

Draft Local Plan 2021-2040 (Regulation 18)

Interim Settlement Policy Boundary Review Background Paper

January 2024



OUR
**LOCAL
PLAN**

2021-2040

CONSULTATION

22 JANUARY - 4 MARCH 2024

Contents

| | |
|---|----|
| 1. Introduction | 1 |
| 2. Background | 2 |
| Where are the settlement policy boundaries in East Hampshire? | 3 |
| 3. Policy Context..... | 4 |
| National Planning Policy | 4 |
| Current | 4 |
| East Hampshire | 4 |
| Joint Core Strategy..... | 4 |
| Housing and Employment Allocations (Site Allocations Plan) | 5 |
| Neighbourhood Plans | 6 |
| Local Plan: Second Review..... | 7 |
| 4. Methodology..... | 8 |
| A) Desktop review | 8 |
| B) Site Visits | 8 |
| C) Consultation | 8 |
| Principles for the review..... | 9 |
| Principle 1..... | 9 |
| Principle 2..... | 10 |
| Principle 3..... | 10 |
| Principle 4..... | 11 |
| Anomalies..... | 11 |
| 5. Next Steps..... | 12 |
| Appendix A: Regulation 18 Consultation Responses | 13 |
| Appendix B: Review of settlement boundaries | 26 |

1. Introduction

- 1.1 A series of background papers have been produced to accompany the Draft Local Plan (Regulation 18 – Part 2) consultation. The background papers provide an understanding of the latest evidence base and the reasoning for the policy approaches in the Plan.
- 1.2 The main purpose of this background paper is to set out the methodology and principles upon which East Hampshire's (outside the South Downs National Park) Settlement Policy Boundaries (SPBs) have been reviewed. It is essential that any amendments to the settlement policy boundaries can be justified and are supported by clear evidence. This version of the background paper has considered the responses made to the Regulation 18 consultation on the Draft Local Plan (2019).
- 1.3 The main aims for reviewing settlement boundaries in East Hampshire are:
- To ensure that settlement boundaries are logical and easy to identify on the ground;
 - To identify what parts of the settlement should and should not be included within a settlement boundary;
- 1.4 This background paper provides the background and justification for the review of the settlement boundaries. It includes a list of matters that have been considered when determining if and how an existing settlement boundary should be changed. All proposed changes and the reasoning behind the changes are presented geographically on the Council's website ([please see here](#)). Settlement boundaries within the National Park have been considered separately by the South Downs National Park Authority (SDNPA) as part of their Local Plan (adopted July 2019).
- 1.5 Any changes that occur to settlement boundaries because of the settlement boundary review will be formalised through a statutory process involving public consultation and then examination by an independent inspector. Once the Local Plan is adopted, any proposed changes or amendments to the SPB will be included in the accompanying Policies Map and will affect decisions on planning applications.
- 1.6 It should be noted that this paper replaces the Settlement Policy Boundary Review: Interim Methodology Paper (2018) that supported the now outdated [Regulation 18 version of the Local Plan](#) (2019).

2. Background

- 2.1 East Hampshire's current settlement policy boundaries were established during the production of the East Hampshire District Local Plan: Second Review (2006). Although a Strategic Allocation at Whitehill & Bordon was defined as part of the Joint Core Strategy (JCS) in 2014, no amendments were made to settlement boundaries. However, there were some amendments made to settlement boundaries following the adoption of the Housing and Employment Allocations (Site Allocations Plan) in 2016. Despite these minor changes, a full boundary review is required as part of a comprehensive evidence base for the East Hampshire District Local Plan and to form a basis for future planning decisions.
- 2.2 Historically, the role of the Settlement Policy Boundary (SPB) is to define the built limits of a settlement, as well as differentiate between what is the built form of a settlement, where the principle of development is usually acceptable and the countryside, where development is strictly controlled. This differential is essential in the application of current planning policy, namely the Joint Core Strategy (JCS) spatial strategy and particularly Policy CP19: Development in the Countryside and any subsequent replacement policies.
- 2.3 The production of a new Local Plan therefore provides an opportunity to evaluate the settlement boundaries to reflect any changes that have occurred, remedy any errors or inconsistencies in the original settlement boundary and ensure the boundary remains effective going forward.
- 2.4 Settlement boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises and services and facilities. They protect the countryside from the encroachment of land uses more characteristic of urban areas, conserve heritage assets, the natural environment and landscape value. In addition, they provide clarity and certainty for developers and the public by highlighting the areas which will be more acceptable than others for additional built development. However, it must be noted that the settlement boundary is a planning designation only and has no other administrative relevance. Settlement boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilages of dwellings.
- 2.5 Whilst it is considered that the principle of built development within the settlement boundary is usually acceptable, this does not automatically grant planning permission to such a proposal or mean the Local Planning Authority (LPA) will grant planning permission. All proposals, whether within, adjacent or outside of the settlement boundary must conform to relevant policies in the current Local Plan, particularly the Joint Core Strategy, Site Allocations Plan, the Local Plan: Second Review, as well as 'Made' Neighbourhood Plans. Where relevant, the emerging Local Plan will replace these Plans and will also identify development allocations to meet the local housing needs of the district as well as other associated uses, such as employment and retail provision.
- 2.6 In regard to the current Local Plan (2011-2028), the housing needs of the District has been met through existing commitments, the Strategic Allocation at Whitehill & Bordon (identified in the JCS), and the housing allocations established in the Site Allocations Plan. However, the emerging Local Plan will establish new housing targets over a different plan period (2021-2040).

Where are the settlement policy boundaries in East Hampshire?

- 2.7 The following towns and villages in East Hampshire (outside the SDNP) currently have settlement policy boundaries (as identified in JCS Policy CP2 – Spatial Strategy):

Table 1: Settlements currently with an SPB in East Hampshire

| Settlement | Position in Hierarchy |
|--|---|
| Alton | Level 1 - Market Town |
| Whitehill & Bordon | Level 1 - Town (regeneration area) |
| Horndean, Liphook | Level 2 - Large Local Service Centre |
| Clanfield, Four Marks/South Medstead, Grayshott, Rowlands Castle | Level 3 - Small Local Service Centre |
| Arford, Beech, Bentley, Bentley Station, Bentworth, Bramshott, Catherington, Griggs Green, Headley, Headley Down, Holt Pound, Holybourne, Kingsley, Lindford, Lovedean, Medstead, Passfield Common, Ropley, Ropley Dean, Upper Froyle | Level 4 - Other Settlements with a settlement policy boundary |

- 2.8 All existing settlement policy boundaries in the settlements identified above have been reviewed in line with the set of principles identified later in this background paper (Chapter 4). As part of the emerging new Local Plan evidence base work, a new settlement hierarchy has been proposed based on more up-to-date data.

Table 2: Proposed Settlement Hierarchy

| Settlement | Position in Hierarchy |
|---|-----------------------|
| Alton | Tier 1 |
| Whitehill & Bordon (& Lindford), Liphook, Horndean | Tier 2 |
| Grayshott, Clanfield, Bentley, Holt Pound, Headley, Four Marks, Rowlands Castle | Tier 3 |
| Headley Down, Ropley, Medstead, Catherington, Arford, Lovedean, Kingsley | Tier 4 |
| Bramshott, Ropley Dean, Bentley Station, Bentworth, Beech, Griggs Green, Lasham, Lower Froyle, Shalden, Upper Froyle, Upper Wield, Oakhanger, Passfield Common | Tier 5 |

- 2.9 As a result of this work, Lasham, Lower Froyle, Shalden, Oakhanger, and Upper Wield have been considered similar sized settlements to other settlements that currently have an SPB. Therefore, in addition to the settlements identified in Table 1, it is now proposed that Lasham, Lower Froyle, Shalden, Oakhanger, and Upper Wield will also have a settlement policy boundary.
- 2.10 Based on feedback to the 2019 Regulation 18 consultation, the boundaries for Four Marks/South Medstead have been separated to reflect the adopted Medstead and Four Marks Neighbourhood Plan. Following the adoption of the Ropley Neighbourhood Plan, and to reflect its amendments to settlement boundaries, both Ropley and Ropley Dean will be treated together to reflect the six separate SPBs identified in the Neighbourhood Plan.

3. Policy Context

National Planning Policy

Current

- 3.1 Current National policy remains largely silent on any specific requirement for settlement boundaries. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) do identify the need for certain specific policy boundaries, with town centres for retail-planning purposes and Green Belt being the main areas that feature. However, there is no set guidance within the NPPF or PPG on how to review settlement policy boundaries.
- 3.2 The NPPF does provide guidance around the approach to development within rural areas. The NPPF states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning Policies should identify opportunities for villages to grow and thrive, especially where this will support local services”*¹.
- 3.3 It therefore falls to local planning authorities to consider what is appropriate in terms of development within various settlements and the resultant need for specific boundaries around settlements. The NPPF does however acknowledge that there should be a clear separation of the urban areas from the defined countryside.

East Hampshire

- 3.4 The East Hampshire District Local Plan is currently comprised of a suite of development plan documents, which set an overall strategy for new development in the district and provide policies which are taken into account when determining planning applications.
- 3.5 The Joint Core Strategy was adopted in May 2014, followed by the Housing and Employment Allocations in April 2016. Following positive referendum results, East Hampshire District Council has made Neighbourhood Plans for Alton, Bentley, Beech Medstead and Four Marks, Ropley and Rowlands Castle part of the Development Plan. A number of saved policies in the Local Plan: Second Review, which was adopted in 2006 also form part of the Development Plan for East Hampshire.
- 3.6 The emerging Local Plan will replace the remaining saved policies within the Local Plan: Second Review (2006), the JCS and the Site Allocations Plan. Although some changes have been made to settlement policy boundaries through the Site Allocation Plan; it is the emerging Local Plan that will involve a full comprehensive SPB review. The timescales for preparation of the emerging Local Plan are set out in the [Local Development Scheme](#) (LDS, 2023), with adoption anticipated in 2025.

Joint Core Strategy

- 3.7 The Joint Core Strategy (JCS) is the long-term strategic plan for development within East Hampshire District (until it is replaced by the new Local Plan), and includes a spatial vision, objectives and the key policies needed to achieve sustainable development in East Hampshire to 2028. It identifies the amount of development, broad locations for change, growth and protection, including a strategic allocation site at Whitehill & Bordon.
- 3.8 The Spatial Strategy is fundamental to the successful delivery of that vision. Policy CP2: Spatial Strategy identifies the settlement hierarchy that applies across the District. The supporting text to the policy identifies five separate levels with the first four levels of settlements having SPBs.

¹ NPPF Paragraph 79

Level 5 are settlements deemed rural villages which are considered as being in the countryside with limited access to facilities and workplaces and new development limited to that which is appropriate to rural areas (Policy CP6). The settlement hierarchy built on the work conducted for the Local Plan: Second Review and a detailed background document assessed which settlements were the most sustainable and could therefore potentially support additional growth.

- 3.9 Regarding SPBs, Policy CP2 goes further to acknowledge new development will make the best use of previously developed land and buildings within existing built-up areas. Policy CP10 also endorses that housing should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance.
- 3.10 Development will not normally be permitted outside of settlement boundaries, with Policy CP19 operating a policy of general restraint to protect the countryside for its own sake. The only development in the Countryside will be that with a genuine and proven need for countryside location, such as farming, forestry, or other rural enterprises.
- 3.11 Although the JCS designated a strategic allocation at Whitehill & Bordon, no changes were made to SPBs.

Housing and Employment Allocations (Site Allocations Plan)

- 3.12 The Site Allocations Plan primary purpose was to identify specific sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the JCS; and set out guidance for the development of these sites. This plan will also be replaced by the emerging Local Plan.
- 3.13 These specific site allocations meet the residual requirements for the district relating to Objectively Assessed Housing Need (OAHN), along with additional flexibility for the period 2011 to 2028. For each site there is a policy setting out the criteria that subsequent planning applications will need to address. The boundaries of the allocated sites, which are greenfield sites beyond existing SPBs, were integrated into a revised SPB when the plan was adopted and shown on a supporting Policies Map. It must be noted that the housing allocations for Alton formed part of the Alton Neighbourhood Plan and no SPB revisions were made. However, employment allocations in Alton were part of the Site Allocations Plan and boundaries amended accordingly.
- 3.14 As part of the Site Allocations Plan, SPB changes were also made to include the Reserve Allocations that formed part of the Local Plan: Second Review. All of these allocations now have extant planning permission and is either under construction or completed:
 - Land west of Church Centre, Silent Garden – Liphook
 - Lowsley Farm – Liphook
 - Land at Green Lane – Clanfield
 - Redhill Road, Oakland House – Rowlands Castle
 - North of Brislands Lane – Four Marks
 - Havant Road – Horndean
 - North of James Copse Road – Horndean
- 3.15 It was also considered appropriate to make changes to the SPB at this time to include Keydell Nurseries in Horndean. This brownfield site was released for housing development by the Council in 2009. The changes also appear logical due to the existing permanent nature of the SPB relating to the existing built form to the east, the A3 to the west, the reserve allocation to the north and allocation to the south (the latter two allocations already requiring boundary amendments). A small amendment was also made in Four Marks where planning permission had been granted and related to nearby allocations.

Neighbourhood Plans

- 3.16 Any reviews to SPBs must also have regard to any 'made' or emerging Neighbourhood Plans. Six neighbourhood plans have been made part of the East Hampshire District Development Plan. They are:
- Alton;
 - Bentley;
 - Medstead and Four Marks
 - Ropley.
 - Beech
 - Rowlands Castle
- 3.17 Alton Neighbourhood Plan allocated sites for housing but did not explicitly adjust the SPBs. It also did not conduct a comprehensive boundary review of the settlement in its entirety. The Alton Neighbourhood is currently under review, with further sites potentially allocated.
- 3.18 Medstead and Four Marks Neighbourhood Plan did not allocate housing sites but did conduct a partial boundary review and adjusted some SPBs, taking into account the majority of allocations made in the Site Allocations Plan. However, the site allocation at 'Land rear of Junipers' was left out of the SPB conflicting with the Site Allocations Plan, but it was agreed in text in the Neighbourhood Plan that if the site came forward and developed that it would be recognised as being within the SPB. The large application allowed at appeal for 75 dwellings at 20-38 Lymington Bottom Road was not included in the SPB in the Site Allocations Plan and the Neighbourhood Plan because of the quantum of development already permitted within the settlement. However, it was acknowledged that should the permission be implemented that in the future the SPB would need to be drawn to include the site.
- 3.19 As detailed within the Medstead and Four Marks Neighbourhood Plan (Policy 1), the curtilages of some properties were excluded from the SPB to prevent back land housebuilding from taking place. The Neighbourhood Plan considers such development may be harmful to the character of the area and detrimental to the enjoyment of nearby dwellings by their occupiers. However, it is unclear where these exact changes took place as there was no supporting justifications made. It is considered a comprehensive review of the SPBs was not made in Medstead or Four Marks as part of the Neighbourhood Plan.
- 3.20 The Bentley Neighbourhood Plan also did not include any allocations, but it also did not conduct an SPB review and no changes were made.
- 3.21 In discussions with the Local Planning Authority and using the Interim Methodology Paper as an initial guidance, the 'made' neighbourhood plan, in Ropley, resulted in amendments to the SPB. Where amendments to the SPB have been made, the general approach was to draw the revised boundary 10 metres behind the relevant rear or side wall of the main dwelling house to prevent back land development. To avoid making petty deviations from physical boundary features, this criterion was only applied where the furthest point of the curtilage is 20 metres or more from the closest wall of the main dwelling house to the boundary. Where boundary features on the ground run within 5 metres of the proposed resulting line, then they have been followed instead. This principle was not applied where it would result in minor, isolated bites being taken out of otherwise strong and straight settlement edges.
- 3.22 Due to the dispersed nature of settlements in Ropley Parish, six Settlement Policy Boundary areas were designated within the Neighbourhood Plan. Each amendment to the SPB was recorded and justified as part of the evidence base supporting the Neighbourhood Plan.
- 3.23 Rowlands Castle is the most recent Neighbourhood Plan to be 'made' by the Council in September 2023 which undertook a minor review of the Settlement Policy Boundary to incorporate completed developments which slightly fell out of the existing Settlement Policy Boundary.

- 3.24 Future neighbourhood plans could potentially conduct a full boundary review. Therefore, it is essential that discussions take place with the relevant neighbourhood plan groups to align the emerging methodology used for reviewing settlement policy boundaries.
- 3.25 Emerging neighbourhood plans can incorporate a SPB review, however, the emerging new Local Plan will assess the relevant boundaries in line with this methodology. If neighbourhood plans are prepared in the future and include site allocations for housing and/or employment and/or alterations to the settlement policy boundaries, these neighbourhood plans could potentially supersede the new Local Plan for their respective designated areas.

Local Plan: Second Review

- 3.26 The Local Plan: Second Review was adopted in 2006. Although a number of policies have been superseded by the JCS; saved policies will remain extant until the adoption of the emerging Local Plan. The actual settlement boundaries established in the Second Review have not changed (with the exceptions discussed in relation to the JCS, the Site Allocations Plan, and 'made' Neighbourhood Plans in Medstead and Four Marks, and Ropley).
- 3.27 The Second Review Plan established which settlements were the most sustainable and increased the number of settlements (including the SDNP) with an SPB drawn around them from 14 to 49, thereby offering further scope for development on previously developed land. Once these settlements were established, boundaries were drawn within the district, following an established criterion. The Local Planning Authority will use the settlement boundaries established within this Plan as the starting point for conducting the full review.

4. Methodology

- 4.1 The concept of settlement boundaries is to draw a policy line which separates built-up areas (within which development is, in principle, acceptable), from the countryside (within which, with limited exceptions, development is not acceptable). The review will initially be based on the settlement boundaries that have previously been drawn following the criteria used during the Local Plan: Second Review (2006), with the additional of Lower Froyle.
- 4.2 There is a presumption in favour of development if land is within a settlement boundary and therefore land should only be included within the boundary if that is where development is considered acceptable in principle, subject to compliance with other policies. There is a judgement to be made as to whether other development or areas adjacent to but outside the current settlement policy area relates more to the built environment than to the surrounding countryside.
- 4.3 It is recommended that the review for settlement boundaries in East Hampshire (outside the SDNP) should follow a three-stage process:
- A) **Desktop review**
- 4.4 Using the original 2006 SPBs as a base, a desktop study of the mapped area should be undertaken to collect data on current land and built form, land-use, landscape character, woodland cover, field pattern and settlement pattern using GIS and aerial photographs. This insight will allow the landscape to be more easily surveyed in the field and gain a clearer understanding of the potential settlement boundary. Information from the monitoring of planning applications, allocations, permissions, Inspectors decisions and developments will help inform the draft revised boundaries in line with the principles established below.
- B) **Site Visits**
- 4.5 Even with reasonably up to date aerial photos and street view technology, there are dangers of attempting a review solely as a desktop exercise. Site visits are important as they help with the consideration of the form and character of the settlement.
- 4.6 Fieldwork will need to be undertaken to collect visual data relating to land and built form, land-use, vegetation, field boundaries and more perceptual aspects like scale, enclosure and visual unity. A decision can then be made on whether the boundary is urban or rural in form, has a degree of permanence, as well as understanding the condition of landscape features and elements that detract from the overall character of that area.
- 4.7 The information derived from stages A) and B) can then be collated to identify a new settlement boundary or amendments to the existing boundary in draft form for each settlement. A written record should be produced for the proposed settlement boundary and changes made to maps where necessary. The transition between types of openness such as moving from garden to countryside may be hard to define; however, the processes identified within the principles set out below should help in judging the point where the characteristics of one are more dominant than another. The maps and written analysis, supported by photographs if necessary, will provide the evidence for the recommendations made.
- C) **Consultation**
- 4.8 There have already been a number of informal consultations conducted in relation to reviewing SPBs. Since the adoption of the Local Plan: Second Review there have been requests made on an ad-hoc basis from a variety of stakeholders to make amendments to settlement boundaries. There was also an early six-week consultation on a development management and other allocations plan (referred to as Local Plan Part 3) conducted from 4th April 2016 to 16th May 2016, which invited stakeholders to submit any changes that were considered appropriate to the Local Planning Authority's SPBs. No further work will continue

on this plan as East Hampshire District Council are now conducting a new Local Plan to look at the plan period 2021 to 2040. However, all previous responses collated have been stored by the LPA in both electronic and paper format and will continue to be assessed with greater scrutiny as part of the desktop review.

- 4.9 The draft methodology was presented to the Development Policy and Affordable Housing Panel (DPAHP) in the form of a Report. This Report was made public and provided the opportunity for individuals and interested parties to feedback upon. Following advice and feedback from these initial consultations, a draft set of precise settlement boundaries were made. These proposed amendments were formally consulted on during the 2019 Regulation 18 Draft new Local Plan consultation document and supported by the Interim Methodology Paper.
- 4.10 During the Regulation 18 consultation on the Draft Local Plan, numerous responses were received in terms of the Interim Methodology Paper, as well as the proposed changes that had been made to the settlement policy boundaries. The majority of comments related to specific housing allocation sites or omission sites that did not form part of the Draft Local Plan. However, there were a number of other comments relating to the methodology of the SPB review, the principles used, as well as the individual changes made to the SPBs. All the comments have been analysed and where applicable, amendments have been made to this document and proposed changes made to the settlement boundaries. The various comments as well as response from the Local Planning Authority is evident in Appendix A.
- 4.11 All proposed changes and the associated justification will be shown geographically in Appendix B, as well as on the Councils website ([please see here](#)). The final amended settlement boundaries will then replace the existing boundaries on the Policies Map once the new Local Plan is adopted.

Principles for the review

- 4.12 Where the 'Settlement Hierarchy: Background Paper' (January 2024) identifies a settlement as being suitable for a settlement policy boundary then the main built-up area of the settlement should be included in the boundary. This paper establishes a set of principles that will be used when conducting the desktop review and includes site visits to examine and refine settlement boundaries to ensure each boundary has been examined in a consistent, fair and repeatable manner.
- 4.13 This methodology provides guidance and transparency to developers and the public on how the local planning authority has approached the settlement boundary revision. In addition, it establishes a baseline methodology upon which future revisions of settlement boundaries can be undertaken, i.e. through subsequent Local Plans, Development Plan Documents and Neighbourhood Plans, as well as assisting future decisions on the three land use categories proposed in the White Paper.

Principle 1

The boundary will be defined tightly around the built form of settlements² and where possible will follow defined features such as walls, fences, hedgerows, roads, canals and woodland.

- 4.14 Settlement Policy Boundaries should be logical and easily identifiable, normally following property boundaries. The more the boundary feature is prone to swift change over time (i.e. *dynamic*), the less useful it will be as a permanent settlement boundary. Therefore, manmade boundaries made from durable materials are more likely to remain unchanged (i.e. more

² As identified in the settlement hierarchy (Policy S2)

static) and are consequently more robust. For example, the inside line of an adopted road is likely to act as a more permanent feature than a hedgerow in a domestic garden. However, whilst a more permanent boundary is preferable to a less permanent one, this must be balanced against the relationship with the urban area. There will inevitably be some anomalies whereby defined features cannot be used and a best-case judgement will be made on the suitable location of the settlement boundary.

* Where settlement boundaries run along roads, tracks or public rights of way, they have been drawn along the edge closest to the settlement. *

Principle 2

Settlement boundaries will include:

- a) Existing commitments i.e. unimplemented planning permissions and implemented permissions.**
- b) The curtilages of buildings which are contained, closely relate to the character of the built form, have enclosing features, and are separated from the open countryside.**
- c) Planned allocations**
 - i) New development allocations proposed in the JCS, Site Allocations Plan or any 'made' Neighbourhood Plans (unless proposed for removal in emerging Neighbourhood Plans or any reviews to East Hampshire's District Local Plan)**
 - ii) Baseline and Reserve housing allocations identified in the Local Plan: Second Review**
 - iii) Future allocations within emerging Neighbourhood Plans or any reviews to East Hampshire's District Local Plan**
- d) Small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area, taking account of any environmental development constraints.**
- e) Other sites that are surrounded by existing development that are physically, functionally and visually related to the existing urban area, taking account of any environmental development constraints.**

Principle 3

Settlement boundaries will exclude:

- a) Open spaces, sports and recreational facilities which stand on the edge of the built form of settlements (existing or proposed).**
- b) Isolated development which is physically or visually detached from the settlement.**
- c) Sections of large curtilages of buildings (including gardens) which relate more to the character of the countryside than the built form. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages.**
- d) Agricultural farmsteads which stand on the edge of the built form of settlements.**
- e) Affordable housing sites permitted on rural exception sites.**
- f) Important gaps e.g. where a settlement is fragmented, the open gaps between developed areas should be retained.**

- g) Camping and caravanning sites (including Gypsy, Travellers and Travelling Showpeople pitches) except where in year-round permanent residential use and related to existing built form.**
- h) Agriculture, paddocks, forestry, nurseries, garden centres, equestrian development, minerals extraction, landfill, water features, and public utilities on the edge of a settlement (sewage treatment plants, substations, etc.). This includes open fields or woodland that relate more to the countryside.**

Principle 4

Settlement boundaries do not need to be continuous.

- 4.15 It may be appropriate given the nature and form of a settlement to define two or more separate elements. These detached areas of a settlement may have boundaries drawn around them, where they:
- Comprise a continuous block of curtilages, of buildings which are in close proximity to one another, without large residential plots, landscaping or other open space breaking up the area (though they may be separated by roads)
 - Include at least twenty dwellings, and
 - Are situated within 200m of the existing Settlement Policy Boundary, are visually related to the main part of the settlement and do not have any identity as a separate settlement or hamlet.
- 4.16 Where boundaries are drawn around detached parts of settlements, this will not have any implications for land lying outside the boundary between the main part of the settlement and the detached part.

Anomalies

- 4.17 There will be occasions where, for example, a development that has not required planning permission has led to a domestic extension extending beyond the existing boundary and, consequently, the boundary now passes through a house. There may also be cases where mistakes were made when the original settlement boundary was established or where the explanation for their exclusion or inclusion within the settlement boundary is unclear when the situation is examined on the ground. These cases clearly need to be rectified. A decision in such cases can only be made following an assessment on a case-by-case basis. The decision to include or exclude must be clearly noted and justified in the assessment for that specific settlement.
- 4.18 Any new boundaries proposed cannot be designated within the South Downs National Park (SDNP) as it is a separate local planning authority. Therefore, where curtilages cross both boundaries, the SPB will be drawn to align with the boundary of the SDNP.

5. Next Steps

- 5.1 In order to adopt any changes to settlement policy boundaries, there are a number of stages to follow. This can be through either the review of the Local Plan or through Neighbourhood Plans
- 5.2 In regard to the proposed changes outlined as a result of this background paper (as shown in Appendix B and on the [interactive map](#)) the following stages have taken place so far:
 - EHDC produced an interim Settlement Hierarchy Background Paper to determine what settlements should require a settlement policy boundary (December 2018). This document was subsequently updated in January 2024.
 - An initial review of all settlement policy boundaries was conducted, and an Interim Methodology Paper produced (December 2018).
 - EHDC consults the public on proposals for boundary adjustments as part of the first Regulation 18 Draft Local Plan (early 2019).
 - Following consultation feedback, EHDC make amendments to the proposed settlement policy boundaries where it is considered appropriate to do so.
- 5.3 Following the stages outlined above, the Settlement Policy Boundaries: Methodology Paper (this document) and the corresponding mapping has been updated to include any readjustments that were deemed necessary. These proposed changes will form part of the Draft Local Plan (regulation 18 – Part 2), which is being consulted on in early 2025. All comments received during this consultation will be considered and assist with further iterations of the Local Plan.

Appendix A: Regulation 18 Consultation Responses

The following comments were made in relation to the Regulation 18 consultation document, supporting Policies Maps, and Settlement Policy Boundary Review: Interim Methodology Paper. Those responses that were clearly in regard to omission sites, do not feature in this table and have been considered more widely as part of the emerging Local Plan process.

| ID | Comments | Council Response |
|-------|--|---|
| 23794 | Page 98 (Map 4) of the Settlement Policy Boundary: Interim Methodology Paper should relate to 76 Wellhouse Road not Number 70. Also the land proposed to be included in the amended SPB no longer forms part of the garden or curtilage of the property. | Comment noted - Remove area from proposed SPB as land no longer forms part of the curtilage to 76 Wellhouse Road. |
| 24851 | The SPB at South Medstead should be extended to include land at Woodlea Farm, Station Approach, Medstead (MED-007). | No change - The land is in agricultural/paddock use and relates more to the countryside (Principal 3h). |
| 24913 | We note that there appears to be something wrong with the numbering of the individual proposed changes for Bentworth. There are 17 numbers on the map, but only 16 descriptions of change. This needs to be sorted out. | Comment noted. Tables will be amended to reflect any further changes/amendments. |
| | We welcome the tidying up of the Settlement Policy Boundary (SPB) where this involves the redrawing of the boundary along the edge of the road closest to settlement (map ref 1, 5, 8, 11, 13 and 15). | Support noted. |
| | We welcome the proposed removal of land at Church Street and Ashley Road (map ref 2), as this is no longer proposed as an allocation in the Draft Local Plan. | Support noted. |
| | We welcome the proposed adjustment to the boundary which runs through Bentworth St Mary's CofE Primary School (map ref 4), as this includes the extension to the school. We note that the hard surface playground and field are outside the SPB. | Support noted. |

| | | |
|-------|--|--|
| | <p>We are, however, concerned about the other proposed changes to the SPB. These would appear to be arbitrary and unnecessary. We believe that, unless there is one or more positive reasons for changing the SPB, it should remain unaltered. That a property's garden may be extended into what was previously a field is not, in our view, a reason to change the SPB. Nor should properties which are not currently within the SPB be brought inside it, without sound reason. There are a number of properties adjacent to the SPB which are not included: Mulberry House, Ham Farm, Drury Farm and other houses on Drury Lane and Ashley Road. Moreover, by extending the SPB to take in Hall Farm and greater parts of the land adjoining properties like Ivall's Farm, St Mary's House, Lindsay's Cottage and Kings Barn, you would be increasing the likelihood that this land will be developed. This is not consistent with the sentiment in Bentworth.</p> | <p>All proposed changes are justified by the principles established Chapter 4.</p> |
| | <p>We are also concerned at the proposal to include The Sun Inn (map ref 17). We do not know the justification for this, as no criteria/principle is stated. But the inclusion would appear arbitrary and unnecessary (see above) and could make it easier for a developer to argue for conversion of the inn to residential development, which is contrary to the strongly expressed views of parishioners.</p> | <p>The Sun Inn and its curtilage closely relate to the character of the built form and has enclosing features (Principle 2b).</p> |
| | <p>We believe you should also exclude from the SPB the car park/turning area at the front of Glebe Fields, as this too should not be considered for development.</p> | <p>No change. It is considered that the car park and turning area at Glebe Fields is physically, functionally and visually related to the existing urban area (Principle 2e).</p> |
| 24781 | <p>No specific comments made in relation to SPB</p> | <p>No change.</p> |
| 23700 | <p>Point 10. The redrawn boundary still cuts across the garden of Farm Cottage without reference to any smaller curtilage available and does not cover the full width of the garden at its eastern edge. The laurel hedge running across the garden is the smaller curtilage, at which point the rest of the garden to the south ceases to be closely related to the character of the built form. It would also mean that the septic tank fell within the new SPB.</p> | <p>Comment noted. Boundary amended at Farm Cottage to align with the smaller curtilage at neighbouring property, Coberley, and extend to the east to follow the hedgerow along track (Principle 1, 3c)</p> |
| 24069 | <p>We are unclear as to how changes to the SPB at West End, Upper Froyle will affect businesses.</p> | <p>Settlement boundaries separate built-up areas from the countryside. The land in employment use at West End, Upper Froyle closely relates to the character of the built form, has enclosing features, and is separated from the open countryside (Principle 2b). The proposed changes to the SPB will mean the land is no longer considered countryside, however, it is unlikely to have any impact on the current uses.</p> |

| | | |
|-------|--|--|
| 24927 | The detailed proposals are both inconsistent and impractical. | All proposed changes are justified by the principles established in Chapter 4. |
| | Extensions to SPB represents risk to countryside. | Comments noted - All proposed changes are justified by the principles established in Chapter 4. |
| 24964 | Object to the movement of the SPB to the north of Howards Farm. Moving it will render the retirement home I am in the process of building (33937/004) half in and half out of the settlement boundary. | Comment noted - Remove proposed amendment in line with Principle 2a. |
| 24944 | SPB should not be extended to include allocations until planning permission granted. | No change - Amendment made in accordance with principal 2C |
| | When originally drawn the SPB was aligned to assist with the prevention of 'back yard' and 'cul-de-sac' development. Do the changes maintain the protection of the NP under the new Policies? | The FM & M NP and its policies would remain a material consideration when determining planning applications. |
| | The changes to SPB on Lymington Bottom are acceptable | Support noted. |
| | The Medstead and Four Marks Neighbourhood Plan is a Statutory Instrument in Planning Law. If the proposed changes to the SPB in Four Marks and Medstead are accepted, this will overturn the NP in planning law. A revision of the NP will be a material change will need examination and may require a referendum; putting additional expense on the local community some 4 years after the NP was put to the locality and accepted by a 94% majority of electors in our community. | The FM & M NP and its policies would remain a material consideration when determining planning applications. |
| 24325 | I recommend an amendment to the SPB on Petersfield Road in Ropley. I consider that it should be extended from Hope cottage along to Burmah Cottage thereby 'giving a logical continuation of the built form given the existing residential development'. This comment was used by the council in determining that LAA/ROP-002 should be considered deliverable. The land between Hope Cottage and Little Turzel is bordered by the existing SPB to the west and the proposed SPB to the south. | No change - The land is in agricultural/paddock use and relates more to the countryside (Principal 3h). |
| 24316 | I recommend an amendment to the SPB in Park Lane Ropley to include the parcel of land west of the existing SPB and as shown on the site submitted as LAA/ROP-020. This land would provide development opportunity for a small number of dwellings and be in keeping with the style of backland development across Park Lane. The land is bordered on 2 sides by existing SPB and on the other 2 sides by established hedging so that the development can be easily contained. There is access to Park lane and the land meets the requirements of the emerging neighbourhood plan. | No change - The land is in agricultural/paddock use and relates more to the countryside (Principal 3h). |

| | | |
|-------|--|--|
| 23883 | <p>SPB should be extended to the west along the north side of Medstead Road to include numbers 170 to 194 and the barn conversion currently under construction immediately to the west of 96 Wellhouse Road.</p> | <p>It is considered that 170 to 194 Medstead Road are isolated development which are physically and visually detached from the settlement (Principle 3b) due tree screening and the defined boundary at Wellhouse Road. Due to the limited number of dwellings in this location, Principal 4 is not engaged.</p> |
| | <p>A new detached SPB along the well defined and compact cluster of c.55 houses on Kings Hill, which again is ribbon development of a similar type and density to the housing in the existing SPB.</p> | <p>Kings Hill has an identity as a separate settlement or hamlet and therefore does not align with Principal 4. Due to the lack of services and facilities, Kings Hill is not designated in the proposed Settlement Hierarchy for the emerging Local Plan.</p> |
| 24845 | <p>Object to the Policy Map for the Grayshott Parish. The landowner sold a part of Applegarth Farm to CALA homes having gained planning permission for 80 houses, which includes a considerable SANG area. CALA are currently building and delivering units on the site and have done so expediently and in full cooperation with both the Parish and District Council. Alongside this, Applegarth already has a substantial business interest at Applegarth with 60,000 visitors last year. Applegarth is about to submit a detailed planning permission to provide the people of Grayshott a new, sustainable, economic development, which will employ even more of its residents. From reviewing the Policy Map for Grayshott, we have noticed that the CALA scheme, nor the existing economic development land has not been included in the revised Settlement Policy Boundary. In our view this is an incorrect exclusion, as the housing site alone is not a small housing site and therefore should be included in the revised Settlement Policy Boundary in the next round of the Draft Local Plan consultation.</p> | <p>No Change - The planning application (27202/031) is considered a rural exception site due to the increased delivery of affordable housing above the minimum requirements and the commercial enabling aspect of the scheme. In line with Principle 3e, such sites should be excluded from the settlement boundary.</p> |
| 24572 | <p>We fully support the inclusion within the settlement policy boundary of land on Wilsom Road, opposite SA17. The proposed draft SPB includes empty vacant land to the north of 60 'The Farmhouse' which is logic infill, the farmhouse itself, and land to the south of the farm house which already has permission for 2 dwellings and the rest of the NP allocated land beyond between no.60-86 (for 25 dwellings in total) as well as existing housing beyond up to Windmill Lane – all of which amounts to logical infill, formalising the SPB around areas already developed and inclusion of land already allocated for development.</p> | <p>Support noted.</p> |

| | | |
|-------|--|---|
| 24895 | We note the SPB extension to include Merrow Down and Highmead, whilst excluding 'land to the west of the Haven' to the south of the site SA29 on Boyneswood Lane. The site was subject to planning application 55949/001 and subsequent appeal. The reasons for refusal are on policy grounds – outside settlement and housing targets being met. Better located than SA25 and sustainable located close to village centre within 5 min walk, this is best located of all LAA sites. | No change - The land is in agricultural/paddock use and relates more to the countryside (Principal 3h). |
| 23965 | I object to the proposed changes to SPB in Upper and Lower Froyle. There is no justification for either altering SPBs or in the case of Lower Froyle, creating an SPB. Changing or creating SPBs creates opportunities for unwanted development which can adversely affect the ambience and rural nature of the villages and will also not be supportable by existing, already strained infrastructure. | All proposed changes are justified by the principles established Chapter 4. The proposed settlement hierarchy for the emerging Local Plan identifies Lower Froyle as a 'Rural Settlement', which requires a settlement policy boundary. |
| 23755 | Conford needs a SPB like its neighbouring villages to ensure neighbours are treated equally for planning applications. | Due to the lack of services and facilities, Conford is not designated in the proposed Settlement Hierarchy for the emerging Local Plan and does not meet the criteria for Principal 1 or 4 to warrant an SPB. |
| 23938 | Medstead - We note the proposed new SPB tightly drawn around the houses along Hussell Lane. The new SPB borders the western end of Beech parish. We have no objection to this new proposed SPB. | Support noted. |
| | Alton - Please add the label "Beech" to the detached SPB at the left hand edge of the map. Otherwise readers will believe that this is another Alton SPB. | Comment noted - Mapping to be amended for clarity |
| | Alton - We object strongly to the extension of the Alton SPB around proposed housing allocation Site SA19, especially now, 12 years before any proposed development there. For numerous reasons we seek Site SA19 to be restricted to the eastern half of the area shown (see the map included with our objections to Site SA19), and so we wish the new SPB to be restricted to the reduced-size Site SA19 that we propose. | No change - Proposed changes in line with principle 2c. |
| | 20 Medstead Road (and land adjacent) – We object to the removal of this land from the SPB. We believe that it is unfair to the owner(s) of the land in question for EHDC to arbitrarily change its planning status, from within the SPB to outside it, for no apparent reason; and We are content for development (as permitted in an SPB) to take place within this area. The area is on the edge of, but close to the centre of, the village. Infill development here would be more welcome than in many other parts of the village, since the area is close to the A339 and is unlikely to generate traffic that regularly passes through the village centre to access facilities in Alton or further afield. | No change - All proposed changes are justified by the principles established in Chapter 4. |
| | Land north of 22 Wellhouse Road – We object to this change to remove a piece of land from the SPB, for which there is no obvious reason. We believe that it is unfair to the owner(s) of the land in question for EHDC to arbitrarily change its planning status, from within the SPB to outside it, for no apparent reason. | Noted - Remove amendment. Although boundary cuts through the garden, the existing boundary follows the smaller curtilage of the more formal gardens to the west at the same property (Principle 3c). |

| | | |
|-------|--|---|
| | <p>Land to the rear of 95 Medstead Road – We object to this change to remove a piece of garden land from the SPB, for which there is no obvious reason. We believe that it is unfair to the owner(s) of the land in question for EHDC to arbitrarily change its planning status, from within the SPB to outside it, for no apparent reason.</p> | <p>No change - Land to the south of the property (95 Medstead Road) relates more to the character of the countryside than the built form. The amended boundary follows the walled boundary of the property (Principle 1, 2b, 3c).</p> |
| | <p>Land to the rear of 76 Wellhouse Road - We object to the addition of this site to the SPB.</p> <p>Development of this site, under planning application Ref 56613, was refused in December 2017. An appeal against this refusal (ref APP/M1710/W/18/3204714) was dismissed by the Planning Inspectorate in December 2018, on the grounds that the site is outside the SPB and the proposed development did not meet any of the criteria in current Local Plan Policy CP19 "Development in the Countryside". Inclusion of the site in the SPB would, however, possibly override this primary reason for refusal.</p> <p>The Planning Inspector notes that "The [current] settlement boundary is clearly identifiable in reality, as the former garden area outside that line is becoming more akin to open land, albeit unused. The site is not seen as an extension of the settlement and there is no sense of the need to "round-off" a boundary, as to the north and west there is truly open countryside land."</p> | <p>Comment noted - Remove area from proposed SPB as land no longer forms part of the curtilage to 76 Wellhouse Road.</p> |
| | <p>Hillside Farm – We support this change to extend the SPB around an existing dwelling, except that the area should also be added to the H10/DM30 policy area which it adjoins.</p> | <p>Support noted.</p> |
| | <p>Land at 96 Wellhouse Road – We support this change to add a small piece of garden land to the SPB (it appears to align the SPB to the actual garden boundary), except that the area should also be added to the H10/DM30 policy area which it adjoins.</p> | <p>Support noted.</p> |
| 24870 | <p>Policies Map for Four Marks fails to clearly annotate the findings of the SPB Review. Item 16 should be amended to 131 Winchester Road not 31 Winchester Road.</p> | <p>Comment noted - Future mapping will clearly show the proposed change. Incorrect wording will be updated.</p> |
| 24899 | <p>Support the SPB Review which proposes at page 48 that LAA site FM016 (land to rear of 131 Winchester Road) be included in the settlement for Four Marks.</p> | <p>Support noted.</p> |
| 24670 | <p>Request that Four Marks SPB in this location is realigned along the sites western boundary to include the site within Four Marks defined urban area. This would make a logical, defensible and robust SPB along Lymington Bottom Road in this location, without incursion into open countryside and without causing any harm to Four Marks' landscape setting.</p> | <p>No change - The land is in agricultural/paddock use and relates more to the countryside (Principal 3h).</p> |

| | | |
|-------|--|---|
| 24813 | <p>We note EHDC's proposal to revise the Settlement Policy Boundary (SPB) in the area around Chiltley Farm, which is presently a greenfield/agricultural site outside the SPB. To avoid speculative development proposals, an SPB should only include existing developed land and simply adding in new areas to accommodate speculative developments in undeveloped greenfield land would run counter to EHDC policy. We strongly request that this proposed revision is removed from this Draft Local Plan.</p> | <p>No change - Proposed changes in line with principle 2c.</p> |
| 23737 | <p>Lower Froyle should remain in the rural definition of the Local Plan and not have a settlement created around it.</p> | <p>All proposed changes are justified by the principles established in Chapter 4. The proposed settlement hierarchy for the emerging Local Plan identifies Lower Froyle as a 'Rural Settlement', which requires a settlement policy boundary.</p> |
| 24536 | <p>It will be seen that this land – the objection site - is arbitrarily bisected by the Settlement Policy Boundary currently assigned to Kingsley, which does not follow any discernible or defensible feature on the ground in this location. In contrast, the northern, western and southern boundaries of the objection site shown on Fig. 1 above are strongly defined by a mixture of fences, hedges, trees and other mature screening vegetation, which serve to contain the land and closely relate it to the two houses that have recently been constructed on land directly to the east. Request that the Policies Map for Kingsley is revised to extend Kingsley's SPB to include land north of the B3004 Main Road.</p> | <p>Comment noted - It is agreed that the SPB does not follow a defensible boundary. However, the land in question relates more to the countryside than the built form (Principle 3c) and should be amended accordingly.</p> |
| 24925 | <p>Clanfield - The removal of greenspace at Clanfield Down from the settlement boundary is welcomed.</p> | <p>Support noted.</p> |
| 24007 | <p>SPBs should follow clearly identifiable lines on the ground.</p> | <p>Comment noted. Where possible, all boundaries follow defined features in line with Principle 1.</p> |
| 24953 | <p>Request the curtilage at of 43 to 45 Lymington Bottom Road, Medstead should be included within the proposed SPB.</p> | <p>Comment noted. The properties are considered isolated development which is physically and visually detached from the settlement (Principle 3b).</p> |
| 24890 | <p>Object to the change detailed on page 67 under Medstead ref 10. The current SPB has been in existence for many years and was confirmed in the Medstead and Four Marks Neighbourhood Plan (M&FMNP) which is part of the Statutory Development Plan. With this background there would need to be very robust justification for this change. No site visit has been made and no evidence is provided that indicates that this garden relates more to the character of the countryside than the built form.</p> | <p>Comments noted. Remove proposed amendment in line with Principle 3c, whereby exceptionally long gardens will follow the boundaries of adjacent properties.</p> |

| | | |
|-------|---|--|
| 24922 | The extension of the SPBs, particularly in Medstead, will increase the risk of development proposals coming forward in areas which are currently designated countryside. The policy states that proposals for development in the countryside would only be “granted planning permission in exceptional circumstances”. However, the SPB paper presents no evidence of any ‘exceptional circumstances’ to justify the extension of the SPBs in this way. | All proposed changes are justified by the principles established in Chapter 4 |
| | Any change to the SPBs in the designated area of the Neighbourhood Plan could have a profound impact on the whole Neighbourhood Plan process. | All proposed changes are justified by the principles established in Chapter 4. The FM & M NP and its policies would remain a material consideration when determining planning applications. |
| | Detailed assessment of the principles and practice of the proposed changes shows that the ‘evidence base’ is very weak. Many of the specific changes that are recommended on the accompanying maps often fail to live up to principle 1. | All proposed changes are justified by the principles established in Chapter 4. |
| 24646 | Upper Froyle – Object to proposal to extend SPB around West End Farm as it opens up the possibility of major housing development in the future. The existing settlement boundary covers the residential part of the village and designates West End Farm as an important local employment site that adds vitality to the village and helps support a sustainable community. | Comments noted. Settlement boundaries separate built-up areas from the countryside. The land in employment use at West End, Upper Froyle closely relates to the character of the built form, has enclosing features, and is separated from the open countryside (Principle 2b). |
| | There is no constructive gain from the creation of a settlement boundary around Lower Froyle. It will open up the possibility of back land development, something contrary to the village design statement | All proposed changes are justified by the principles established Chapter 4. The proposed settlement hierarchy for the emerging Local Plan identifies Lower Froyle as a 'Rural Settlement', which requires a settlement policy boundary. |
| 24612 | Medstead Parish Council disagrees in principle with the proposed changes to the SPBs. The M&FMNP is part of the statutory plan and any changes should have been discussed and agreed with the Neighbourhood Plan team. Failure to do so implies that the Local Planning Authority can make changes to the statutory plan without appropriate consultation. This clearly has the potential to undermine the whole concept of Neighbourhood Plans. | All proposed changes are justified by the principles established in Chapter 4. Although the SPB will be amended, the FM & M NP and its policies would remain a material consideration when determining planning applications. The consultation (Reg.18) on the Draft Local Plan gave the opportunity for stakeholders to feedback comments on the proposed changes to the SPB. |
| | In addition to this matter of principle, MPC believe that the proposed changes Are unnecessary, inconsistent, inaccurate and lack clarity. | All proposed changes are justified by the principles established in Chapter 4. |

| | | |
|--|--|--|
| | <p>MPC would like the measurement of 200m contained within Principle 4, fourth bullet point explained. Where is the 200m measured from – is it the edge of the main part of the settlement and if so, what is deemed to be the edge or is it from the centre and what determines ‘the main part’?</p> | <p>The measurement of 200m is to be measured from the edge of the existing SPB. Principle 4 will be amended for clarity.</p> |
| | <p>How would the made Medstead & Four Marks Neighbourhood Plan be affected should the proposed SPB changes be implemented?</p> | <p>Although the SPB will be amended, the FM & M NP and its policies would remain a material consideration when determining planning applications.</p> |
| | <p>MPC does not understand Principle 3 e. This would make more sense if the word ‘isolated’ was inserted as the first word</p> | <p>No change - Rural exceptions sites are those sites that have been given permission outside SPBs due to their increased provision of affordable housing beyond standard requirements. Whilst these sites are in the countryside, they are not always isolated.</p> |
| | <p>Principle 4 has not been applied to the three extensions to the SPB at Five Ash Road; Wield Road and Hattingley Road; and, Hussell Lane and Abbey Road.</p> | <p>Comments noted. Principle 4 will be amended for clarity.</p> |
| | <p>Within the smaller changes to the existing SPB boundary is the one numbered 10 entitled Garden rear of Medstead House. This one does not comply with the IMP or logic. A sketch is attached to simplify the text. The existing SPB was drawn between two easily identifiable points the change of direction in the boundary of The Folly and the rear corner of the garden of The Yews (points A & B). The proposed SPB now has an indeterminable point (C) which is only a few metres from the rear of the dwelling.</p> | <p>Comments noted. Remove proposed amendment in line with Principle 3c, whereby exceptionally long gardens will follow the boundaries of adjacent properties.</p> |
| | <p>The proposal to the rear boundaries of Paddock End, East Barrow and Southerly House need to be revisited.</p> | <p>Comments noted. For consistency, boundary amended to align with the smaller curtilages associated with adjacent curtilages.</p> |
| | <p>What was the determination that included the 4 properties in Hattingley Road?</p> | <p>Comments noted. Properties along Hattingley Road removed from proposed SPB. Although the four properties are visually and physically related to nearby properties along Wield Road from an aerial point of view, this is not the case on the ground.</p> |
| | <p>The methodology used creates very inconsistent and unfair examples, in particular, on either side of the road. Why is the proposed SPB so tight to the rear of Oaklands (probably less than 5m) when the rear boundary could have been used?</p> | <p>Comments noted. For consistency, amendment made to include curtilage where enclosing features exist and to align with the smaller curtilages where gardens are exceptionally large (Principle 1, 2b, 3c)</p> |

| | | |
|-------|---|--|
| | What was the determination that included Roscommon (Foul Lane) but then excluded the garden and garage also? | Roscommon and its curtilage is considered to be contained, closely related to the character of the built form, has enclosing features and is separate from the open countryside (Principle 2b). |
| | Agree with the following changes as they tidy up the SPBs, are consistent with the Interim Methodology Paper and are not material changes that would conflict with the M&FMNP: South Medstead (Page 4-51) – Map Ref 19,20,21,22,23,24,25,26,28,29,30 Medstead Village (Page 66-67) - Map Ref 2,3,4,5,7,8,9 Medstead Village (Page 66-67) - Map Ref 2,3,4,5,7,8,9 | Support noted. |
| 24797 | Proposes that a Settlement Policy Boundary should be provided for Lasham. | Due to minimal services and facilities, Lasham is designated as 'other settlement in the countryside' within the proposed Settlement Hierarchy for the emerging Local Plan and does not meet the criteria for Principal 1 or 4 to warrant an SPB. |
| 23792 | Spelling of Ivalls Farm is wrong. | Comment noted - Amendment made to rectify spelling. |
| | Secondly, there are formal gardens to rear of the property contained within a wall. This wall should be used as the boundary to the SPB. | Comments noted. Amendment made to include curtilage of property along a defined feature where possible and to align with this feature where boundaries do not exist (Principles 1, 2b, 3c). |
| | Agree that the garage associated with the property is closely related to the character of the built form and has enclosing features. | Support noted. |
| | The barn that is located to the west is used for garage and storage should be included in the SPB. | Comments noted. Amendment made to include curtilage of property along a defined feature where possible and to align with this feature where boundaries do not exist (Principles 1, 2b, 3c). |
| 23768 | It is considered that the existing SPB at Passfield Business Centre, which divides the curtilage of the site and does not follow any recognisable boundary, does not meet the criteria for revision. A review of the boundary at Passfield Business Centre has been omitted from schedule of changes considered. We request that the Council review and amend the boundary such that the whole curtilage of the business centre is included within the settlement boundary. | Comments noted. It is considered the curtilage relates more to the character of the countryside than the built form. It is agreed that the current SPB does not follow a defined boundary, therefore an amendment will be made to follow the extent of the built form. |

| | | |
|-------|---|--|
| 24803 | <p>I have concerns with the proposal to revise the SPB around land to the west of Headley Road (LIP-012) and land at Chiltley Farm, Chiltley Lane (LIP-017). These sites are currently Greenfield/agricultural land outside the SPB with no approved planning applications or completed dwellings/buildings. SPB should only include existing developed land within a settlement so to include undeveloped Greenfield land would be against policy and only promote speculative development, and undermine the full planning process. Any site within the SPB is usually deemed suitable for development, therefore revising the SPB before any planning application or development is unethical. The revision to the SPB must be removed from these two site in the current EHDLP and only reinstated once any development has taken place and the area is part of the settlement.</p> | <p>No change - Proposed changes in line with principle 2c.</p> |
| | <p>I note that there is no SPB for the hamlet of Conford. With pressure for development in all areas of East Hampshire would it be sensible to include a SPB around Conford? This will aid any future decisions on planning proposals within Conford, and ensure pressure to develop outside the new SPB and in the countryside can easily be refused.</p> | <p>Kings Hill has an identity as a separate settlement or hamlet and therefore does not align with Principal 4. Due to the lack of services and facilities, Kings Hill is not designated in the proposed Settlement Hierarchy for the emerging Local Plan.</p> |
| 23695 | <p>The settlement boundary to the north of Howards Farm has been reduced. There is a new build property there (33937/004). Why is it proposed that the new boundary goes through the middle of this new home? I object to the redrawing of the settlement boundary.</p> | <p>Noted - Remove proposed amendment in line with Principle 2a.</p> |
| 23777 | <p>I am writing to complain about the proposed SPB for Lower Froyle, which encourages infill and development possibly being approved at future dates adjacent to this boundary. The area proposed within Lower Froyle is in a picturesque valley and consists of predominantly old and characterful properties.</p> | <p>All proposed changes are justified by the principles established in Chapter 4. The proposed settlement hierarchy for the emerging Local Plan identifies Lower Froyle as a 'Rural Settlement', which requires a settlement policy boundary.</p> |
| 24945 | <p>If the SPB changes proposed within this plan for Four Marks and Medstead be agreed, would the Neighbourhood Plan would still carry full weight, or would it effectively become out of date?</p> | <p>Although the SPB will be amended, the FM & M NP and its policies would remain a material consideration when determining planning applications.</p> |
| | <p>The Parish Council also question, as the boundaries of Medstead and Four Marks were changed as part of the Neighbourhood Plan process, why do they need to be changed again so soon?</p> | <p>All proposed changes are justified by the principles established in Chapter 4.</p> |

| | | |
|-------|--|--|
| 23753 | There is no justification for removing land to the east of Beech from the SPB. | Comment noted. It is considered that 20 Medstead Road is isolated development which is physically or visually detached from the settlement (Principle 3b). The area of woodland relates more to the open countryside than the built form (Principle 3h). |
| 23944 | Principle 2 b-d fail to justify to justify the removal of 20 Medstead Road and the adjoining woodland from the SPB. The woodland TPO was imposed in 2006 in a rush to avert the removal of trees to secure planning permission for a new house. | Comment noted. It is considered that 20 Medstead Road is isolated development which is physically or visually detached from the settlement (Principle 3b). The area of woodland relates more to the open countryside than the built form (Principle 3h). |
| 24665 | Object to the changes to the SPB in respect of the removal of the area proposed to form the cricket pitch in the now expired outline application (55562/001). No other recreational facilities in Horndean are excluded from the SPB. | No change - Open spaces, sports and recreational facilities (whether existing or proposed), which stand on the edge of the built form of settlements should be excluded from the SPB (Principle 3a). |
| 23786 | The Beech SPB no longer reflect the inhabited area in Beech. The Neighbourhood Planning Group has suggested an extension of the SPB by covering KingsHill and Snode Hill settlements. This proposal would have resulted in a maximum of a further 10 infill plots an increase in properties which Beech can easily absorb without affecting its environment or amenities. It is a pity EHDC does not redraw the SPB to include the larger settlements and more clearly define the 'countryside'. | Kings Hill has an identity as a separate settlement or hamlet and therefore does not align with Principal 4. Due to the lack of services and facilities, Kings Hill is not designated in the proposed Settlement Hierarchy for the emerging Local Plan. Whilst not identified as a separate settlement, the dwellings on Snode Hill do not meet the other criteria associated with Principle 4 as there are less than 20 dwellings and have exceptionally large residential plots. |
| 23718 | Holly Cottage and The Peppercorn should be included in the SPB for Bramshott. | No change - The dwellings are considered isolated development which is physically and visually detached from the settlement (Principle 3b). |
| 24663 | Land at Aston Wood, Hill House Hill should be included within the Dryden Way settlement boundary. | Properties at Dryden Way/Hill House Hill are situated over 200m from the existing SPB at Liphook and/or Bramshott and therefore does not align with Principal 4. Due to the lack of services and facilities, Dryden Way/Hill House Hill is not designated in the proposed Settlement Hierarchy for the emerging Local Plan. |
| 24833 | The SPB of South Medstead should be amended to include site LAA MED-012 within the settlement. | No change - The land is in agricultural/paddock use and relates more to the countryside (Principal 3h). |
| | Support inclusion of #30 gardens of Woodview Place and Timbers within the SPB. | Support noted. |

| | | |
|--------------|---|---|
| | <p>If the land known as #29 within the Interim SPB review paper is proposed to be included within the settlement boundary then this is also supported, however, the graphic on the plan needs to make this clearer.</p> | <p>Support noted. Mapping to be amended for clarity.</p> |
| <p>24916</p> | <p>I notice the proposed amendments to the Draft Policy Map do not include the newly completed development (54919/001)</p> | <p>No Change - The planning application (54919/001) is considered a rural exception site due to the increased delivery of affordable housing above the minimum requirements. In line with Principle 3e, such sites should be excluded from the settlement boundary.</p> |
| | <p>Also excluded from the proposed amendment is the dwelling (54941/002) also sited on the redundant golf course.</p> | <p>No change - The dwelling associated with application (54941/002) is considered isolated development which is physically and visually detached from the settlement (Principle 3b).</p> |
| | <p>Also (26242/058) a working farrier/blacksmith forge and shoeing bay sited on the same redundant golf course is excluded from the SPB.</p> | <p>No change - The development associated with with application (26242/058) is considered isolated development which is physically and visually detached from the settlement (Principle 3b).</p> |
| | <p>Also sited on the golf course (54919/005) the retention of existing agricultural buildings, proposed out buildings to be used as a wormery and hard standing access track.</p> | <p>No change - The development associated with with application (54919/005) is considered isolated development which is physically and visually detached from the settlement (Principle 3b).</p> |

Appendix B: Review of settlement boundaries

The next section of this paper sets out the review of the settlement boundaries on a settlement-by-settlement basis. For each settlement there is a table which provides detail on how and why recommendations relating to the boundaries were made. These tables are accompanied by a map for each settlement showing the existing boundary which is annotated to show where changes are proposed. The tables follow the order of the proposed settlement hierarchy.

* It should be noted that all maps relate to the settlement policy boundaries specific to that settlement. Any proposed SPB amendments for adjacent settlements will be on the associated maps specific to that settlement *

| Settlement | Page | Settlement | Page |
|----------------------------------|------|-------------------------|------|
| Alton | 27 | Headley Down | 81 |
| Whitehill & Bordon | 32 | Arford | 83 |
| Liphook | 39 | Bramshott | 85 |
| Horndean | 42 | Holt Pound | 87 |
| Holybourne | 44 | Passfield Common | 89 |
| Grayshott | 47 | Ropley Dean | 91 |
| Rowlands Castle | 50 | Bentley Station | 93 |
| Clanfield | 53 | Upper Froyle | 95 |
| Four Marks/South Medstead | 53 | Bentworth | 98 |
| Headley | 59 | Beech | 102 |
| Lovedean | 61 | Griggs Green | 104 |
| Lindford | 63 | Lower Froyle | 106 |
| Bentley | 65 | Upper Wield | 107 |
| Kingsley | 68 | Oakhanger | 108 |
| Medstead | 71 | Shalden | 109 |
| Ropley | 74 | Lasham | 110 |
| Catherington | 77 | | |

| Alton | | | | | |
|---------|---|----------------------|---|---|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Gilbert White Way | 1 | Where boundaries run along road, they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 2 | Land rear of 18-20 Gilbert White Way | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping |
| 3 | Open space at Northanger Close | 1, 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space and redraw on opposite side of the road | Aerial, Mapping, Site Visit |
| 4 | Land at Will Hall Farm | 1, 2a, 3a | Planning permission (55222) granted for 180 dwellings. | Redraw boundary to include planning permission and exclude proposed open space. | Aerial, Mapping, Site Visit, Application info (55222) |
| 5 | Land at Brick Kiln Land and Basingstoke Road | 2c | Land allocated in the Draft Local Plan for between 150 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 6 | Garden of 51 A339 (Whi5tedown Lane) | 1, 2b | Boundary cuts through garden of 51 Whitedown Lane. The curtilage of the property is closely related to the character of the built form and have enclosing features. | Redraw boundary to include garden along defined features. | Aerial, Mapping, Site Visit |
| 7 | Land at Lord Mayor Treloar | 1, 2a, 3a | Planning permission granted for 280 dwellings. | Redraw boundary to include planning permission and exclude proposed open space. | Aerial, Mapping, Site Visit, Planning App (30021) |
| 8 | Car Park at Chawton Park Road and Will Hall Close | 1, 2b | The carpark relates to the character of the built form. | Redraw boundary around the hardstanding carpark. | Aerial, Mapping, Site Visit. |
| 9 | 21 Butts Road | 2e | Land is completely surrounded by existing development that is physically, | Redraw the boundary to include the area of land. | Aerial, Mapping, Site Visit |

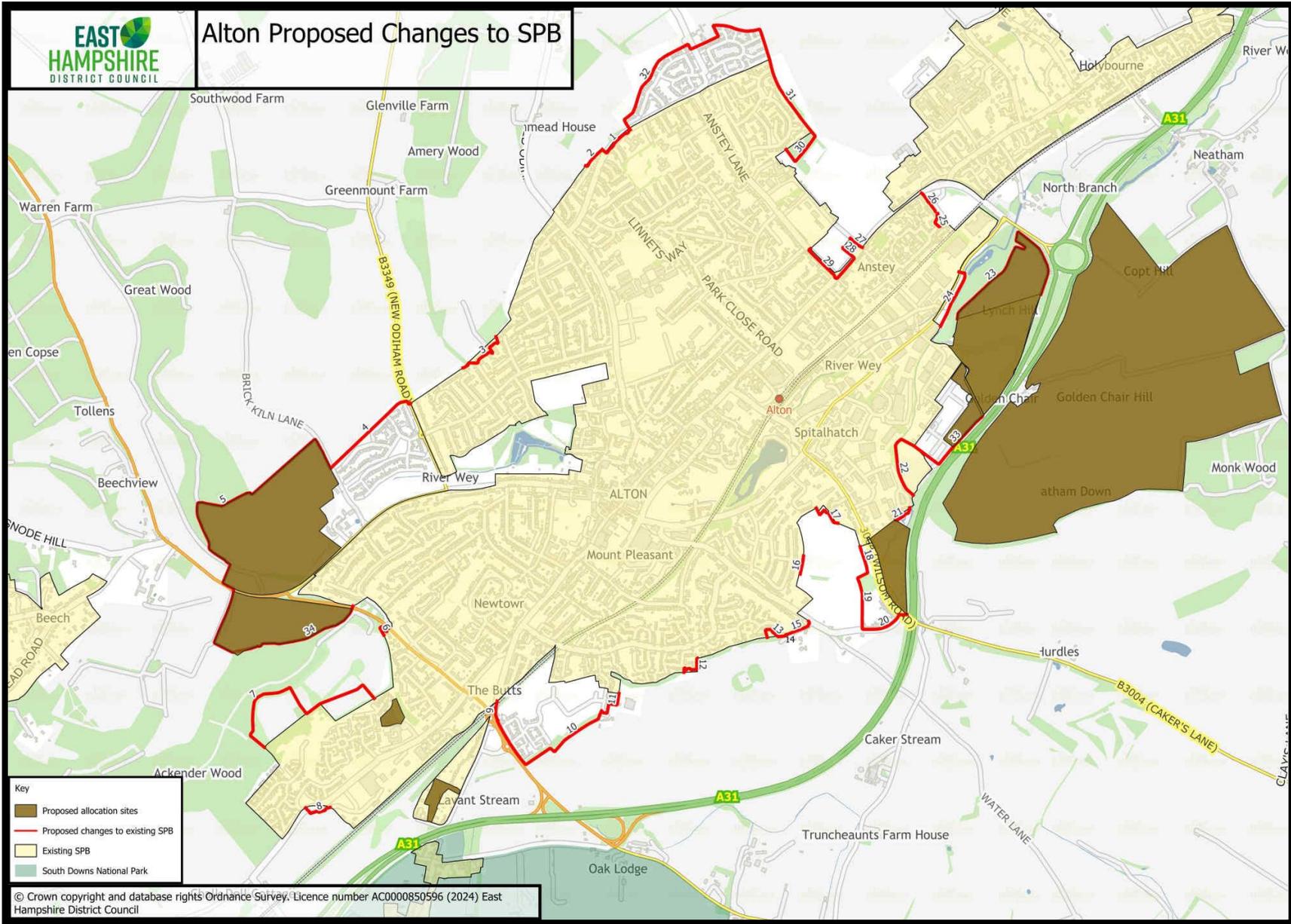
| | | | | | |
|----|---|-------|--|--|---|
| | | | functionally and visually related to the existing urban area | | |
| 10 | Land east of Selborne Road | 2a | Planning permission (30021) granted for 249 dwellings | Redraw boundary to include planning permission. | Aerial, Mapping, Site Visit, Application info (30021) |
| 11 | Borovere Business Park | 1, 2b | Borovere Business Park and the adjacent property closely relate to the character of the built form. | Redraw boundary to include employment site at Borovere Business Park and adjacent property 63 Borovere Lane. | Aerial, Mapping, Site Visit |
| 12 | Open Space at Cowdray Park | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 13 | Open Space at Salisbury Close | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 14 | Gardens rear of 101-105 Salisbury Close | 2b | Boundary cuts through gardens of properties 101-105 Salisbury Close. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 15 | 60 Windmill Hill | 2b | Boundary cuts through garden of 60 Windmill Hill. The curtilage of the property is closely related to the character of the built form and have enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 16 | Gardens rear of 24-34 Curtis Road | 2b | Boundary cuts through gardens of properties 24-34 Curtis Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 17 | Gardens rear of Wilsom Road | 2b | Boundary cuts through gardens of properties on Wilsom Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 18 | 60 Wilsom Road | 1, 2b | Property is physically and visually attached to the existing urban area. | Redraw boundary to include 60 Wilsom Road along defined features. | Aerial, Mapping, Site Visits |

| | | | | | |
|----|---|-------|---|---|---|
| 19 | Land at Wilsom Road | 2c | Land allocated in Alton Neighbourhood Plan for about 25 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Alton Neighbourhood Plan |
| 20 | Land on corner of Windmill Hill and Wilsom Road | 1, 2b | Properties are physically and visually attached to the existing urban area. | Redraw boundary to include properties along Wilsom Road and Windmill Hill along defined features. | Aerial, Mapping, Site Visits |
| 21 | Land rear of Riverside Industrial Estate | 1, 2b | Boundary currently cuts through buildings at Riverside Industrial Estate. The curtilages of the buildings are closely related to the character of the built form and have enclosing features. | Redraw boundary to include built form. | Aerial, Mapping, Site Visits |
| 22 | Land south of Waterbrook Road | 3h | The land is used for landfill purposes on the edge of the settlement and should be excluded. | Redraw boundary to exclude land used for landfill purposes. | Aerial, Mapping, Application info (51471/001) |
| 23 | Land at Lynch Hill, Waterbrook Road | 2c | Land allocated in the Draft Local Plan for employment use. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 24 | Mill Lane car parking | 1, 2b | The carpark relates to the character of the built form. | Redraw boundary around the hardstanding carpark. | Aerial, Mapping, Site Visit. |
| 25 | Open Space on Garstons Way | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit. |
| 26 | Gardens rear of 10-14 Grange Gardens | 1, 2b | Boundary cuts through gardens of properties 10-14 Grange Gardens. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit. |
| 27 | Road adjacent to 82 Anstey Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit. |
| 28 | Land adjacent to Anstey Park House | 1, 2b | Boundary cuts through gardens of Anstey Park House. The curtilage of the property is closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit. |

| | | | | | |
|-----------|--------------------------------------|--------|--|---|---|
| 29 | Anstey Road and Anstey Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit. |
| 30 | Land adjacent to Convent | 2c | Land allocated in Alton Neighbourhood Plan for about 18 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Alton Neighbourhood Plan |
| 31 | Land rear of Manor Road | 1, 2b | Boundary cuts through gardens of properties along Manor Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 32 | Land at Cadnams Farm | 2a, 3a | Planning permission (55428) granted for 275 dwellings. | Redraw boundary to include planning permission and exclude proposed open space. | Aerial, Mapping, Site Visit, Application info (55428) |
| 33 | Land at Alton Sewage Treatment Works | 2c | Land allocated for employment uses | Redraw boundary to include allocated site. | Aerial, Mapping, Emerging Local Plan |
| 34 | Land at Whitedown Lane | 2c | Land allocated for 90 Dwellings | Redraw boundary to include allocated site. | Aerial, Mapping, Emerging Local Plan |

Note: The proposed allocation at Neatham Manor Farm will be included within the Settlement Policy Boundary once it has been established where development will occur within the site.

Alton Proposed Changes to SPB

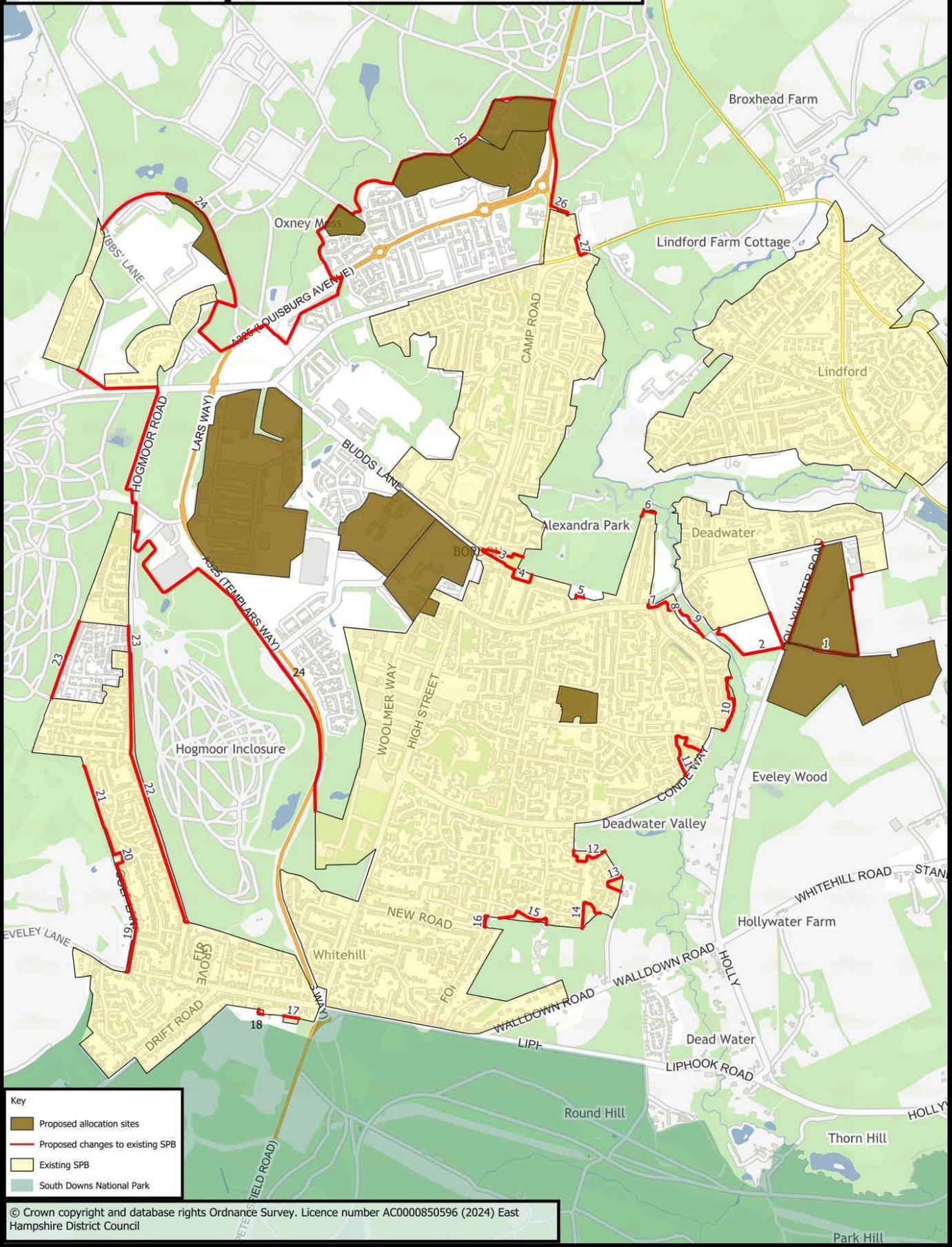


| Whitehill & Bordon | | | | | |
|-------------------------------|--|-----------------------------|---|---|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land off Hollywater and Whitehill Road & Hollywater School | 1, 2a, 2b, 2c | Land allocated in the Draft Local Plan for between 126 dwellings. Boundary runs through school and relates to the character of the built form. | Redraw boundary to include allocated site and school. | Aerial, Mapping, Site Visit, Draft Local Plan |
| 2 | Mill Chase Academy | 2c | Land permitted for approximately 150 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Application info |
| 3 | Open Space rear of Maple Leaf Drive | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 4 | Land rear of Savile Crescent | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 5 | Land at Savile Crescent | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 6 | Gardens rear (north) of Branson Road | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 7 | Mill Chase Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 8 | Pumping station, Mill Chase Road | 3h | Public utilities on the edge of a settlement should be excluded. | Redraw boundary to exclude the pumping station. | Aerial, Mapping, Site Visit |
| 9 | Gardens rear of Hollybrook Park | 1, 2b | Boundary cuts through the gardens of properties on Hollybrook Park. The curtilages of the properties are closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 10 | Land rear of Marsh Close and Waterman Close | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 11 | Open Space to the west of Conde Way | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |

| | | | | | |
|-----------|--|-------|--|---|-----------------------------|
| 12 | Area of open space at Grafton Close and Monument Chase | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 13 | Open Space at Monument Chase (east) | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space and redraw on opposite side of the road | Aerial, Mapping, Site Visit |
| 14 | Open Space at Monument Chase (south) | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 15 | Alpine Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 16 | Forest Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 17 | Gardens rear of Snaefell, Midgard and The Pines | 1, 3c | The curtilages of the property relate more to the character of the countryside than built form and therefore the boundary should follow neighbouring properties. | Redraw boundary to exclude gardens to align with smaller adjacent curtilages. | Aerial, Mapping |
| 18 | Garden of The Meadows | 1, 2b | Boundary cuts through the garden of The Meadows. | Redraw boundary to include garden to align with adjacent curtilages. | Aerial, Mapping |
| 19 | Golf Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 20 | Open Space at Fernlea | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 21 | Track to the north of Golf Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |

| | | | | | |
|-----------|---|------------|--|---|--|
| 22 | Hogmoor Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 23 | Redhouse Mobile Home Park | 3g | The settlement boundary should exclude camping and caravan sites except where in year-round permanent residential use. The Park Homes site is in year-round residential use and relates to existing built form. | Redraw the boundary to include the Redhouse Mobile Home Park. | Aerial, Mapping, Site Visit, Park Home Website |
| 24 | Whitehill & Bordon Strategic Development Area | 2a, 2c, 3a | The area forms part of the Whitehill & Bordon Strategic Allocation as identified in the JCS. Planning permission (various) granted for 2,725 dwellings. Land continued to be allocated in the Draft Local Plan for approximately 1,284 additional dwellings and employment uses. | Redraw boundary to include allocated site and exclude proposed open space (SANG). | Aerial, Mapping, Draft Local Plan |
| 25 | Enterprise Zone | 2c | Land allocated in the Draft Local Plan for employment uses. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 26 | Gardens rear of 50-60 Royal Drive | 1, 2b | Boundary cuts through the gardens of 50-60 Royal Drive. The curtilages of the properties are closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 27 | Royal Drive | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |

Whitehill & Bordon Proposed Changes to SPB



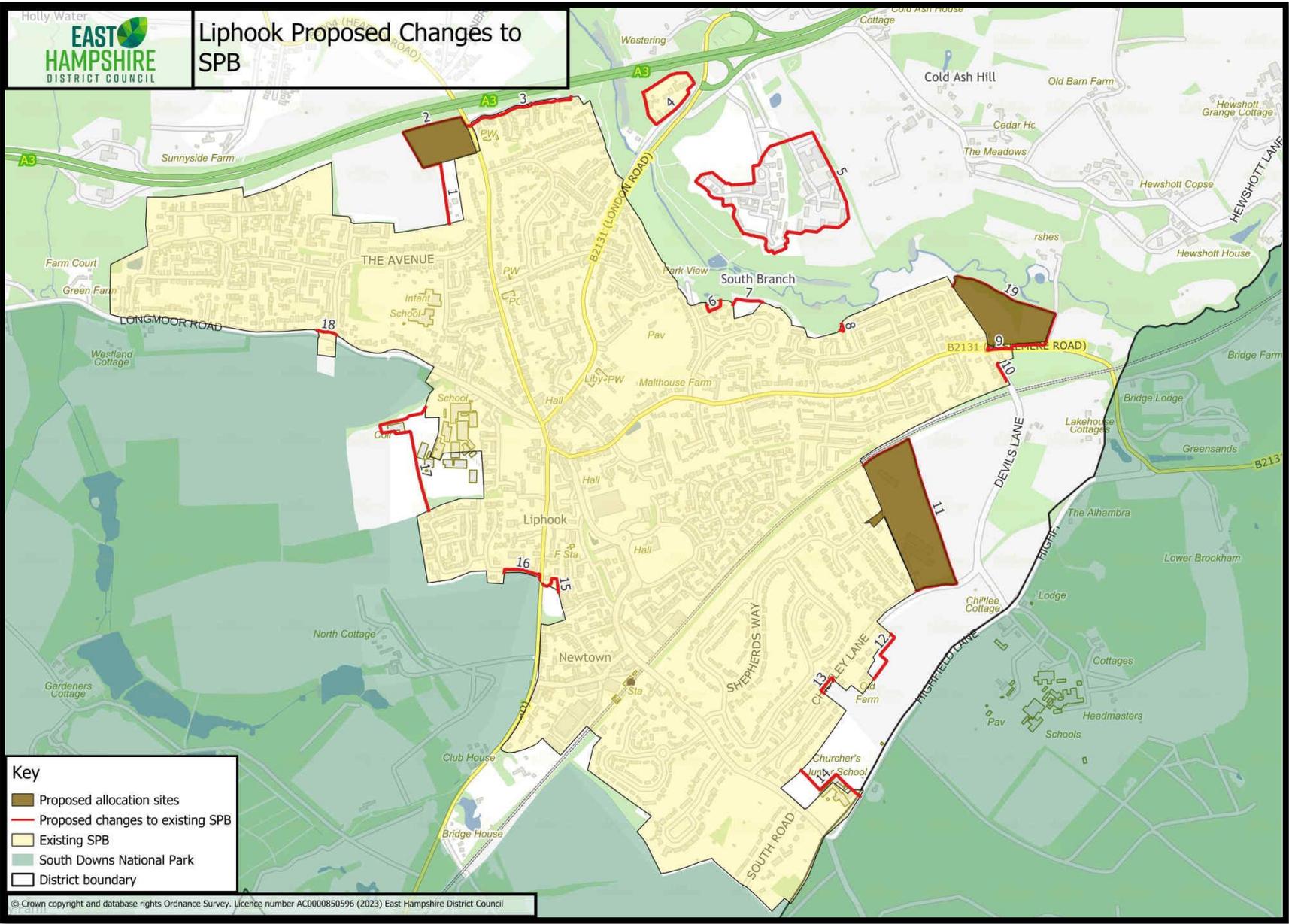
Key

- Proposed allocation sites
- Proposed changes to existing SPB
- Existing SPB
- South Downs National Park

© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2024) East Hampshire District Council

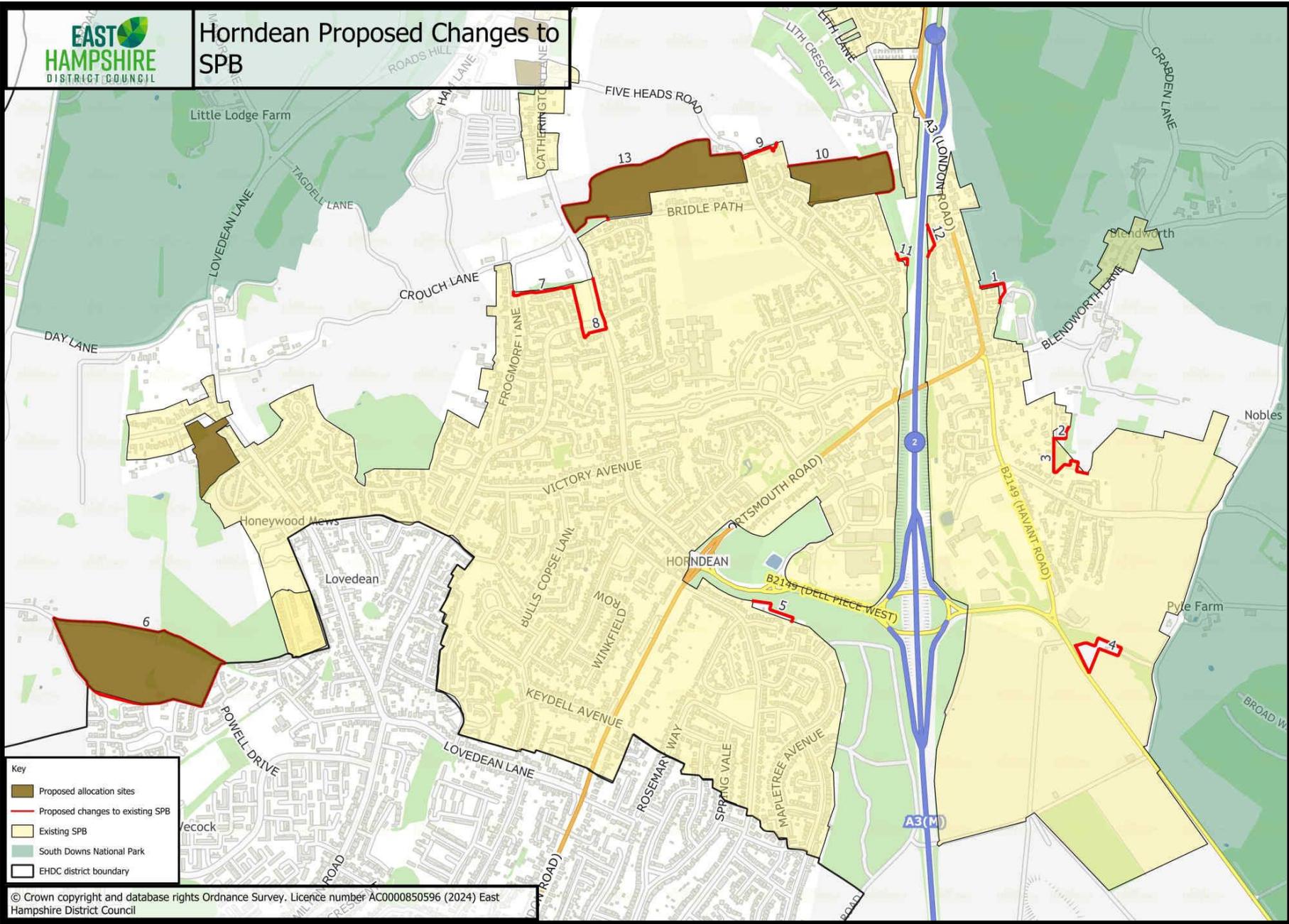
| Liphook | | | | | |
|---------|---|----------------------|--|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Gardens rear of 85-99 Headley Road | 1, 2b | Boundary cuts through the gardens of properties 85-99 Headley Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 2 | Land west of Headley Road | 2c | Land allocated in the Draft Local Plan for between 20 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 3 | Hunters Chase (road) | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 4 | 77-87 London Road, Liphook | 3b, 4 | Properties appear to be physically and visually detached from the remainder of the settlement. Does not meet the criteria established within Principle 4. | Remove the boundary from detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary. | Aerial, Mapping, Site Visit |
| 5 | King Georges Drive | 1, 2a, 2c | The western section of the site formed part of the Local Plan: Second Review reserve housing allocation. The eastern section of the site has been granted planning permission (via appeal) for 40 dwellings and a care home. | Redraw boundary to include reserve housing allocation and subsequent planning permissions. | Aerial, Mapping, Site Visit, Application info (23650) |
| 6 | Open space at Calvecroft | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping |
| 7 | Gardens rear of 64-76 Malthouse Meadows | 1, 2b | Boundary cuts through the gardens of properties 64-76 Malthouse Meadows. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 8 | Open space adjacent to 26 Locke Road | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 9 | Haslemere Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |

| | | | | | |
|----|--|-----------|---|--|---|
| 10 | Devils Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 11 | Land at Chiltley Farm | 2c | Land allocated in the Draft Local Plan for approximately 67 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 12 | Gardens rear of properties 46-52 Chiltley Lane | 1, 2b | Boundary cuts through the gardens of properties 46-52 Chiltley Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 13 | Chiltley Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 14 | Churchers College Junior School | 1, 2a, 2b | Boundary runs through school which has had an extension (29238). Building relates to the character of the built form. | Redraw boundary around the school and hardstanding car park. | Aerial, Mapping, Site Visit, Application info (29238/019) |
| 15 | Land rear of Ashfield House | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 16 | The Firs | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 17 | Bohunt School | 1, 2a, 2b | Boundary runs through school which has had an extension (21026). Buildings and artificial playing pitches relate to the character of the built form. | Redraw boundary around the school and artificial playing pitches. | Aerial, Mapping, Application info (21026) |
| 18 | 71 Longmoor Road | 1, 3b, 4 | Property appears to be physically and visually detached from the remainder of the settlement. | Redraw the boundary to exclude 71 Longmoor Road and draw boundary on opposite side of Longmoor Road. | Aerial, Mapping, Site Visit |
| 19 | Land north of Haslemere Road | 2c | Land allocated in the Draft Local Plan for approximately 24 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |



| Horndean | | | | | |
|-----------------|--|-----------------------------|--|--|--|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | 5-10 and 17 Malthouse Way | 1, 2b | Boundary cuts through some properties of Malthouse Way. The properties and their curtilage are closely related to the built form and has enclosing features. | Redraw boundary to include properties and curtilage along defined feature. | Aerial, Mapping, Site Visit |
| 2 | Yew Tree Cottage, Church Path | 1, 2b | Boundary does not include Yew Tree Cottage. The property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include Yew Tree Cottage along defined feature. | Aerial, Mapping, Site Visit |
| 3 | Blendworth Lodge and Church Path | 1, 3c | Boundary cuts through gardens of Blendworth Lodge. The curtilage of the property is closely related to the character of the countryside. Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary to include Blendworth Lodge and exclude Church Path. | Aerial, Mapping, Site Visit |
| 4 | Land east of Horndean Gas Distribution Station | 1, 2b, 2d | The gas distribution station is physically, functionally and visually related to the existing urban area (following allocation). The site also represents a small-scale development opportunity which would provide infill and rounding off opportunities. | Redraw the boundary to include the area of land. | Aerial, Mapping, Housing and Employment Site Allocations, Application info (55562/001) |
| 5 | Gardens rear of 1-8 Linden Way | 1, 2b | Boundary cuts through gardens of 1-8 Linden Way. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 6 | Land north of Woodcroft Farm | 2c | Land allocated in the Draft Local Plan for between 170 and 180 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 7 | Land rear of Avocet Way | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping, Site Visit |
| 8 | Catherington Lane Open Space | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping, Site Visit |
| 9 | The Grange and Five Heads Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |

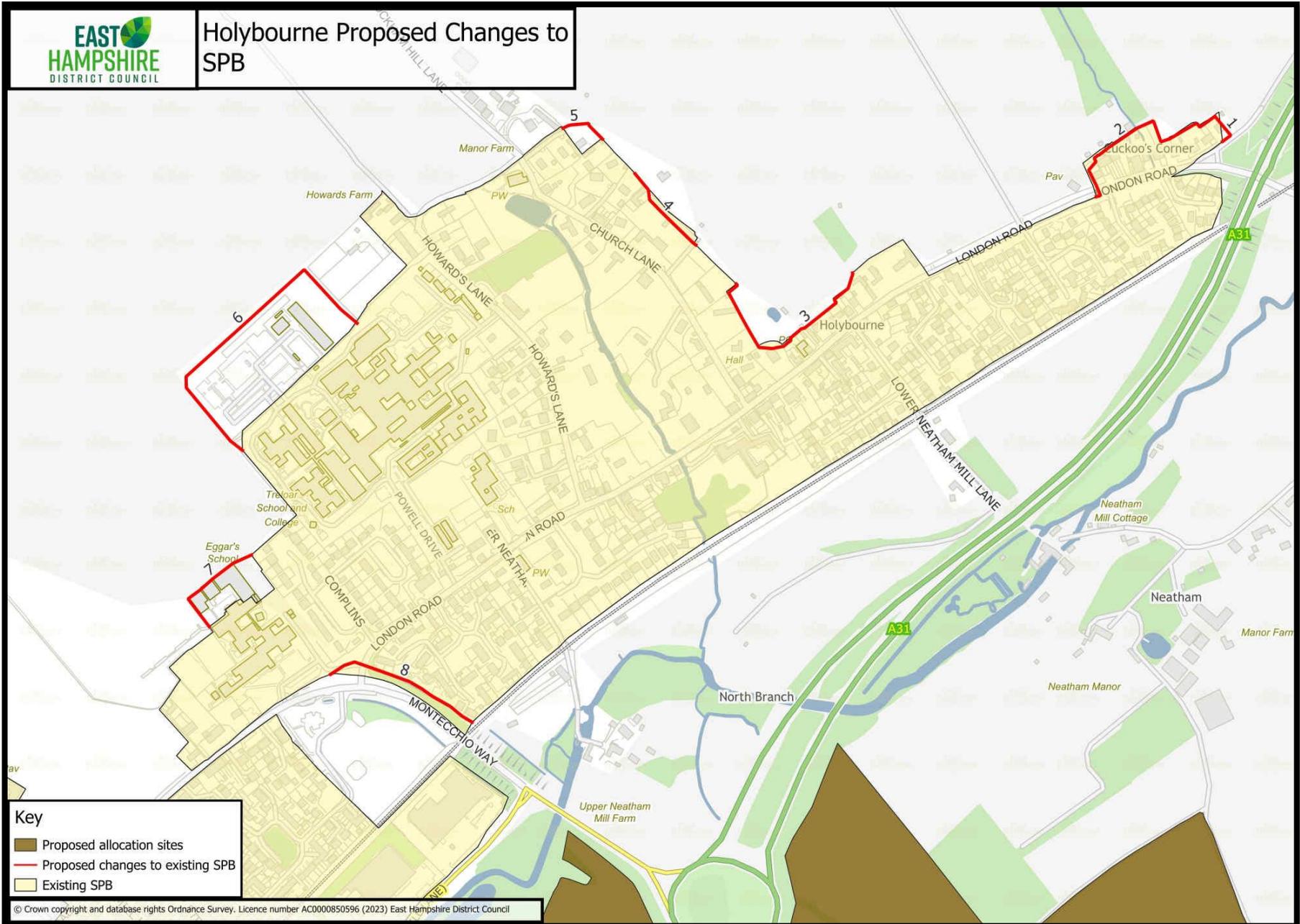
| | | | | | |
|-----------|-------------------------------|----|--|---|-----------------------------------|
| 10 | Chalk Hill Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 11 | 6b & 6c Tarbery Crescent | 2b | Boundary cuts through gardens of 6b & 6c Tarbery Crescent. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 12 | Land at The Yews | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping, Site Visit |
| 13 | Land south of Five Heads Road | 2c | Land allocated in the Draft Local Plan 118 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |



Key

- Proposed allocation sites
- Proposed changes to existing SPB
- Existing SPB
- South Downs National Park
- EHDC district boundary

| Holybourne | | | | | |
|------------|---|----------------------|---|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Bonhams Lodge, 228 London Road, Holybourne | 1, 2b, 3c | Boundary cuts through property at 228 London Road, Holybourne. The property is closely related to the character of the built form, although the gardens closely relate to the countryside. | Redraw boundary to include entire dwelling and exclude gardens. | Aerial, Mapping, Site Visit |
| 2 | Land rear of 192-228 London Road, Holybourne | 1, 2b | Boundary cuts through gardens of some properties along London Road, Holybourne. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 3 | Land rear of 122-146 London Road, Holybourne | 1, 2b, 3c | Boundary cuts through gardens of some properties along Church Lane and London Road, Holybourne. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping, Site Visit |
| 4 | Track to north of Holybourne House, Church Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 5 | Land at 59 Church Lane | 1, 2b | Boundary cuts through garden of 59 Church Lane. The curtilage of the property is closely related to the character of the built form and have enclosing features. | Redraw boundary to include dwelling and curtilage | Aerial, Mapping, Site Visit, Application |
| 6 | Land at Treloar College | 2c | Land permitted for further expansion at Treloar College. | Redraw boundary to include permitted site. | Aerial, Mapping, Draft Local Plan |
| 7 | Sports Hall rear of Eggars School | 1, 2a, 2b | Boundary runs through school which has had a new refectory (21280/011). Building relates to the character of the built form. | Redraw boundary to include new building at rear of Eggars School | Aerial, Mapping, Application info (21280) |
| 8 | Land on corner of London Road | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement. | Aerial, Mapping, Site Visit. |



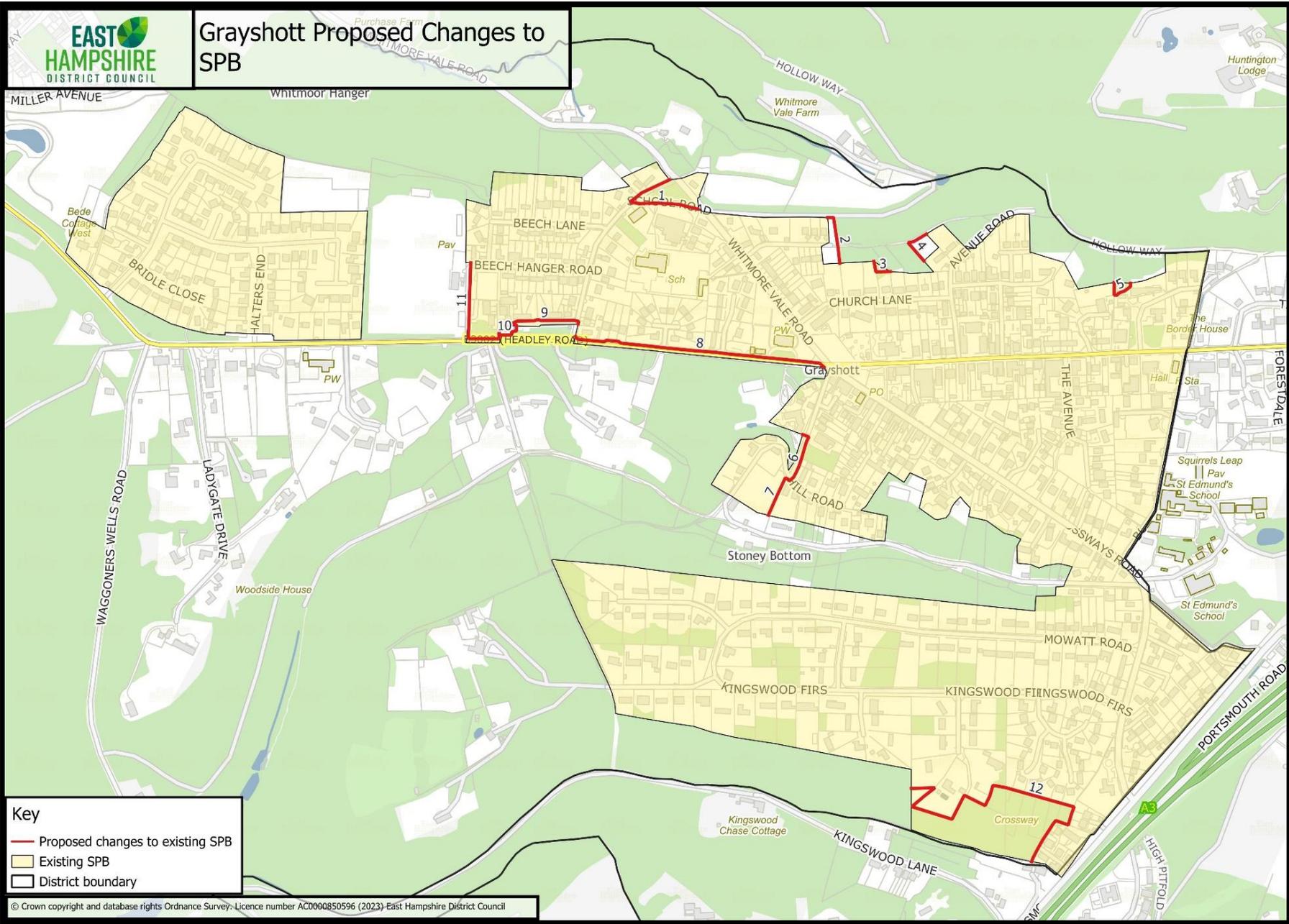
Key

- Proposed allocation sites
- Proposed changes to existing SPB
- Existing SPB

| Grayshott | | | | | |
|-----------|--|----------------------|---|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Yew Tree Cottage, Whitmore Vale Road and School Road | 1, 3b | Property appears to be physically and visually detached from the remainder of the settlement. Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary to exclude Yew Tree Cottage and draw boundary on opposite side of School Road. | Aerial, Mapping, Site Visit |
| 2 | Lanes End House and Merryhills | 2b | Boundary cuts through gardens of Lanes End House and Merryhills. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 3 | Land rear of Pinewoods | 3a | Boundary cuts through garden of Pinewoods. The curtilage of the property relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form. | Redraw the boundary to exclude wooded area of garden to align with neighbouring properties. | Aerial, Mapping |
| 4 | Garden of Woodcock Cottage | 2b | Boundary cuts through garden of Woodcock Cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 5 | Land at Hurstmere Close | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 6 | Hill Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 7 | Land adjacent to High Mead | 1, 3b, 3c | Properties appears to be physically and visually detached from the remainder of the settlement. A large proportion of the land is used for allotments and areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude properties on Stoney Bottom and area of open space. | Aerial, Mapping, Site Visit |
| 8 | Headley Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 9 | Beech Hanger End | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 10 | 1-10 Beech Hanger End | 1, 2b | Boundary cuts through 1-10 Beech Hanger End. The building forms part of the built form and should be included within the settlement. | Redraw boundary to include built form. | Aerial, Mapping, Site Visit |

| | | | | | |
|-----------|---|----|---|--|-----------------------------|
| 11 | Beech Hanger Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 12 | Land to south of Kingswood Firs and Tudor Close | 3c | The curtilage of the properties to the south of Kingswood Firs and Tudor Close are closely related to the character of the countryside than built form and therefore the boundary should be defined around the built form, along defined features where possible. | Redraw boundary to exclude garden/wooded area that relates to the countryside along a defined feature. | Aerial, Mapping |

Grayshott Proposed Changes to SPB



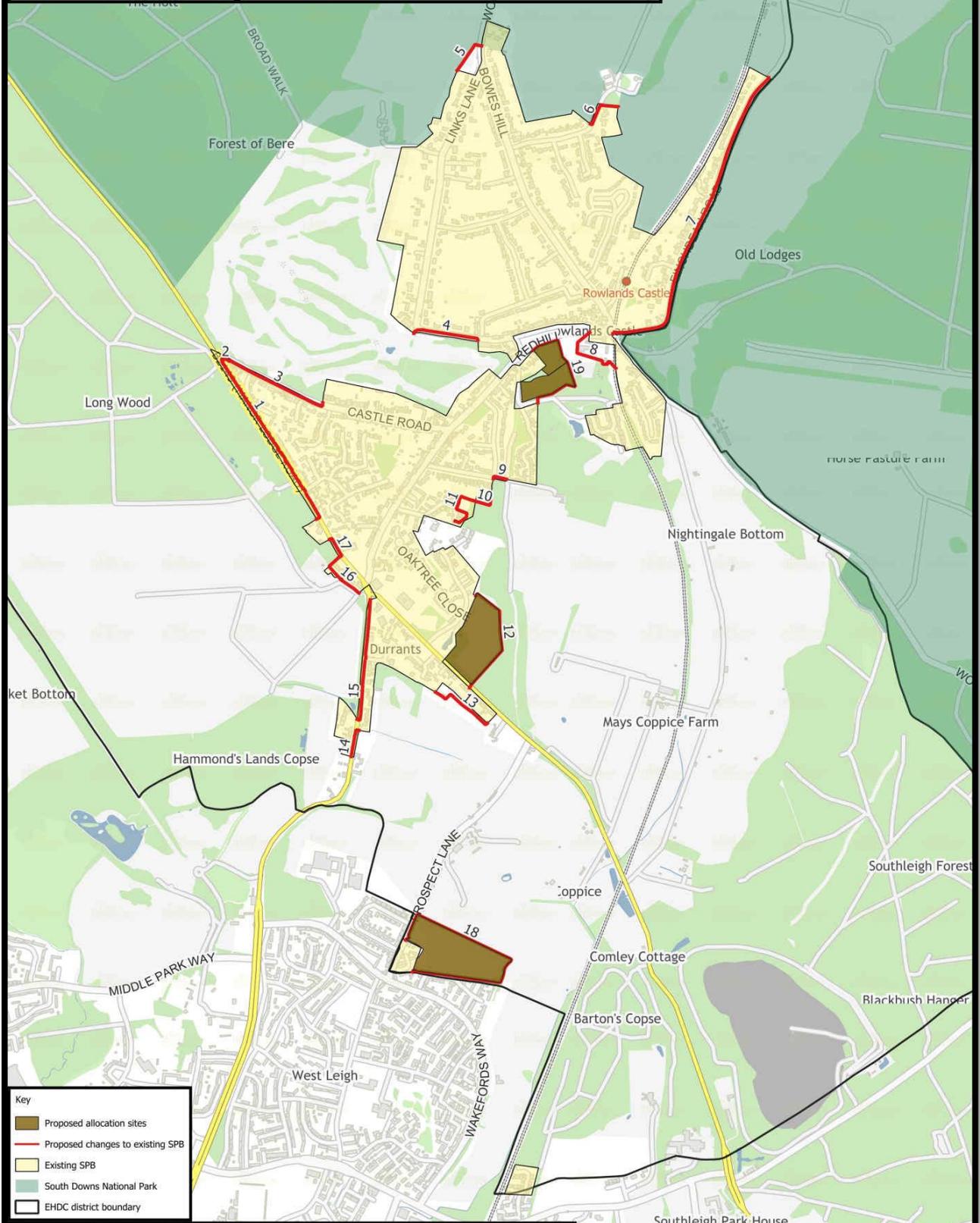
Key

- Proposed changes to existing SPB
- Existing SPB
- District boundary

| Rowlands Castle | | | | | |
|-----------------|--|----------------------|---|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Manor Lodge Road (north) | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 2 | Corner of Manor Lodge Road and Castle Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 3 | Castle Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 4 | Links Road (south) | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 5 | Links Road (north) | 2a | Planning permission (21501/005) granted for 3 dwellings. | Redraw boundary to include planning permission. | Aerial, Mapping, Site Visit |
| 6 | Wellsworth Lane | 1, 3a | Where boundaries run along road they should be drawn along the edge closest to the settlement. Land to the north of 47 Wellsworth Lane is an area of open space on the edge of the built form which should be excluded from the settlement. | Redraw boundary along opposite side of the road and to exclude open space at the edge of settlement. | Aerial, Mapping, Site Visit. |
| 7 | Finchdean Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit. |
| 8 | Car Park to the south of 1-11 The Green | 1, 2b | The carpark and out buildings relate to the character of the built form. | Redraw boundary around the hardstanding carpark and associated outbuildings. | Aerial, Mapping, Site Visit. |
| 9 | The Drift | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit. |
| 10 | Gardens to the rear of 26-32 The Drift | 1, 2b | Boundary cuts through gardens of the properties along Drift Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along a defined feature. | Aerial, Mapping |
| 11 | Land at Oaklands House, Redhill road | 3a | The area to the east of the new development along Redhill Road are areas proposed for drainage and open space and therefore should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement. | Aerial, Mapping, Application info (30016/014) |

| | | | | | |
|-----------|---|-----------|---|--|-----------------------------------|
| 12 | Land at Oaklands House, Redhill road (Additional) | 2c | Land allocated in the Draft Local Plan for approximately 50 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 13 | Gardens to rear of 58-90 Whichers Gate Road | 1, 2b | Boundary cuts through gardens of properties along Whichers Gate Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 14 | Durrants Road (south) | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 15 | Durrants Road (north) | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial Mapping, Site Visit |
| 16 | Gardens to rear of Manor Lodge Road | 1, 2b, 3c | Boundary cuts through gardens of properties along Manor Lodge Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. The curtilages of the Former Rectory and Oakwood relate more to the character of the countryside. | Redraw boundary to include gardens along defined features and exclude gardens of The Former Rectory and Oakwood. | Aerial, Mapping, Site Visits |
| 17 | Manor Lodge Road (south) | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along opposite side of the road. | Aerial, Mapping, Site Visit |
| 18 | Land south of Little Leigh Farm | 2c | Land allocated in the Draft Local Plan for between 81 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 19 | Land at Deer Leap | 2c | Land allocated in the Draft Local Plan for 13 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |

Rowlands Castle Proposed Changes to SPB



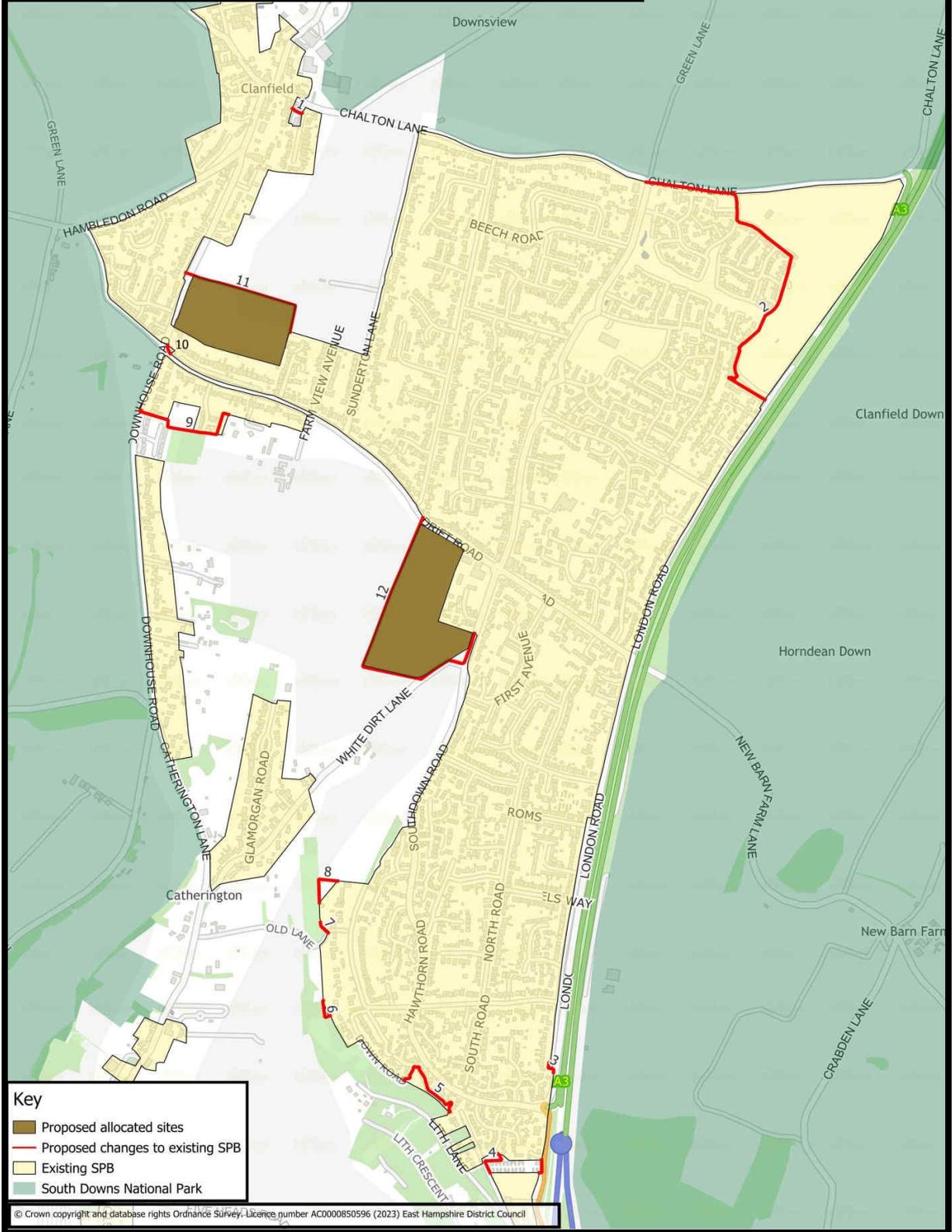
| Key | |
|--|----------------------------------|
| | Proposed allocation sites |
| | Proposed changes to existing SPB |
| | Existing SPB |
| | South Downs National Park |
| | EHDC district boundary |

© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2024) East Hampshire District Council

| Clanfield | | | | | |
|-----------|---|----------------------|---|---|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | 22 Nickleby Road | 2a, 2b | Historic development associated with numerous applications (24908) at Sunbury Cottage. Dwelling and its curtilage adjoins the existing settlement and is closely related to the built form and has enclosing features. | Redraw boundary to include dwelling and curtilage | Aerial, Mapping, Site Visit, Application Info (24908) |
| 2 | Land at Green Lane new development | 3a | The area to the east of the new developments along Green Lane are areas proposed for open space and therefore should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping, Application info (28463/002), Site Visit |
| 3 | London Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 4 | Horndean Park Homes, 133 London Road | 3g | The settlement boundary should exclude camping and caravan sites except where in year-round permanent residential use. The Park Homes site is in year-round residential use and relates to existing built form. | Redraw the boundary to include the Horndean Park Homes site. | Aerial, Mapping, Site Visit, Park Home Website |
| 5 | Mundays Row Open Space | 1, 3a | This area forms part of Catherington Lith, which is designated open space. The settlement boundary should exclude areas of open space on the edge of the built form. Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary to exclude the area of open space at Mundays Row on the edge of the settlement and redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit. |
| 6 | 7 Southdown Road | 1, 2b | Boundary cuts through garden of 7 Southdown Road. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature and to align with neighbouring properties to the north. | Aerial, Mapping |
| 7 | 27 Southdown Road | 1, 2b | Boundary cuts through garden of 27 Southdown Road. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 8 | Gardens to rear of 33-37 Southdown Road | 1, 2b | Boundary cuts through gardens of some properties along Southdown Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature and to align with neighbouring properties to the south. | Aerial, Mapping |

| | | | | | |
|-----------|-------------------------------------|-----------|--|--|---|
| 9 | Gardens rear of Drift Road | 1, 2b, 3a | Boundary cuts through gardens of some properties along Drift Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. Should also reflect site layout of 22458/003 for 11 dwellings, which includes open space on the edge of the built form. | Redraw boundary to include gardens along defined feature and exclude area of open space. | Aerial, Mapping, Site Visit, Application info (22458/003) |
| 10 | 111 South Lane | 1, 2b | Boundary cuts through garden of 111 South Lane. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit. |
| 11 | Clanfield Country Farms, South Lane | 2c | Land allocated in the Draft Local Plan for approximately 100 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 12 | Land at Drift Road | 2c | Land allocated in the Draft Local Plan for approximately 80 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |

Clanfield Proposed Changes to SPB



| Four Marks and South Medstead | | | | | |
|-------------------------------|--|----------------------|--|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| Four Marks | | | | | |
| 1 | Garden of Lonely Place, The Shrave | 1, 2b | Boundary cuts through garden of Lonely Place, The Shrave. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 2 | Gardens rear of 2-9 Woodlark Place | 1, 2b | Boundary cuts through gardens of 2-9 Woodlark Place. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 3 | Gardens rear of 6-10 Oakhurst Drive | 1, 2b | Boundary cuts through gardens of 6-10 Oakhurst Drive. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 4 | Gardens rear of properties on A31 (Foxhill, Forest Way, Bramley House) | 1, 2b | Boundary cuts through gardens of properties along the A31. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 5 | The Shrave | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 6 | Oak Lodge and Oak Park | 2b | Oak Lodge and Oak Park are physically and visually attached to the existing urban area. | Redraw boundary to include properties along defined feature. | Aerial, Mapping, Site Visit |
| 7 | Gardens rear of properties on Telegraph Lane | 1, 2b | Boundary currently cuts through gardens along Telegraph Lane in an ad-hoc manor. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (52-58 Telegraph Lane). | Redraw boundary to include gardens along defined feature and to align with 52-58 Telegraph Lane. | Aerial, Mapping |
| 8 | Gardens rear of 24-28 Telegraph Lane | 1, 2b | Boundary cuts through gardens of 24-28 Telegraph Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |

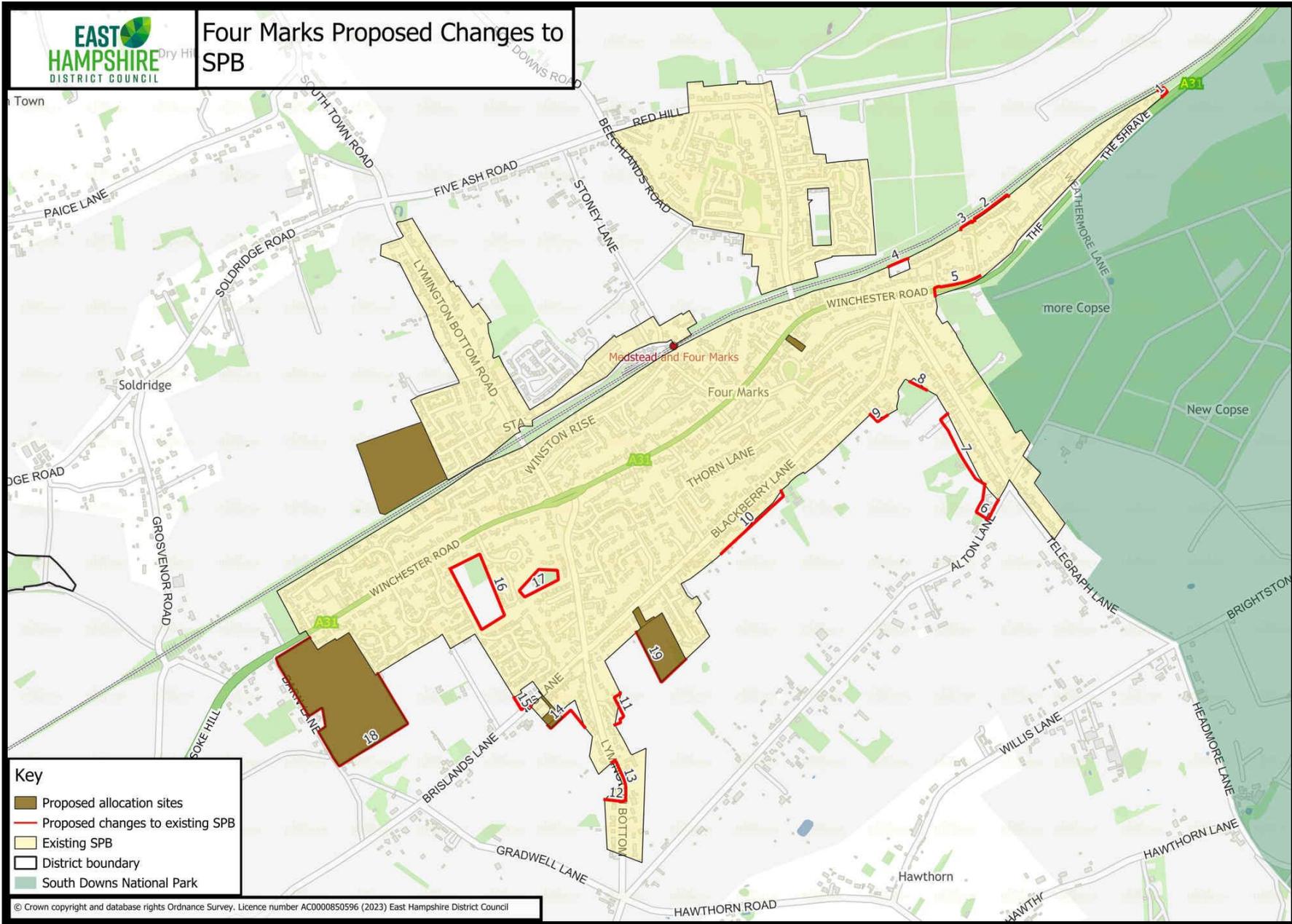
| | | | | | |
|----|--|-----------|---|--|---|
| 9 | Garden of 1 Wild Wood | 1, 2a, 2b | Boundary cuts through garden of 1 Wild Wood. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit, Application info (51818/002) |
| 10 | Gardens rear of Blackberry Lane | 3c | Boundary currently cuts through gardens along Blackberry Lane in an ad-hoc manor. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (73-75 Blackberry Lane) | Redraw boundary to align with the curtilages of 73-75 Blackberry Lane. | Aerial, Mapping |
| 11 | Land to rear of Maytrees, Lymington Bottom Road | 1, 2b | Boundary cuts through garden of 71 Lymington Bottom Road. The curtilages of the property are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 12 | Land adjacent to 64 Lymington Bottom Road | 3a | Area of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of settlement. | Aerial, Mapping, Site Visit |
| 13 | Lymington Bottom Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 14 | Gardens rear of Lymington Bottom Road and Brislands Lane | 1, 2b | Boundary cuts through gardens of properties along Lymington Bottom Road and Brislands Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 15 | Greenways, The Oaks, Green Trees, Wisteria, Brislands Lane | 2b | Properties along Brislands Lane are physically and visually attached to the existing urban area. | Redraw boundary to include properties along defined feature. | Aerial, Mapping, Site Visit |
| 16 | Land to rear of 131 Winchester Road | 1, 2d | The area of land represents a small-scale development opportunity which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area. The Inspectors Report (30800/10) accepted the site does not fulfil a countryside function. | Redraw the boundary to include the area of land. | Aerial, Mapping, Site Visit, Application info (30800/10) |
| 17 | Land south of 4 and 5 Gloucester Close | 1, 2a | Application (50334/001) was permitted to designate the area of land as open space. The designated open space forms part of the settlement. | Redraw the boundary to include the area of land. | Aerial, Mapping, Site Visit, Application info (50334/001) |

| | | | | | |
|-----------------------|---|-------|--|---|---|
| 18 | Land south of Winchester Road | 2c | Land allocated in the Draft Local Plan for approximately 100 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 19 | Land rear of 97-103 Blackberry Lane | 2c | Land allocated in the Draft Local Plan for approximately 20 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| South Medstead | | | | | |
| 1 | Telephone Exchange, Lymington Bottom Road | 3h | Public utilities on the edge of a settlement should be exclude. | Redraw boundary to exclude the telephone exchange. | Aerial, Mapping, Site Visit |
| 2 | Lymington Bottom Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 3 | Gardens rear of 62-70 Lymington Bottom Road | 3c | Boundary currently cuts through gardens along Lymington Bottom Road in an ad-hoc manner. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (1 Kingsley Drive). | Redraw boundary to align with the curtilages of 1 Kingsley Drive. | Aerial, Mapping |
| 4 | Land east of 20-38 Lymington Bottom Road | 2a | Planning permission granted for 75 dwellings (55197/001) | Redraw boundary to include planning permission. | Aerial, Mapping, Site Visit, Application Info (55197/001) |
| 5 | Land at Station Approach | 1, 2b | The train station, associated buildings and their curtilages are closely related to the character of the built form and have enclosing features. | Redraw boundaries to include the train station, associated buildings and their curtilages. | Aerial, Mapping, Site Visit |
| 6 | Land rear of Stonebridge and Station House, Stoney Lane | 3h | Equestrian development should be excluded and boundary extends beyond the curtilage of Station House. | Redraw boundary to exclude the equestrian uses to the east of Stonebridge, Stony Lane and exclude the land beyond the curtilage of Station House. | Aerial, Mapping, Application info (21149/008) |
| 7 | Land rear of Athelstan House and The Haven, Boyneswood Road | 3h | Agricultural land should be excluded from the settlement. | Redraw boundary to exclude agricultural land and align with curtilage of Athelsten House. | Aerial, Mapping |

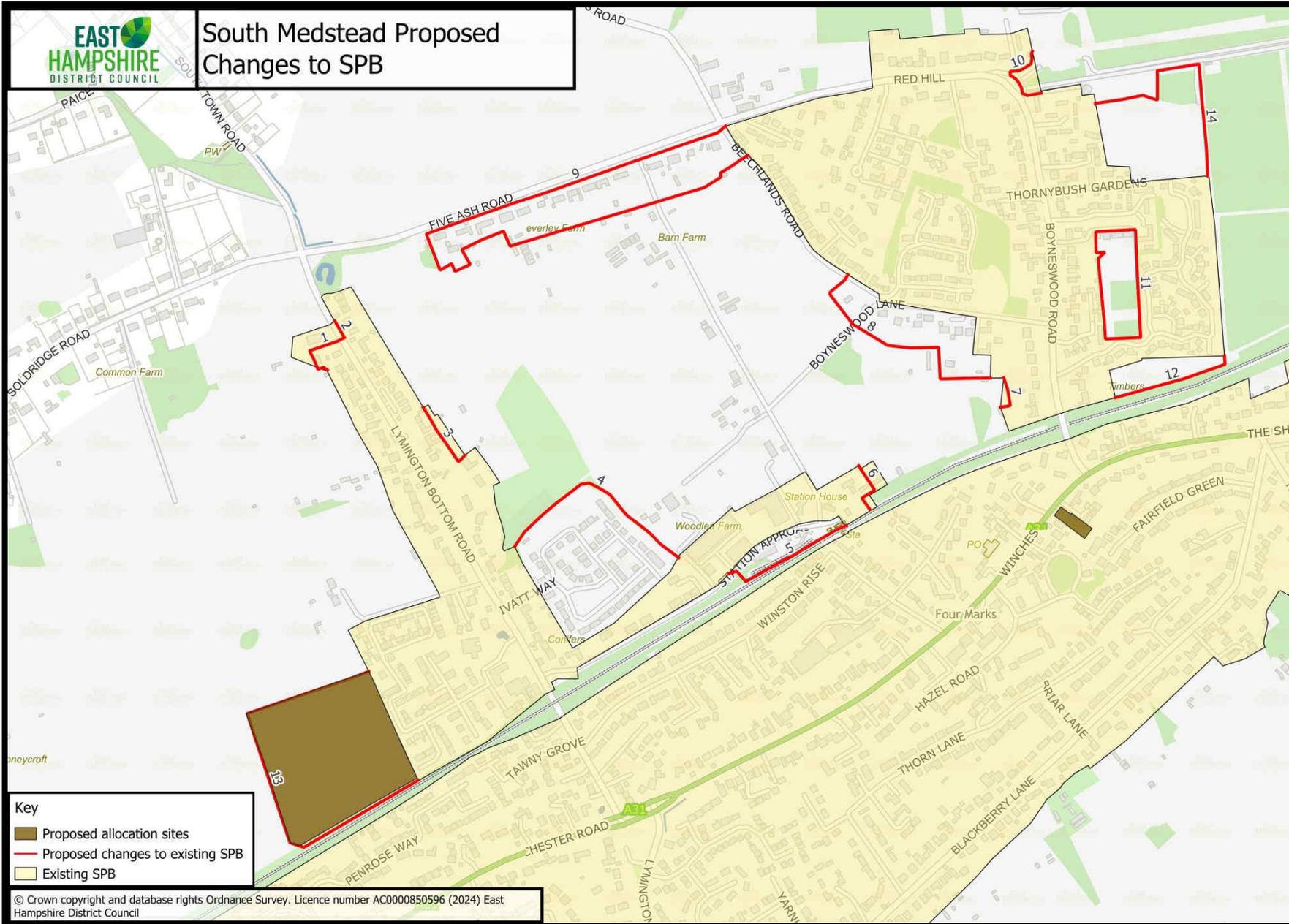
| | | | | | |
|----|--|---------------|--|---|---|
| 8 | Land at Boyneswood Lane | 1, 2a, 2b, 3c | Properties along Boyneswood Lane are physically and visually attached to the existing urban area. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (Merrydown & Penilee). | Redraw boundary to include properties on Boyneswood Lane along defined features, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping, Site Visit, Application info (25099/015) |
| 9 | Properties along Five Ash Road | 1, 2b, 3c, 4 | Properties along Five Ash Road are physically and visually attached to the existing urban area. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (Ryecroft and Wayside in the east/Rumah Kita and Kalka in the west). | Redraw boundary to include properties on Five Ash Road along defined features, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping, Site Visit |
| 10 | Open Space on corner of Boyneswood Road and Red Hill | 3a | Area of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of settlement. | Aerial, Mapping, Site Visit |
| 11 | Land to rear of Boyneswood Road | 1, 2b, 2d | The area of land represents a small-scale development opportunity which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area. Boundary also cuts through gardens along Watercress Way and Friars Oak. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw the boundary to include the area of land. | Aerial, Mapping, Application info (25256/032) |
| 12 | Gardens of Woodview Place and Timbers | 1, 2b | Boundary cuts through gardens of Woodview Place and Timbers. The curtilages of the properties are closely related to the character of the built form and have enclosing features. The area to the east of the properties represents a small-scale development opportunity which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 13 | Land west of Lymington Barn | 2c | Land allocated in the Draft Local Plan for approximately 90 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |

| | | | | | |
|-----------|---|----|--|---|---|
| 14 | Land to the rear of Brackenbury Gardens and, Boyneswood Close | 2a | Land has permission for 45 dwellings (25256/049) | Redraw boundary to include site with planning permission. | Aerial, Mapping, Application info (25256/049) |
|-----------|---|----|--|---|---|

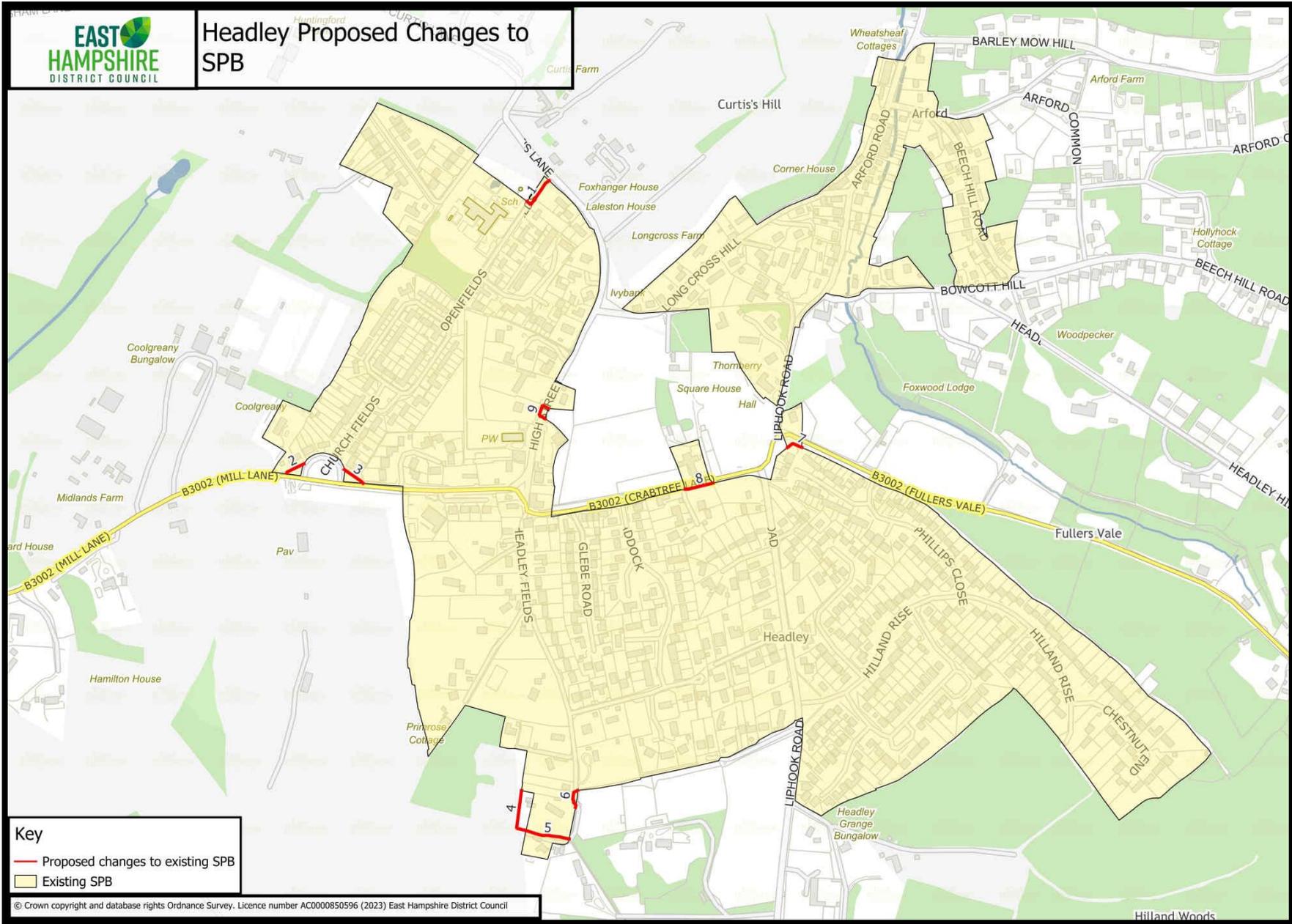
Four Marks Proposed Changes to SPB



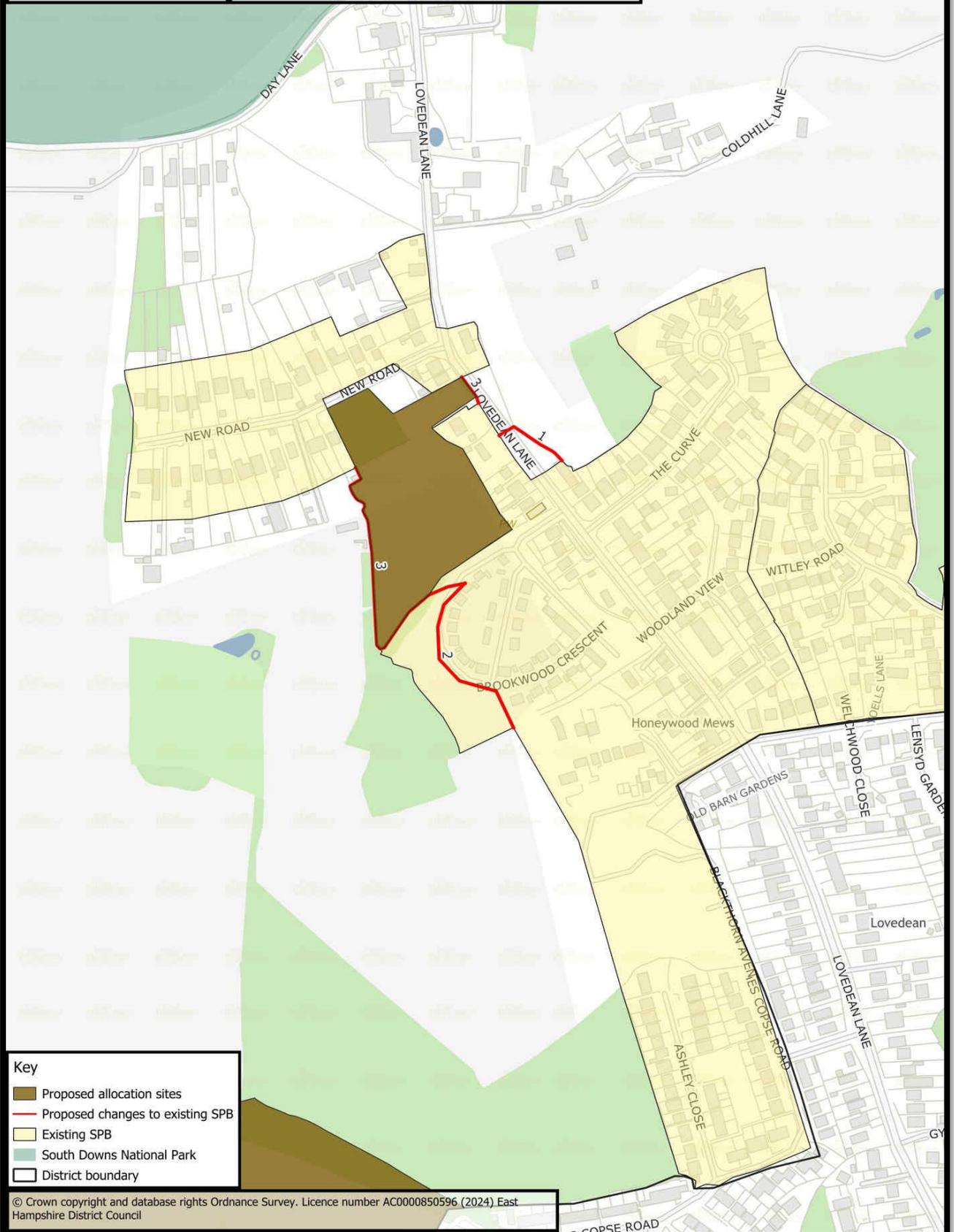
South Medstead Proposed Changes to SPB



| Headley | | | | | |
|---------|------------------------------|----------------------|---|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Openfields | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 2 | Church Fields open space | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 3 | Mill Lane open space | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 4 | Lane End, Headley Fields | 1, 3c | Boundary cuts through gardens of Lane End. The curtilages of the property relate more to the character of the countryside than built form and therefore the boundary should follow neighbouring properties. | Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping |
| 5 | Hope Cottage, Headley Fields | 3b | Hope Cottage is physically and visually detached from the remainder of the settlement. | Redraw the boundary to exclude Hope Cottage. | Aerial, Mapping, Site Visit |
| 6 | Headley Fields | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 7 | The Hollies | 1, 3b | The Hollies is physically and visually detached from the remainder of the settlement. | Redraw the boundary to exclude the Hollies and draw on opposite side of the road. | Aerial, Mapping, Site Visit |
| 8 | Old School House | 1, 3b | Old School House is physically and visually detached from the remainder of the settlement. | Redraw the boundary to exclude Old School House and draw on opposite side of the road. | Aerial, Mapping, Site Visit |
| 9 | High Street | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |

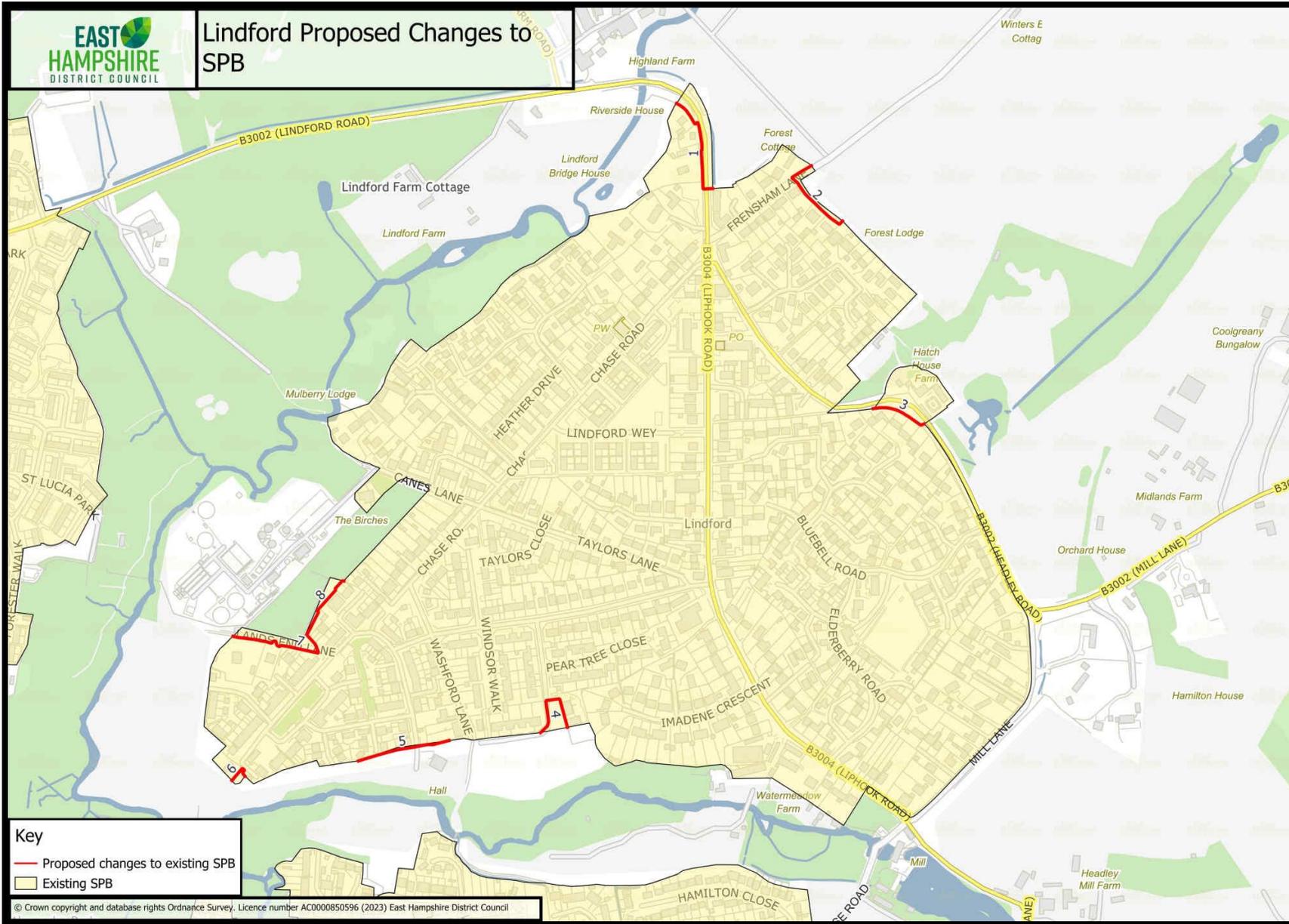


| Lovedean | | | | | |
|----------|------------------------------------|----------------------|--|---|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | 192 Lovedean Lane | 1, 2b | Boundary cuts through garden of 192 Lovedean Lane. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 2 | Land at Lovedean Lane development | 3a | The area to the west of the new development is proposed for open space and therefore should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping, Application info (54596/001) |
| 3 | Land rear of 191-211 Lovedean Lane | 2c | Land allocated in the Draft Local Plan for approximately 33 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |



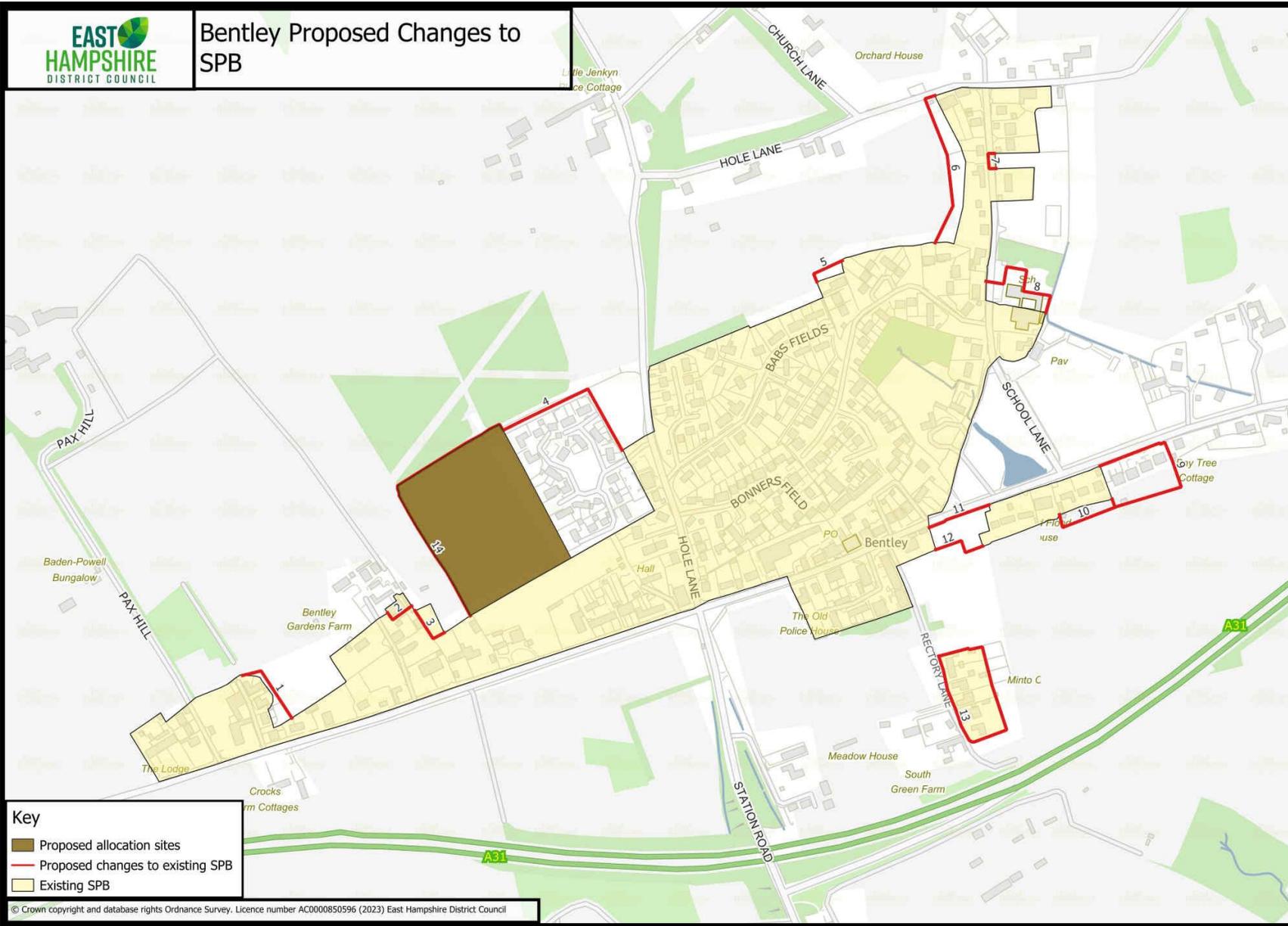
| Lindford | | | | | |
|----------|--------------------------------|----------------------|---|---|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Lindford Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 2 | Frensham Lane and Forest Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 3 | Hatch House Farm, Headley Road | 1, 3b | Hatch House Farm is physically and visually detached from the remainder of the settlement. | Redraw the boundary to exclude Hatch House Farm and draw on opposite side of the road. | Aerial, Mapping, Site Visit |
| 4 | Pear Tree Road open space | 1, 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space and draw boundary on the opposite side of the road. | Aerial, Mapping, Site Visit |
| 5 | Rowan Road and Sycamore Road | 2b | Boundary cuts through the gardens of properties on Rowan Road and Sycamore Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 6 | Land opposite 203 Hawthorn Way | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 7 | Lands End Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 8 | Land rear of Liphook Road | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |

Lindford Proposed Changes to SPB



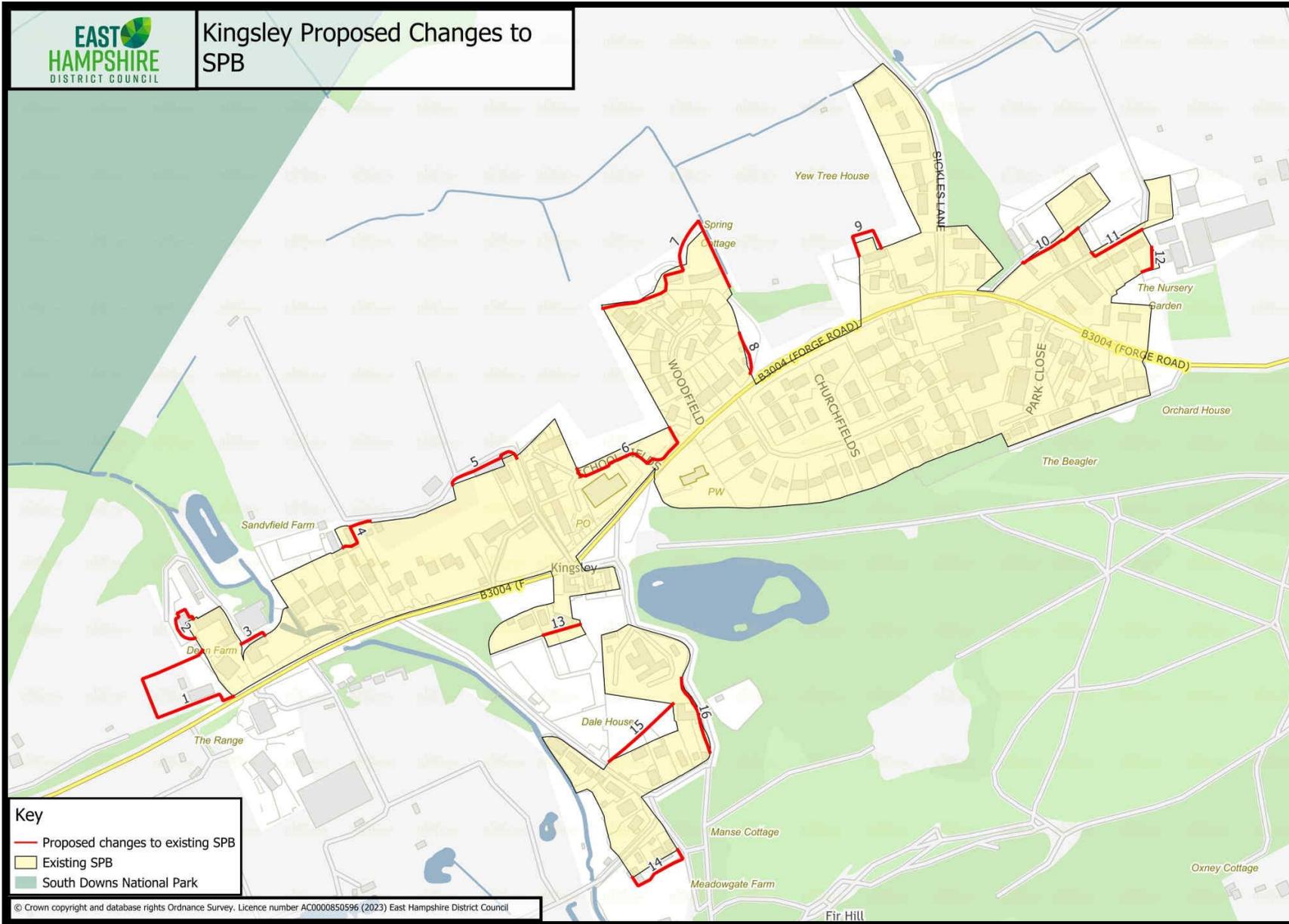
| Bentley | | | | | |
|---------|--|----------------------|---|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land to the east of Holmes Field Court | 1, 2b | The eastern section of the gardens are currently excluded from the existing SPB. The curtilage of the properties are closely related to the character of the built form and have enclosing features. The current boundaries do not follow defined features. Also subject to approved applications for 6 dwellings and to change land to domestic gardens. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Application info (32005/001 & 32005/006), Site Visit |
| 2 | Land at Bentley Gardens Farm | 3h | The building in this location forms part of Bentley Gardens Livery Yard, riding school and stables. It is both physically and visually detached from the settlement. | Redraw boundary to exclude farm building. | Aerial, Mapping, Site Visit |
| 3 | Land to the east of The Kilns, Main Road | 3c | The large curtilage relates more to the character of the countryside than built form. | Redraw boundary to exclude curtilage, following existing boundaries. | Aerial, Mapping, Site Visit |
| 4 | Land to north of Ganwells, Main Road | 3c | The large curtilage relates more to the character of the countryside than built form. | Redraw boundary to exclude curtilage, following existing boundaries. | Aerial, Mapping, Site Visit |
| 5 | Land to west of Hole Lane | 2a | Planning permission granted for 37 dwellings (55417/001). | Redraw boundary to include planning permission. | Aerial, Mapping, Application info (55417/001), Site Visit |
| 6 | Garden to the rear of 28 Eggars Field | 1, 2b | Boundary cuts through garden of 28 Eggars Field. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 7 | Gardens to the west of School Lane | 1, 2b | Boundary cuts through gardens of the properties along School Lane. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 8 | School Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |

| | | | | | |
|-----------|---|-----------|--|--|---|
| 9 | Bentley C of E Primary School, School Lane | 1, 2a, 2b | Boundary runs through school which has had an extension (29275/005). Building relates to the character of the built form. | Redraw boundary around the school and hardstanding playground. | Aerial, Mapping, Application info (29275/006) |
| 10 | Land west of Bay Tree Cottage, Main Road | 2a | Planning permission granted for 5 dwellings (55233). | Redraw boundary to include planning permission. | Aerial, Mapping, Application info (55233), Site Visit |
| 11 | Gardens to rear of The Haven, 1, 2 Barley Fields, Main Road | 2b | Boundary cuts through gardens of the properties along Main Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 12 | Land at the Old Rectory, Main Road | 2d | Site provides infill and rounding off of the settlement. Enclosed area is physically, functionally and visually related to the existing urban area. | Redraw boundary along defined features to link detached area of settlement. | Aerial, Mapping, Site Visit |
| 13 | Properties along Rectory Lane | 3b, 4 | Properties appear to be physically and visually detached from the remainder of the settlement. Does not meet the criteria established within Principle 4. | Remove the boundary from detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary. | Aerial, Mapping, Site Visit |
| 14 | Land west of Hole Lane, Bentley | 2c | Land allocated in the Draft Local Plan for 20 dwellings. | Redraw boundary to include allocation. | Aerial, Mapping, Site Visit |



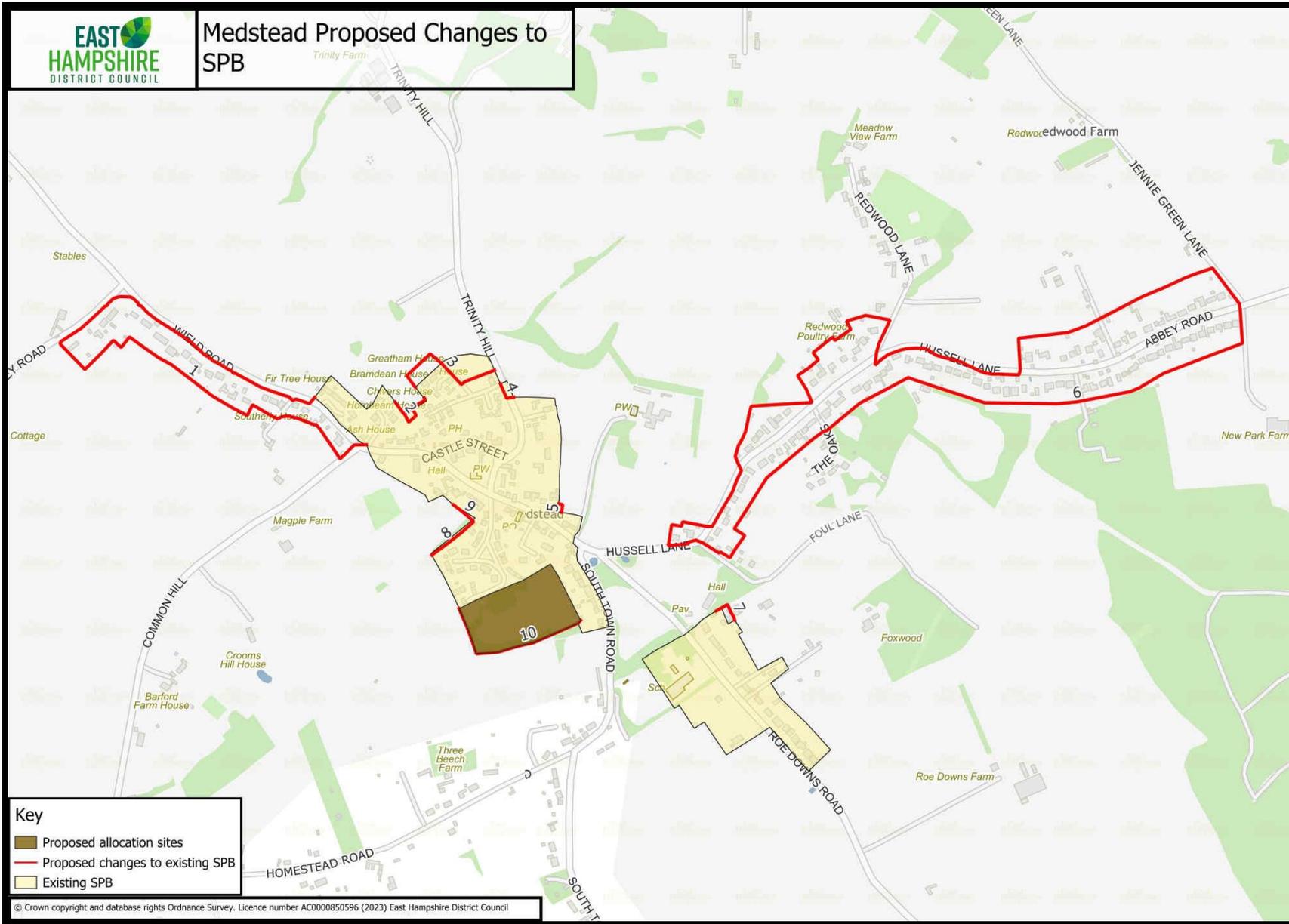
| Kingsley | | | | | |
|----------|---|----------------------|--|--|--|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land adjacent to Dean Farm Cottage | 1, 2a | Land adjacent to Dean Farm Cottage is in employment use and is physically, functionally and visually related to the existing urban area. | Redraw boundary to include land adjacent to Dean Farm Cottage along a defined feature. | Aerial, Mapping, Site Visit |
| 2 | Land at Dean Farm Cottage | 1, 2b | Boundary cuts through buildings of Dean Farm Cottage. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include buildings along built form. | Aerial, Mapping, Site Visit, planning app: 24117/020 |
| 3 | Land at Dean Farm | 1, 2b | Boundary cuts through buildings of Dean Farm. The buildings are closely related to the character of the built form. | Redraw boundary to include buildings along built form. | Aerial, Mapping, Site Visit |
| 4 | Land rear of Sandyfield Farm | 3h | The building is in agricultural use. It is both physically and visually detached from the settlement. | Redraw boundary to exclude farm building. | Aerial, Mapping, Site Visit |
| 5 | Land rear of The Old Rectory | 1, 2b | Boundary cuts through building at Haydens Yard. The buildings are closely related to the character of the built form. | Redraw boundary to include buildings along built form. | Aerial, Mapping, Site Visit |
| 6 | School Fields | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 7 | Land rear of Woodfield and Spring Cottage | 1, 2b | The boundary cuts through countryside and should follow the built form. Boundary cuts through garden of Spring Cottage. The curtilage of the property is closely related to the character of the built form and have enclosing features. | Redraw the boundary to exclude the countryside, include built form and include garden of Spring Cottage. | Aerial, Mapping |
| 8 | Land at the Old Police House | 1, 2b | Boundary cuts through garden of the Old Police House. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 9 | Land at The Old Piggery, Main Road | 1, 2b | Boundary cuts through garden of the Old Piggery. The curtilage of the property is closely related to the | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |

| | | | | | |
|----|---|-------|---|---|--|
| | | | character of the built form and have enclosing features. | | |
| 10 | Old Park Farmhouse | 3b | Old Park Farm House is physically and visually detached from the remainder of the settlement. | Redraw boundary to exclude Old Park Farm House. | Aerial, Mapping, Site Visit |
| 11 | Old Park Farm | 1, 3b | Old Park Farm is physically and visually detached from the remainder of the settlement. | Redraw boundary to exclude Old Park Farm. | Aerial, Mapping, Site Visit |
| 12 | Garden rear of 3 Old Park Farm, Forge Road | 1, 2b | Boundary includes farm land rear of property. | Redraw boundary to exclude farm land rear of 3 Old Park farm. | Aerial, Mapping |
| 13 | Land rear of Faldonside and Devonboro House | 3c | Boundary cuts through gardens of Faldonside and Devonboro House. The curtilages of the properties relate more to the character of the countryside than built form and therefore the boundary should follow neighbouring properties. | Redraw the boundary to exclude gardens to align with neighbouring properties. | Aerial, Mapping |
| 14 | Land at Birch Cottage and Meadowgate Farm | 1, 2b | Boundary cuts through gardens of Birch Cottage and Meadowgate Farm. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit, planning app: 30903/004 |
| 15 | Land rear of Rose Folly, Hillside View and Prospect Cottage | 2b | Boundary cuts through gardens of Rose Folly, Hillside View and Prospect Cottage. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 16 | Land at Rose Cottages | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |



| Medstead | | | | | |
|----------|---|----------------------|---|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Properties along Wield Road | 1, 2b, 3c | The properties along Wield Road and Hattingley Road are physically and visually attached to the existing urban area. | Redraw boundary to include properties on Wield Road and hattingley Road along defined features. | Aerial, Mapping, Site Visit |
| 2 | Land adjacent to Cedar Heights, Trinity Hill | 3h | Agricultural land should be excluded from the settlement. | Redraw boundary to exclude agricultural land and align with curtilage of Athelsten House. | Aerial, Mapping |
| 3 | Land at Cedar Stables | 3a | The area to the north of the new development is proposed for open space and therefore should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping, Application info (5010/004) |
| 4 | Trinity Hill | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 5 | Garden rear of South Cott, High Street | 1, 2b | Boundary cuts through garden of South Cott, High Street, Medstead. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 6 | Properties along Hussell Lane, Abbey Road and Foul Lane | 1, 2b, 3c, 4 | Properties along Hussell Lane, Abbey Road and Foul Lane are situated within 200m of the existing SPB of the settlement and does not have any identity as a separate settlement or hamlet. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages. Settlement boundaries do not need to be continuous and this area meets the criterion of principle 4. | Redraw boundary to include properties on Hussell Lane, Abbey Road and Foul Lane along defined features, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping, Site Visit |
| 7 | Land rear of Stevenstone | 1, 2b | Boundary cuts through garden of Stevenstone, Roe Downs Road. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Application info (30039/003) |

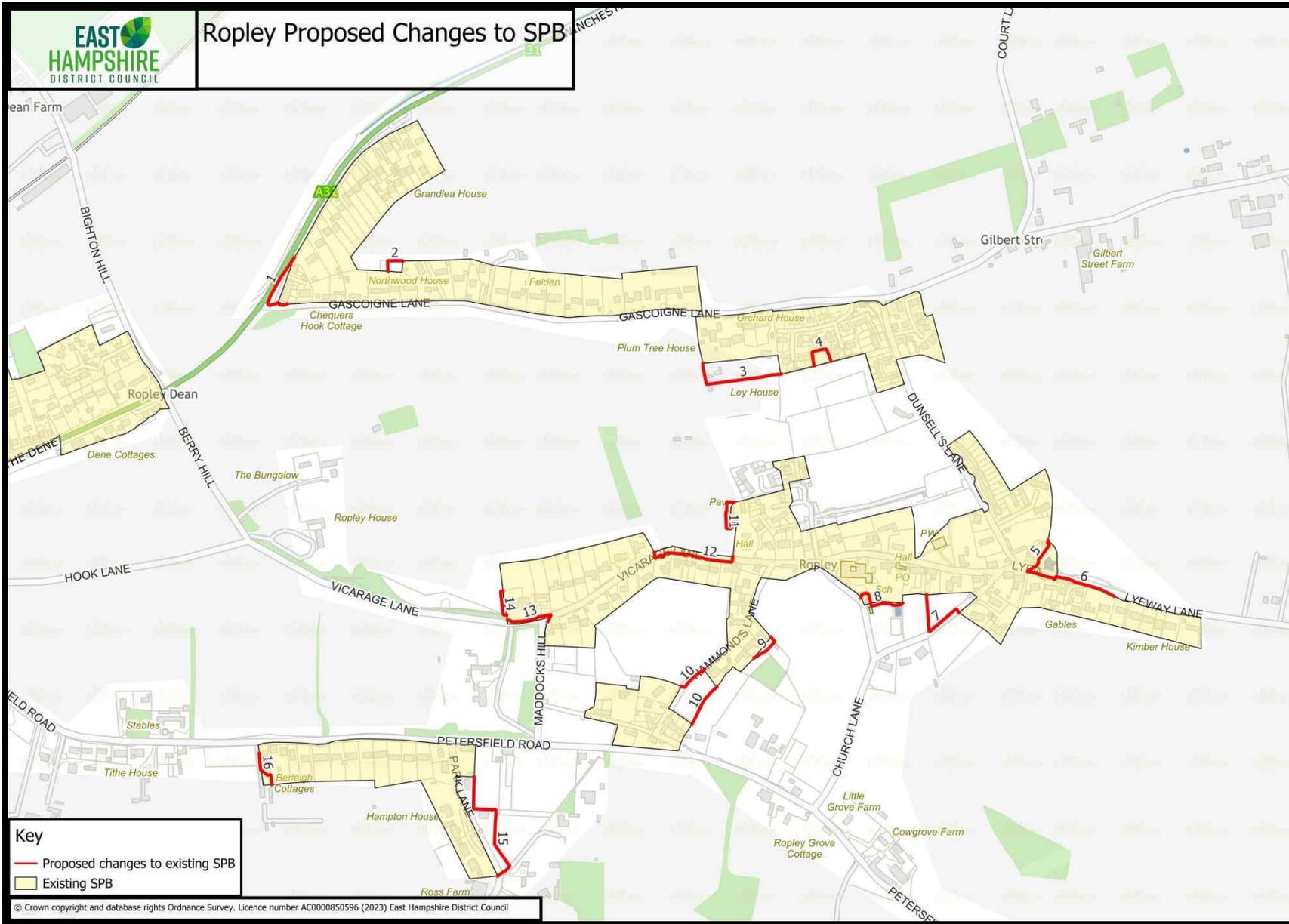
| | | | | | |
|-----------|---|-------|---|---|-----------------------------------|
| 8 | Road/track adjacent to rear of Green Stile | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 9 | Gardens rear of Larch Cottage and Little Gayverne | 1, 2b | Boundary cuts through gardens of Larch Cottage and Little Gayverne. The curtilages of the properties are closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 10 | Land rear of Junipers | 2c | Land allocated in the Draft Local Plan for approximately 15 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |



| Ropley | | | | | |
|---------|---|----------------------|--|---|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land at The Chequers Inn | 1, 2b | Boundary cuts through land at The Chequers Inn. The curtilage of the property are closely related to the character of the built form and have enclosing features. | Redraw boundary to include curtilage along defined feature. | Aerial, Mapping, Site Visit |
| 2 | Land rear of Watercress Vale | 2b | Boundary cuts through garden of Watercress Vale. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 3 | Land rear of Gascoigne Lane | 2b | Boundary cuts through gardens of properties along Gascoigne Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 4 | Open Space rear of Rowdell Cottages | 3a | Open space on edge of settlement should be excluded | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 5 | Pond at Sunnyside Cottages | 3a | Open space on edge of settlement should be excluded | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 6 | Lyeway Lane road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 7 | Garden of The Post House, Church Street | 2b | Boundary cuts through garden of The Post House. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 8 | Land at the school, School Lane | 1, 2b | Boundary runs through school grounds. The hardstanding areas relates to the character of the built form. | Redraw boundary around the hardstanding playground. | Aerial, Mapping |

| | | | | | |
|-----------|---|----|--|---|-----------------------------|
| 9 | Land rear of Little Chester and Delfan, Hammonds Lane | 2b | Boundary cuts through gardens of properties along Hammonds Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 10 | Garden of Winton Cottage | 2b | Boundary cuts through garden of Winton Cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 11 | Land at the Pavilion | 2b | Boundary cuts through the Pavilion. The building is closely related to the built form and has enclosing features. | Redraw boundary to include the Pavilion. | Aerial, Mapping, Site Visit |
| 12 | Vicarage Lane road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 13 | Vicarage Lane road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 14 | Land at Monks Mead, Vicarage Lane | 2b | Boundary cuts through garden of Monks Mead, Vicarage Lane. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 15 | Land at West View and Oak Leigh, Park Lane | 2b | Properties along Park Lane closely relate to the character of the built form, have enclosing features and are separated from the open countryside. | Redraw boundary to include properties along Park Lane. | Aerial, Mapping, Site Visit |
| 16 | Land at May Cottage, Petersfield Road | 3h | Boundary extends beyond the garden of May Cottage, Petersfield Road. This area of land is in equestrian use and relates to the countryside. It is both physically and visually detached from the settlement. | Redraw boundary to exclude equestrian use. | Aerial, Mapping, Site Visit |

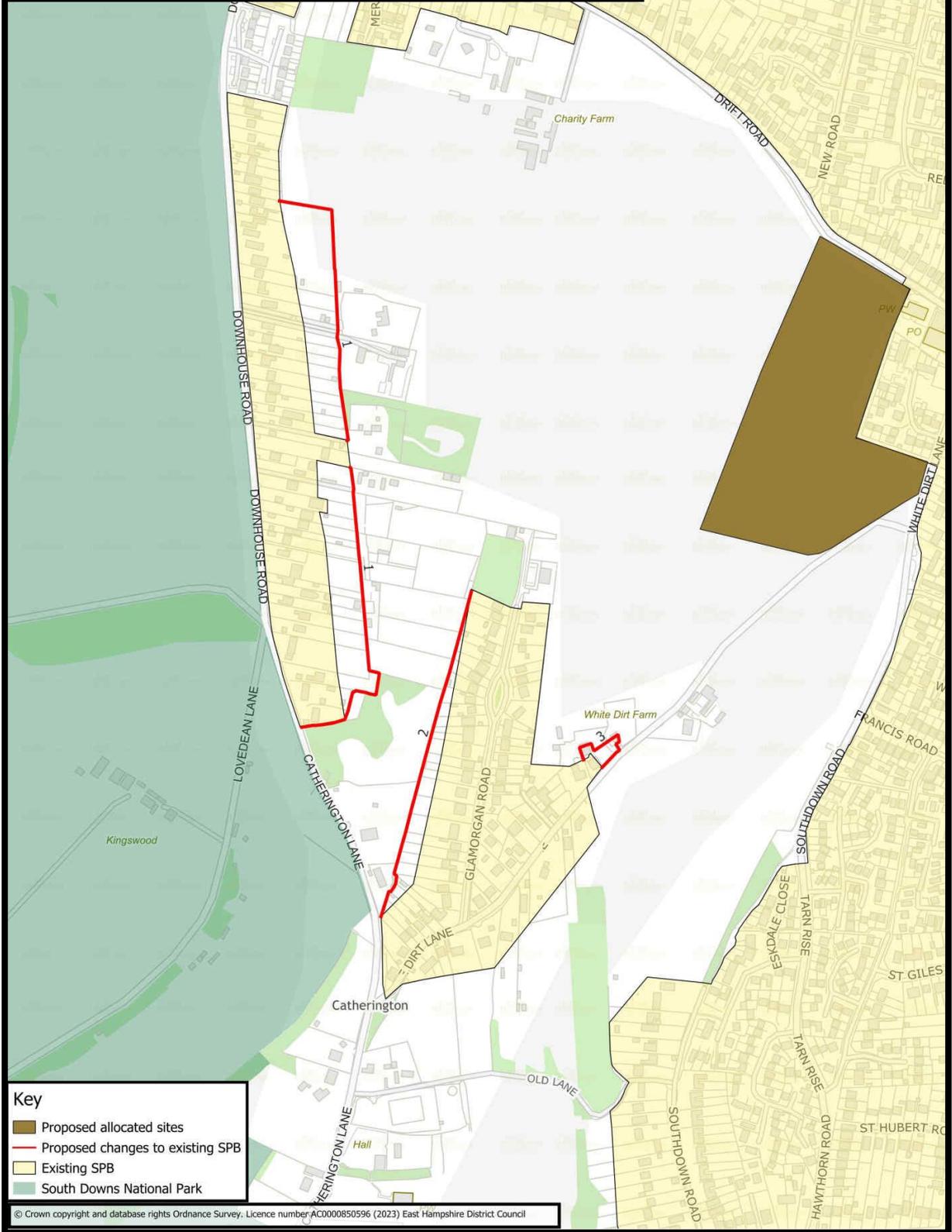
Ropley Proposed Changes to SPB



| Catherington | | | | | |
|--------------|--|----------------------|--|--|--|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Gardens rear of Downhouse Road | 1, 2b | Boundary cuts through gardens of some properties along Downhouse Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 2 | Gardens rear of Glamorgan Road | 1, 2b | Boundary cuts through gardens of some properties along Glamorgan Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 3 | 120 White Dirt Lane | 1, 2a | Historic development, applications and appeals associated with numerous applications (36384). Proposed buildings and its curtilage adjoins the existing settlement and is closely related to the built form and has enclosing features. | Redraw boundary to include dwelling and curtilage | Aerial, Mapping, Site Visit, Application Info (36384), Inspector Reports |
| 4 | Garden rear of 301-315 Catherington Lane | 1, 2b | The current boundary cuts through the gardens of some properties along Catherington Lane. The curtilage of the properties to the north are closely related to the character of the built form and have enclosing features. In relation to 301 Catherington Lane, the western half of the garden is tree covered, however, the eastern half is closely related to the built form and the tree line acts as an enclosed feature. | Redraw boundary to include gardens along defined feature and align 301 Catherington Lane with properties to the north. | Aerial, Mapping |
| 5 | Land at Farmers Inn | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space between Farmers Inn and Catherington Infant School | Aerial, Mapping, Site Visit |
| 6 | Land adjacent to 284 Catherington Lane | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space on the edge of the settlement | Aerial, Mapping |
| 7 | Kings Court School | 2b, 3a | Boundary does not follow the curtilage of Kings Court School and cuts through open space that does not relate to the existing built form. | Redraw boundary tightly to edge of the built form and exclude open space on the edge of the settlement. | Aerial, Mapping |

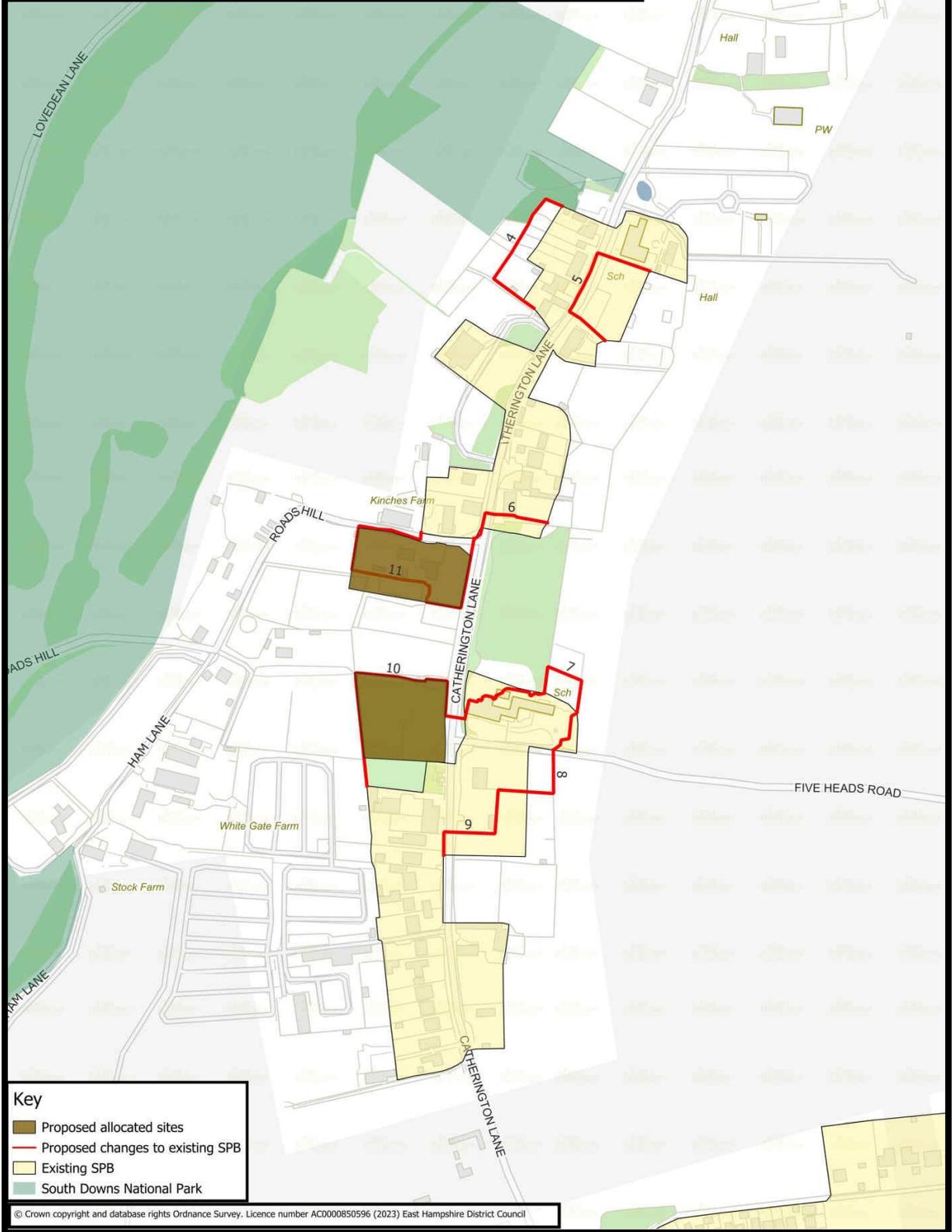
| | | | | | |
|-----------|--|-------|--|--|-----------------------------------|
| 8 | Land at 240 Catherington Lane | 1, 2b | Boundary cuts through the garden of 240 Catherington Lane. The curtilage of the property are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 9 | Land to south of 240 Catherington Lane | 3a | Areas of open space on the edge of the built form should be excluded from the settlement. | Redraw boundary to exclude open space at the edge of settlement. | Aerial, Mapping, Site Visit. |
| 10 | Parsonage Farm, Catherington Lane | 2c | Land allocated in the Draft Local Plan for approximately 5 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |
| 11 | The Dairy, Roads Hill | 2c | Land allocated in the Draft Local Plan for approximately X dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |

Catherington Proposed Changes to SPB - Map 1



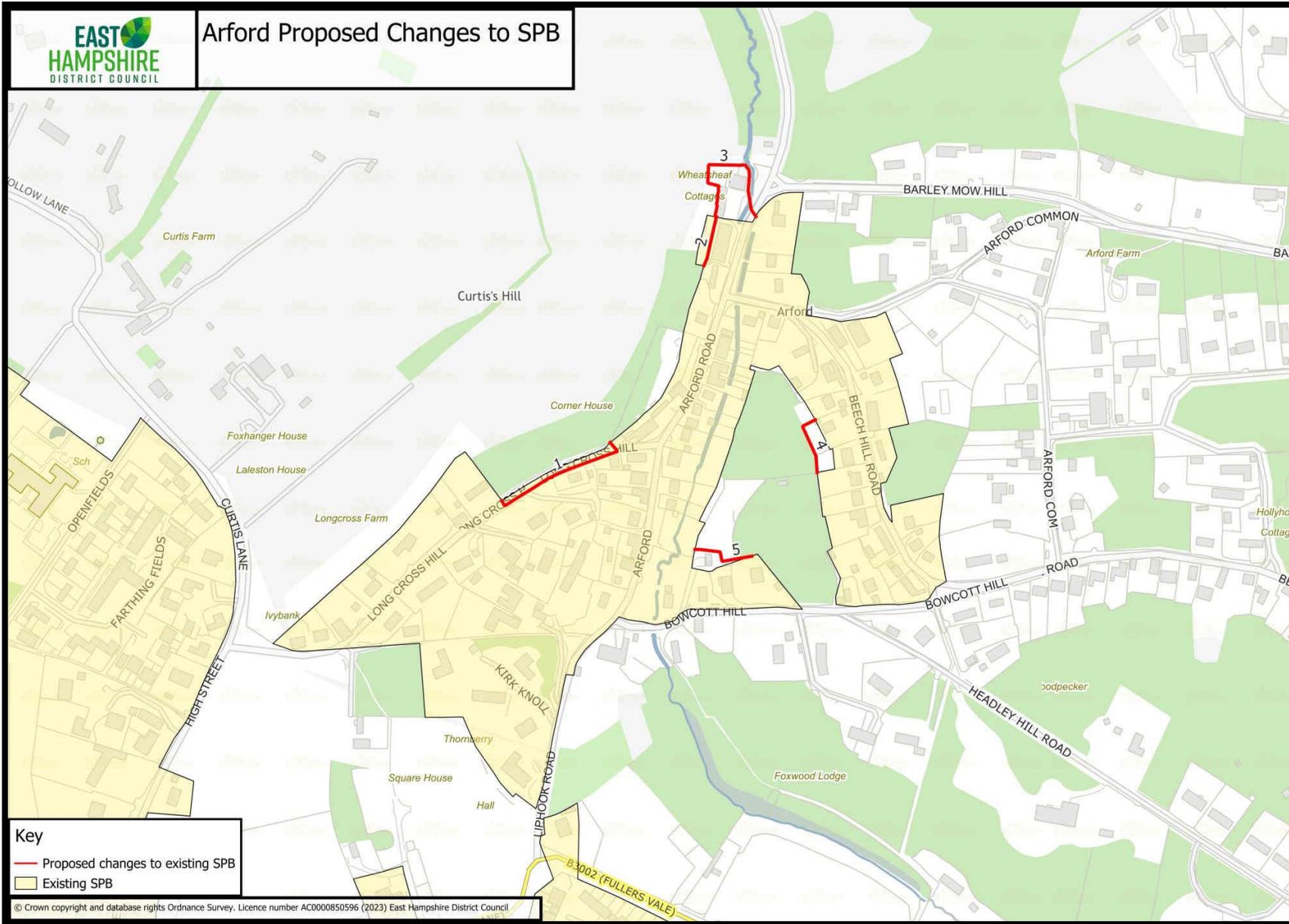
| Key | |
|---|----------------------------------|
|  | Proposed allocated sites |
|  | Proposed changes to existing SPB |
|  | Existing SPB |
|  | South Downs National Park |

© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2023) East Hampshire District Council



| Headley Down | | | | | |
|--------------|--|----------------------|---|---|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land adjacent to The Nursery, Glayshers Hill | 1, 2a, 2b | Property at The Bungalow is physically and visually attached to the existing urban area. | Redraw boundary to include The Bungalow along defined features. | Aerial, Mapping, Site Visit, Application info (20772/003) |
| 2 | Open Space at Pine View | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 3 | Grayshott Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 4 | Open Space rear of Stonehill Road | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 5 | Beech Hill Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 6 | Gardens of High Trees House | 1, 2b | Boundary cuts through the garden of High Trees House. The curtilages of the property is closely related to the character of the built form and have enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 7 | Open Space at Windmill Drive | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |
| 8 | Garden of House in the Wood | 1, 2b | Boundary cuts through the garden of House in the Wood. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 9 | Telephone Exchange | 3h | Public utilities on the edge of a settlement should be excluded. | Redraw boundary to exclude the telephone exchange. | Aerial, Mapping, Site Visit |

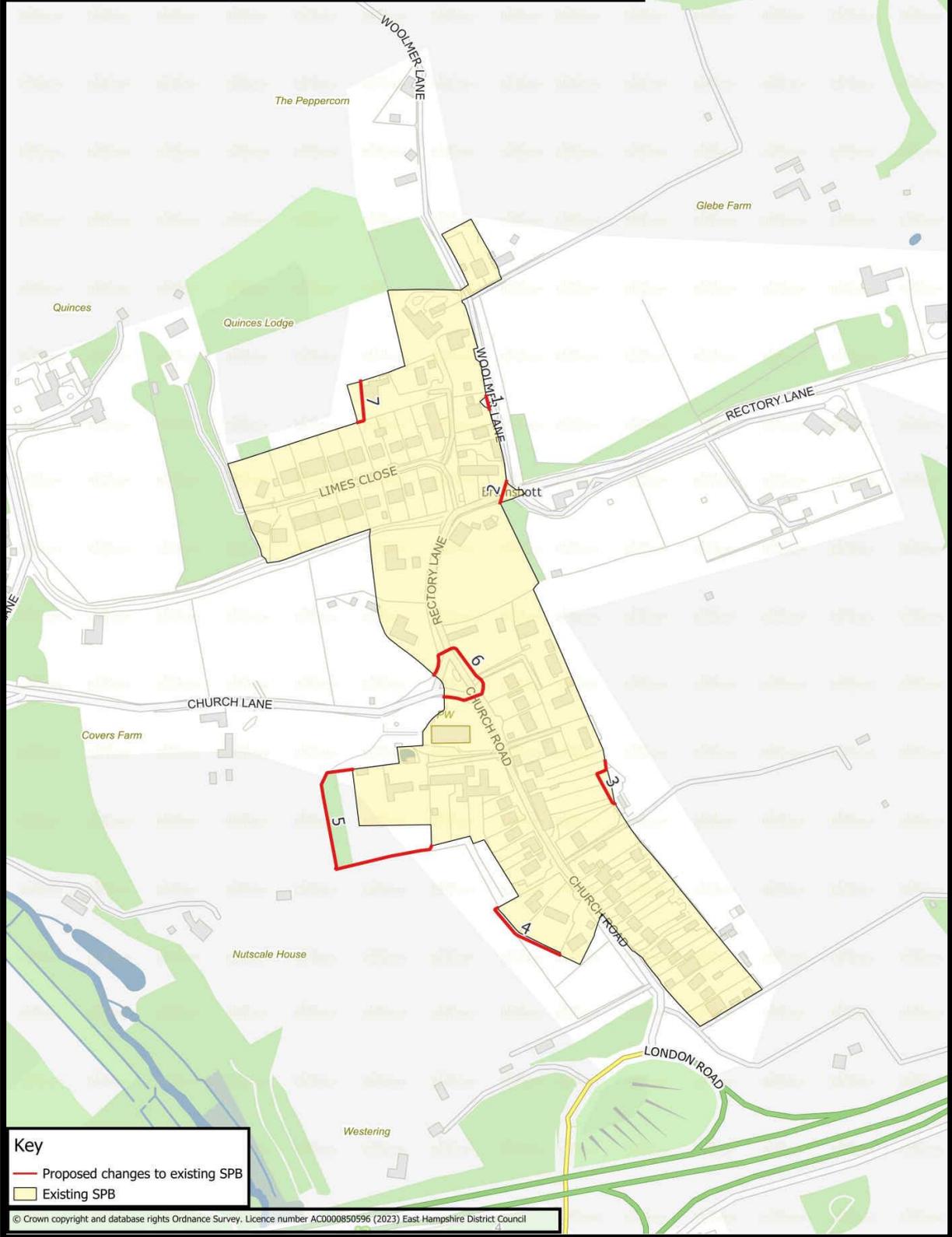
| Arford | | | | | |
|---------|--|----------------------|--|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Long Cross Hill | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 2 | Land rear of 1-7 The Hanger | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping |
| 3 | Wheatsheaf Cottages, Barley Mow Hill | 1, 2a, 2b | Wheatsheaf Cottages are physically and visually attached to the existing urban area. | Redraw boundary to include Wheatsheaf Cottages | Aerial, Mapping, Site Visit |
| 4 | Highview and Rosebank, Beech Hill Road | 1, 2b | Boundary cuts through the gardens of Highview and Rosebank. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 5 | White Cottage, High Bank, Brook Lodge, Bow Cott Hill | 1, 2a, 2b | White Cottage is physically and visually attached to the existing urban area. Boundary cuts through gardens of High Bank and Brook Lodge. | Redraw boundary to include White Cottage, and gardens rear of High Bank and Brook Lodge along a defined feature, where this is not possible it should align with the smallest curtilage. | Aerial, Mapping |



Key
 Proposed changes to existing SPB
 Existing SPB

© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2023) East Hampshire District Council

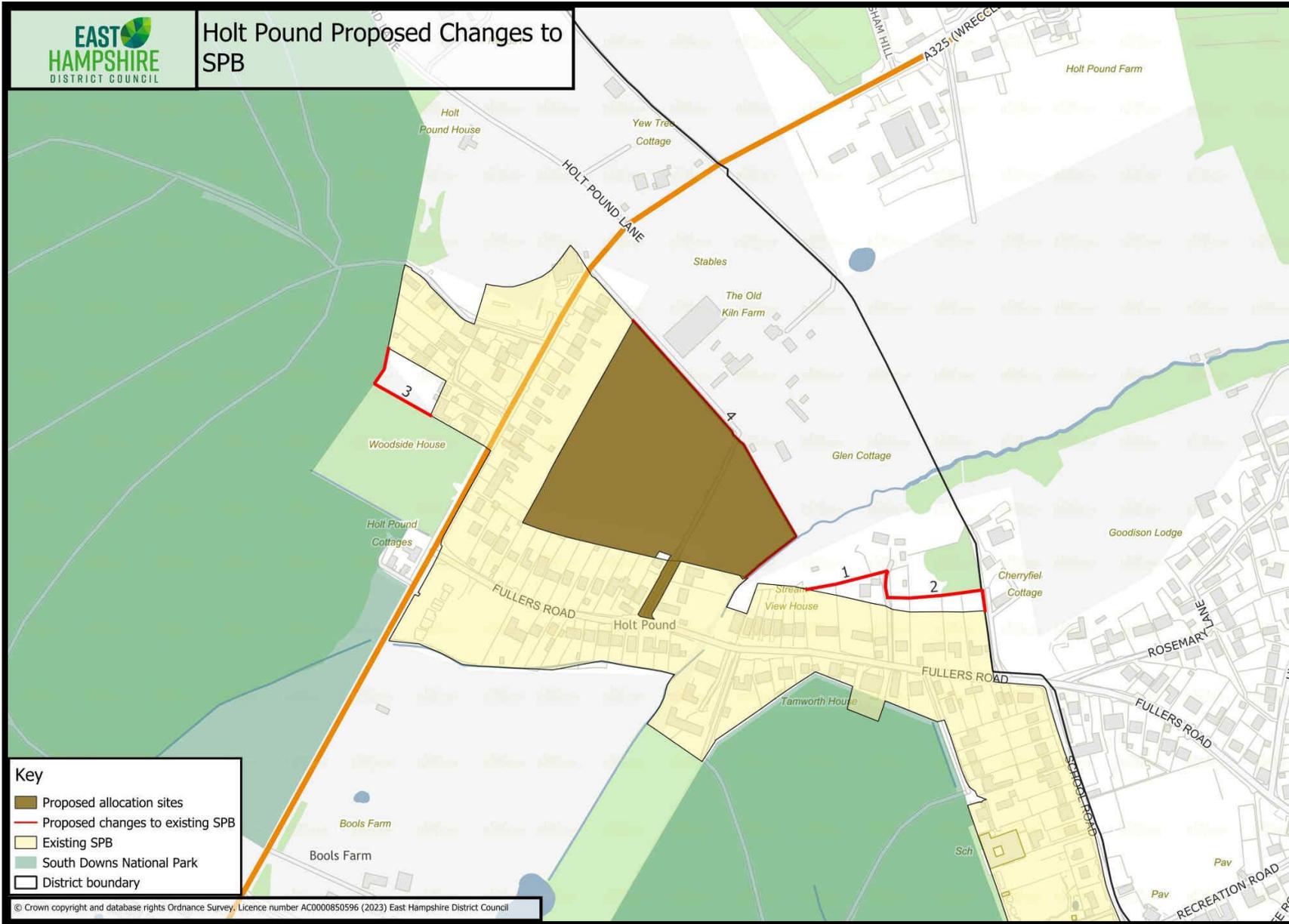
| Bramshott | | | | | |
|-----------|---|----------------------|---|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land at Wakehurst, Woolmer Lane/Limes Close | 1, 2b | Boundary cuts through the garden of Wakehurst. The garden forms part of the curtilage, which is closely related to the character of the built form. | Redraw boundary to include garden along a defined feature. | Aerial, Mapping, Site Visit |
| 2 | Land at Rectory Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 3 | 48 Church Road | 3c | The garden of 48 Church Road relates more to the countryside and therefore the boundary should be defined to align with neighbouring properties. | Redraw boundary to exclude the garden and be closely defined along the rear of the property. | Aerial, Mapping, |
| 4 | Land rear of 43-45 Church Road | 1, 2b | Boundary cuts through gardens of 43-45 Church Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along a defined feature. | Aerial, Mapping |
| 5 | Land at Bramshott Manor | 1, 2b | Boundary cuts through garden of Bramshott Manor. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along a defined feature. | Aerial, Mapping |
| 6 | Junction of Church Lane and Rectory Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 7 | Garden rear of Bell House | 3c | Boundary cuts through garden of Bell House. The curtilage of the property relates more to the countryside and therefore the boundary should be defined around the built form. | Redraw boundary to exclude the garden and be closely defined along the rear of the property. | Aerial, Mapping |



Key
— Proposed changes to existing SPB
Existing SPB

© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2023) East Hampshire District Council

| Holt Pound | | | | | |
|-------------------|---|-----------------------------|--|--|-----------------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Gardens rear of Pin Shan, Cambridge House and Petersfield | 1, 2b | Boundary cuts through gardens of Pin Shan, Cambridge House and Petersfield. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping, Site Visit |
| 2 | Gardens rear of Loxwood, Chanctonbury, Orchard Rise and Danford | 1, 2b | Boundary cuts through gardens of Loxwood, Chanctonbury, Orchard Rise and Danford. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages. | Aerial, Mapping, Site Visit |
| 3 | Gardens rear of Woodbury Down and Oakdene | 1, 2b | Boundary cuts through gardens of Woodbury and Oakdene. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along the boundary of the South Downs National Park. | Aerial, Mapping |
| 4 | Land north of Fullers Road, Rowledge | 2c | Land allocated in the Draft Local Plan for 19 dwellings. | Redraw boundary to include allocated site. | Aerial, Mapping, Draft Local Plan |

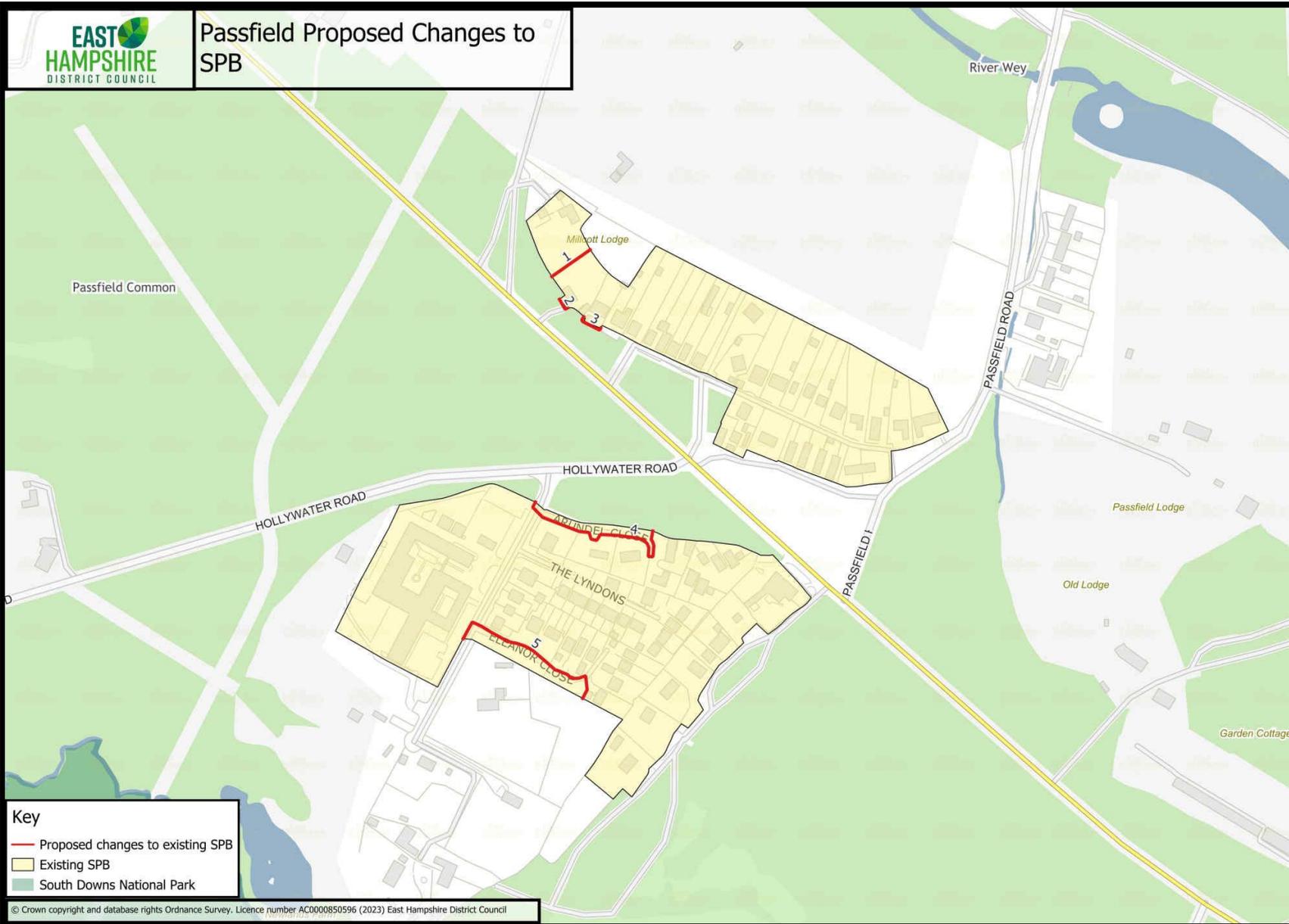


Key

- Proposed allocation sites
- Proposed changes to existing SPB
- Existing SPB
- South Downs National Park
- District boundary

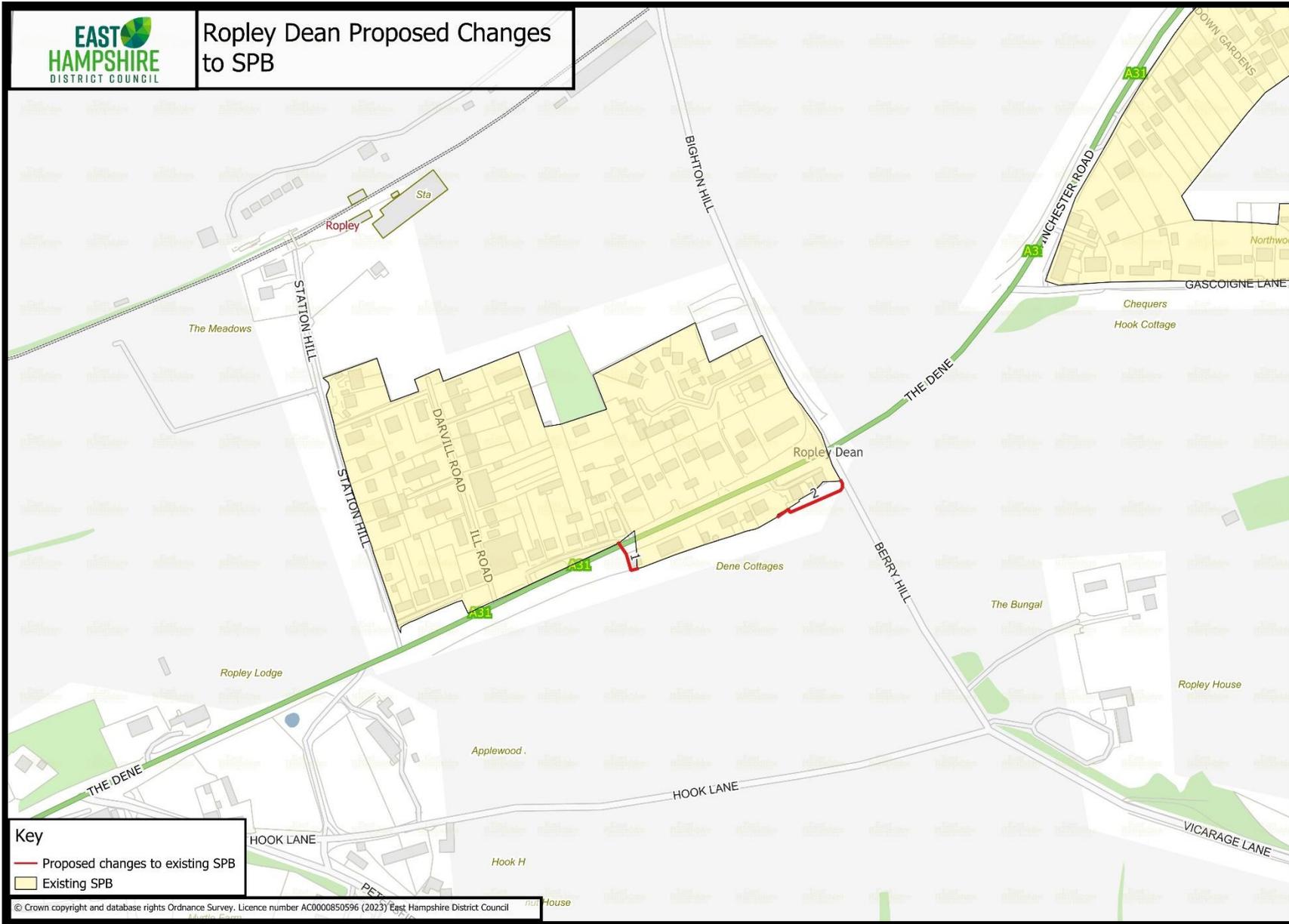
© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2023) East Hampshire District Council

| Passfield Common | | | | | |
|------------------|------------------------|----------------------|--|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Milcott House | 1, 3b | Milcott House is physically and visually detached from the remainder of the settlement. | Redraw the boundary to exclude Milcott House. | Aerial, Mapping, Site Visit |
| 2 | The Mill House | 2b | Boundary cuts through the gardens of The Mill House. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 3 | Oakdene | 2b | Boundary cuts through the garden of Oakdene. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 4 | Arundel Close | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 5 | Eleanor Close | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |



Key
— Proposed changes to existing SPB
Existing SPB
South Downs National Park

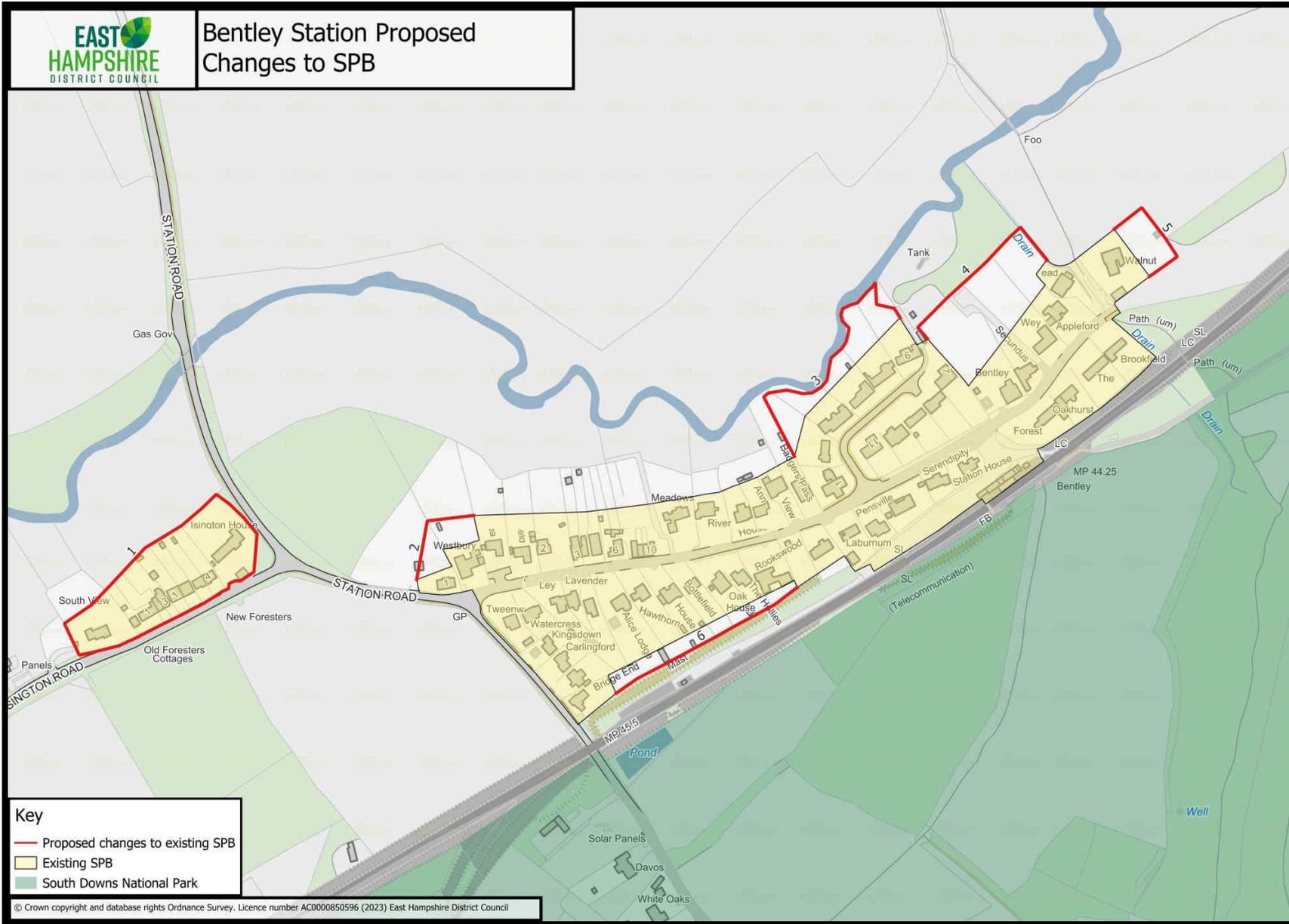
| Ropley Dean | | | | | |
|--------------------|---|-----------------------------|--|---|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | 4 The Dene (A31) | 2b | Boundary cuts through garden of 4 The Dene. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |
| 2 | Land rear of Swallows and Nightingales The Dene (A31) | 2b | Boundary cuts through gardens of properties along The Dene. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping, Site Visit |



Key
 — Proposed changes to existing SPB
 Existing SPB

| Bentley Station | | | | | |
|------------------------|---|-----------------------------|--|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Properties along Isington Road | 3b, 4 | Properties appear to be physically and visually detached from the remainder of the settlement. Does not meet the criteria established within Principle 4. | Remove the boundary from detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary. | Aerial, Mapping, Site Visit |
| 2 | Land at 1 Station Road and Westbury | 3c | Boundary cuts through gardens of the properties along Station Road. The curtilage of the properties are closely related to the character of the countryside and should align with neighbouring properties with defined features. | Redraw boundary to align with Hungry House and Ann Arbor. | Aerial, Mapping, Site Visit |
| 3 | Gardens rear of 1-6 Wey Bank | 1, 2b | Boundary cuts through gardens of the properties along Station Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 4 | Gardens rear of Bentley House - Weymead | 1, 2b | Boundary cuts through gardens of the properties along Station Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |
| 5 | Land at Walnut Tree Cottage | 1, 2b | Boundary cuts through garden of Walnut Tree cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping, Site Visit |
| 6 | Gardens rear of Bridge End - Rookwood | 1, 2b | Boundary cuts through gardens of the properties along Station Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens along defined feature. | Aerial, Mapping |

Bentley Station Proposed Changes to SPB



Key

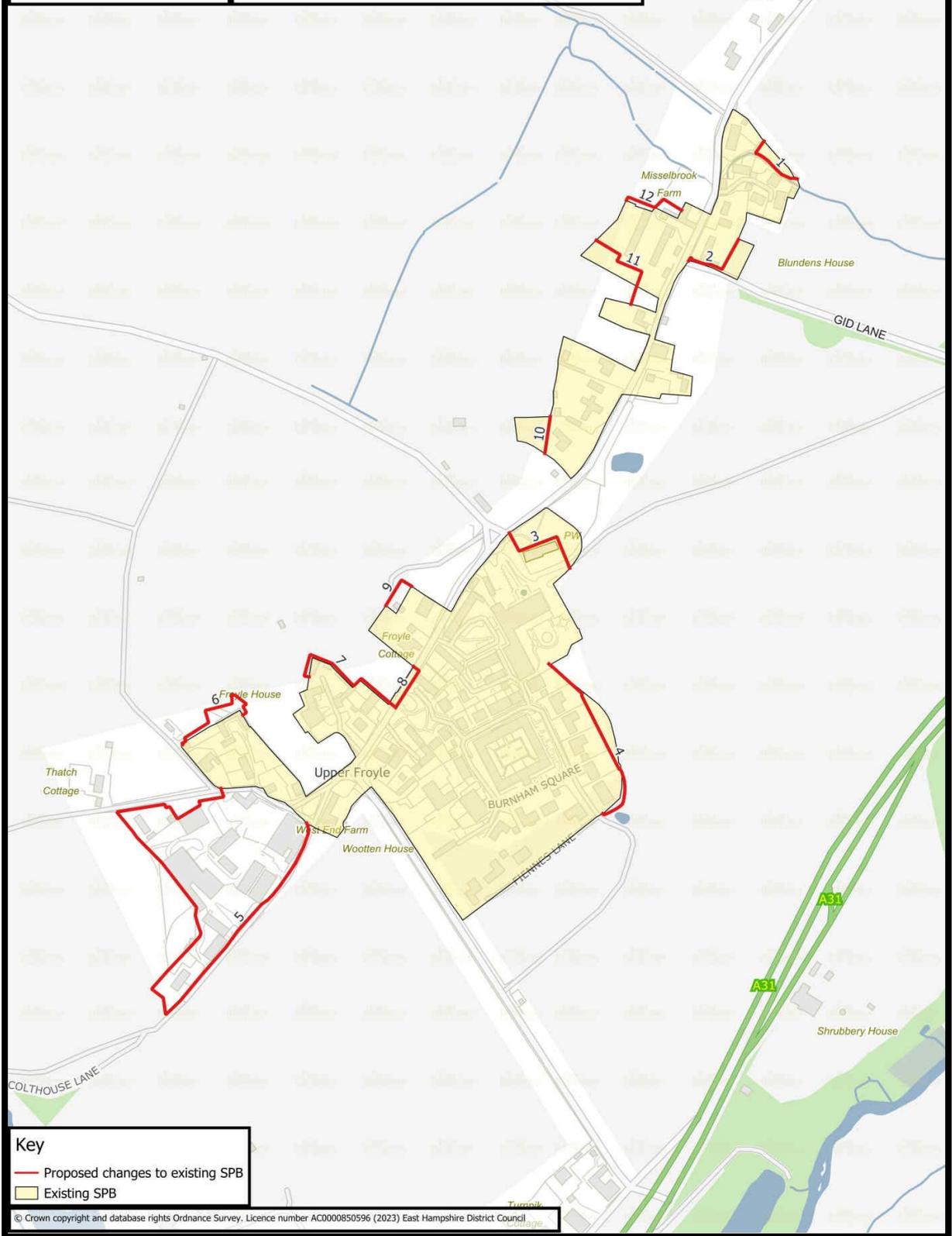
- Proposed changes to existing SPB
- Existing SPB
- South Downs National Park

© Crown copyright and database rights Ordnance Survey. Licence number AC0000850596 (2023) East Hampshire District Council

| Upper Froyle | | | | | |
|--------------|--|----------------------|---|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Land rear of Rye Bridge Cottages | 3c | The large curtilage relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form. | Redraw the boundary to exclude large curtilage and following adjacent properties to the south. | Aerial, Mapping |
| 2 | Land rear of Blundens House | 3c | The large curtilage relates more to the character of the countryside than built form and the boundary should follow the adjacent gardens with defined features. | Redraw the boundary to exclude large curtilage and following adjacent properties to the north. | Aerial, Mapping, Site Visit |
| 3 | St Mary's Church | 3a | The churchyard is considered open space and relates more to the open countryside. | Redraw boundary to exclude churchyard follow boundary of the built form (church). | Aerial, Mapping, Site Visit |
| 4 | Land east of new development at Froyle | 3h | The land to the east does not form part of the new development and is in agricultural use. | Redraw boundary to exclude the land in agricultural use. | Aerial, Mapping, Site Visit, Application Info (20107) |
| 5 | West End Farm | 1, 2a | West End Farm is in employment use and is physically, functionally and visually related to the existing urban area. | Redraw boundary to include West End Farm along a defined feature. | Aerial, Mapping, Site Visit, Application info (22111) |
| 6 | Land rear of The Barracks, Spollycombe Lane | 2b | Boundary currently cuts through gardens of 1-4 The Barracks. The curtilage of the properties are closely related to the character of the built form and have enclosing features. | Redraw boundary to include gardens and built form along a defined feature. | Aerial, Mapping |
| 7 | Land adjacent to Old Court, Keepers Cottage and Colt House | 2b | Boundary currently cuts through both Old Court, Keepers Cottage and Colt House. The properties and their curtilages are closely related to the character of the built form and have enclosing features. | Redraw boundary to include properties along a defined feature. | Aerial, Mapping |

| | | | | | |
|-----------|--|--------|--|---|-----------------------------|
| 8 | Ryebridge Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 9 | Land rear of Froyle Cottage and St Josephs | 3c | The large curtilage relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form. | Redraw the boundary to exclude large curtilage and follow along the built form. | Aerial, Mapping |
| 10 | Land rear of St Pauls House | 3c | The large curtilage relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form. | Redraw the boundary to exclude large curtilage and align with adjacent properties to the north. | Aerial, Mapping |
| 11 | Land at Manderley | 2b, 3c | The boundary currently cuts through the garden of Manderley. The tennis court relates to the current built form, whereas land to the west relates more to the character of the countryside and therefore the boundary should be defined around the built form. | Redraw boundary to include tennis court and exclude large curtilage along defined feature. | Aerial, Mapping |
| 12 | Land at Misselbrook Farm | 2b | Boundary currently cuts through Misslebrook Farm. The properties and their curtilages are closely related to the character of the built form and have enclosing features. | Redraw boundary to include properties along a defined feature. | Aerial, Mapping |

Upper Froyle Proposed Changes to SPB

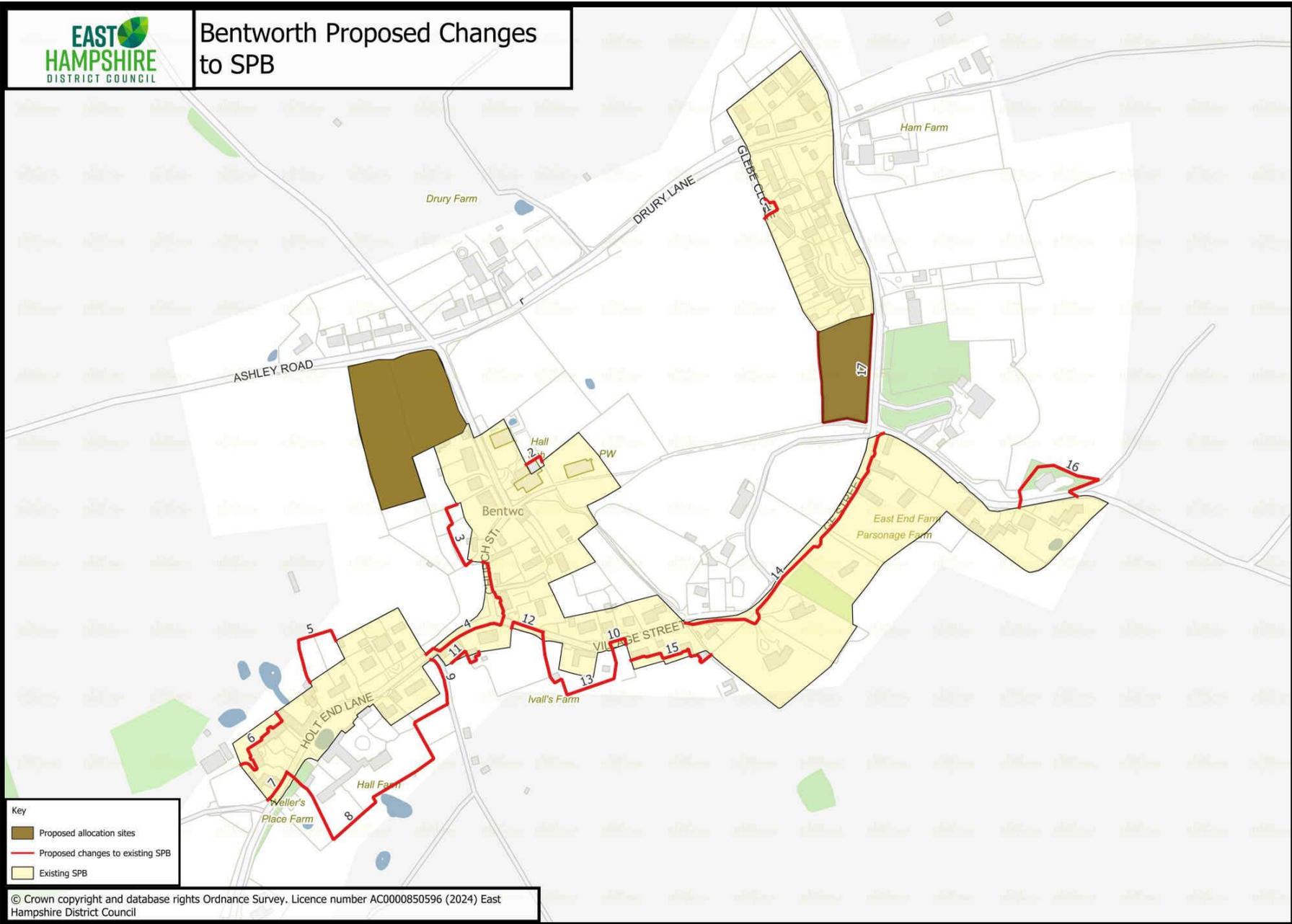


| Bentworth | | | | | |
|------------------|--|-----------------------------|---|--|---|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Glebe Close | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary around the turning point of Glebe Close | Aerial, Mapping, Site Visit |
| 2 | Bentworth School | 1, 2a, 2b | Boundary runs through school which has had an extension (31048/008). Building relates to the character of the built form. | Redraw boundary around the school. | Aerial, Mapping, Application info (31048/008), Site Visit |
| 3 | Rear of St Marys House and Lindsay Cottage | 1, 2b | Boundary cuts through gardens of St. Marys House and Lindsay Cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 4 | Church Street Road | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 5 | Gardens rear of Ivy Cottage and Wardies | 1, 2b | Boundary cuts through gardens of Ivy Cottage and Wardies. The curtilages of the properties closely relate to the character of the built form and have enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping |
| 6 | Land rear of Kings Barn | 3c | Boundary cuts through gardens of Kings Barn. The curtilage of the property relates more to the countryside and therefore the boundary should be defined around the built form. | Redraw boundary to exclude the garden and be closely defined along the rear of the property. | Aerial, Mapping |
| 7 | Holt End Lane | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |

| | | | | | |
|----|--|-----------|--|--|---|
| 8 | Hall Farm, Hall Place and Coach House | 1, 2b, 3c | The properties of Hall Farm, Hall Place and Coach House closely relate to the built form and should be included in the settlement. However, parts of the curtilage of Hall Place relates more to the countryside and therefore the boundary should align with neighbouring properties. | Redraw the boundary to include Hall Farm and Hall Place and exclude the garden of Hall Place and be closely defined along the rear of the property. | Aerial, Mapping, Site Visit |
| 9 | Gardens rear of Coberley and Farm Cottage, Holt End Lane | 1, 2b | The current boundary cuts through the gardens of Coberley and Farm Cottage. The curtilages of the properties are closely related to the character of the built form and have enclosing features. | Redraw the boundary to include gardens of Coberley and Farm Cottage along a defined feature, where this has not been possible boundary drawn to align with smaller curtilages. | Aerial, Mapping |
| 10 | Village Street | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 11 | Land adjacent to Ivalls House | 1, 2b, 3c | Boundary cuts through garden of Ivalls Farm. The garage associated with the property is closely related to the character of the built form and has enclosing features. However, the gardens to the rear of the property relate more to the countryside than the built form. | Redraw boundary to include associated garage along defined feature excluding gardens to the rear. | Aerial, Mapping, Application info (34280/012) |
| 12 | Village Street | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 13 | Land at Ivalls Farm | 1, 2b, 3c | Boundary cuts through garden of Ivalls Farm. The garage associated with the property is closely related to the character of the built form and has enclosing features. However, the gardens to the rear of the property relate more to the countryside than the built form. | Redraw boundary to include associated garage along defined feature excluding gardens to the rear. | Aerial, Mapping, Application info (36712/008) |
| 14 | Village Street | 1 | Where boundaries run along road they should be drawn along the edge closest to settlement. | Redraw the boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 15 | Gardens rear of Russell House and Hill House | 3c | The large curtilages of Russell House and Hill House relate more to the character of the countryside than built form and therefore the boundary should be defined around the built form. | Redraw boundary to exclude the garden and be closely defined along the rear of the property. | Aerial, Mapping |

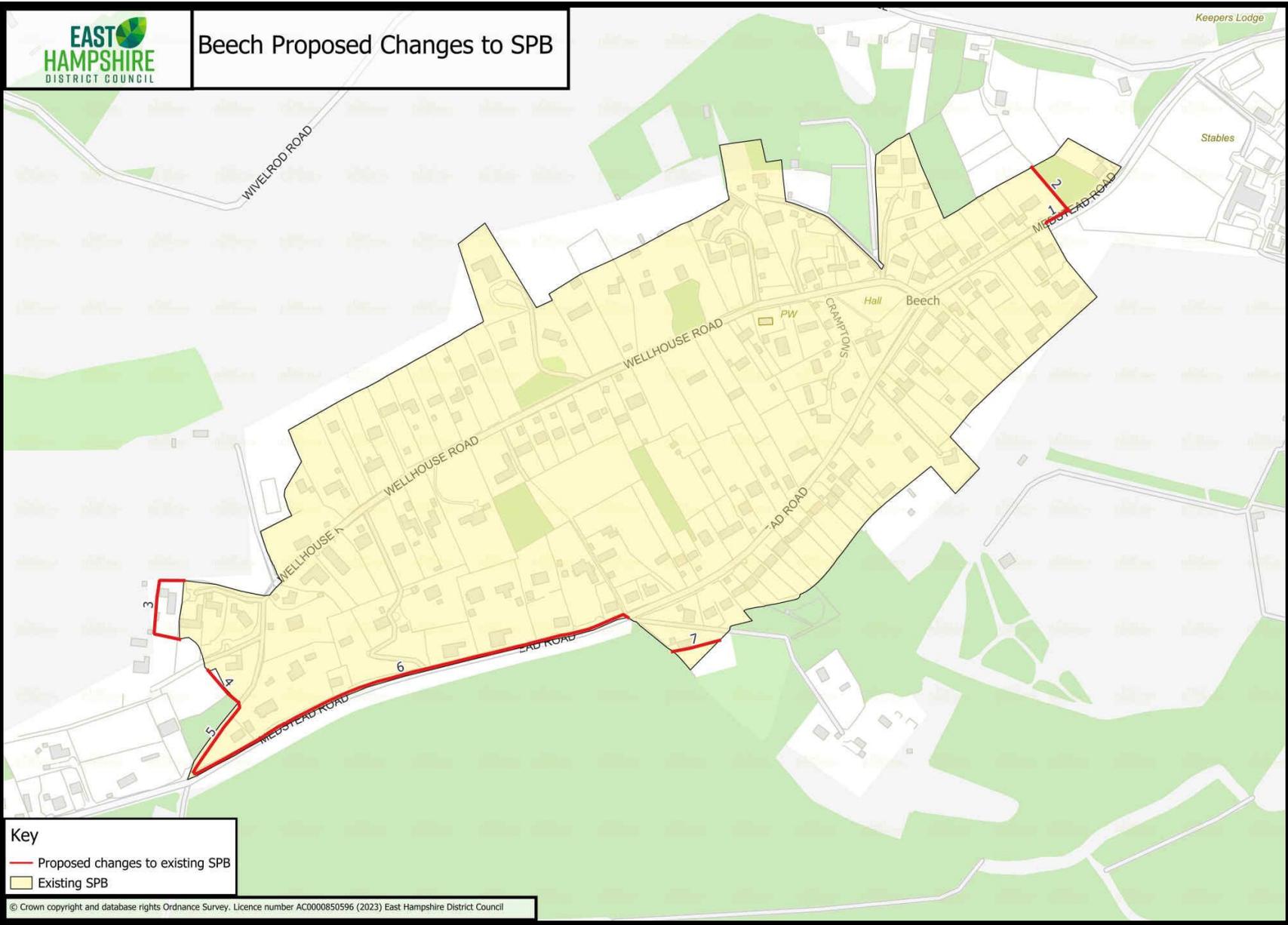
| | | | | | |
|-----------|---|-------|---|---|--------------------------------|
| 16 | The Sun Inn, Well Lane | 1, 2b | Boundary excludes The Sun Inn Public House. The property is physically, functionally and visually related to the existing urban area. | Redraw boundary to include The Sun Inn Public House along defined features. | Aerial, Mapping |
| 17 | Top Field land adj to Glebe Field | 2c | Land allocated for 5 Dwellings | Redraw boundary to include allocated site. | Aerial, Mapping, Local Plan |

Bentworth Proposed Changes to SPB



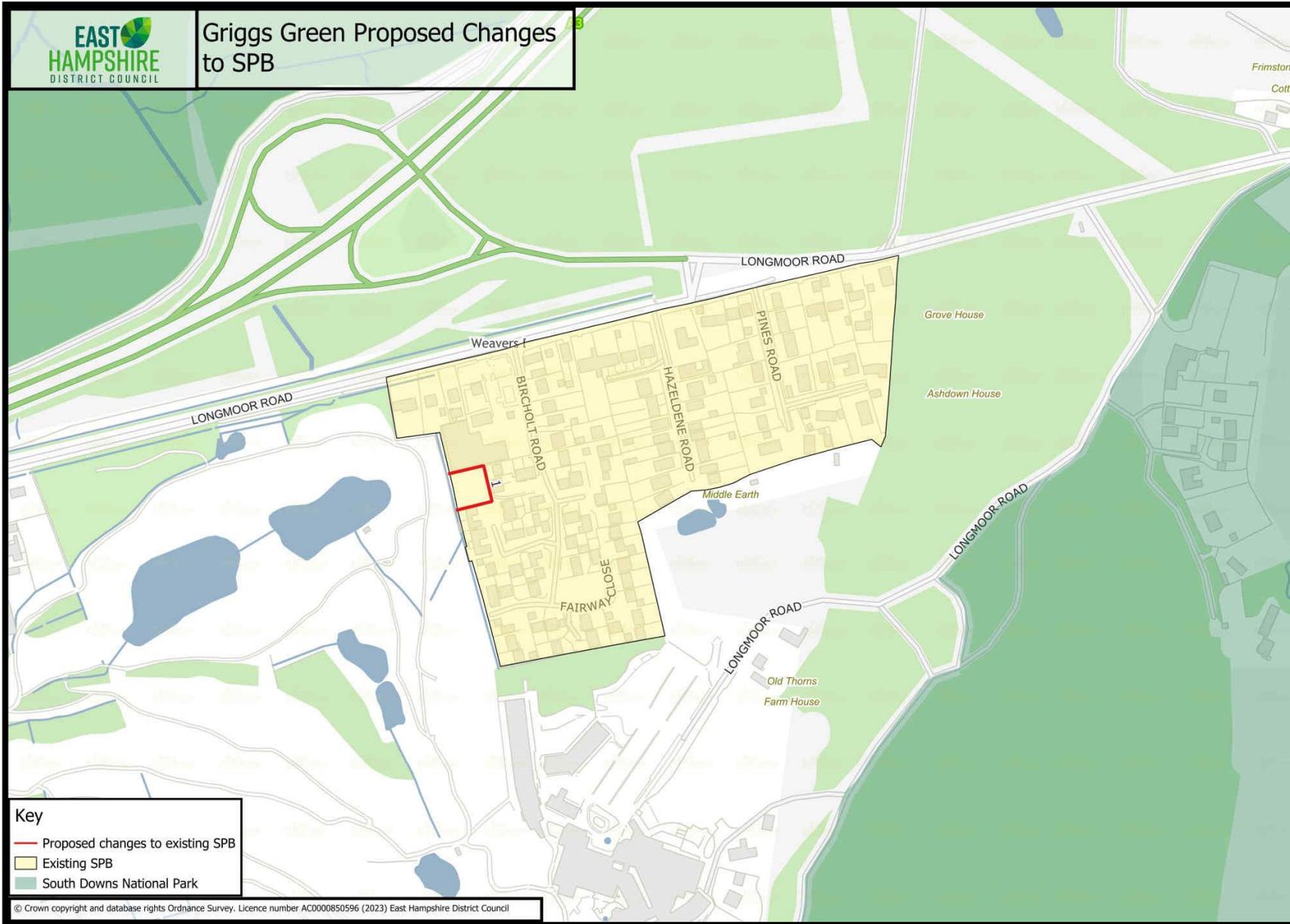
| Beech | | | | | |
|---------|--|----------------------|--|--|-----------------------------|
| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
| 1 | Medstead Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 2 | Land adjacent to 24 Medstead Road | 3b, 4 | 20 Medstead Road is physically and visually detached from the remainder of the settlement. A large proportion of the land is covered by an area Tree Preservation Order. | Redraw boundary to exclude 20 Medstead Road and woodland. | Aerial, Mapping, Site Visit |
| 3 | 90 Wellhouse Road | 1, 2a | New property on Wellhouse Road is physically and visually attached to the existing urban area. | Redraw boundary to include property along defined feature. | Aerial, Mapping, Site Visit |
| 4 | 96 Wellhouse Road | 1, 2b | Boundary cuts through garden of 96 Wellhouse Road. The curtilage of the property is closely related to the character of the built form and has enclosing features. | Redraw boundary to include garden along defined feature. | Aerial, Mapping, Site Visit |
| 5 | Corner of Medstead Road and Wellhouse Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 6 | Medstead Road | 1 | Where boundaries run along road they should be drawn along the edge closest to the settlement. | Redraw boundary along the opposite side of the road. | Aerial, Mapping, Site Visit |
| 7 | 95 Medstead Road | 3c | Boundary cuts through garden of 95 Medstead Road. The land to the south relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form. | Redraw the boundary to exclude land to the south. | Aerial, Mapping |

Beech Proposed Changes to SPB

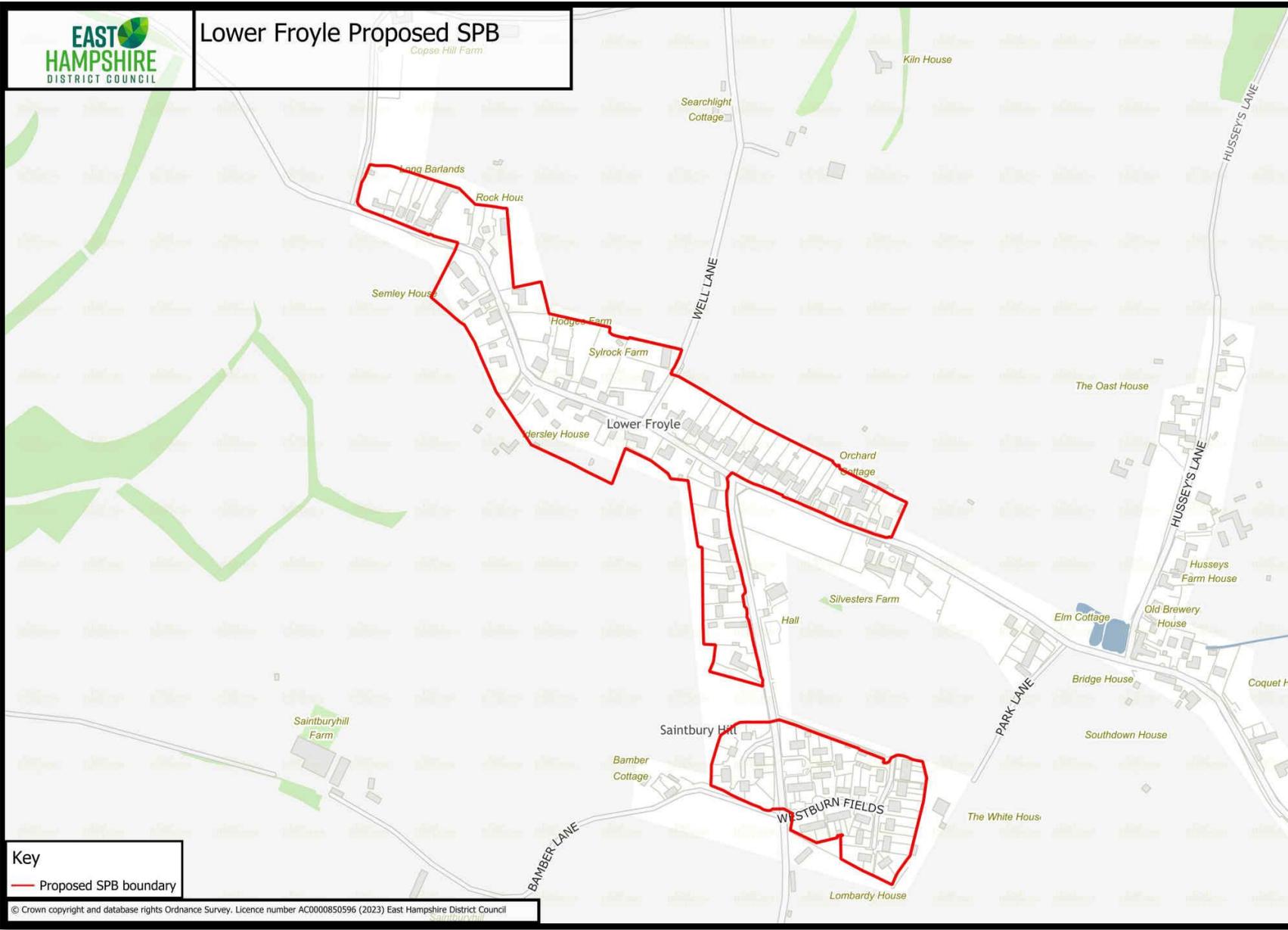


Griggs Green

| Map Ref | Location / Description | Criteria / Principle | Consideration / Recommendation | Action | Evidence |
|---------|---------------------------|----------------------|---|---|-----------------------------|
| 1 | Longmoor Drive open space | 3a | Areas of open space on edge of settlement should be excluded from the settlement boundary | Redraw the boundary to exclude area of open space | Aerial, Mapping, Site Visit |

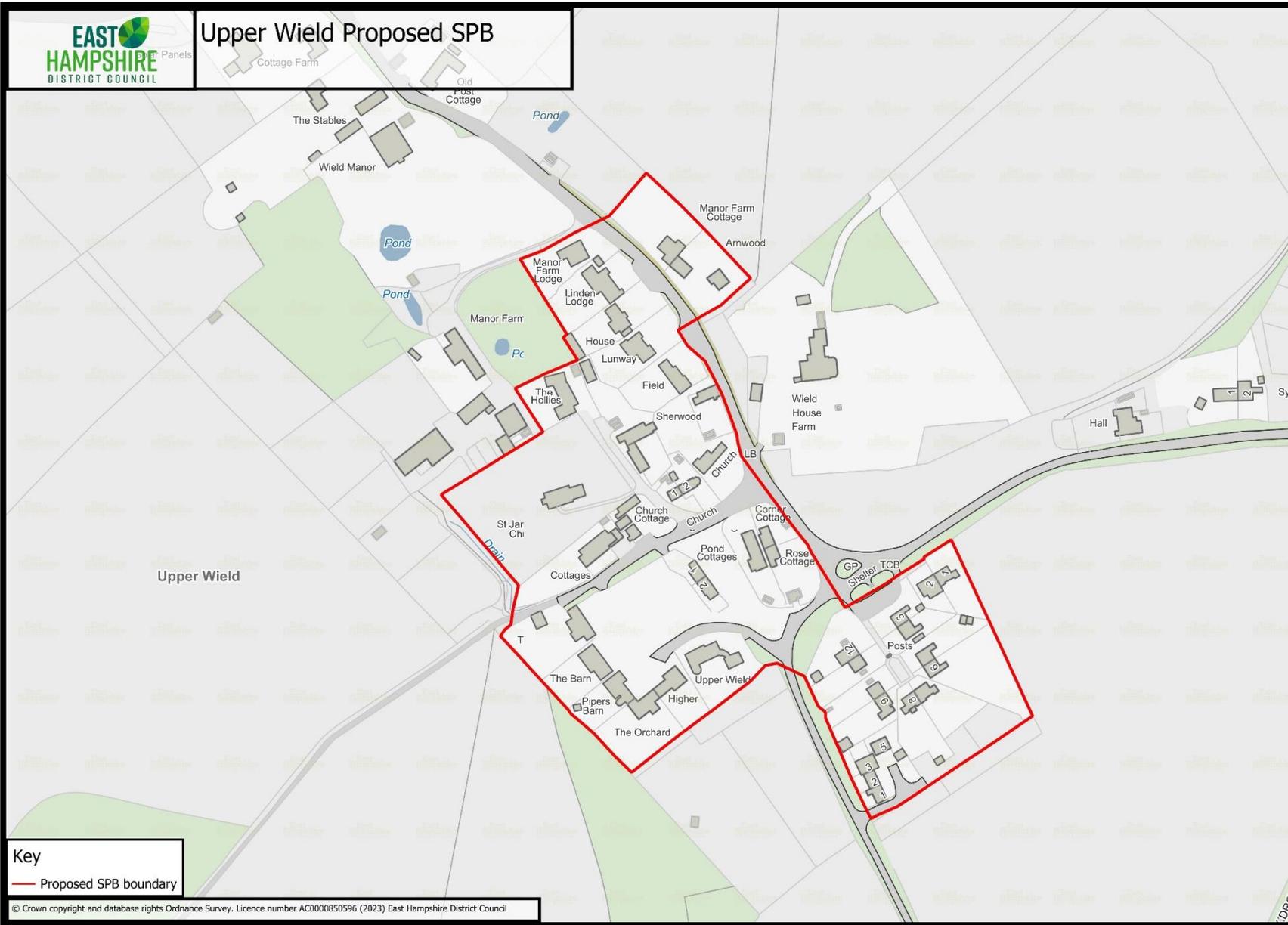


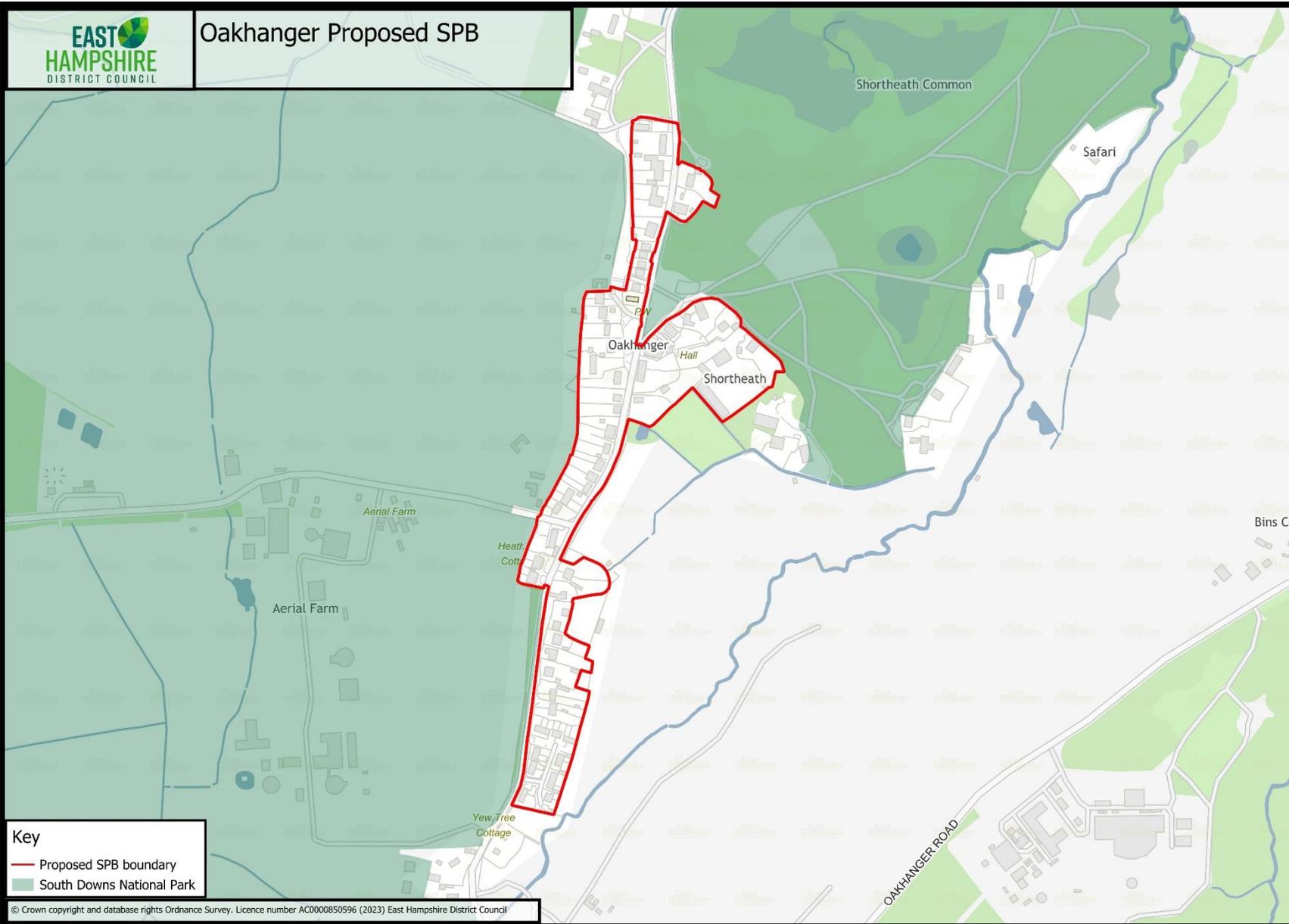
- Key**
- Proposed changes to existing SPB
 - Existing SPB
 - South Downs National Park



Key
— Proposed SPB boundary

Upper Wield Proposed SPB





Key
— Proposed SPB boundary
— South Downs National Park

