are beyond reasonable walking and cycling distances of higher tier services in East Hampshire, and which are unlikely to be deliver a sufficiently wide range of facilities through the development process to enable many needs to be met within the site. Whilst Option 8 is relatively close to Farnham (in Surrey) and to its facilities and services, the most direct route (the A31) is a dual carriageway that is unsuitable for walking and cycling modes. Similarly, although this option is closer to mainline train services at Bentley station and Farnham, neither

train station is accessible by convenient, safe and all-weather routes for cyclists and pedestrians. Therefore, both Option 1 and Option 8 are considered to perform poorly in relation to climate change mitigation as they are likely to build-in a higher degree of car dependency than other options.

8.4.6 Finally, turning to Option 11 (East of Horndean), new development could be well-connected to future recreational opportunities at Havant Thicket Reservoir and could benefit from proximity to the primary school and community facilities that are being provided at the existing allocation of Land East of Horndean (Policy HN1 in the East Hampshire Part 2 Local Plan). However, access to a mainline train station at Rowlands Castle is via the B2149, which is neither pedestrian nor cyclist friendly, and access to facilities and services in Horndean would involve negotiating the busy roundabout at junction 2 of the A3(M), which makes this route unfriendly to pedestrian and cycle modes. Therefore, this option performs similarly to those in Four Marks, in that travelling for meeting many needs is likely to be more attractive by car.

8.4.7 Reducing emissions from the built environment is also a key element of climate change mitigation. There are a number of ways in which strategic scale development can potentially reduce future emissions, including implementing high standards of energy efficiency and seeking designs and layouts which can maximise solar gain, both of which help to reduce passive heat loss and lower emissions from energy generation. Additionally, there could be scope in developments of sufficient scale to pursue highly sustainable energy generation and capture processes, such as ground source heat pumps and district heating networks. However, whilst scale is an important factor in determining whether or not such a scheme would be achievable, for the purposes of this appraisal it is considered that all options have broadly equivalent potential to deliver ground source heating or district heating networks.

8.4.8 Overall, it is considered that Options 7, 9 and 10 offer the best potential for promoting emissions-free transport options for meeting the widest range of needs, whilst Options 1 and 8 are found to be the worst performing on the basis that development could build-in car dependency for meeting many needs. Given the scale of proposed development, particularly for the larger options at Chawton Park Farm, Whitehill & Bordon and Land East of Horndean, developer contributions could be used to improve on- and off-site infrastructure to make walking and cycling more attractive. The feasibility and viability of improvements would need to be investigated further. It is not possible to meaningfully differentiate between the options in terms of emissions from the built environment.

8.4.9 The key issues for the climate change mitigation theme are:

- Reducing emissions from transport sources by directing development to locations which minimise dependency on car travel by promoting walking, cycling and public transport use.
- Reducing emissions from the built environment through sustainable energy generation and energy efficient design and construction.

8.4.10 The main opportunity to meaningfully differentiate between the options comes from looking at the extent to which options direct growth to locations from which the widest range of key goods and services can be safely and conveniently accessed without cars. The strongest options are found to those closest to the centres of large settlements, with consideration given to the potential enhance safe and convenient connectivity through the development process. The weakest options are more distant from services and facilities and would likely embed car dependency into development.

8.5 Community and wellbeing

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
4	2	2	2	2	3	★1	3	★1	2	2

8.5.1 The scale of development potential at each of the strategic site options means that there will be potential for delivery of new on-site community infrastructure at each, though it is recognised that there is notable variation in overall capacity between the options and that much greater delivery could be possible at some. For example, Option 9 (Whitehill & Bordon) is around 280ha in size, whereas Option 6 (Neatham Down)

is only around 27ha. Larger sites can also provide substantial areas of green infrastructure, including natural greenspace, which can help to improve a community's access to nature. This is particularly true of Option 9, which builds upon the large increases in accessible natural greenspace that have been delivered as part of the ongoing regeneration of Whitehill & Bordon.

- 8.5.2 There could be opportunities to seek delivery of – or financial contributions towards – community infrastructure and multifunctional green infrastructure (GI) from a number of the strategic site options. The 2019 East Hampshire Green Infrastructure Strategy identifies a number of site specific strategic GI projects which the Council could seek to deliver across different time horizons, from short term to long term. Seven such projects are identified, of which five are considered to relate to one or more of the strategic site options.
- 8.5.3 In the A31 corridor, Option 7 (Holybourne) and Option 8 (Northbrook Park) both fall within the location of the Northern Wey Valley Enhancement project, the aims of which include delivering walking, cycling and horse-riding enhancements to improve the recreational value of the valley, helping to “alleviate open space deficiencies” in Alton and Bentley that have been reported in the Council’s Open Space, Sports and Recreation Study (2018).
- 8.5.4 Option 7 also falls within the approximate location of the New Semi-Natural Greenspace project for the north west of the District, proposed in order to address the area’s deficiency of recreational open space. The project’s approximate location forms an arc stretching from Holybourne to Four Marks, meaning it also includes some or all of Option 2 (Land South of Winchester Road, Four Marks), Option 3 (South Medstead & West of Lymington Bottom Road, South Medstead), Option 4 (Four Marks South) and Option 5 (Land at Chawton Park Farm). While it is recognised that the boundaries of the project location are not rigid and are more akin to an area of search for suitable sites for providing new accessible greenspace, these strategic site options appear best placed to meet this need. With a looser interpretation of the area of search, Option 1 and Option 6 could also fall within a wider catchment from which development may have some potential to contribute towards new open space in the north west.
- 8.5.5 In the southern parishes, the GI Strategy identifies that connecting the forthcoming Havant Thicket Reservoir with surrounding open spaces and settlements will be a strategic project. Providing this connectivity would help maximise the recreational value of the reservoir, once built, for residents of Horndean and Rowlands Castle (as well as settlements outside the Local Plan area), and development under Option 11 could therefore play an important role in securing funds for implementation through developer contributions.
- 8.5.6 In the north east of the District, Option 9 and Option 10 fall within the approximate project area of the Southern Wey Valley enhancement, whilst Option 10 also falls within the approximate area of the project to connect and restore heathland habitats. First, the Southern Wey Valley enhancement project would deliver recreational benefits to the community via new riverside pathways for walking and cycling, as well as interpretation boards at key features on route. Development under Option 9 would be partly adjacent to the central section of the project area, whilst development under Option 10 would be focussed at the area’s southern extent. Given the scale of the strategic site at Whitehill & Borden in relation to that at Liphook, it is considered that there could be greater potential to contribute to the Southern Way strategic project from development under Option 9. The GI Strategy finds that the heathland restoration project could deliver benefits to the community by making an “important recreational resource” more accessible to the public, supporting activities such as walking and nature watching.
- 8.5.7 Similarly, there could also be potential for development at the strategic site options to address shortfalls in specific sports recreation facilities. The 2018 East Hampshire Open Space, Sports and Recreation Study identifies that several medium and high priority projects remain unfunded or with funding shortfalls. In the A31 corridor, the study finds that there is a “clear capacity shortfall” in relation to dedicated artificial grass pitches (AGPs) for hockey, as well as a need for pavilion enhancement at Alton recreation ground. Development under Options 4, 5, 6 and 7 would be best placed to help deliver these enhancements through the development process. Meeting a priority need for upgrades to cricket facilities and spectator infrastructure in Four Marks and Medstead, and a longer-term need for pavilion enhancements at Four Marks Recreation Ground could all potentially be achieved through development under Options 2, 3 & 4.
- 8.5.8 In the southern parishes, the Open Space, Sports and Recreation Study identifies that enhancements to football facilities at Clanfield Junior School and the Horndean Recreation Ground are both high priorities. There could be potential to secure these improvements through the development process under Option 11, though in practice it may not be appropriate to secure such improvements at Clanfield from

development taking place in Horndean.

- 8.5.9 In the north west of the District, the identified need for enhancements at Liphook Recreation Ground could potentially be met through contributions secured from development under Option 10. The site promoters for this option have identified land for play and informal recreation opportunities, with potential for allotments and a football pitch also noted.
- 8.5.10 It is also important to consider the potential of the strategic site options to support access to existing or planned community infrastructure. In this regard, the scale and location of Option 9 presents a unique opportunity in the context of the Local Plan area in terms of its potential to deliver new community infrastructure. The strategic site could enable new housing development to link coherently with the new community facilities at Whitehill & Bordon town centre and the schools and leisure centre being provided on Budds Lane. This means that new development at Option 9 would likely give rise to significant positive effects for improving accessibility to facilities and services, as well as to comprehensive green infrastructure, including the Southern Wey enhancement project discussed above. The additional recreation opportunities could also support improvements to the health and well-being of new and existing residents.
- 8.5.11 As noted under the climate change mitigation discussion, Options 7, 9 and 10 are located closest to existing community infrastructure and facilities and offer the best potential for walking and cycling access to central Alton, Liphook and Whitehill & Bordon respectively. Option 8 (Northbrook Park) and Option 1 (Land at Ropley) are farthest from an urban area that could provide community infrastructure such as health services and retail uses (i.e. Four Marks for Option 1; Farnham for Option 8) and both options are likely to rely on access to the private car in order to access such facilities.
- 8.5.12 Overall, it is apparent that a number of strategic site options offer potential to contribute towards the delivery of strategic open space or local recreation facilities in the north west of the district, with some options likely to have potential to contribute to both. On balance, it appears that there could be potential to seek contributions towards the greatest range of identified schemes from Option 7, including two strategic GI projects and a range of local facilities. Option 7 also supports good access to existing facilities.
- 8.5.13 Similarly, Option 9 has potential, due to its scale and location, to deliver new localised GI and community facilities within Whitehill & Bordon, with scope to connect with and complement the planned town centre redevelopment and community infrastructure schemes which are already consented and funded, such as the new Budds Lane sports hall and floodlit courts. Option 9 also has potential to contribute to strategic GI projects as well and is considered to also perform notably strongly. Options 7 and 9 are therefore found to perform most strongly overall in relation to community and wellbeing, with the potential for significant positive effects identified.
- 8.5.14 Options 2, 3, 4, 5, 10 and 11 all have some potential to address specific local shortfalls in recreational facilities and open space, whilst also offering opportunities to contribute to identified strategic GI priorities as well. It is considered that they perform broadly on a par with one another as a result.
- 8.5.15 Options 6 and 8 are peripheral or distant from existing services, though could feasibly support delivery of enhanced connectivity through the development process. However, their locations are considered to be more problematic than the options discussed above in terms of the level of intervention required to improve accessibility and in terms of the number of existing residents who would benefit from facilities delivered on site.
- 8.5.16 Option 1 is considered to have the worst performance in relation to community and wellbeing, as it neither promotes access to existing facilities nor offers notable opportunities to address current shortfalls where they exist. Nevertheless, it is recognised that Option 1 would likely constitute a transformational change to the settlement of Ropley and is of a sufficient size to provide new community infrastructure for new and existing residents.
- 8.5.17 The key issues for the community and wellbeing theme are the extent to which development at the strategic site options could:
- address existing shortfalls in recreation facilities and open space;
 - deliver, or contribute towards the delivery of, identified strategic Green Infrastructure (GI) projects;
 - support access to existing community services and facilities.

8.5.18 Therefore, the main opportunity to meaningfully differentiate between the options comes from looking at the performance of each option in relation to each of these three strands both individually and cumulatively, with the two strongest options found to perform well in all three. The weakest option presents fewer opportunities for addressing existing shortages and deficiencies in open space and no opportunity to contribute to the identified site-specific GI projects.

8.6 Economy and employment

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
3	2	2	2	2	2	2	3	1	2	2

8.6.1 Improving accessibility to local employment and training opportunities is a key SA objective, alongside ensuring that a range of good quality employment sites are available to meet the needs of local businesses. This means there is a need to consider both the distance and accessibility from the options to existing local and strategic employment sites, which have been identified at Regulation 18 stage within the Draft Local Plan, as well as the potential to deliver new employment opportunities and sites through development at the options themselves.

8.6.2 In this context, several options appear to perform particularly strongly in respect of delivering strategic housing growth in locations with good access to strategic employment sites. Options 6 (Neatham Down) and 7 (Holybourne) would direct growth to sites within reasonable walking and cycling distance (subject to safe access being provided from Option 6) of the strategically significant employment area at Mill Lane, Alton. These options are also close to the committed employment site at Lynch Hill, Alton (Policy EMP1 of the Part 2 Local Plan, April 2016). Turning to other options, much of Option 9 (Whitehill & Bordon) would be within close proximity of the Woolmer Industrial Estate and Viking Park strategic employment sites in the town, as well as having the potential for good access to employment and skills training opportunities at the Future Skills Centre and to start-up space at BASE, both located within the current regeneration area. All three sites at Four Marks (Option 2, Option 3 and Option 4) would be within close proximity of the Station Approach strategic employment site, though this is smaller in scale than the others identified above.

8.6.3 Option 5 (Land at Chawton Park Farm), Option 10 (Land south east of Liphook) and Option 11 (Land east of Horndean) would both deliver growth at locations with potential access to strategic employment sites in Alton, Liphook and Horndean respectively. However, the distances involved are longer for these options and may not be as likely to support safe and convenient car-free access.

8.6.4 Finally, Option 1 (Land at Ropley) and 8 (Northbrook Park) stand out as being poorly sited for access to strategic employment sites, particularly by car-free modes. Both are several miles from the nearest strategic employment locations and private car could be the most attractive commuting mode for many. It should be noted that Option 8 is relatively close to employment and training opportunities in Farnham, but access via car-free modes is not attractive due to reasons of inconvenience and/or personal safety.

8.6.5 There could be potential to deliver new employment floorspace through the development process, though not all of the strategic sites are likely to be well suited to this. For example, Option 8 (Northbrook Park) is heavily constrained by areas of flood risk and the potential for adverse biodiversity impacts, with the need to deliver SANG on-site reducing the developable area – it may not be viable to reduce the quantum of housing to deliver B-class employment, particularly given the site's relatively remote location. Similarly, the prevailing historic character of Option 7 (Holybourne) and prevailing residential character evident at Option 10 (Land south east of Liphook) could make them unsuitable as employment locations or unattractive to the employment market. Infrastructure constraints for Option 1 (Land at Ropley) – particularly the lack of a wastewater drainage network in Ropley and the Solent biodiversity and water quality constraints associated with wastewater treatment – could also limit the development potential of new employment areas under this option.

8.6.6 At the other end of the spectrum, Option 9 (Whitehill & Bordon) and Option 11 (Land east of Horndean) appear to perform well in terms of their potential to deliver on-site employment. Both support good access

to the strategic road network, an important consideration for many kinds of B-class employment. Accordingly, the 2018 Housing and Economic Development Needs Assessment (HEDNA) notes that employment clusters in Whitehill & Bordon and in Horndean “*have good access to, or are otherwise close to the main strategic transport routes*”. Option 11 also relates well to the Enterprise Zone at Whitehill & Bordon, which provides a supportive context for the development of new employment floorspace.

8.6.7 Overall, it is considered that Option 9 stands out as the best performing option on the basis that it is well suited to delivering new employment floorspace, whilst also directing new housing growth to locations in close proximity to existing strategic employment and training opportunities. Conversely, Option 8 stands out as one of the worst performing options as it directs growth away from existing employment sites in the planning area whilst having limited capacity to deliver new employment on-site through the development process. Option 1 performs similarly to Option 8, because of its relative distance from employment areas and concerns about the practicality of delivering new employment floorspace within environmental limits. Due to the limited scale of additional employment land requirements, significant effects are not anticipated under any of the options.

8.6.8 The key issues for the economy and employment theme are:

- Accessibility to existing and proposed employment sites;
- Potential to deliver new employment uses through the development process.

8.6.9 The main opportunity to meaningfully differentiate between the options comes from looking at proximity to, or accessibility to, employment sites and including town centres. The strongest options are found to be those with strong transport links to existing employment sites, or those with links to proposed employment development to be delivered within the plan period. The weakest options are those found to be either distant from - or poorly connected to – the District’s employment sites and those within neighbouring areas.

8.7 Heritage

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
4	2	2	2	3	2	5	4	2	3	★1

8.7.1 Option 7 (Holybourne) appears to have notable potential for adverse effects in relation to the historic environment. This option includes a significant proportion of the Cuckoo’s Corner Roman Site Scheduled Ancient Monument, giving rise to concerns that even if the monument itself could be incorporated into open space, its setting and significance would likely be diminished through development. There is additional historic sensitivity in the built area of Holybourne, as evidenced in the 2010 Alton Townscape Assessment which notes that a “*semi-rural village character survives to the historic core of Holybourne with a survival of a lot of historic buildings of special interest*”. These buildings include a sizable cluster of listed buildings along London Road and Church Lane, including around 30 Grade II listings and two Grade II* listings. The historic core of the village falls within the Holybourne conservation area, to which the strategic site is adjacent. The strategic site’s proximity to the historic core is considered to have potential for negative effects both in relation to the setting of a number of individual listed buildings but also to the wider historic setting of the conservation area as a whole. Cumulatively, it is considered that Option 7 has potential for significant negative effects in relation to the heritage SA objectives.

8.7.2 No other strategic site option appears to have heritage sensitivity across as many dimensions as found at Option 7, though it is clear that Option 1 (Land at Ropley) and Option 8 (Northbrook Park) stand out as having potential for adverse effects in relation to clusters of listed buildings within each site. Option 1 has additional potential for adverse effects in relation to the character and setting of the Ropley conservation area. Development at Option 5 (Land at Chawton Park Farm) has the potential for more limited adverse effects as these would be in relation to a single listed building rather than a cluster, i.e. the Grade II-listed Chawton Park Farmhouse (though it is noted that the farmhouse has an extensive rural setting). Potential for wider effects under Option 5, e.g. on the conservation area and listed buildings of Chawton, are unlikely given that the site is well screened within a wooded valley. Similarly, development at Option 10 (southeast

of Liphook) could adversely affect the rural setting of the adjoining Grade II-listed buildings at Goldenfield West Lychgate. Development at Option 9 (Whitehill and Bordon) is generally less constrained in heritage terms, but there is potential for adverse impacts from development on the dispersed Scheduled Ancient Monument (round barrow cemeteries) at the Annington Estate land parcels at Bolley Avenue.

- 8.7.3 The majority of the remaining sites do not appear to be notably constrained in relation to the historic environment. The settlements of Four Marks and of Whitehill & Bordon have a largely modern character, with no conservation area and no more than a handful of isolated listed buildings set within a more contemporary surrounding built area. Therefore, Option 2 (Land south of Winchester Road, Four Marks), Option 3 (South Medstead & West of Lymington Bottom Road, South Medstead), Option 4 (Four Marks South) and Option 9 (Whitehill & Bordon) are considered unlikely to have potential for adverse effects on built heritage assets. Similarly, by virtue of its well-screened location, Option 11 (Land south east of Horndean) is unlikely to have any direct adverse effects on designated and undesignated heritage assets despite the presence of some heritage sensitivity in the wider area, e.g. at Blendworth and Staunton Country Park.
- 8.7.4 Looking beyond designated assets, development at Option 9 has some potential for minor positive effects in relation to the town’s long association with the military, which has a degree of influence over its broader identity and character. There could be opportunities to reflect the town’s military heritage within new development. Additionally, new green infrastructure that connects Option 11 with the east of the town (e.g. through connecting to the “green loop” of routes that are being provided as part of on-going regeneration) could help to facilitate access to and appreciation of the unusual and extensive River Wey Conservation Area, which is located in the River Wey corridor. Appreciation of this heritage asset could also be facilitated by new green infrastructure and routes at Option 7, which is close to the River Wey.
- 8.7.5 On balance, it is considered that Option 7 stands out as performing very poorly in relation to the historic environment, and the potential for significant negative effects are identified as a result. Next, Options 1 and 8 are considered to perform less strongly than the remaining sites on the basis of the cluster of historic assets that would be directly affected at each. Options 5 and 10 could have negative effects, though only directly in relation to listed buildings on or adjoining these sites. The remaining options are all considered unlikely to have direct effects in relation to the historic environment, though Option 11 is considered to marginally stand out on the basis that there are no designated assets within or in close proximity to the site.
- 8.7.6 The key issues for the heritage theme are:
 - The need to avoid harm to historic assets, whether designated or undesignated;
 - The need to avoid harm to the historic character of settlements and/or landscapes;
 - The potential to enhance access to, or understanding of, historic assets.
- 8.7.7 The main opportunity to meaningfully differentiate between the options comes from identifying which site options have greatest potential to affect the setting and character of both individual historic assets and settlements and landscapes with intrinsic historic value. The strongest options are found to be those where development would not have a direct visual impact on such assets, whilst the weakest options are those where development could irreversibly alter the intrinsic historic value of an asset or area.

8.8 Housing

Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9	Option 10	Option 11
Land at Ropley	Winch Rd, Four Mks	Lym Btm Road & S. Medstead	Four Marks South	Land at C.P.F.	Neatham Down	H'Bourne	N'Brook Park	W&B	SE of Liphook	East of Horndean
4	2	2	2	2	2	2	3	 1	3	2

- 8.8.1 A key consideration in relation to housing is the overall quantum of new homes, but there is also a need to consider the potential mix of house size and tenures, as well as the likely timing of housing delivery. All of the strategic site options have been promoted on the basis that they can deliver at least 600 new homes, but some sites are larger than others, and some have a greater number of constraints that may limit their

capacity to deliver new homes or the timing of delivery. Each site has been considered in terms of its ability to meet housing needs, as identified in the Council's Interim Housing and Economic Development Needs Assessment (HEDNA, December 2018), and the potential for local environmental or physical constraints to reduce the proposed housing capacity or incur delays to development.

- 8.8.2 Options 1, 2, 7, 8, 9, 10 and 11 all have constraints associated with either the natural or historic environments that could limit their capacity for delivering the promoted numbers of new homes. As noted in relation to heritage, development at Option 7 (Holybourne) could have detrimental impacts on a variety of designated assets. This means that areas of the site may need to be left free of development, whilst others would need to be developed at sympathetic densities that would not have an overly urbanising effect on the landscape. Taking a precautionary approach, development capacity may need to be reduced from the promoted 1,000 new homes. In similar fashion, Options 1, 2, 8, 9, 10 and 11 could also fail to provide the promoted number of new homes due to the potential impacts of development on protected habitats and species, especially in relation to SPAs and SACs. Difficulties in providing sufficient SANG, or in mitigating nutrient impacts in the Solent, could require a reduction to the residential capacity in order to comply with habitats legislation. Of these options, it appears that Options 8 (Northbrook Park) and 10 (southeast of Liphook) are the most at risk of failing to deliver at least 600 new homes, with the capacity of Option 8 being affected by constraints associated with areas of flood risk, ancient woodland and listed buildings.
- 8.8.3 All of the strategic site options are large enough to provide a range of housing types and sizes as well as affordable housing. Requirements for new transport-related infrastructure could be greatest for Options 1, 5, 8 and 11, including new junctions on the A31 for Options 1 (Land at Ropley) and 8 (Northbrook Park). The provision of new junctions could reduce viability, making the provision of significant numbers of affordable homes more difficult for these options. However, viability assessments would be required to determine this matter. Option 9 (Whitehill & Bordon) proposes new housing in a range of locations, from central to peripheral areas of the settlement, thus catering for a wide range of locational demands, such as from those who wish to live close to services and facilities, or alternatively close to large areas of natural greenspace.
- 8.8.4 In relation to housing delivery, it is important to consider site-specific risks that could delay new development, including the need to overcome and appropriately mitigate any environmental constraints. Options 2, 3 and 4 stand out as having relatively few environmental constraints and so have the fewest risks for delivering new homes in a timely fashion, whilst respecting environmental limits. However, on the basis of the Council's Neighbourhood Character Study (2019), the proposed housing densities for these options could lead to adverse impacts on local character. Taken individually, these options may deliver fewer homes than the Council expects from a large development site, but there may be potential to take forward some of these options in combination, given their geographical proximity. Thames Water has previously advised of the need for new strategic drainage infrastructure to support Options 2, 3 and 4 (as well as Option 5), which could further delay the provision of new housing. This constraint applies to the wastewater drainage infrastructure at Alton and Four Marks, and therefore could also affect Options 6 and 7.
- 8.8.5 The need to provide new wastewater drainage infrastructure could also affect the phasing and delivery of new housing at Options 1, 8 and 11. In particular, there is no public wastewater drainage network in Ropley, meaning that a solution for its provision would need to be found, to meet the needs of 1,500 new homes. This could significantly delay the delivery of new development at Option 1 (Land at Ropley), because of the significant technical work that would be required to determine a feasible solution within environmental limits, in addition to any lead-in time that's necessary to deliver the new infrastructure.
- 8.8.6 The significant work that would be required to plan and deliver the appropriate transport and wastewater drainage infrastructure for Option 1 (Land at Ropley) make it the worst performing option. This work could substantially delay the provision of new housing under this option, for there is no evidence to suggest that a new wastewater drainage network for c.1,500 new homes would be viable within environmental limits. There is a further risk that the number of new homes under Option 1 may need to be reduced, to avoid adverse impacts on protected habitats and species in the Solent SPAs and SACs; although this is a relatively large site option that may still be able to deliver significant quantities of new homes.
- 8.8.7 To a lesser extent, other options could also experience delays to the planning and delivery of suitable infrastructure that is necessary to support new housing development whilst meeting the requirements of national policy and legislation. As noted above, these and other environmental constraints could reduce housing capacities for Options 8 (Northbrook Park) and 10 (SE of Liphook) so that their potential role in

delivering East Hampshire’s housing requirements becomes less strategic than the other remaining site options. These options therefore perform worse than all other options apart from Option 1.

- 8.8.8 Of the remaining options, Option 9 (Whitehill & Bordon) is judged to be the best performing option due to its potential to deliver a large number (c.1,300) of new homes, in a wide variety of locations that would be suitable to meeting a range of housing requirements. This option involves increased densities within the existing Whitehill & Bordon regeneration area as well as additional land parcels that would extend the settlement. The fact that regeneration of the former Bordon Garrison is underway indicates that lead-in times for additional development could be effectively managed; although there are outstanding environmental constraints that would need to be addressed.
- 8.8.9 There is little to distinguish the remaining options in terms of this SA topic. Although Options at Four Marks and South Medstead (Options 2, 3 and 4) may have capacity issues in their own right, these options – either in whole or in part – could be brought forward in combination, to better meet the strategic requirement for new homes. Therefore, Options 2, 3, 4, 6, and 7 perform broadly on a par with each other.
- 8.8.10 Option 9 is anticipated to generate significant positive effects due to the number of new homes being provided, the range of locational choices that would be catered for, and the deliverability of new housing that has been demonstrated through existing regeneration activities. Significant effects are not identified for any of the other site options at this stage, due to outstanding uncertainties in relation to the timing of development, which are associated with the concomitant need to overcome environmental and heritage constraints.
- 8.8.11 The key issues for the housing theme are:
 - The potential capacity of the developable areas of the strategic sites reflecting likely constraints on and off site.
 - The deliverability of the strategic sites, including in relation to the phasing of housing delivery on site.
- 8.8.12 Therefore, the main opportunity to meaningfully differentiate between the options comes from looking at the potential housing yield from each option, with the strongest options those which can deliver the greatest quantum of growth at locations where development can begin to come forward relatively quickly, i.e. without having to wait for significant remedial work and infrastructure improvements first. The weakest sites are those where relatively small site size and/or with a small developable area mean the overall yield is likely to be more limited, or where significant obstacles to delivery may need to be overcome before development can commence.

8.9 Landscape and townscape

Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9	Option 10	Option 11
Land at Ropley	Winch Rd, Four Mks	Lym Btm Road & S. Medstead	Four Marks South	Land at C.P.F.	Neatham Down	H'Bourne	N'Brook Park	W&B	SE of Liphook	East of Hordean
4	2	2	2	4	4	4	4	1	2	3

- 8.9.1 The potential for high baseline landscape sensitivity in East Hampshire is partly explained by the fact that the three parts of the Council’s planning area are separated by the South Downs National Park (SDNP), which is an area of great landscape and scenic beauty. Whilst the Council’s planning area falls outside of the National Park, the potential for strategic development to have effects on its setting and character must be considered, along with potential effects on other protected or attractive landscapes within or adjoining the area. In the east, it is noteworthy that East Hampshire adjoins the Surrey Hills Area of Outstanding Natural Beauty (AONB). The following assessment draws mainly on the Council’s Landscape Capacity Study (September 2018) and the Landscape Value Study of Large Development Sites (July 2020), both of which were prepared by the consultants Terra Firma.
- 8.9.2 Broadly speaking, all strategic site options propose development on largely greenfield sites with the notable exception of Option 9 (Whitehill & Bordon) which directs the majority of the proposed additional growth to brownfield land at the former Bordon Garrison. In the context of the strategic site options, Option 9 therefore presents a unique opportunity to deliver transformative development largely within, or

otherwise adjoining an existing built area. This has potential to give rise to significant positive effects in relation to townscape character, delivering a coherent regeneration of a wide swathe of previously developed land, much of which is currently of poor townscape quality. Nevertheless, peripheral areas of the site are undeveloped and have been described as having a strong relationship with and connection to the wider landscape to the north, with some intervisibility with the SDNP (source: Landscape Value Study of Large Development Sites, Terra Firma). This means that there is some potential for adverse landscape impacts on the setting and context for the National Park. The emerging proposals seek to avoid such impacts through the provision of substantial new green infrastructure (SANG) that could reinforce the wooded character of these areas.

- 8.9.3 A number of the other strategic site options appear to have notable landscape sensitivity. Within the A31 corridor, Option 6 (Neatham Down) stands out by virtue of its location east of the A31 which gives it landscape and townscape sensitivity in several dimensions. First, the A31 represents a natural and durable eastern boundary feature for the built area of Alton as all development in the town lies west of the road. Development at Neatham Down would breach this boundary and would require a new and less durable eastern boundary to be delivered through the development process. Landform on the site could enable the definition of a natural boundary, which could imitate the existing settlement pattern and form of Alton (i.e. set within a natural bowl) but would mean that development at the site would be severed from the rest of the town by a major strategic road. Further, the town and the A31 is said to have little influence on the site's rural, undeveloped character with its principal relationship and connection being to the wider landscape to the east, in forming part of Alton's countryside setting (source: Landscape Value Study of Large Development Sites, Terra Firma). The site is considered to be 'out of the ordinary', having a medium-high value in landscape terms, although it is not considered to be part of the setting of the SDNP.
- 8.9.4 The other strategic site option in the Alton area, Option 5 (Land at Chawton Park Farm), is notable as being the largest greenfield site at nearly 85ha. This site option has a rural and tranquil character, unspoilt rural setting and lack of intrusive urbanising features. Development would transform the secluded pastoral character of the site, but surrounding landform and tree cover would help to screen it from long range views, except perhaps to the highest areas in the north of the site. Whilst localised effects would therefore be very significant, these may be contained to an extent by natural features and may not have a significant effect on the setting of the SDNP (depending on the location of new buildings and infrastructure). The site itself is considered to be of a similar value to Option 6, being described as 'out of ordinary' and having a medium-high value in the Landscape Value Study of Large Development Sites, 2020.
- 8.9.5 Of the remaining site options in the A31 corridor, Options 7 (Holybourne), 8 (Northbrook Park) and 1 (Ropley) all occupy areas that have been identified as have a 'medium/low' landscape capacity, for purposes of accommodating new development (LCS, 2018). Options 1 and 7 are similar to each other, in that both are of a very substantial size relative to the related settlements of Holybourne and Ropley respectively. The proposed development under Options 1 or 7 would likely change the existing settlement pattern, urbanising areas of countryside that are important for landscape and townscape reasons. For example, the open, rural character of land to the east of Holybourne contributes to the strong sense of history of this landscape (see LCS, 2018), whilst the countryside areas between distinct parts of Ropley are key to maintaining its dispersed settlement character, which is remarked upon in the Council's Neighbourhood Character Study (NCS, December 2018). Option 8 (Northbrook Park) is evaluated to have a medium-high value, due to the rural and tranquil character of the Wey Valley as well as the woodland framework and heritage assets of the northern valley side (source: Landscape Value Study of Large Development Sites, 2020). All of these options are within areas that fall within the setting of the SDNP, so there is the potential for adverse landscape impacts in each case.
- 8.9.6 Other options within the A31 corridor adjoin the settled areas of Four Marks and South Medstead, in areas that have a medium capacity for purposes of accommodating new development (LCS, 2018). These areas retain a strong rural character despite the suburbanising effect of linear settlement in Four Marks and South Medstead; the importance of the relationships between existing development and the countryside are further described in the NCS (2018). Landscape and townscape influences could limit the capacity for increases in residential density in peripheral areas of Four Marks and South Medstead, although existing woodland, trees and hedgerows could mitigate impacts. Option 3 (South Medstead & West of Lymington Bottom Road, South Medstead) includes two large development sites that share the characteristics of having land parcels that are intervisible with higher ground in the SDNP and of providing South Medstead with a connection to the rural environment (see Landscape Value Study of Large Development Sites). Views from Option 2 (Land south of Winchester Road, Four Marks) also evoke connections with the SDNP, but Option 4 (Four Marks South) is not considered to form part of the National Park's setting. Options 2

and 4 both include countryside that helps to connect the settlement of Four Marks to its rural setting. Overall, whilst there are potential impacts arising from new development in each case, Options 2, 3 and 4 perform better than other options in the A31 corridor.

8.9.7 Turning finally to Options 10 (SE of Liphook) and 11 (East of Horndean), these are in different parts of the Council’s planning area, but each one promotes development close to the boundary of the SDNP. Both options are considered to form part of the National Park’s setting by virtue of their proximity (see Landscape Value Study of Large Development Sites), but whilst Option 11 includes areas with distant views to the SDNP and Portsdown Hill, there is surrounding woodland that prevents long-range views into those parts of Option 10 that are promoted for urbanising development. These parts of Option 10 are considered to have a medium value in landscape terms, whilst Option 11 is ‘out of the ordinary’, with an overall value of medium/high due to its scenic quality (source: Landscape Value Study of Large Development Sites). Option 11 might therefore be expected to perform broadly on a par with many options in the A31 corridor; however, the Havant Thicket reservoir project to the south east is likely to change the surrounding landscape character, increasing visitor numbers through the provision of additional outdoor leisure opportunities that would be associated with the reservoir. This forthcoming change to the baseline situation, which is planned largely through the Havant Borough Local Plan 2036, could reduce the sense of remoteness felt at Option 11. The LCS (2018) also notes the possibility of extending development into Blendworth Common, to provide footpath links to Havant Thicket, thus improving green infrastructure in the area. Given these opportunities and the likely change to the baseline situation, Option 11 is judged to perform slightly better than Options 1, 5, 6, 7 and 8 in the A31 corridor. By contrast, Option 10 performs similarly to the Four Marks and Medstead options (Options 2, 3, and 4), whilst noting that the area proposed for SANG is within the SDNP, having a higher landscape sensitivity that is less suitable for urbanising development.

8.9.8 Significant adverse effects are identified for Options 1, 5, 6, 7, 8 and 11. This takes account of the fact that all of these options could negatively affect the existing settlement character of the Wey Valley and/or the setting of the SDNP. On balance, significant positive effects are identified for Option 9 as a consequence of regenerating brownfield land and improving central areas of Whitehill & Bordon, whilst taking account of proposals to introduce new areas of SANG that could mitigate adverse impacts in peripheral areas. Significant effects are not anticipated for options at Four Marks and South Medstead.

8.9.9 The key issues for the landscape and townscape theme are:

- The potential to direct growth away from greenfield land to previously development land.
- The extent to which development may affect sensitive landscapes, whether these are designated or undesignated.
- The extent to which development could offer opportunities to enhance landscape and/or townscape character.

8.9.10 Therefore, the main opportunity to meaningfully differentiate between the options comes from looking at options which offer opportunities to direct growth away from greenfield sites or to locations with the least prominence or sensitivity within the landscape. The strongest options are found to those which make significant use of previously developed land, whilst the weakest options involve growth that could adversely affect the setting or context of the SDNP; or that could be of a transformative scale relative to the character of the existing settlement; or where there could be notable harm to the landscape setting and character of a settlement.

8.10 Resources

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
3	2	2	2	3	2	4	2	1	2	2

8.10.1 East Hampshire has a relatively complex landscape character, including chalk downland, greensand terraces and clay plateaus, which provide mineral, agricultural and forestry resources. The main natural

resource issues for development are associated with the loss of high quality agricultural land and the sterilisation of mineral resources (loss or damage of woodland areas is considered in relation to their value as natural habitats under the topic of biodiversity).

- 8.10.2 It is important that development does not result in the unnecessary loss of higher quality 'best and most versatile' (BMV) agricultural land, particularly where areas of poorer quality land are available. The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 are of poorer quality.
- 8.10.3 In this context Option 7 (Holybourne) stands out as the worst performing option in relation to agricultural land quality as it is the only one at which development would result in the loss of high-quality Grade 2 'BMV' land. Meanwhile, Option 9 (Whitehill & Bordon) stands out as most strongly performing on the basis that it is the only site option at which development would take place on poor quality Grade 4 land (or below) and non-agricultural land. Much of Option 9 would see development come forward on previously developed land, offering potential to recycle derelict land and avoid greenfield land take. There is also potential for supporting the rehabilitation of heathland in the Whitehill & Bordon area, associated with projects to mitigate recreational impacts on the Wealdon Heaths Phase II SPA (see East Hampshire Green Infrastructure Strategy, May 2019). This means that Option 9 has good potential to support improvements to ecosystem services and recreational resources in its locality.
- 8.10.4 These two options therefore Options 7 and 9 represent two 'poles', whilst all other options appear to perform broadly on a par with one another in terms of the quality of agricultural land that's likely to be affected by development as all are underlain by Grade 3 land. However, it is possible to distinguish between the magnitude of effects from these options on the basis of site size, as the larger sites will have potential for greater land-take and therefore greater loss of productive agricultural land. Furthermore, Option 11 has good potential to support the development of a new reservoir at Havant Thicket and its use as an additional recreational resource in the southern part of the district. Therefore, whilst Option 1 (Land at Ropley) and Option 5 (Land at Chawton Park Farm) are considered to perform less strongly than the remaining options, in relation to the protection of agricultural land, Option 11 performs more strongly than the rest due to its potential to support the planned new recreational and water resource at Havant Thicket.
- 8.10.5 The adopted Hampshire Minerals and Waste Plan (HMWP) (2013) identifies that a substantial area at Whitehill & Bordon is safeguarded for potential future soft sand extraction, including a large proportion of Option 9 (Whitehill & Bordon). The HMWP notes that the area is designated for the "*safeguarding of important soft sand reserves (with potential for silica sand) to prevent their sterilisation before developing the planned Eco-town*".⁵ However, it is significant that recent development at Louisburg Barracks, including the relief road, falls within the same MSA and minerals safeguarding issues were not an impediment to this development coming forward. A technical minerals statement produced by AECOM in 2015, to support the outline planning application at Louisburg Barracks, notes that "*due to the limited opportunity to win mineral resources in the development, the relevant provisions of Policy 15 are applicable, which remove the requirement for prior extraction of mineral resources at the site*". In light of this it is considered likely that the MSA would not be an impediment to Option 9 also coming forward for development.
- 8.10.6 Through its response to the Large Development Sites Regulation 18 Consultation, Hampshire County Council did not identify concerns relating to minerals safeguarding for any other site option, but noted that further investigations would be required, to consider the potential for the prior extraction of any winnable reserves.
- 8.10.7 Overall, it is considered that Option 9 stands out as the strongest performing option on the basis that development would make the best use of available land by directing development away from productive agricultural land, without sterilising winnable minerals deposits. Additionally, Option 9 could have potential to bring forward a substantial amount of brownfield development, whilst supporting efforts to improve local heathland resources, which are popular for recreational purposes. This suggests that there is potential for significant positive effects in relation to the SA topic of resources. Option 7 is considered to be worst performing on the basis that it is the only site at which development would result in the loss of Grade 2 agricultural land, which is a scarce resource within the Local Plan area. However, significant adverse effects are not anticipated for either this or other strategic site options.

⁵ It is recognised that the Eco Town concept has since been superseded, though it is considered that this reference in the HMWP can be understood as applying to strategic development in general.

8.10.8 The key issues for the resources theme are:

- Avoiding the unnecessary loss of the best quality agricultural land;
- Safeguarding minerals deposits and avoiding the unnecessary sterilisation of winnable deposits;
- Maximising potential recreational opportunities from the District’s natural resources.

8.10.9 In practice, the evidence suggests that there is unlikely to be potential for unacceptable impacts on minerals deposits, meaning the main opportunity to meaningfully differentiate between the options comes from looking at options which minimise the loss of productive agricultural land. The strongest options are correspondingly those which minimise greenfield land take and direct growth away from the best quality land, whilst the weakest options are those which result in the greatest loss of productive, high quality agricultural land.

8.11 Water

Option 1 Land at Ropley	Option 2 Winch Rd, Four Mks	Option 3 Lym Btm Road & S. Medstead	Option 4 Four Marks South	Option 5 Land at C.P.F.	Option 6 Neatham Down	Option 7 H'Bourne	Option 8 N'Brook Park	Option 9 W&B	Option 10 SE of Liphook	Option 11 East of Horndean
3	★1	★1	★1	★1	2	2	2	★1	★1	3

8.11.1 The water environment of East Hampshire includes internationally rare chalk streams, as well as fresh water aquifers that supply the district and parts of south Hampshire with its drinking water. Chalk streams are sensitive habitats and ‘it is essential that they are protected and enhanced’ (Environment Agency, Regulation 18 Local Plan consultation response). Protecting groundwater aquifers is also very important for maintaining the quality of water resources in the district. Pressures on water quality include pollution from agricultural run-off, but also from urban areas via surface water drainage and wastewater misconnections. As noted in relation to the topic of biodiversity, the treated effluent of wastewater treatment works and other nutrient inputs can also negatively affect the water environment of the Solent. In this context, several of the strategic site options perform less well than the others.

8.11.2 Water quality impacts could be greatest in those areas that drain into the Solent. Elevated levels of nitrate chemicals in (e.g.) treated wastewater can cause the rapid growth of algae, to the detriment of other plant and animal life. The 2018 Integrated Water Management Study (IWMS) prepared for the Partnership for Urban South Hampshire (PfSH) found that new residential development would be likely to increase total nitrates loading from wastewater discharges to the Solent. A 2020 technical note updated the calculation of nitrate loading from housing growth and increased the forecast level of nitrates loading by a further 6%, indicating even greater sensitivity to new development. Options 1 (Land at Ropley) and 11 (East of Horndean) are both located in areas where wastewater drainage could affect the Solent, so both options perform less well in terms of supporting water quality enhancements. (NB: part of Option 3 (South of Lymington Bottom Road and South Medstead) is also located within the catchment area, but wastewater is not likely to drain towards the Solent, so adverse impacts not anticipated on the same scale). Impacts on water quality could be amplified by the infiltration of pollutants close to the Bedhampton Springs in the case of Option 11; and the by the lack of suitable infrastructure (a mains drainage network) in Ropley, for Option 1. There is potential for significant negative effects on the Solent and on drinking water from Options 1 and 11.

8.11.3 Water quality in the North Wey chalk stream could also be adversely affected by site options to the east of Alton, in the A31 corridor. In particular, Options 6 (Neatham Down), 7 (Holybourne) and 8 (Northbrook Park) could increase run-off from urban areas into the water course, although there may be some potential for mitigation through the use of sustainable drainage systems and a corresponding reduction in agricultural pollutants, as a consequence of developing agriculture land at Options 6, 7 and 8. These options perform slightly worse than other options in terms of supporting water quality enhancements, apart from the aforementioned Options 1 and 11.

8.11.4 With regard to water resources, East Hampshire is split between the water supply areas of two water companies. South East Water supplies the northern parts of the district, whilst Portsmouth Water supplies the south. The availability of water is a key concern: Portsmouth Water has indicated that there will be a

surplus of water available, taking account of estimated requirements to 2040 whilst South East Water's draft 2019 Water Resource Management Plan suggests that deficits in the supply/demand balance will become apparent by the mid-2040s. This suggests that all options aside from Option 11 (East of Horndean) could be affected by constrained capacity in the northern sub-areas. However, this could present an opportunity for development at Options 1-10 to deliver the highest standards of water management efficiency, potentially including innovative techniques such as rainwater harvesting and greywater recycling. Conversely, development of Option 11 does not appear to be affected by capacity constraints in terms of water supply and therefore performs more strongly in relation to water resources.

8.11.5 Options 1 and 11 are weaker overall than the remaining options due to their poor performance in relation to water quality. Of the remaining options, Options 6, 7 and 8 are judged to perform slightly less well than others due to the potential for adverse impacts on the ecologically sensitive chalk stream of the North Wey. There is little to differentiate the performance of other options, but all have potential adverse effects on the availability of water, unless demand is mitigated through sustainable demand solutions. Nevertheless, significant adverse effects are only identified for Options 1 and 11.

8.11.6 The key issues for the water theme are:

- Preserving and enhancing sensitive chalk stream water environments and fresh water aquifers;
- Nitrates runoff into the Solent from wastewater discharge and agriculture;
- Water supply, including projected future supply/demand surplus in the Southern Parishes and projected future supply/demand deficits in the rest of the Local Plan area.

8.11.7 Therefore, the main opportunity to meaningfully differentiate between the options comes from looking at the potential impacts of development on future water supply, as well as the potential for new development to impact water quality. The strongest options are found to those which do not drain to the sensitive water environment of the Solent, whilst also minimising impacts on chalk streams and aquifers. The weakest options are those with the greatest potential to increase nitrate flows to the Solent.

8.12 Summary and conclusions

8.12.1 Table 8.1 overleaf draws together and summarises appraisal findings from Section 8. First, the full name of each option is listed again below:

- **Option 1:** Land at Ropley
- **Option 2:** Land South of Winchester Road, Four Marks
- **Option 3:** South Medstead and West of Lymington Bottom Road
- **Option 4:** Four Marks South
- **Option 5:** Land at Chawton Park Farm
- **Option 6:** Neatham Down
- **Option 7:** Holybourne
- **Option 8:** Northbrook Park
- **Option 9:** Whitehill & Bordon
- **Option 10:** Southeast of Liphook
- **Option 11:** Extension to Land East of Horndean

Table 8.1 Summary appraisal of the Strategic Site Options

Option no:	1	2	3	4	5	6	7	8	9	10	11
	Rank of preference and categorisation of effects										
Biodiversity	2	1★	1★	1★	2	1★	1★	2	3	2	4
CC adaptation	3	1★	2	1★	1★	3	3	4	2	3	3
CC mitigation	4	3	3	3	2	2	1★	4	1★	1★	3
Community & wellbeing	4	2	2	2	2	3	1★	3	1★	2	2
Economy & employment	3	2	2	2	2	2	2	3	1★	2	2
Heritage	4	2	2	2	3	2	5	4	2	3	1★
Housing	4	2	2	2	2	2	2	3	1★	3	2
Landscape / townscape	4	2	2	2	4	4	4	4	1	2	3
Resources	3	2	2	2	3	2	4	2	1★	2	2
Water	3	1★	1★	1★	1★	2	2	2	1★	1★	3

8.12.2 Some clear trends emerge from the above matrix in relation to the relative performance of the options. It is important to recognise that it is not possible to attribute specific weight to any of the of individual SA themes, though these emergent patterns have value in helping illustrate indicative overall performance.

8.12.3 First, it is apparent that strongest performance in relation to a number of themes is shared by several options. ‘Biodiversity’ and ‘water’ are both found to have five options which share equal strongest performance, whilst strongest performance in relation to ‘climate change adaptation’ and ‘climate change mitigation’ is shared by three options, and by two options in relation to ‘community and wellbeing’. The remaining five themes all support a single stand-out option. In this context, those options which are the standalone strongest in relation to a theme attract particular attention as they represent the clearest opportunities to differentiate between options. Similarly, only four themes attract a single standout *weakest* option, with the remaining six themes splitting weakest performance between several options.

8.12.4 In this context, it is notable that **Option 9** (Whitehill & Bordon) stands out as recording outright strongest performance under the greatest number of SA themes, namely ‘economy and employment’, ‘housing’ and ‘resources. Option 9 also performs joint-strongest under a further three themes of ‘climate change mitigation’, ‘community and wellbeing’ and ‘water’. Option 9 is also found to have the greatest potential for significant positive effects, with these being anticipated under a total of three themes. However, despite the range of anticipated positive effects, Option 9 is also found to have potential for significant negative effects in relation to biodiversity, on the basis that it would direct growth to an area constrained by proximity to the Wealdon Healths Phase 2 SPA (WH2SPA) and that areas proposed for SANG to mitigate the

associated risks are themselves constrained by other biodiversity designations.

- 8.12.5 **Option 7** (Holybourne) records significant positive effects in relation to 'community and wellbeing', making it the only other option under which significant positive effects are anticipated. However, Option 7's overall performance is strongly informed by significant negative effects anticipated in relation to 'heritage' and 'landscape and townscape'. Of these, the potential for multi-faceted adverse effects in relation to a series of designated and non-designated historic assets is most notable and is a defining feature of Option 7 despite the aforementioned potential positive 'community and wellbeing' effects.
- 8.12.6 Conversely, **Option 1** (Land at Ropley) and **Option 8** (Northbrook Park) are notable as the only options which fail to record the strongest performance under any theme, either outright or jointly. Under closer examination, it is apparent that Option 1 consistently records the weakest or second weakest performance and stands out as poorly performing overall. It is clear that Option 8 also records a poor performance overall, by being among the weakest options across a range of both environmental and socio-economic themes. As noted, whilst each individual theme does not attract specific weight, the broad spread of themes under which Option 8 performs poorly is likely to indicate cumulative weight.
- 8.12.7 **Option 11** (Extension to Land East of Horndean) stands out as the only option at which significant negative effects are anticipated under three themes, namely 'biodiversity', 'landscape and townscape' and 'water'. The outright weakest performance under biodiversity is particularly notable as it reflects that Option 11's cumulative sensitivities in relation to the Solent SACs and SPAs, along with several locally designated SINC's and the unique (in the context of the strategic site options) sensitivity in relation to populations of Bechstein's bats.
- 8.12.8 Elsewhere, **Option 2** (Land South of Winchester Road, Four Marks), **Option 3** (South Medstead and West of Lymington Bottom Road), **Option 4** (Four Marks South) and **Option 10** (Southeast Liphook) are notable as the only options at which significant negative effects are not anticipated under any theme. Exploring these four options more closely, it is apparent that Options 2 and 4 appear marginally stronger overall, on the basis that they share the greater number of strongest and second-strongest performances of the four.
- 8.12.9 Overall, whilst recognising that the appraisal of Strategic Site Options is not intended to produce a 'ranking' of performance, there is potential to differentiate between the broadly stronger and broadly weaker options. Option 9 stands out as notably strongly performing across a spectrum of themes, whilst Options 2 and 4 - and to a marginally less extent, Option 3 - are found to perform consistently strongly, though without giving rise to significant positive effects. Conversely, it is apparent that Options 1, 8 and 11 perform weakly, with the greatest potential for significant negative effects and no identified potential for significant positive effects. The remaining options have a more nuanced performance overall, with a more granular balance evident between positive and negative effects. It will be for the Council, as decision maker, to determine the degree of weight to attribute to performance in relation to each theme.

The Council's Response

- 8.12.10 The Council notes the foregoing comments relating to the options for strategic-scale development and their performance in terms of the SA framework. The relatively strong performance of options at Whitehill & Bordon (Option 9), and to a lesser extent at Four Marks & South Medstead (Options 2, 3 and 4) and Liphook (Option 10) is an important consideration, but each of these options will require further scrutiny through the SA and other evidence base studies as the Council approaches its Regulation 19 version of the emerging Local Plan. For example, the issues identified through the Regulation 18 consultations for traffic and congestion in central Liphook, including through the Interim Transport Assessment (February 2019), suggest that Option 10 could prove very challenging to accommodate in terms of its impacts on the local highway network.
- 8.12.11 The Government's planning practice guidance states that sustainability appraisals should focus on the environmental, economic and social impacts that are likely to be significant (paragraph 009, Reference ID: 11-009-20140306, of guidance on Strategic Environmental Assessment and Sustainability Appraisal). The Council is therefore particularly interested in the findings of Table 8.1 that identify significant positive and negative impacts that could emerge from the development of strategic site options.
- 8.12.12 When focusing on the significance of impacts in relation to the SA, it is striking that Options 1 (Ropley), 8 (Northbrook Park) and 11 (Land East of Horndean Extension) have the greatest potential for significant negative impacts and no significant positive impacts identified. The potential for significant negative impacts on environmental concerns (biodiversity, the landscape and the water environment) has been

clearly highlighted. It also appears that the significant impacts concern site-specific characteristics, so these impacts would be difficult to overcome by including the options within a wider strategy for development. It is also clear that if these options were to be rejected, a good range of alternative strategic site options would remain that avoid risks against multiple SA topics. As such, the Council will drop Options 1, 8 and 11 from further consideration when selecting reasonable alternatives for its Local Plan.

- 8.12.13 The potential significant impacts that have been identified for Options 7 (Holybourne) and 9 (Whitehill & Bordon) are also striking, but for different reasons in the case of each option. The strong performance of Option 9 in terms of the topics: community & well-being, housing and resources reflects this option's support for and consolidation of current regeneration activities, whilst the potential significant negative impacts on biodiversity are a key focus of on-going work with partners such as Natural England. At this stage in the plan-making process, there appears to be opportunities to avoid significant negative impacts on biodiversity relating to the Wealdon Heaths Phase II SPA. For this reason, Option 9 remains an option for large-scale development that should be investigated through the plan-making process.
- 8.12.14 The mixed performance of Option 7 is noted and whilst there may be locational advantages of additional development in the Alton area (e.g. for purposes of addressing green infrastructure deficiencies), the potential for significant negative impacts on designated heritage assets remains a significant concern for this option, as it was during the preparatory work for the Regulation 18 consultation on large development sites. This is the only option aside from the three mentioned above where significant negative impacts have been identified for more than one SA topic, whilst there are several alternatives for development in the wider Alton area (Options 5 (Chawton Park Farm) and 6 (Neatham Down)) that are not as constrained in terms of their potentially significant impacts. The Council will therefore also drop Option 7 from further consideration when selecting reasonable alternatives for its Local Plan.
- 8.12.15 Overall, the Council welcomes the Interim SA Report for Strategic Site Options as a helpful review and appraisal of the options for delivering large numbers of new homes together with accompanying services, facilities and access to employment opportunities. On the basis of Interim SA Reports findings, the Council will continue to review the potential of the following options, to establish a set of reasonable alternatives for development for the Regulation 19 stage of its emerging Local Plan:
- **Option 2:** Land South of Winchester Road, Four Marks
 - **Option 3:** South Medstead and West of Lymington Bottom Road
 - **Option 4:** Four Marks South
 - **Option 5:** Land at Chawton Park Farm
 - **Option 6:** Neatham Down
 - **Option 9:** Whitehill & Bordon
 - **Option 10:** Southeast of Liphook

Part 3: What are the next steps?

9 Plan finalisation

- 9.1.1 The next stage of the plan-making process is Regulation 19: the proposed submission, or publication version of its Local Plan. Taking account of this Interim SA Report, as well as previous SA work and consultation responses, the Council intends to re-establish and comprehensively appraise a set of reasonable alternatives for the strategy of its proposed submission Local Plan. Strategic site options will make up a component of the reasonable alternatives, but the Council will also consider smaller sites, for purposes of meeting the needs for new development over the plan period. The process of generating reasonable alternatives is iterative and this Interim SA Report gives the Council a solid foundation for considering the inclusion or exclusion of the potential strategic site options for development.
- 9.1.2 The proposed submission plan will be that which the Council believes is 'sound' and intends to submit to the Planning Inspectorate for examination. A formal SA Report will be published alongside the Proposed Submission Plan, providing all of the information required by the SEA Regulations 2004.

9.2 Submission, examination and adoption

- 9.2.1 Once the period for representations on the Proposed Submission Plan / SA Report has finished the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed 'sound'. If this is the case, the Plan will be submitted for Examination, alongside a statement setting out the main issues raised during the consultation. The SA Report will also be submitted.
- 9.2.2 At Examination the Inspector will consider representations (alongside the SA Report) before then either reporting back on the Plan's soundness or identifying the need for modifications. If there is a need for modifications these will be prepared and then subjected to consultation, alongside SA if necessary.
- 9.2.3 Once found to be 'sound' the Plan will be formally adopted by the Council. At the time of adoption a 'Statement' must be published that explains the 'story' of plan-making / SA and sets out 'the measures decided concerning monitoring'.

10 Monitoring

- 10.1.1 The SA Report must present 'measures envisaged concerning monitoring'. At the current time it is too early to make any firm recommendations in respect of areas for monitoring / potential monitoring indicators; however, it is fair to highlight that monitoring efforts could potentially focus on:
- Biodiversity – there could be scope to monitor the delivery of SANG, both site-specific and strategic;
 - Flood risk – the Council might report annually on the number of homes in flood risk zones;
 - Housing – there is a need to closely monitor affordable housing delivery, including tenure split;
- 10.1.2 At the current time, in-light of the appraisal findings presented in Part 2 (i.e. predicted effects and uncertainties), it is suggested that monitoring efforts might focus on understanding impacts for which the appraisal of reasonable alternatives presented in Section 9 suggests there to be the potential for the spatial strategy to result in negative effects.

Appendix I: Maps

Introduction

This appendix presents mapped information for each of the 12 strategic site options in turn.

Northbrook Park

The figures below are taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (2019; see <https://www.easthants.gov.uk/draft-local-plan>).

Figure A: Site map from the Draft Local Plan (2019)

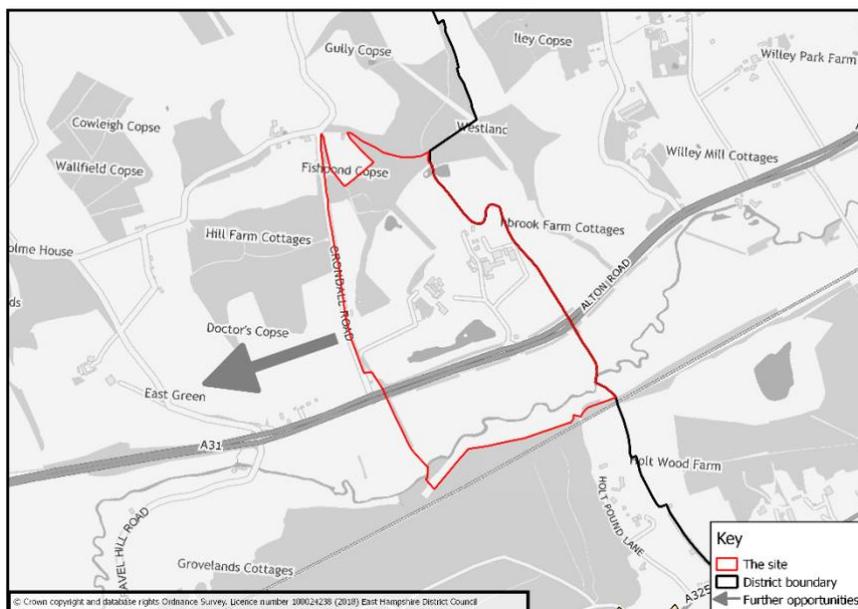


Figure B: Site promoter's concept plan (2019)



Figure C: Site promoter's land use plan (2019)

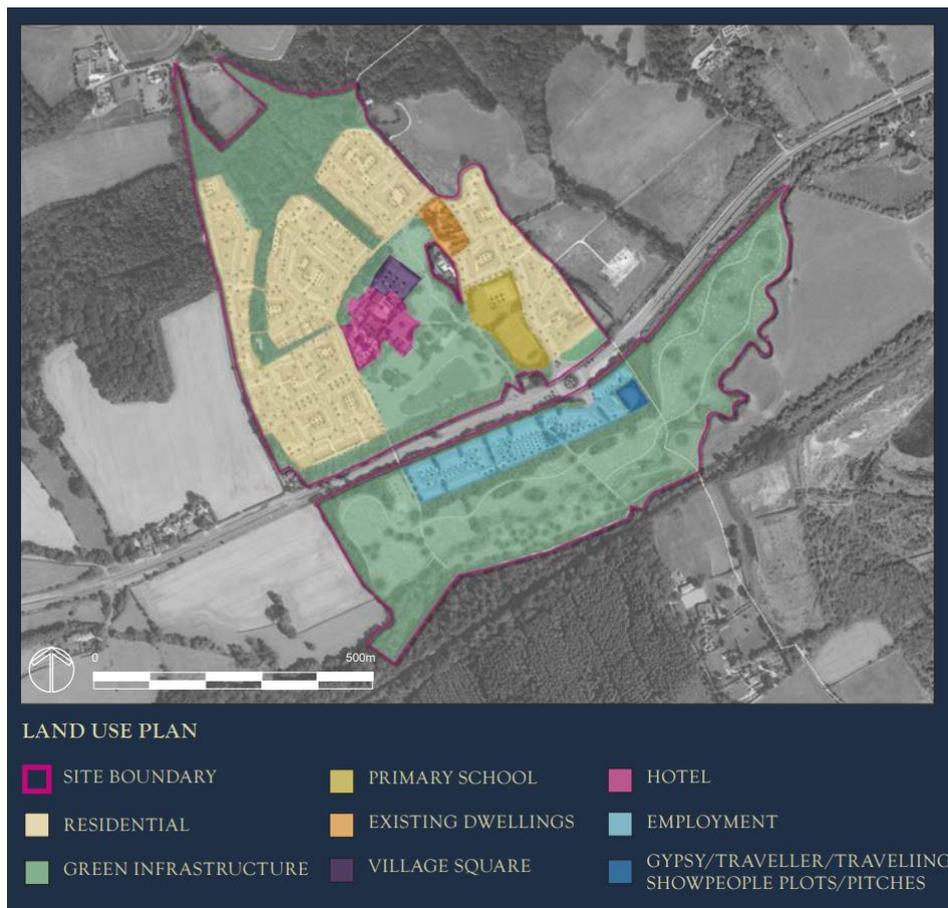
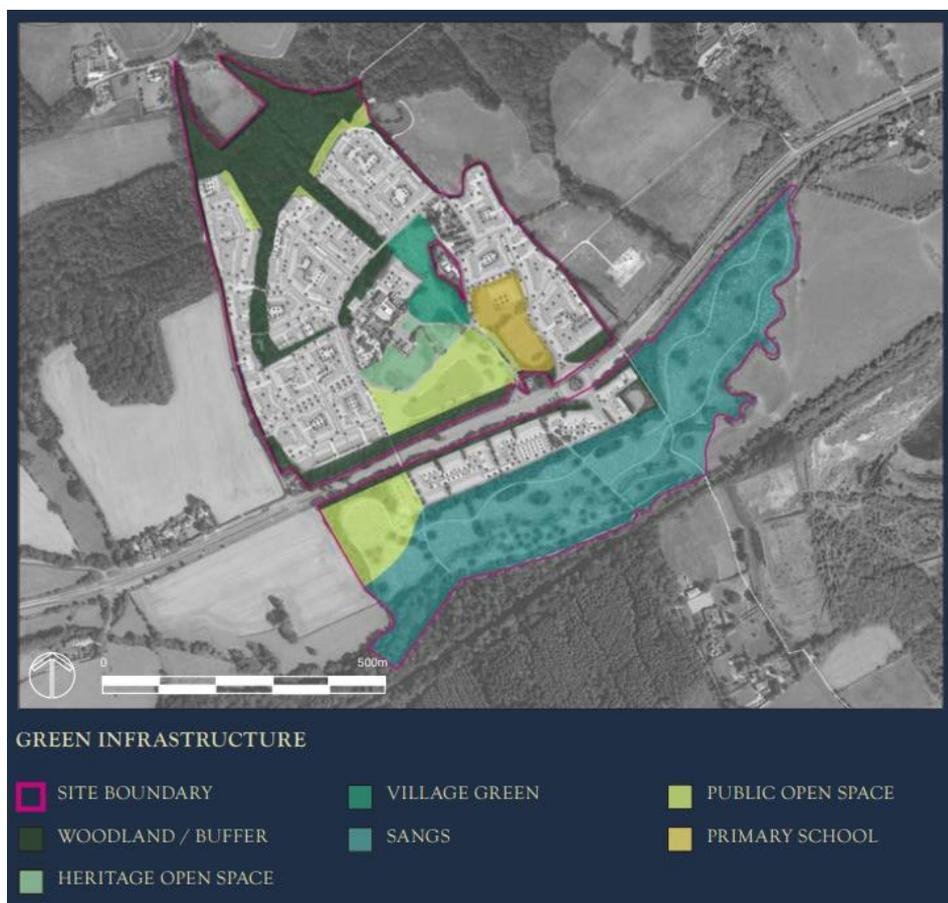


Figure D: Site promoter's green infrastructure plan (2019)



Neatham Down

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure F: Site promoter's concept plan (2019)



Chawton Park

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

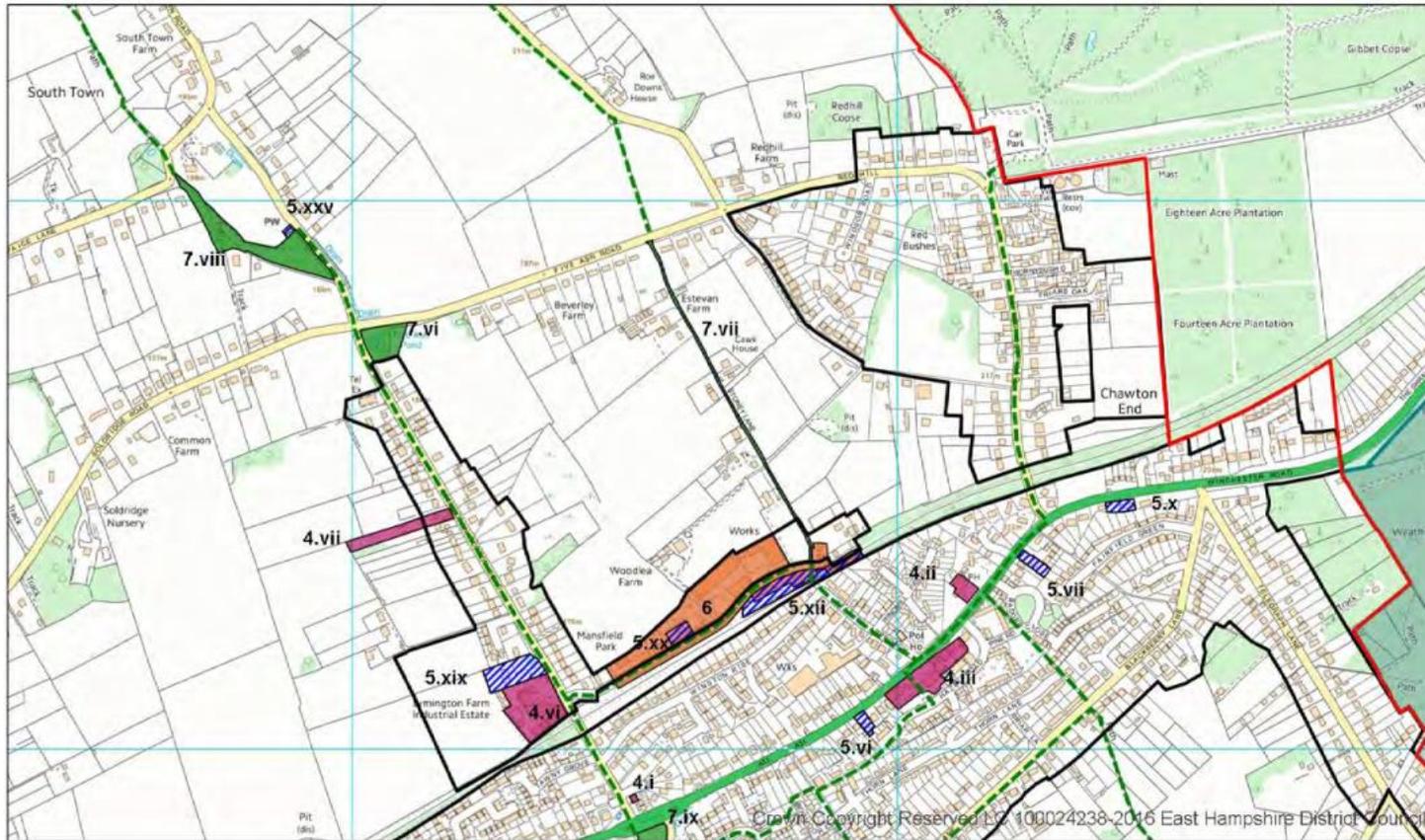
Figure G: Site promoter's concept plan (2019)



South Medstead and West of Lymington Bottom Road, South Medstead

Presented below is the Policies Map from the adopted Medstead and Four Marks Neighbourhood Plan, as well as maps taken from the information packs submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure H: Medstead and Four Marks Neighbourhood Plan (2016)



Key	Policy 6: The Railway Station Hub		Settlement Policy Boundary	
Policy 4: Local Shops and Village Centres		Policy 7: Local Green Spaces		Neighbourhood Plan Designation Area Boundary
Policy 5: Community Facilities		Policy 9: Green Infrastructure Network		South Downs National Park Boundary
				
				

Figure 1: South Medstead - site promoter's concept plan (2019)

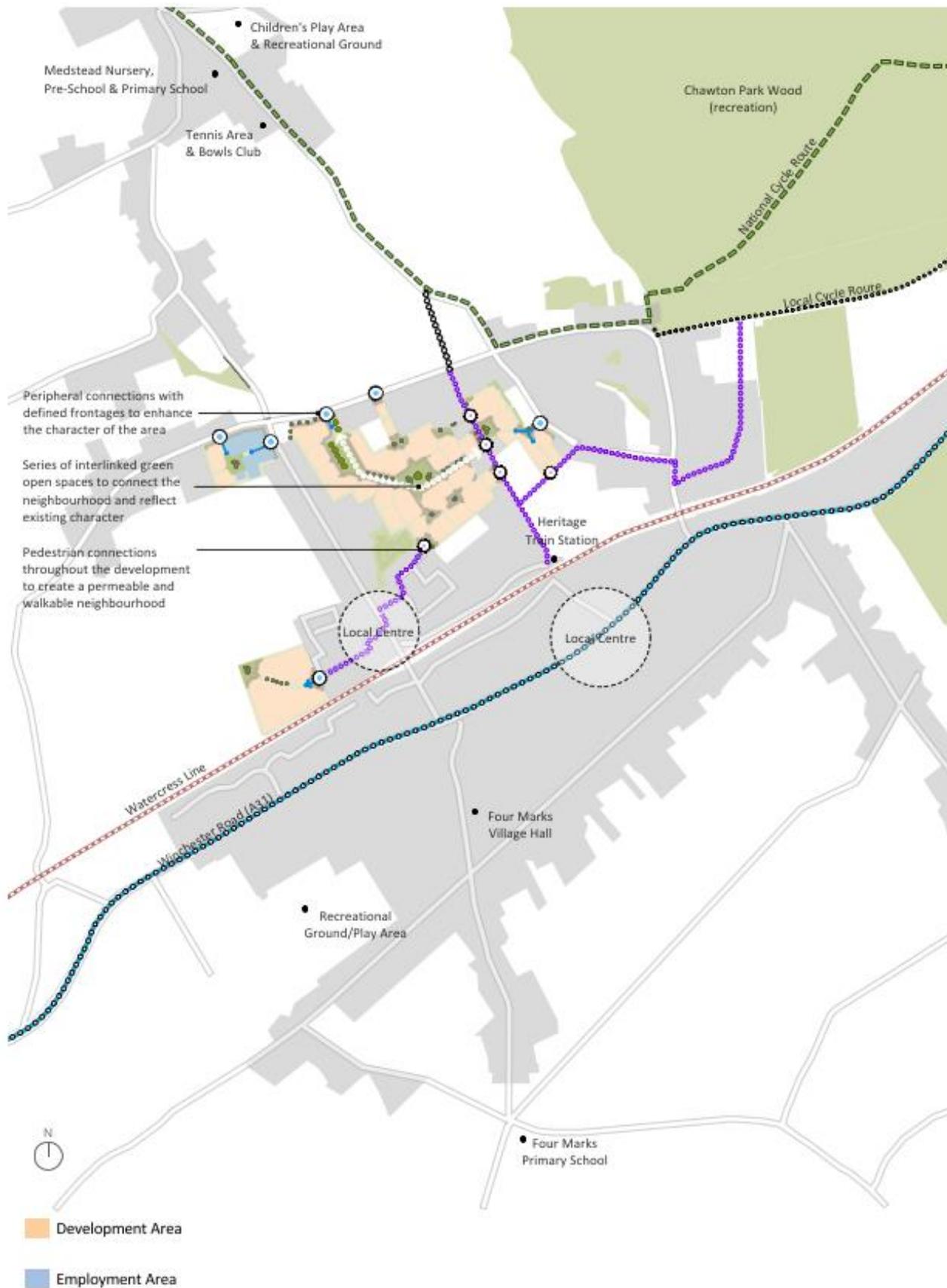
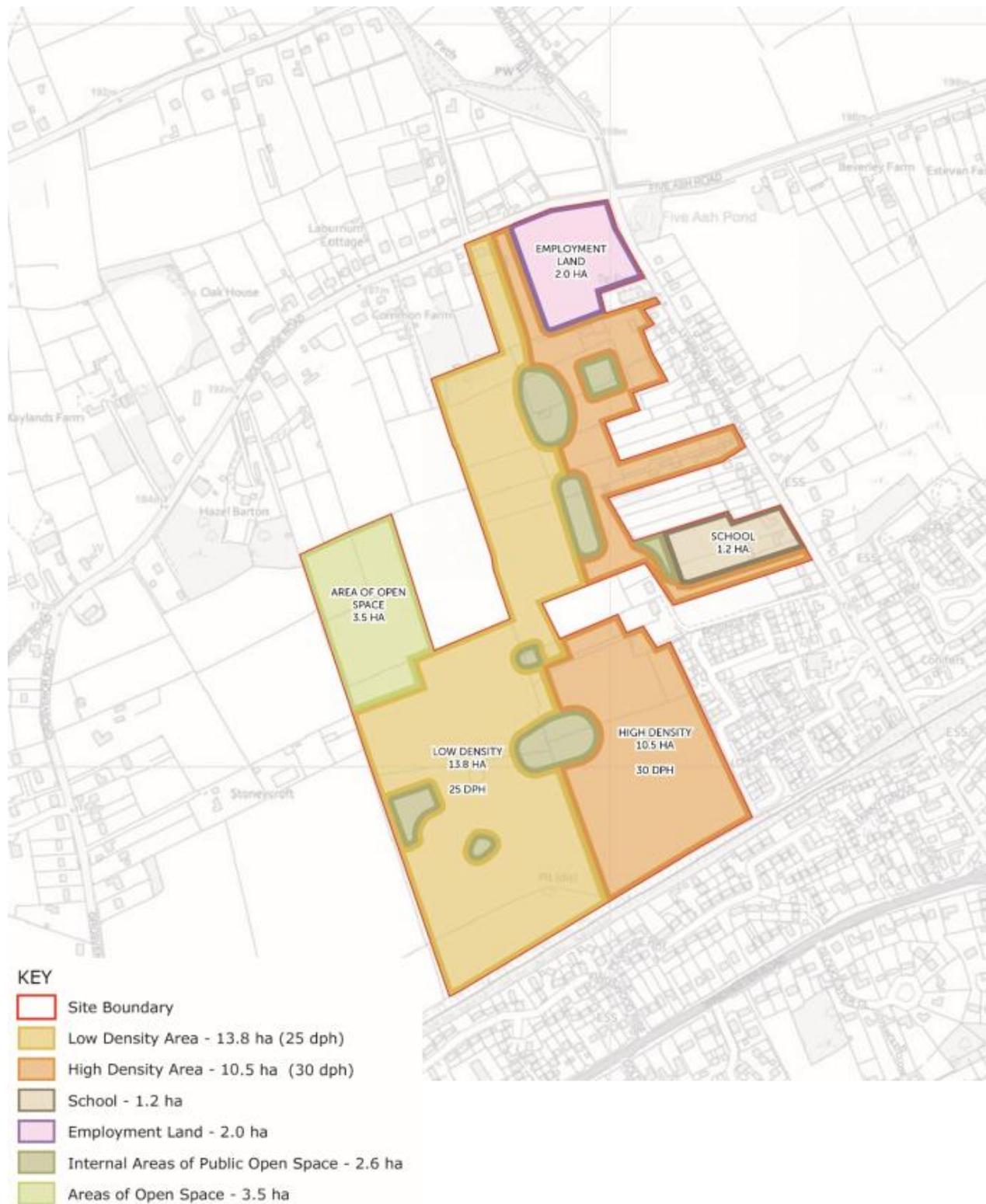


Figure J: West of Lymington Bottom Road, South Medstead –site promoter’s concept plan (2019)



South of Four Marks

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure K: Site promoter's concept plan (2019)



South of Winchester Road, Four Marks

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure L: Site promoter's concept plan (2019)



Proposed development on Land South of Winchester Road has the capacity to deliver the following:

Item	Quantum / Density
Housing (use classes C2, C3)	17.15Ha - at least 600 at an average density of 35 dph
Local Centre (use classes A1, A3, A4, A5, B1 and D1)	1Ha
Primary School	2.4Ha
Employment Area (use classes B1, B2 and B8)	Circa 1.8Ha
Green Infrastructure (including formal and informal open space, habitat creation, play space, Sustainable Drainage, allotments and structural planting)	Circa 18.6Ha
Travellers and Travelling Show People Pitches	Circa 2Ha or up to 15 pitches for each use as required.

Potential Development Boundary for Site: 45Ha	Local Centre	Travellers Site	Proposed Vehicular Access	Existing Public Rights of Way
Residential Development	Primary School	Sports Hub	Proposed Pedestrian Access	
Employment Area	Travelling Show People	Allotments	Emergency Access Only	

Ropley

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure M: Site promoter's concept plan (2019)

AMOUNT OF DEVELOPMENT

The masterplan illustrates how the site could deliver a range of uses which respond to its opportunities and constraints as well as delivering the vision for the village extension.

A range of land uses are proposed, including a mix of residential, employment, educational, retail and recreation uses to create a balanced community. The illustrative masterplan delivers a total of 1,502 dwellings, based on an average density of 37 dwellings per hectare. 1,000 sqm of employment space is provided, based on 50% site coverage.

SITE	AREA (HA)	DEVELOPABLE AREA (HA)	USE	AMOUNT
A	1.1	1.0	EMPLOYMENT	1,000 SQM
B	3.2	2.2	RESIDENTIAL / OPEN SPACE	81 DWELLINGS
C	30.5	17.0	RESIDENTIAL / OPEN SPACE	629 DWELLINGS
D	7.4	5.4	RESIDENTIAL	200 DWELLINGS
E	13.9	9.0	MIXED USE (RESIDENTIAL, PRIMARY SCHOOL, LOCAL CENTRE)	333 DWELLINGS
F	10.3	7.0	RESIDENTIAL / OPEN SPACE	259 DWELLINGS

LEGEND

	RESIDENTIAL
	MIXED USE - LOCAL CENTRE / SCHOOL / RESIDENTIAL
	EMPLOYMENT
	OPEN SPACE



Whitehill and Bordon

The figures below are taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure N: Extent of committed Prince Phillips Barracks site (light pink) and new land proposed for intensification, redevelopment, expansion or SANG (dark pink)

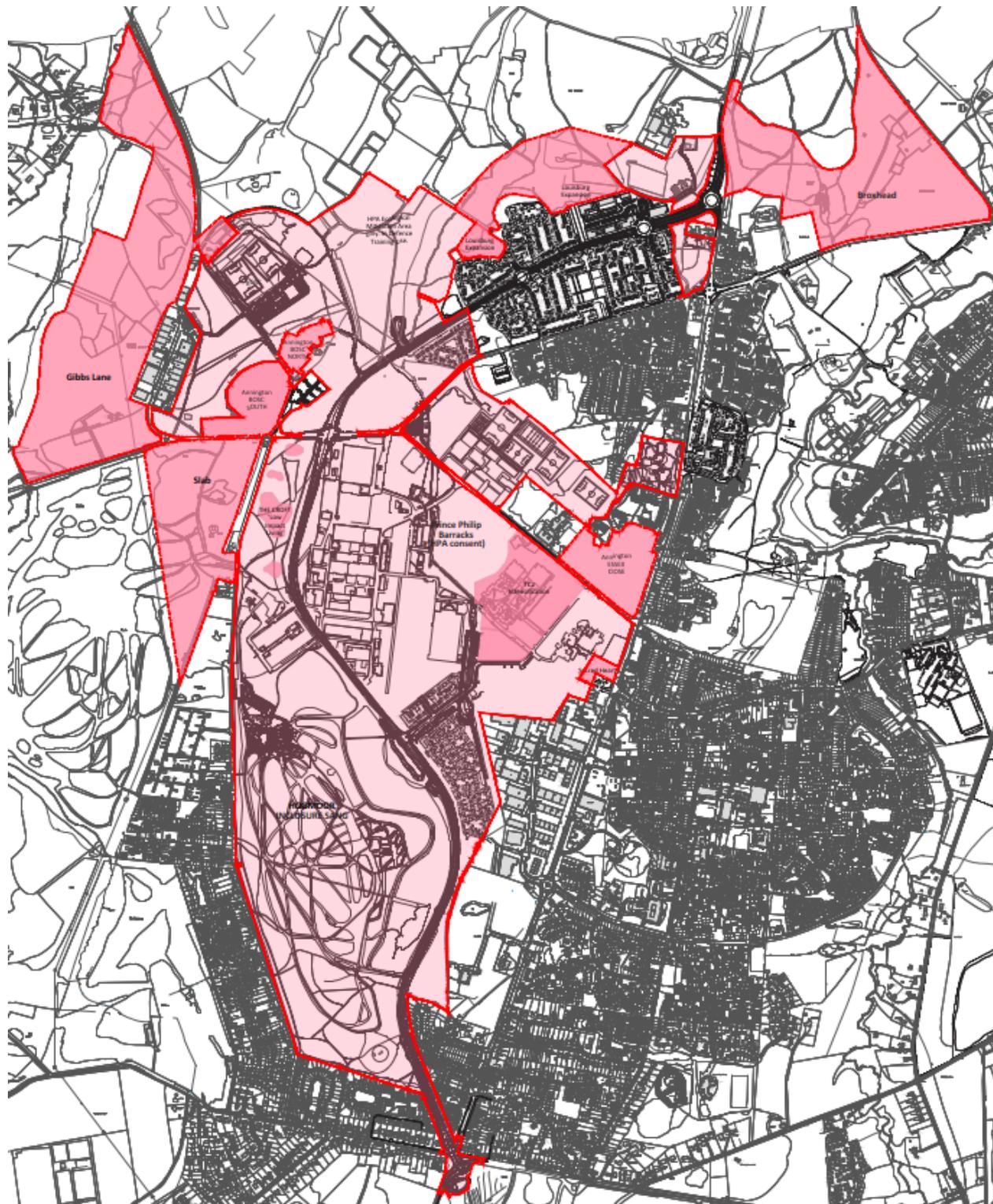


Figure O: Inset of Figure M

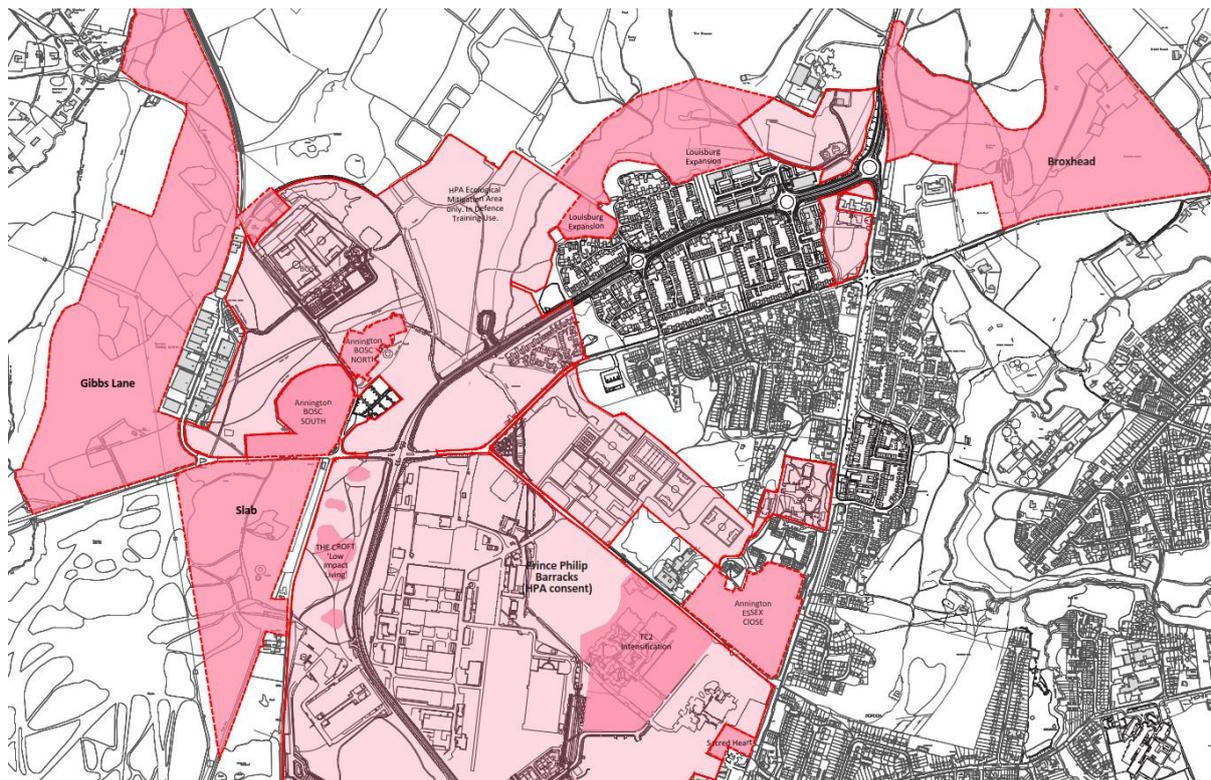
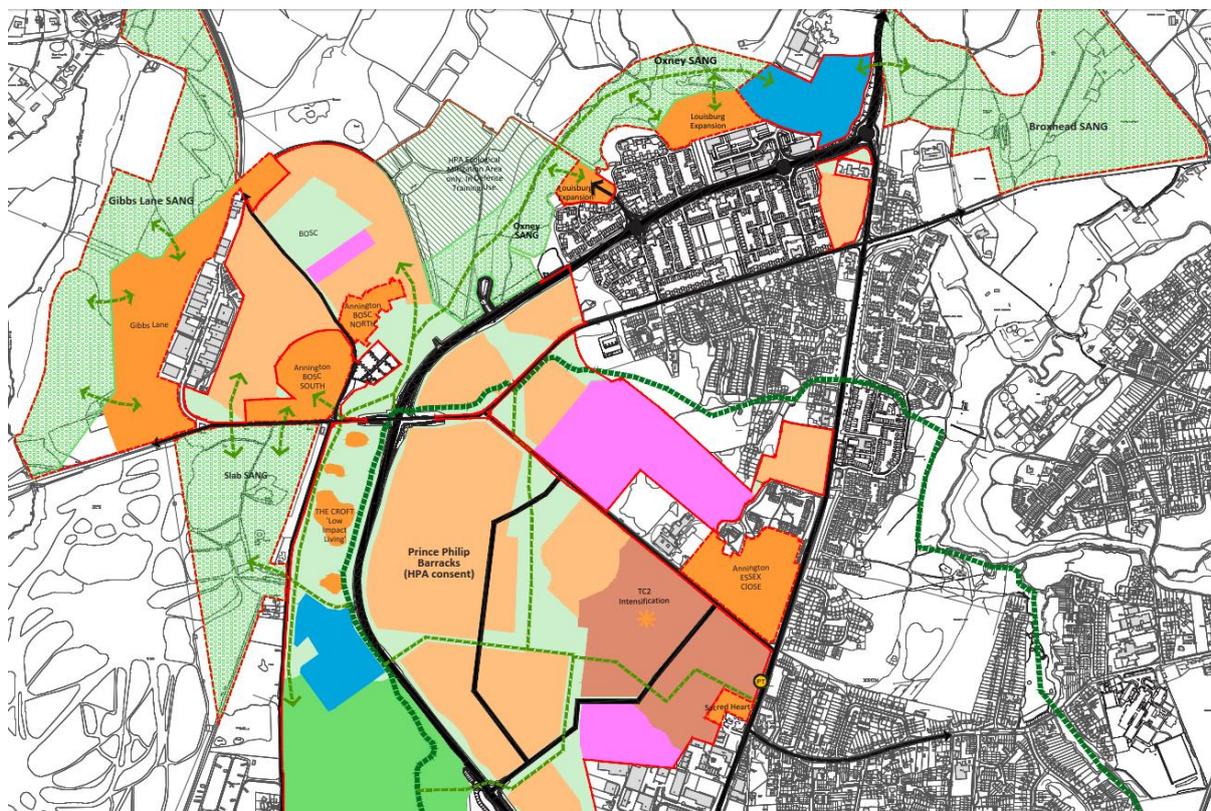


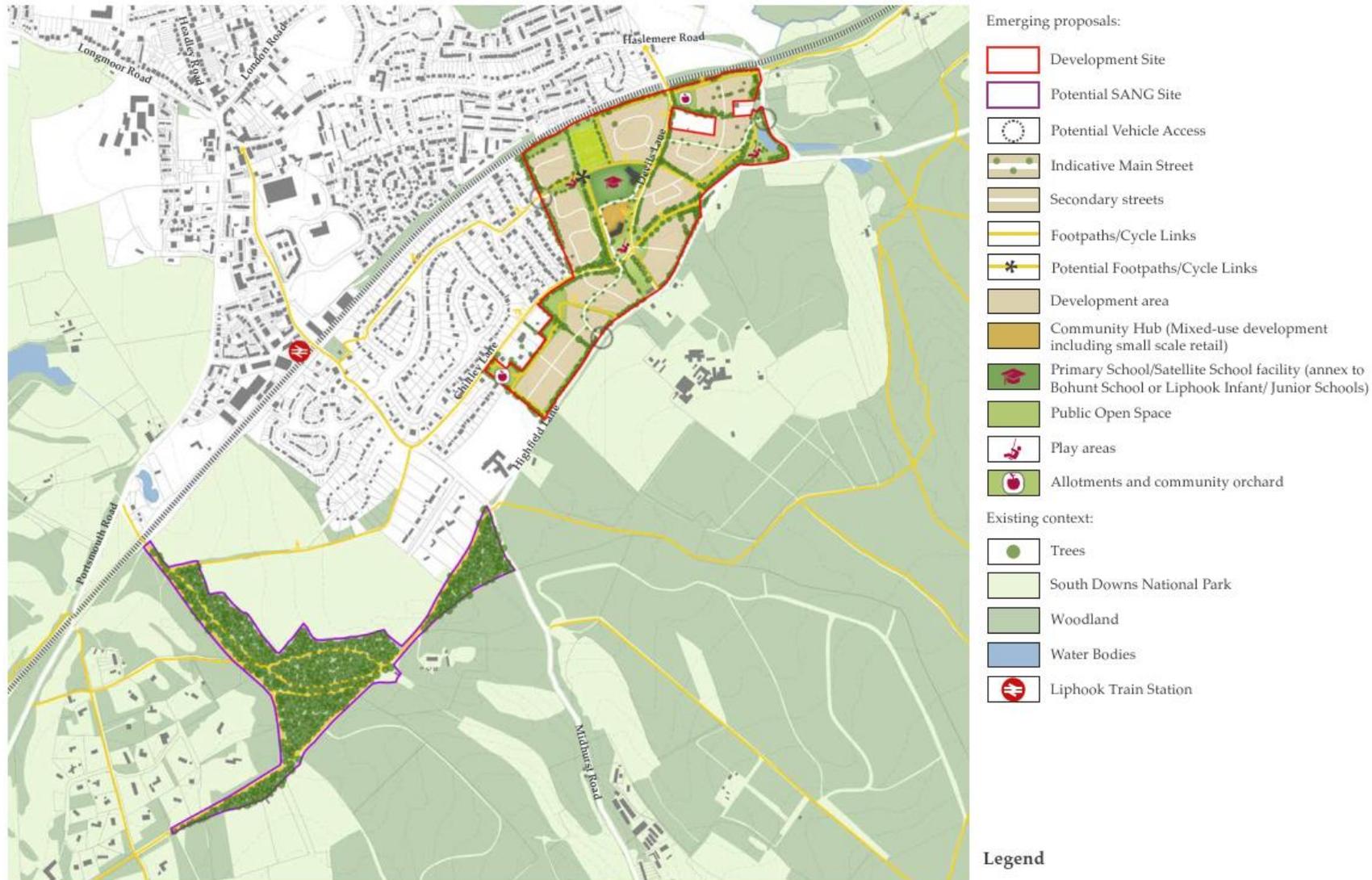
Figure P: Site promoter's concept plan (inset) (2019)



Southeast of Liphook

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure Q: Site promoter's concept plan (2019)



Extension to East of Horndean (Hazelton Farm)

The figure below is taken from the information pack submitted by the site promoter ahead of the Large Development Sites consultation (see <https://www.easthants.gov.uk/draft-local-plan>).

Figure R: Site promoter's concept plan (2019)



- SITE - 61ha**
- NEW HOMES - around 1,000 (30.32ha)**
A range of sizes, types and tenures to cater for all households.
- LOCAL CENTRE - 0.89ha**
At the heart of the development, comprising shops, services and community uses.
- EMPLOYMENT PARK - 1.63ha**
Meeting the need for work and jobs as part of the new community.
- GREEN OPEN SPACE - 27.98ha**
A network of open spaces including wildlife corridors, meadows and parkland, which protect and enhance existing features.
- GYPSY/TRAVELLER LAND**
A number of gypsy and traveller pitches (6) and travelling showpeople plots (12), as required within East Hampshire.
- CHILDREN'S PLAY AREAS**
A range of play areas spread across the development, catering for all ages with safe and easy access.
- ACTIVE TRAIL ROUTES**
A network of informal routes for walking, running or cycling which follow the framework of woodland, hedgerows and open spaces.
- PUBLIC TRANSPORT**
An extended existing bus route enabling new residents and workers access to jobs, education and more further afield.
- WILDLIFE & ECOLOGY**
The retention and creation of new wildlife corridors which will encourage greater biodiversity both within and beyond the site.
- ADJACENT PLANNING APPLICATIONS**
Up to 800 dwellings, a local centre, primary school, employment land and care village.