

OUR
**LOCAL
PLAN**
2021-2040

REGULATION 18
JANUARY 2024



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2021-2040

REGULATION 18

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ACKNOWLEDGEMENTS

OUR LOCAL PLAN 2021-2040 REGULATION 18



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FOREWORD

The Local Plan is East Hampshire District Council's key planning policy document for areas of the district outside of the South Downs National Park.

It sets planning rules for development which cover housing, business, infrastructure, health, community facilities and the environment.

For me, it is one of the most important pieces of work we do as a council and has a direct impact on everyone who lives and works in the district.

While it is undoubtedly a technical and complicated process to complete, we cannot do it without the input of the public. This plan is the product of multiple, extensive consultations with the public.

It is drawn together from the comments of our residents, the aspirations of the council, the years of painstaking and meticulous evidence gathered by our planning officers and the Government's guidance and directives.

While it is wide-ranging, covering a variety of important aims, there are three main priorities we want the plan to achieve.

We want this Local Plan to deliver the homes the district needs to grow sustainably; we want it to support the health and wellbeing of our residents and we want it to make a significant contribution to the fight against climate change.

What do we mean by sustainable growth? This Local Plan must find land to meet the need for new homes. Housing is an important part of any thriving region, but it must be housing that is affordable, that is of the right size, type and tenure, and is in the right location.

Alongside that, we must ensure our district's economic growth by making land available for businesses of the right type and in the right places.

The Local plan will help look after our residents by enabling community facilities that promote healthy lifestyles.

It will encourage walking, cycling or the use of public transport – better for you and for the environment – while recognising the importance of private vehicles, especially in rural areas. It will help people enjoy open spaces like parks and allotments and provide the sporting and leisure facilities a modern community needs to live active, healthy and fulfilled lives.

Finally, perhaps most importantly, the Local Plan will help us mitigate the effects of climate change.

By providing better quality, greener developments, using new, carbon-reducing techniques we can limit our carbon emissions and prioritise being net-zero.

Being conscious of site sensitivities and locations

will enable us to protect and improve the quality of our built environments and our valued landscapes, and allow us to focus on conserving and enhancing our wildlife habitats to improve local biodiversity.

I am very proud of this Local Plan, and the hard work that has gone into making it, and I believe it will be the blueprint to guide the sustainable and prosperous growth of East Hampshire over the next two decades providing a secure business base with excellent communications, and a front door for everyone.

“ WE WANT THIS LOCAL PLAN TO DELIVER THE HOMES THE DISTRICT NEEDS TO GROW SUSTAINABLY; WE WANT IT TO SUPPORT THE HEALTH AND WELLBEING OF OUR RESIDENTS... ”



**COUNCILLOR
ANGELA GLASS**
Portfolio Holder,
Regulation and
Enforcement

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PART A

PLANNING FOR THE FUTURE OF EAST HAMPSHIRE

▶ **01** INTRODUCTION
AND BACKGROUND

02 VISION AND
OBJECTIVES

03 MANAGING FUTURE
DEVELOPMENT

OUR
**LOCAL
PLAN**
2021-2040

01

**INTRODUCTION
AND BACKGROUND**



01: INTRODUCTION AND BACKGROUND

- 1.1 We are preparing a new Local Plan for our area. It will cover the period 2021-2040, although it will be reviewed every five years to make sure it remains fit for purpose.



▲ THE LOCAL PLAN EXPLAINED

- 1.2 It's important we have an up to date Local Plan to make sure planning decisions are informed by latest evidence and needs, and that we are planning for the future of everyone in our communities. There is also now a legal requirement for Local Plans to be reviewed every five years.
- 1.3 The Local Plan needs to respond to key issues such as responding to the climate emergency and making sure new housing meets our needs, particularly that of an ageing population. We also need to support our local economy and look after our precious environment.
- 1.4 This consultation seeks your views on the draft Local Plan 2021-2040. This is your opportunity to shape this important document. This is a Regulation 18 stage consultation in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012.



FIGURE 1.1: WHAT IS THE LOCAL PLAN

Local Plans are at the heart of the planning system.

The Local Plan is our key planning document, setting out the development aspirations for our area up to 2040.

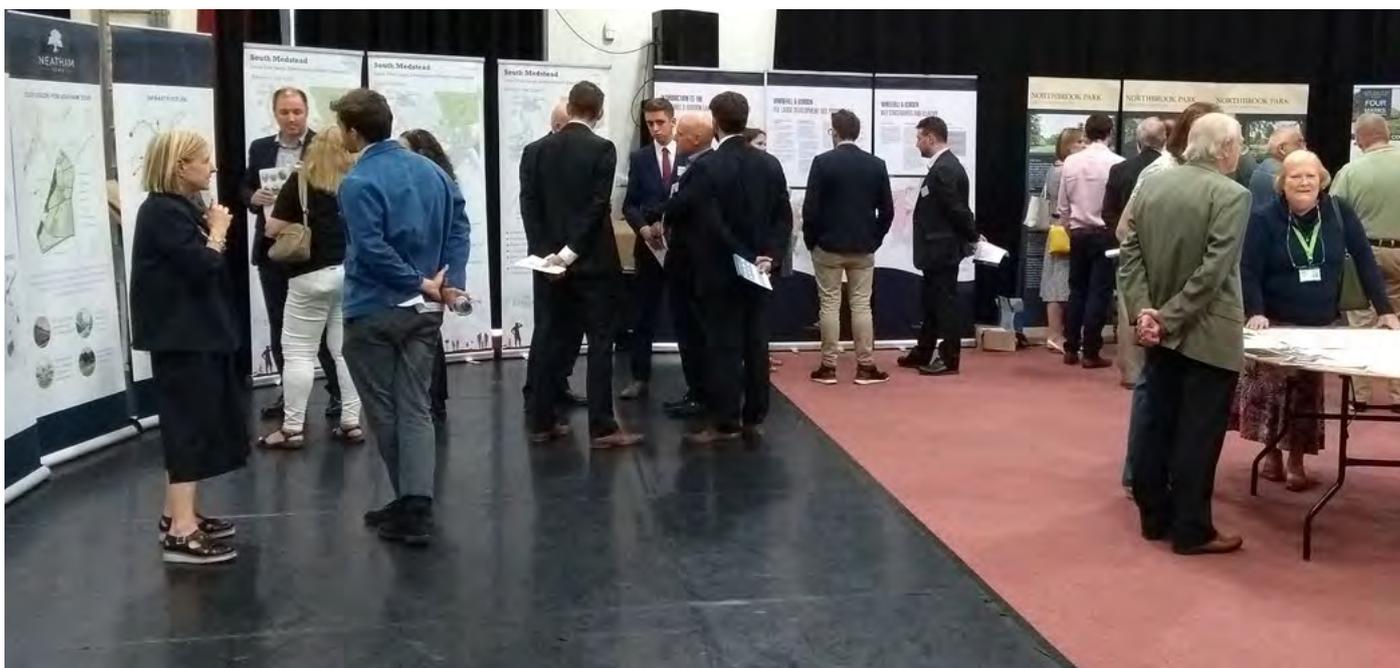


▲ NATIONAL PLANNING POLICIES

1.5 We would like the Plan to reflect the aspirations and choices of the local community. However, the Plan must comply with specific requirements set out in national planning policy and legislation. It must:

- reflect national planning policies set out in the National Planning Policy Framework and associated National Planning Practice Guidance;
- contribute to the achievement of sustainable development and be supported by an Integrated Impact Assessment incorporating Sustainability Appraisal and Strategic Environment Assessment;
- aim to meet full housing and infrastructure requirements;
- have regard to the other strategies of the Local Planning Authority and its partners;
- demonstrate joint working on cross-boundary issues;
- take into account evidence of environmental constraints on development and the need to conserve the built and natural heritage; and
- be deliverable within the Plan period taking account of identified constraints, infrastructure requirements and viability considerations.





WHAT IS THE PURPOSE OF THIS CONSULTATION?

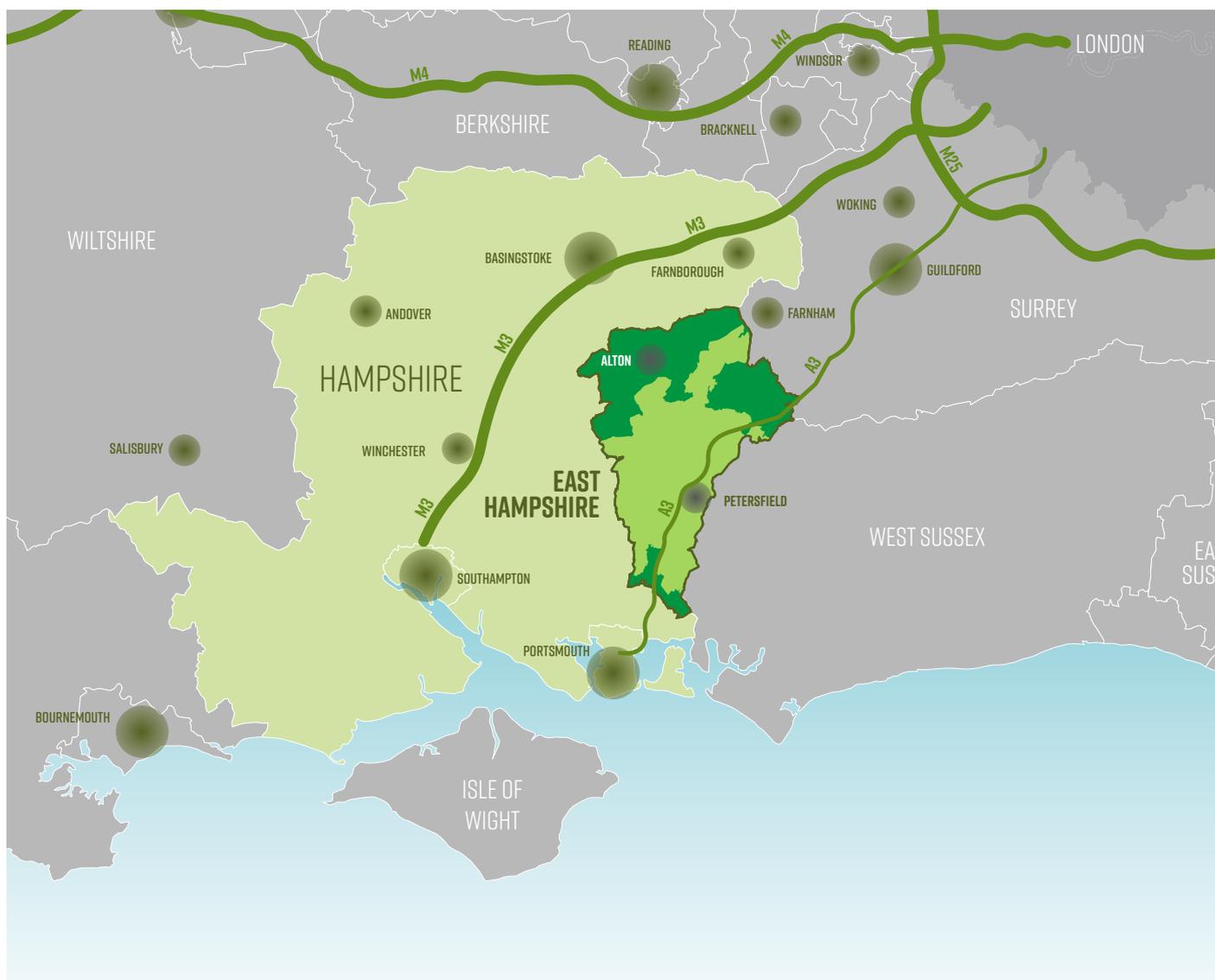
- 1.6 We are seeking comments and information that will help us to further develop the strategy, site allocations and policies in the Local Plan. The Local Plan is progressing, and a lot of work has been done, but we still need to collect evidence in relation to these draft policies and proposed site allocations to help us move forwards to the next stage. We welcome your comments on all parts of the Local Plan.



GEOGRAPHY: EAST HAMPSHIRE

- 1.7** The district of East Hampshire covers approximately 514km² of the eastern part of the county of Hampshire. There are roughly 120,000 people living in the district, part of which benefits from being in the South Downs National Park. The district is home to more than 6,000 businesses (most of which are small businesses) and is mostly rural with the largest towns being Petersfield (in the South Downs National Park) and Alton.
- 1.8** The A3 running through the district provides good access to Guildford and on to London, and to the south to Portsmouth. There are also good connections to Winchester and Farnham via the A31.

FIGURE 1.2: REGIONAL MAP



KEY

-  East Hampshire District Boundary
-  East Hampshire Local Planning Area
-  Hampshire
-  Motorways
-  A Roads



NORTH

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There are roughly 120,000 people living in the district, part of which benefits from being in the South Downs National Park.





OUR PLANNING AREA

1.9 The beautiful countryside and landscape of East Hampshire are characterised by the South Downs National Park, which covers the central area of the district.

1.10 However, the South Downs National Park is its own planning authority area, and as such prepares its own Local Plan. The South Downs National Park adopted its own Local plan in 2019. We do not plan for the South Downs National Park, which means we do not plan for Petersfield and its surrounds. The areas we plan for in this Local Plan are shown in Fig 1.3, and include Alton, Whitehill & Bordon, Liphook and Horndean.

1.11 These are three distinct areas, separated by the South Downs National Park. In this draft Local Plan, we refer to them as the North, the North-East and the South.

The areas we plan for in this Local Plan are the North, the North-East and the South.



FIGURE I.3: OUR PLANNING AREA



KEY

- East Hampshire District Boundary
- East Hampshire Local Planning Area
- South Downs National Park
- Built up areas
- Rail
- Rail Stations
- A3
- A31
- Other A Roads

NORTH

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Your Voice Matters

THE LOCAL PLAN TIMESCALES

- 1.12 The previous consultations and evidence gathering has got us to this stage of consulting on a draft Local Plan. There will be one further consultation on the Local Plan that we propose to submit to the Government for examination.
- 1.13 As part of that process there is an independent examination of the plan, a published report, and if found 'sound', adoption of the Local Plan by the Council. At that point, the Local Plan carries 'full weight' and is fully used for planning decisions in our area. We expect this to be in 2025.



"Get involved"

This draft Local Plan is available for public consultation for a period of 6 weeks between 22 January - 4 March 2024.

Understand the challenges

Share information about your local area

Influence where and how development takes place

Present your ideas

See how your local area might change in the future

Your voice matters.



FIGURE 14: THE LOCAL PLAN PROCESS AND TIMESCALES



WE WANT TO HEAR YOUR FEEDBACK.

Your thoughts and feedback can be submitted through our online portal:
easthants.gov.uk/lp-consultation

22 January 2024 – 4 March 2024

PLEASE RESPOND USING OUR ONLINE PORTAL: **[EASTHANTS.GOV.UK/LP-CONSULTATION](https://easthants.gov.uk/lp-consultation)**

You can also respond by email:
localplan@easthants.gov.uk
or by writing to:

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

The comments received during this consultation cannot be treated as confidential so please do not include any personal information within your comments. Responses will be published on the Council's website. Please note that personal information provided will be processed in line with our Service Privacy Notice.

The details of where consultation material can be viewed and consultation events is available at easthants.gov.uk/lp-consultation.

If responding by email or in writing, please identify which section, policy or site you are responding to.



If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01730 234102.

02

**VISION AND
OBJECTIVES**

OUR
**LOCAL
PLAN**
2021-2040

02: VISION AND OBJECTIVES

VISION

2.1 The Local Plan sets out a vision to provide clarity on the type of place East Hampshire is anticipated to be, and what it will seek to achieve from development.



2.2 The vision is ambitious, but achievable. To support this vision, strategic objectives prioritise outcomes and provide a reference point that ground and justify policies in the Local Plan.

2.3 East Hampshire has much to offer residents and businesses with its rural location, beautiful countryside, good accessibility to other places and its diverse towns and villages.

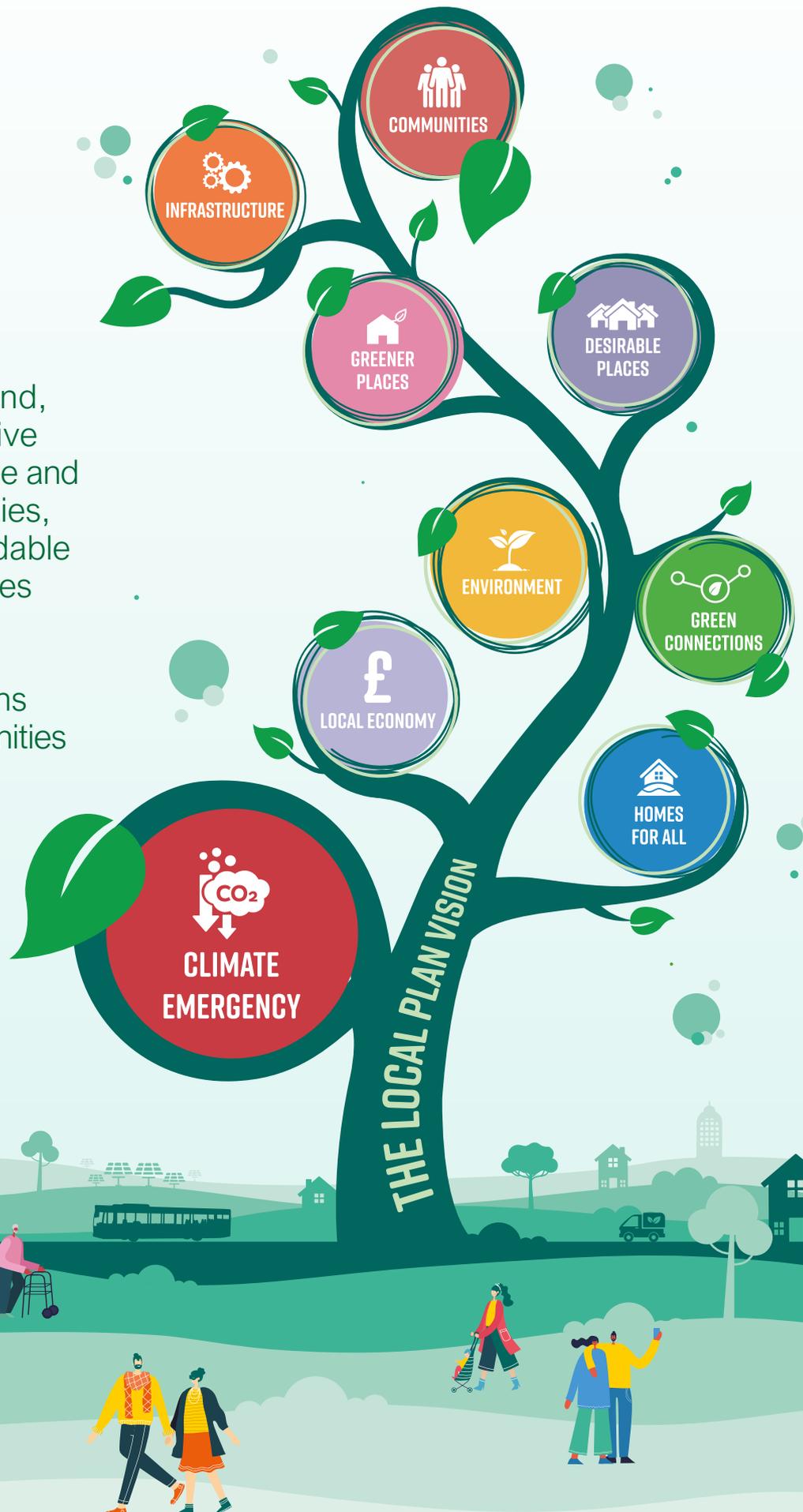
Our residents will live in healthy, accessible and inclusive communities with green and welcoming places to live, work and play.



OUR LOCAL PLAN

2021-2040

2.4 **THE VISION IS:**
By 2040 and beyond, our residents will live in healthy, accessible and inclusive communities, where quality affordable homes, local facilities and employment opportunities in sustainable locations provide our communities with green and welcoming places to live, work and play and respond positively to the climate emergency.



OBJECTIVES

OBJECTIVE A:

PROVIDING SUSTAINABLE LEVELS OF GROWTH THROUGH THE LOCAL PLAN

A1

Provide a sustainable level of housing growth to meet future housing needs and to provide homes for all, helping to deal with the issues of affordability and an ageing population.

The Local Plan will:

- a) identify and maintain a supply of land to meet the requirements for market housing and housing that is affordable, ensuring this is of the right size, type and tenure, and is in the right location; and
- b) make provision for gypsies, travellers and travelling showpeople accommodation to meet needs.

A2

Provide a sustainable level of economic growth to ensure that local people of all ages can access employment.

The Local Plan will:

- a) identify and maintain a flexible and varied supply of land and buildings for business that is the right type and in the right location, including the rural areas;

A3

Ensure our defined town and village centres provide a range of retail and associated activities to maintain and improve their vitality and viability.



OBJECTIVE B:

PROVIDING BETTER QUALITY, GREENER DEVELOPMENT IN THE RIGHT LOCATIONS

The Local Plan will:

B1

Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings.

B2

Protect, conserve and enhance wildlife habitats to achieve an overall increase in local biodiversity.

B3

Ensure that new development prioritises the achievement of net-zero carbon emissions, whilst being resilient to the impacts of climate change and delivering the ten characteristics of well-designed places.

B4

Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing.

B5

Ensure the responsible use of land and natural resources, including through the adoption of a whole life-cycle approach to development that will reduce carbon emissions.



OBJECTIVE C:

PRIORITISING THE HEALTH AND WELL-BEING OF COMMUNITIES
IN DELIVERING WHAT'S NEEDED TO SUPPORT NEW DEVELOPMENT.

The Local Plan will:

C1

Enable and encourage timely delivery of services and infrastructure to support strong communities.

C2

Enable infrastructure (including community facilities) to keep pace with technology and improve and adapt to meet current and future needs.

C3

Maintain and enhance the built and natural environments to support habitats and their connectivity, help the public to access and enjoy open spaces and green infrastructure.

C4

Ensure sport and recreation opportunities are available in the right location to meet current and future needs.



03



MANAGING FUTURE DEVELOPMENT

OUR
**LOCAL
PLAN**
2021-2040

03: MANAGING FUTURE DEVELOPMENT

3.1 This chapter sets out the Local Plan's spatial strategy and how the Local Planning Authority will manage future development.



BACKGROUND

3.2 A spatial strategy sets out the level and type of development that is considered appropriate for different places. At its heart is a commitment to responding to the climate emergency and to deliver sustainable placemaking, contributing towards the achievement of sustainable development. The scale and location of growth proposed has been informed by careful consideration of the evidence and the balancing of the social, economic and environmental positive and negative effects which could arise from growth and development across the Local Plan Area up to 2040.

3.3 The distribution of development and consideration of the right type and location of development is fundamental to delivering sustainable growth. The policies in this section align with those in the Housing and Economy sections helping to ensure that sufficient homes, of the right types, are built in the right places in order to address the housing and economic needs identified by local evidence.

LOCAL PLAN OBJECTIVES

OBJECTIVE A:

PROVIDING SUSTAINABLE LEVELS OF GROWTH THROUGH THE LOCAL PLAN

A1

Provide a sustainable level of housing growth to meet future housing needs and to provide homes for all, helping to deal with the issues of affordability and an ageing population.
The Local Plan will:

- a) identify and maintain a supply of land to meet the requirements for market housing and housing that is affordable, ensuring this is of the right size, type and tenure, and is in the right location; and
- b) make provision for gypsies, travellers and travelling showpeople accommodation to meet needs.

A2

Provide a sustainable level of economic growth to ensure that local people of all ages can access employment.
The Local Plan will:

- a) identify and maintain a flexible and varied supply of land and buildings for business that is the right type and in the right location, including the rural areas;

A3

Ensure our defined town and village centres provide a range of retail and associated activities to maintain and improve their vitality and viability.





HOUSING

- 3.4** Significantly boosting the supply of homes is a key government objective. To achieve this, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with planning permission is developed without unnecessary delay.
- 3.5** The National Planning Policy Framework (NPPF) expects strategic policy-making authorities to follow a standard method for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The formula behind the standard method is set out within Planning Policy Guidance (PPG)¹, and identifies a minimum annual housing need figure, which relies on publicly available and robust data. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should be taken into account in establishing the amount of housing to be planned for.
- 3.6** As required by the NPPF, the Local Planning Authority has carried out a robust and objective assessment of its housing needs. Based on the current outputs of the standard method (2023), a minimum of 10,982 homes should be provided across East Hampshire district (including the South Downs National Park) during the plan period (2021-2040). This is equivalent to 578 homes per annum. However, the PPG² allows for strategic-making authorities that do not align with local authority boundaries, such as National Parks, to identify a housing need figure using a method determined locally.
- 3.7** When looking at a disaggregated approach to the standard method between the two local planning authorities the housing need within the Local Plan Area is 464 homes per annum. This results in a local housing need of 8,816 homes over the plan period. It will be for the South Downs National Park Authority (SDNPA) to work through its own process to calculate local housing needs for its area.
- 3.8** The total unmet needs of neighbouring authorities are currently unknown, however, considering the landscape sensitivity associated with the National Park, there is potential for some unmet housing needs from within the South Downs National Park area.

¹PPG (Paragraph: 004 Reference ID: 2a-004-20201216)

²PPG (Paragraph: 014 Reference ID: 2a-014-20190220)



3.9 In order to estimate these unmet needs for this Local Plan, a pragmatic approach has been taken based on past delivery and historic agreements with the SDNPA. Based on the delivery of 100 homes per annum within the part of East Hampshire that falls within the National Park, it is estimated that there would be a residual requirement (potential unmet need) of 14 homes per annum (266 homes over the plan period).

3.10 As detailed in the Partnership for South Hampshire (PfSH) Spatial Position Statement (December 2023) there is an unmet need across the sub-region of approximately 12,000 homes to 2036. It is acknowledged that in the short to medium term that the Local Planning Authority should be able to meet NPPF 2023 standard-method based housing needs. The Spatial Position Statement acknowledges that in the longer term, Broad Areas of Search for Growth will need to be considered in local plans, including the contribution they can make to ongoing unmet housing need in the sub-region. None of these Areas of Search are identified in the Local Plan Area.

3.11 For the purposes of this Local Plan, no assumptions are made on the unmet needs of other neighbouring local planning authorities (with the exception of the SDNPA), but any homes surplus to the identified requirements could be attributed to any future identified unmet need, particularly in the South Hampshire sub-region.

3.12 Based on the above, the minimum number of homes required in the Local Plan Area between 2021 and 2040 is **9,082 homes**. This is equivalent to **478 homes per annum**.





GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION

- 3.13** Local planning authorities are required to assess the housing needs of Gypsies, Travellers and Travelling Showpeople in the same way that they are required to assess the needs for new homes for people who live in “bricks and mortar” homes.
- 3.14** The need is identified through the East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (July 2020). There is an identified need for 66 Gypsy and Traveller pitches, as well as 47 Travelling Showpeople plots up to 2036. Only those households that fall within the current planning definition are formally assessed as part of the GTAA process. However, there is no identified need for households that do not meet the planning definition.



EMPLOYMENT

- 3.15 Building a strong and competitive economy is a government objective and as part of plan-making, we are required to positively and proactively encourage sustainable economic growth, including supporting the rural economy.
- 3.16 The Local Planning Authority has carried out a robust and objective assessment of its employment needs which is detailed in the Housing and Economic Development Assessment (2022). This assessment takes account of economic and job growth forecasts over the Local Plan period, but also local intelligence on demand for additional employment floorspace, with a particular emphasis to improve productivity and job density.
- 3.17 Within the Local Plan Area there are limited amounts of vacant employment floorspace, in addition the majority of businesses are small to medium enterprises (SMEs) and therefore it is important that floorspace is provided to support the establishment and growth of these businesses, through the provision of follow-on space.
- 3.18 To ensure there is sufficient employment land in the Local Plan Area, the HEDNA advises making provision for around 28.2 ha of land. This is broadly consistent with current commitment and allocations. The draft Local Plan however, includes some additional allocations to maintain a supply of deliverable sites.

Building a strong and competitive economy is a government objective.

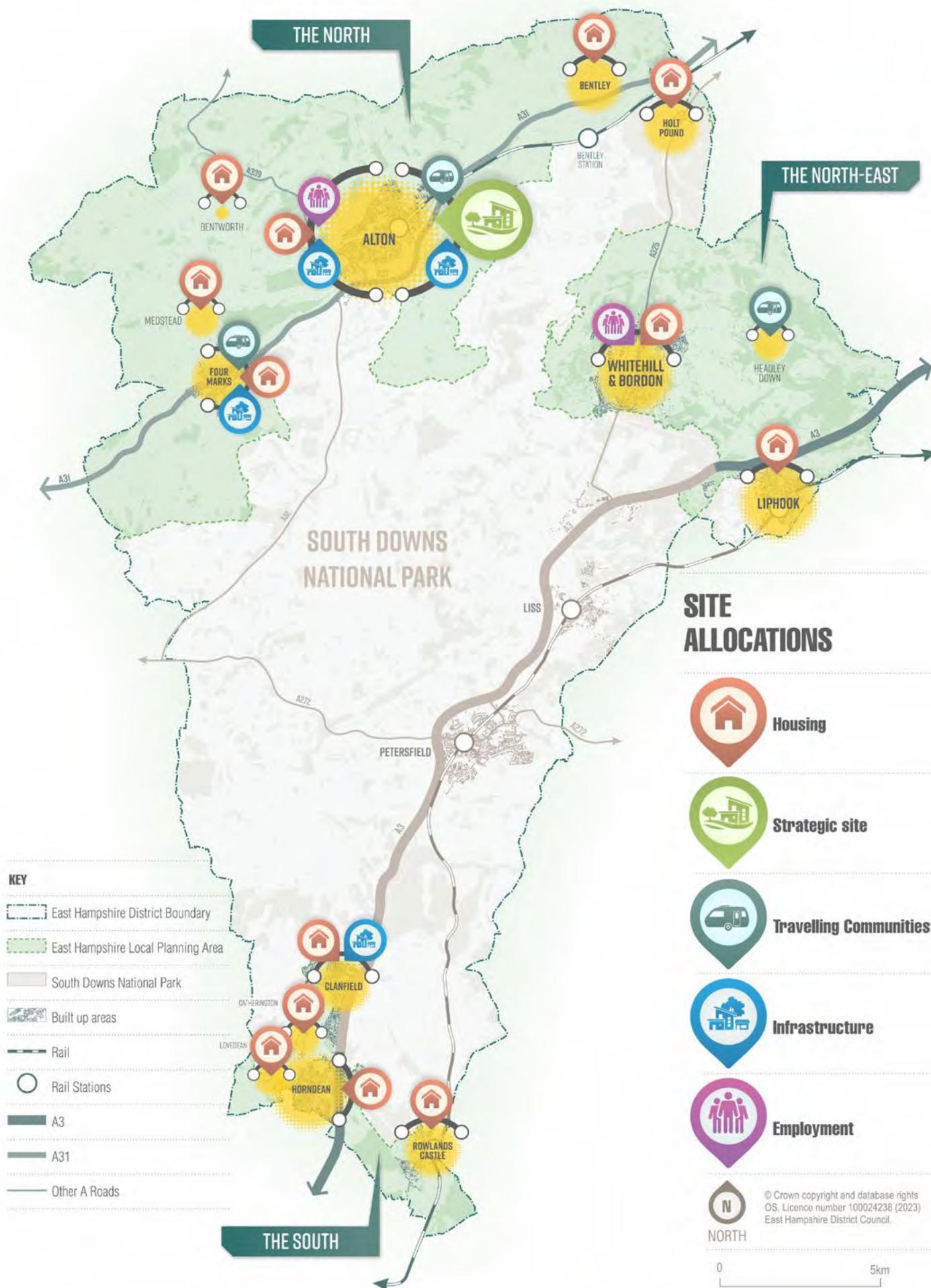




RETAIL

- 3.19** National Policy states that local planning authorities should assess the quantitative and qualitative needs for land or floorspace for retail and leisure development over the next 10 years as a minimum. When planning for growth in their town and local centres, local planning authorities should allocate a range of suitable sites to meet the scale and type of retail development needed. It is important that the needs for retail and other main town centre uses are met in full and not compromised by limited site availability.
- 3.20** Food store retail provision is reasonable in Alton, Whitehill & Bordon, Liphook and Horndean. There are large food stores (over 1,000 sq.m net) suitable for main and bulk food shopping. The other centres provide small food stores suitable for basket and top up shopping.
- 3.21** The updated Retail Study (July 2023) whilst acknowledging the need for an additional 3,400 sq.m gross of convenience/comparison floorspace over the plan period, concluded that this could be accommodated through the re-occupation of vacant floorspace in defined centres and the delivery of the new town centre at Bordon.
- 3.22** It is also acknowledged that Petersfield in the National Park, Waterlooville to the south and Farnham to the east, as well as centres further afield, such as Basingstoke, Portsmouth and Winchester are shopping destinations for both convenience and comparison goods often frequented by residents of East Hampshire.

FIGURE 3.1: KEY DIAGRAM



▲ POLICY S1: SPATIAL STRATEGY

WHY WE NEED THIS POLICY

- 3.23** The purpose of this policy is to set out the distribution of development (Spatial Strategy) and provide the framework to deliver the growth that is necessary to meet the Local Plan Area's existing and future needs for all types of development.
- 3.24** The approach reflects the function of, and relationships between settlements, growth requirements, together with the constraints and opportunities to contribute towards sustainable growth.

POLICY S1

SPATIAL STRATEGY

- S1.1** Over the plan period (2021-2040), the Local Plan will make provision for the delivery of at least 9,082 new homes, equivalent to 478 homes per annum.
- S1.2** Employment Needs (office, light industrial, industrial and warehousing) will be met through the intensification of existing strategic employment zones and local employment sites, as well as the delivery of additional employment floorspace that is compatible with residential use in existing centres. All Retail needs will be met within existing centres.
- S1.3** Provision will be made for 2 permanent pitches for Gypsies and Travellers, as well as 12 permanent plots for Travelling Showpeople within the Local Plan Area over the plan period. The Local Planning Authority will seek to make provision for additional pitches and plots for Gypsies, Travellers and Travelling Showpeople by permitting suitable sites.
- S1.4** To help achieve sustainable growth the Local Planning Authority will ensure development is distributed in accordance with the spatial strategy shown on the Key Diagram, in line with the settlement hierarchy (Policy S2), with a greater proportion of development in the larger and more sustainable settlements (as identified in Chapter 12).



IMPLEMENTING THE POLICY

Housing

- 3.25** The minimum number of homes required (outside of the SDNP) is 9,082 dwellings between 2021 and 2040. As of 31 March 2023, part of this minimum requirement was already made up of 940 net completions and 3,965 existing planning permissions. Based on the windfall allowance analysis, there is also expected to be an additional 1,320 dwellings throughout the duration of the plan period that have not specifically been identified in the Local Plan. This results in a total of 6,225 dwellings. Additional sites that represent unimplemented allocations in either the JCS (2014) or the Housing and Employment Allocations Plans (2016), will be included within the new site proposals identified in Chapter 12.
- 3.26** Once these existing sources of supply are taken into account, there is a requirement to find a further minimum 2,857 new homes to meet local housing needs. The Local Planning Authority's Housing Strategy (Policy H1) and the associated site proposals (Chapter 12) set out in more detail how local housing needs will be met.

Employment

- 3.27** There is demand for additional employment floorspace in the area to meet the needs of existing businesses and to cater for new businesses. To ensure that a range of employment sites and premises are available the objective is to safeguard existing strategic and locally important employment sites and encourage the implementation of both extant planning permissions and the employment allocations contained within this plan.
- 3.28** Neighbourhood plan groups are encouraged to consider allocating employment land where there is an identified local need.

Retail

- 3.29** In accordance with the NPPF, the Local Plan defines a hierarchy of centres (see Policy E5) and ensures new main town uses are focused within these centres to maintain vitality and viability. Development of main town centre uses in the defined centres should be of a scale that is commensurate with the settlement role and function and does not unbalance the town centre hierarchy.
- 3.30** In terms of retail, the objective of the development strategy for the Local Plan Area is to maintain the Local Plan Area's shopping role and market share within the sub-region, in the face of increasing competition. The economic projections assume that new development will retain the Local Plan Area's share of comparison expenditure in the study area and will help to maintain this share in the future.
- 3.31** The existing stock of premises will have a role to play in accommodating any projected retail growth. The Retail and Main Town Centre Uses Study (2018 and 2023 update) assumes that existing retail floorspace can, on average, increase its turnover to sales floorspace densities. In addition to the growth in sales densities, vacant shops could help to accommodate future growth. Vacant premises should help to accommodate growth, given their town/district centre location and the sequential preference for future investment. Along with the new town centre at Whitehill & Bordon, Alton and Liphook also have several development opportunities, which offer potential to accommodate residual growth if required.

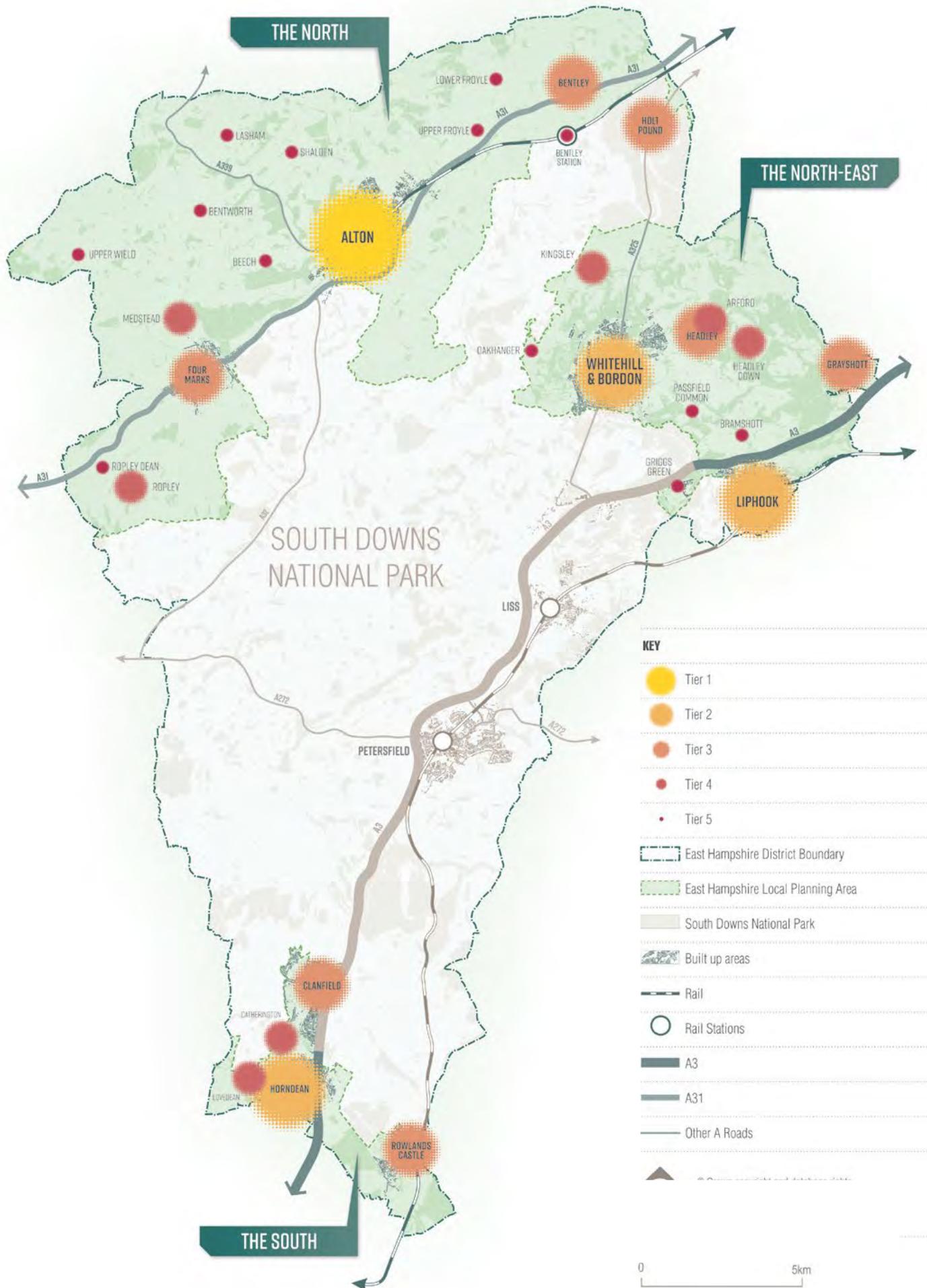
▲ POLICY S2: SETTLEMENT HIERARCHY

WHY WE NEED THIS POLICY

- 3.32** Development in the Local Plan Area will be required to comply with the spatial strategy set out in Policy S1 and proposed sites identified in Chapter 12. The scale of development proposals will be expected to be relative to the existing or proposed level of facilities and services in the settlement, together with their accessibility. A settlement hierarchy can be used to ensure that the scale of development reflects these expectations throughout the Local Plan Area.
- 3.33** Policy S2 provides a revised and updated settlement hierarchy that has been informed by a re-assessment of the existing hierarchy used for the Joint Core Strategy (2014). The policy will ensure that new development continues to be directed to the more sustainable settlements and is appropriate for the settlement in question. The settlement hierarchy takes account of the potential for accessing key services and facilities by walking and cycling, as established by the Local Planning Authority's Accessibility Study 2023.



FIGURE 3.2: SETTLEMENT HIERARCHY



POLICY S2

SETTLEMENT HIERARCHY

S2.1 The settlement hierarchy sets out a framework for the Local Planning Authority to achieve its vision for the Local Plan Area, meet the scale of development required and enhance the quality of the built, natural, historic, social and cultural environments, while sustaining the vitality of communities.

S2.2 The development requirements for all settlements will be delivered through existing commitments, site allocations (identified in Chapter 12) and through windfall development in accordance with other policies in this Local Plan. The broad distribution of development in the Local Plan Area will be shaped by the role and function of places, based on the following hierarchy of settlements (and identified on the Key Diagram):

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

S2.3 All settlements identified above have a Settlement Policy Boundary (SPB) as identified on the Policies Map. There is a presumption in favour of sustainable development within the SPB, which will be reviewed through the preparation of development plan documents and/or neighbourhood plans, reflecting the following general approach:

- Respecting the setting, form and character of the settlement;
- Avoiding actual or perceived coalescence of settlements; and
- Ensuring good accessibility to local services and facilities.

S2.4 Development outside the settlements listed above is considered countryside and will be restricted to that which is appropriate in a rural area as set out in Policy NBE1.

IMPLEMENTING THE POLICY

- 3.34** The settlement hierarchy categorises the Local Plan Area's settlements according to their different roles, and groups them accordingly. At the top of the hierarchy are the larger towns and areas that fulfil the most functions, and which are the most sustainable. The smaller settlements with fewer functions are towards the bottom of the hierarchy. A settlement hierarchy is a useful tool for informing the distribution of new development across the plan area, taking into account the role of each settlement. It has been used in making decisions on which sites to propose for new development within this Local Plan.
- 3.35** The NPPF encourages housing delivery where it will enhance or maintain the vitality of communities. The Local Plan focuses and encourages development in locations where people can access services and facilities and where there is a choice of transport modes (including walking, cycling and public transport) recognising that in some of the more rural parts of the Local Plan Area, opportunities for sustainable transport may be more limited but that some development may, nevertheless, help to sustain communities. Policy DES1 makes clear that expectations for accessing services and facilities by walking and cycling modes are greatest for settlements in Tiers 1 and 2 of the hierarchy.
- 3.36** Each tier within the settlement hierarchy will contribute towards future growth in the Local Plan Area, with the largest levels of growth expected in higher order settlements (Tier 1 & 2) due to their greater access to public transport, services and amenities.
- 3.37** Focusing further growth in these areas has the potential to make the best use of previously developed land and house residents close to jobs, shops, leisure and cultural facilities and public transport.
- 3.38** Outside of these areas, Tier 3 settlements across the Local Plan Area often provide a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities. Although they do not have as wide a range of services as the higher order settlements (Tiers 1 & 2), they are still sustainable locations.
- 3.39** There are a number of other settlements (Tiers 4 & 5) across the Local Plan Area that act as focal points for the community of their surrounding rural areas, often accommodating a local service or facility that helps to bring people together.
- 3.40** The characteristics of these settlements vary, reflective of the diverse rural nature of East Hampshire. They are not intended to have the same amount of growth as each other; instead, the level of growth will depend on the role and function that they perform for the surrounding spatial area, and will be related to their location, size, range of facilities and services as well as the availability of suitable development opportunities. There may be some limited and small-scale development potential, appropriate to the character and function of the settlement to help support the long-term sustainability of rural communities.
- 3.41** Outside these settlements, in the countryside, a more restrictive approach to development will be taken as set out in other policies in the Local Plan.

TABLE 3.1: MONITORING OF MANAGING FUTURE DEVELOPMENT

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>A1. Provide a sustainable level of housing growth to meet future housing needs and to provide homes for all, helping to deal with the issues of affordability and an ageing population. The Local Plan will:</p> <p>a. identify and maintain a supply of land to meet the requirements for market housing and housing that is affordable, ensuring this is of the right size, type and tenure, and is in the right location; and</p> <p>b. make provision for gypsies, travellers and travelling showpeople accommodation to meet needs.</p>		<p>To provide good quality and sustainable housing for all</p> <p>To strengthen the local economy and provide accessible jobs and skills development opportunities for local residents</p> <p>To promote accessibility and create well-integrated communities</p>	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
Policy S1 Spatial Strategy	9,082 new homes delivered (478 per annum) during the plan period.	Target of 478 homes per annum.	HCC Monitoring
Policy S2 Settlement Hierarchy	Quantum of development within the Tiers of the hierarchy.	Percentage of development delivered in each tier.	HCC Monitoring



PART B

GREENER PLACES

▶ **04** RESPONDING
TO THE CLIMATE
EMERGENCY

05 SAFEGUARDING OUR
NATURAL AND BUILT
ENVIRONMENT

06 CREATING
DESIRABLE
PLACES

OUR
**LOCAL
PLAN**
2021-2040

04

**RESPONDING
TO THE CLIMATE
EMERGENCY**



04: RESPONDING TO THE CLIMATE EMERGENCY

NOTE:

On 13th December 2023, the Government made a statement on Local Energy Efficiency Standards. This affects Policies CLIM1 and CLIM2 in particular. Chapter 4 and its policies were written before this date. The implications of the Government's statement will be considered alongside consultation responses in determining how to revise the climate emergency policies of this Draft Local Plan.

- 4.1 The government has set a legal requirement for the UK to reach net-zero carbon emissions by 2050 at the latest.¹



BACKGROUND

- 4.2 The Planning and Compulsory Purchase Act 2004 also places a legal duty on local planning authorities to ensure that development plans 'include policies designed to secure that the development and use of land in the LPA's area contribute to the mitigation of, and adaptation to, climate change.' National planning policy clarifies that plans should take a proactive approach to mitigating and adapting to climate change and that the planning system as a whole should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions.

¹See The Climate Change Act 2008 (2050 Target Amendment) Order 2019, available at: <https://www.legislation.gov.uk/ukdsi/2019/9780111187654>

OUR JOURNEY TO NET ZERO



THE COUNCIL HAVE:



COMMITTED TO PLANT **120,000** TREES



ALLOCATED **£250,000** COMMUNITY CLIMATE ACTION FUND



MOVED TO A NEW GREEN HQ AND REDUCE CARBON EMISSIONS BY **74%**



OUR 'GREEN TEAM' AIMS TO ACHIEVE **NET ZERO** BY **2035**

GET EAST HANTS GREEN



EVENT TO CO-ORDINATE COMMUNITY ACTION

£128,000

INTEREST FREE LOANS GIVEN FOR HOME INSULATION



IMPROVED WAYFINDING IN WHITEHILL & BORDON WITH A 7KM WALKING AND CYCLING 'GREEN LOOP'

THE LOCAL PLAN WILL:



REDUCE THE **CO₂** OF RUNNING A NEW HOME TO **NET ZERO**

ENSURING THE USE OF **LOW-CARBON** BUILDING MATERIALS



NEW DEVELOPMENTS ACCESSIBLE BY **WALKING & CYCLING**



CHARGING INFRASTRUCTURE FOR

ELECTRIC VEHICLES



IS INSTALLED

ENSURE NEW STREETS ARE **TREE-LINED** WITH THE TREES HAVING ENOUGH ROOM TO GROW



THE POLICIES COULD:



SAVE THE EQUIVALENT OF **40 KILOTONNES**

OF CARBON DIOXIDE FROM BEING EMITTED, COMPARED TO RELYING ON THE GOVERNMENT'S BUILDING STANDARDS

DELIVER NEW HOMES THAT WOULD COST BETWEEN **50% AND 60%**

LESS TO RUN THAN HOMES BUILT BEFORE 2021



REDUCE THE AMOUNT OF CARBON EMITTED FOR DOMESTIC HEATING BY AT LEAST **66%**

66%

THE AIM IS TO:



REDUCE THE CARBON EMISSIONS FROM RUNNING A NEW HOME TO **NET ZERO**



REDUCE CARBON EMISSIONS FROM THE CONSUMPTION AND USE OF RESOURCES



SUPPORT IMPROVED **WALKING & CYCLING** CONNECTIONS



SUPPORT THE INSTALLATION OF **QUICK-CHARGING** POINTS FOR ELECTRIC VEHICLES



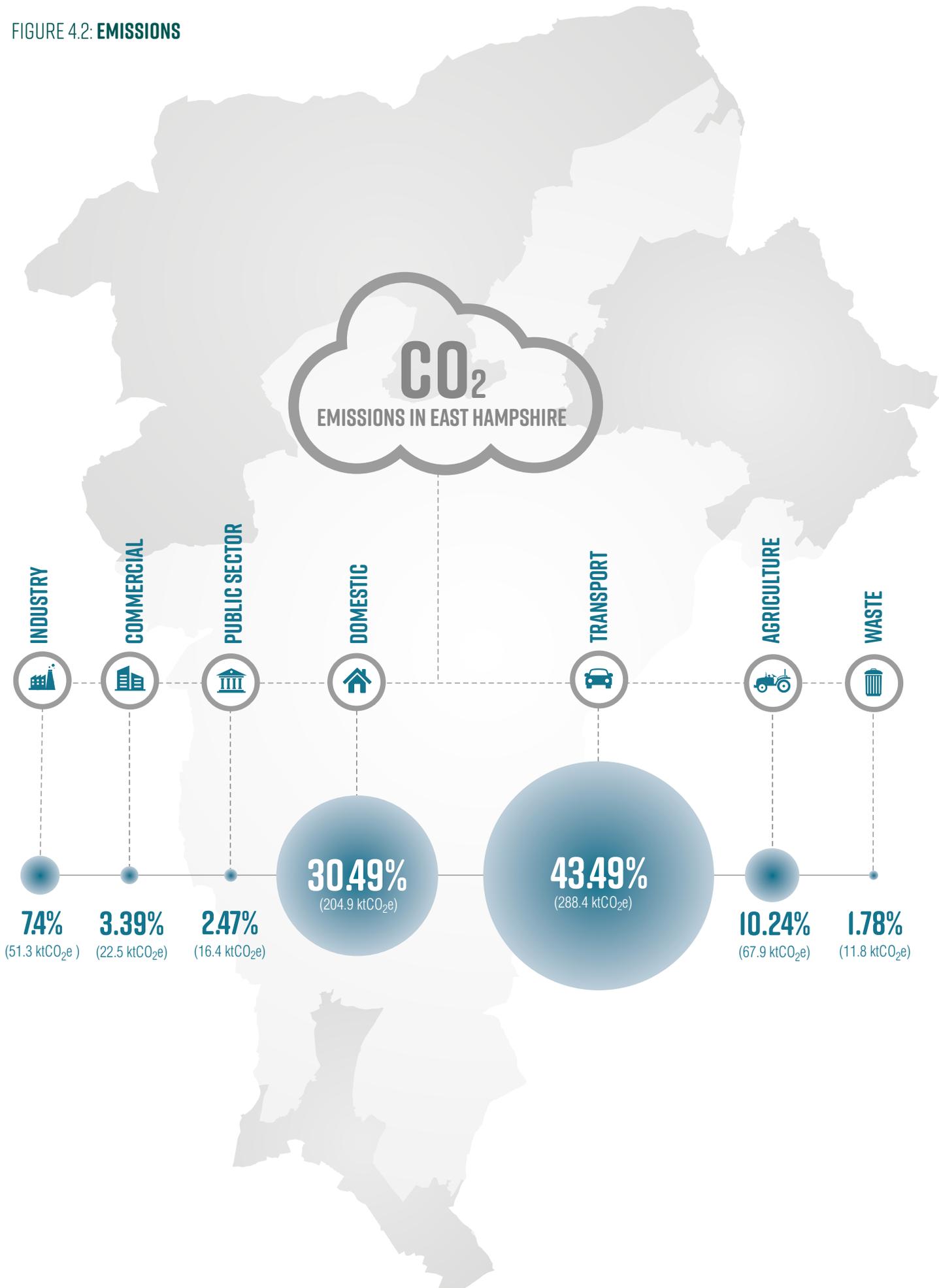
INCREASE TREE COVER IN NEW DEVELOPMENTS, TO INCREASE **CLIMATE RESILIENCE**



DRAINAGE OF SURFACE WATER IN NEW DEVELOPMENTS TO BE MANAGED

FIGURE 4.1: OUR JOURNEY TO NET ZERO

FIGURE 4.2: EMISSIONS



4.3 At a local level, the Local Planning Authority declared a climate emergency in July 2019 and announced its intention for all new homes to be “zero carbon” in November 2020. The East Hampshire Net Zero Evidence Base Study (the ‘Net Zero Study’) was prepared by the consultants Ricardo AEA Ltd and published in January 2023. This study defined the concept of ‘net-zero carbon development’ for the Local Plan and provided a series of recommendations for local planning policies, taking account of best practice from elsewhere and development viability considerations.

4.4 Responses to the ‘Issues and Priorities’ consultation in early 2023 have endorsed the general approach of requiring net-zero carbon development through new planning policies. The Local Planning Authority has once again been working with its expert consultants at Ricardo AEA Ltd to draft a set of planning policies that will meet the challenges of the climate emergency within the scope of what is feasible, taking account the approaches from other local planning authorities in the vanguard of demanding that carbon emissions from all sources be taken as seriously as the scientific research implies. This chapter presents draft planning policies that are supported by that work.

OBJECTIVE B:

PROVIDING BETTER QUALITY, GREENER DEVELOPMENT IN THE RIGHT LOCATIONS

B3

Ensure that new development prioritises the achievement of net-zero carbon emissions, whilst being resilient to the impacts of climate change and delivering the ten characteristics of well-designed places.

B4

Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing.

B5

Ensure the responsible use of land and natural resources, including through the adoption of a whole life-cycle approach to development that will reduce carbon emissions.





▲ POLICY CLIM1: TACKLING THE CLIMATE EMERGENCY



WHY WE NEED A POLICY

- 4.5** There is clear evidence for the need to respond to the threat of climate change, as laid out in the latest Intergovernmental Panel on Climate Change reports.² Over the past ten years, global greenhouse gas emissions have reached their highest levels in human history, and without immediate and deep emissions reductions across all sectors, we will be unable to avoid the most dangerous impacts of climate change. In addition to mitigating climate change, it is also crucial to improve the UK's resilience and ability to adapt to extreme weather; as the UK's Climate Change Committee puts it: 'Action cannot be delayed further.'³
- 4.6** Policy CLIM1 reflects the environmental responsibility at the heart of the emerging Local Plan, helping to co-ordinate an approach that recognises the need to consider the greenhouse gas emissions that are associated with the construction and operation of buildings, but also with the travel and water use of their occupants and visitors. Figure 4.3 identifies how greenhouse gas emissions that are associated with new development can be conceived for purposes of planning and decision-making. A broad view of climate change mitigation will be taken in respect of new development and is provided within CLIM1.

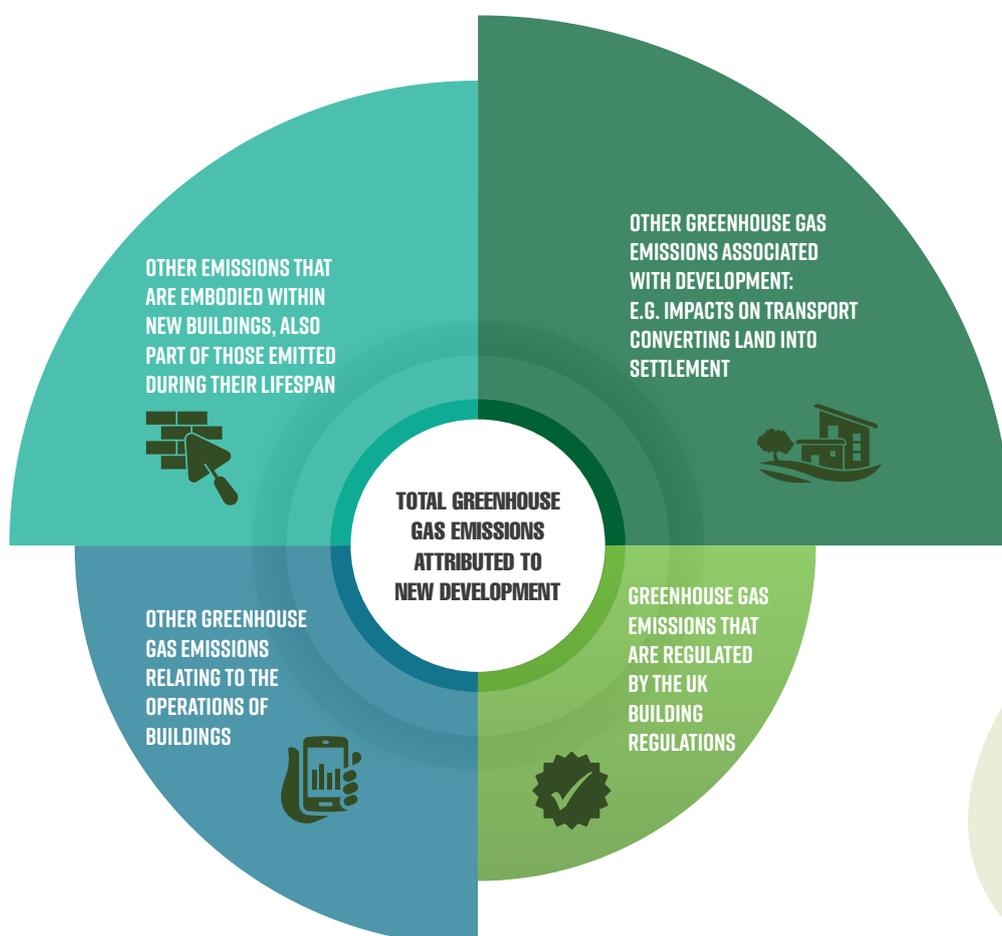
² For the most recent reports from the Intergovernmental Panel on Climate Change (IPCC), please see: <https://www.ipcc.ch/report/sixth-assessment-report-cycle/>

³ For details, please see: Climate Change Committee, Progress in adapting to climate change, Report to Parliament, March 2023. Available at: <https://www.theccc.org.uk/wp-content/uploads/2023/03/WEB-Progress-in-adapting-to-climate-change-2023-Report-to-Parliament.pdf>



4.7 A change to our climate is already occurring and has been 'locked in' due to humanity's historic emissions since the industrial revolution. Therefore, CLIM1 establishes a number of requirements for adapting to climate change, to help ensure that the built environment is resilient to changes in weather patterns including the likelihood of extreme weather events. These requirements will help future residents and businesses to benefit from more comfortable buildings with lower energy bills.

FIGURE 4.3: HOW DIFFERENT TYPES OF EMISSIONS MAY BE PERCEIVED



POLICY CLIM1

TACKLING THE CLIMATE EMERGENCY

CLIM1.1 Development must contribute to mitigating future climate change, whilst adapting to its impacts and helping society to meet local, national and international climate-related objectives.

CLIM1.2 In planning new development, this means that:

- The energy demands of buildings and structures will be mitigated by implementing the energy hierarchy, to help achieve radical reductions in greenhouse gas emissions (see Policy CLIM2);
- Proposals for renewable and low carbon energy-generating and distribution infrastructure will be supported where they accord with Policy CLIM4;
- Sustainable modes of transport (e.g. walking, cycling, public transport) will be prioritised through the location, design and layout of new development (see Policies DES1, DES2 and DGC2);
- Development will avoid areas at the greatest risk of flooding and be designed to help minimise flood risks and provide resilience against flood events, using natural flood management measures where appropriate (see Policy NBE7);
- Impacts on the water environment will be minimised through applying high standards of water efficiency and through carefully planned water use and waste water disposal (see Policy NBE8); and
- Buildings and open spaces will be designed to maximise their resilience to extreme weather, whilst offering nature-based solutions to a changing climate (see Policy CLIM5).

POLICY CLIMI

TACKLING THE CLIMATE EMERGENCY (CONTINUED)

CLIM1.3 Planning permission will be granted when the following requirements are met:

- a. The operational carbon dioxide emissions of residential development would be reduced to a net-zero level through on-site measures that are appropriate to site-related constraints and opportunities;
- b. The regulated carbon dioxide emissions of major non-residential development would be reduced to net-zero through on-site measures that are appropriate to site-related constraints and opportunities;
- c. The embodied carbon emissions of development would be reduced, including through the careful choice, use and sourcing of materials;
- d. Any new transport infrastructure (roads, footpaths, cycleways) has been designed to prioritise walking, cycling and the use of public transport;
- e. Infrastructure to support the use of zero-emissions vehicles would be provided;
- f. Development has been designed to minimise the overheating of buildings, conserve water supplies, reduce the 'urban heat island' effect, and provide or contribute to shaded and sheltered routes through open spaces.

CLIM1.4 For new-build residential development (other than householder applications) and non-residential developments over 500m², a Sustainability Statement will be submitted to demonstrate a development's compliance with the energy hierarchy, its achievement of net-zero requirements, and the ways in which it prioritises sustainable transport, and implements climate resilience. The Sustainability Statement will include details of how policy criteria a) to f) are met by a development proposal and how this will be monitored through its implementation.

IMPLEMENTING THE POLICY

- 4.8** When preparing a proposal for new development, all of the bullet points of Policy CLIM1 must be considered together, to ensure that efforts to mitigate climate change and adapt to its effects would be pursued in a holistic and complementary manner. References to other policies demonstrate the cross-cutting nature of the climate emergency and indicate that these other policies should be reviewed for the purposes of ensuring sustainable development. All of the requirements should be implemented in ways that are proportionate to the scale and location of development.
- 4.9** When a Sustainability Statement is required in accordance with CLIM1, applicants should ‘tell the story’ of how their proposals have been influenced by the policy’s requirements. In other cases, a planning statement or Design & Access Statement can be used to show how the climate emergency has been appropriately considered.
- 4.10** Whilst the intentions for new development are important, what is critical is that the planning system delivers on its potential to tackle the climate emergency. Research commissioned by the Government’s Climate Change Committee has made clear that this is not happening⁴, which means that much more ambition is needed compared to a ‘business as usual’ approach. Policy criteria a) to f) are ambitious but they are also realistic and achievable, following input from expert consultants and other stakeholders.
- 4.11** Criteria a) and b) deal with the carbon dioxide emissions that directly relate to a new development, by virtue of its construction and everyday use. In relation to these requirements, further detail (including technical standards) are provided in policies CLIM2 and CLIM3. These policies are important for demonstrating that operational emissions would be reduced to a net-zero level; and that the materials being used in the fabric of new buildings are themselves ‘low carbon’. They also specify the circumstances in which failure to comply with criteria a) and b) may be acceptable; and what applicants should do in these cases.
- 4.12** Many other policy topics – such as the management of flood risks, transport and accessibility, and building design – deal with issues that affect our ability to tackle the climate emergency whilst meeting other requirements of national planning policy. Policy CLIM1 will therefore be implemented alongside other policies of the development plan in order to deliver the Local Plan’s vision and objectives. Should any national development management policy that is issued by the Government override CLIM1 and/or other climate emergency policies of the Local Plan, the local planning authority may issue a supplementary plan to complement national policies and bring forward appropriate requirements to tackle the climate emergency.

⁴ See Climate Change Committee, Spatial Planning for Climate Resilience & Net Zero, Centre for Sustainable Energy and Town & Country Planning Association (obo the Climate Change Committee), July 2023. Available at: <https://www.theccc.org.uk/publication/spatial-planning-for-climate-resilience-and-net-zero-cse-tcpa/>

▲ POLICY CLIM2: NET-ZERO CARBON DEVELOPMENT: OPERATIONAL EMISSIONS

WHY WE NEED THIS POLICY

- 4.13 Achieving net-zero emissions, in line with the demands of the UK's existing legislation, requires a step-change to the way we think about how we live our lives. Amongst other things, this means that the design and layout of development must be thought about in terms of its impacts on carbon dioxide emissions from the very outset.
- 4.14 Although national building standards require a minimum level of energy efficiency, they do not require developments to achieve net-zero emissions. If we continue to design buildings in this way, emissions will continue to increase rather than decrease, making it even harder for local, national and global climate change commitments to be met. This policy is designed to bridge that gap.
- 4.15 Currently, only energy consumption resulting from fixed building services and fittings such as heating, lighting and hot water is controlled by Building Regulations. This would remain the case even under the Government's proposed 'Future Homes Standard' for tackling carbon dioxide emissions. However, for the UK to reach net zero, it will also be necessary to address 'unregulated' energy use, which is associated with cooking equipment, TVs, white goods, computers, and other appliances that the occupant might plug in at the wall. Assessing and reporting on this type of energy use is critical to plan for appropriate forms of power infrastructure, renewable energy technologies, and energy storage systems that would meet future energy demands without generating further emissions.
- 4.16 Policy CLIM2 is needed to ensure that emissions reductions for 'unregulated' sources are delivered without relying on the timely decarbonisation of the electricity grid, and thus to mitigate the risks of any delays with such a decarbonisation process.

POLICY CLIM2

NET-ZERO CARBON DEVELOPMENT: OPERATIONAL EMISSIONS

CLIM2.1 New development will demonstrate how it addresses the climate emergency through implementing the principles and meeting the relevant requirements that are set out below.

- a. All proposals should follow the Energy Hierarchy (Figure 4.4) when designing new buildings and structures for purposes of minimising their energy demands.

Requirements for all new residential development

- b. All proposals for new homes will be informed by calculations of their predicted energy use intensity (EUI) prepared using an operational energy model. The calculations should be set out in the Sustainability Statement and will be expected to demonstrate that each new dwelling would achieve:
 - a space heating demand of not more than 15 kWh/m²/year
 - a total energy demand of not more than 35 kWh/m²/year
- c. Developments will generate at least the same amount of renewable energy on-site as their annual electricity demand for the operational energy of new homes (which should accord with criterion b), above).
- d. All heating requirements should be met without on-site use of fossil fuels.

CLIM2.2 Exceptions to meeting criteria b)-d) will only be made due to site-specific technical constraints, or where development would otherwise be rendered unviable as per the outcomes of a project-specific viability assessment. Where exceptions are made, the Sustainability Statement must explain why the requirements of b)-d) cannot be met and the degree to which each requirement will be met, where the objective is to address the requirements as far as it is practicable to do so, given the relevant constraint(s).

POLICY CLIM2

NET-ZERO CARBON DEVELOPMENT: OPERATIONAL EMISSIONS (CONTINUED)

CLIM2.3 Applicants should confirm a metering, monitoring and reporting strategy as part of a detailed (i.e. full or reserved matters) planning application.

Requirements for all new non-residential development

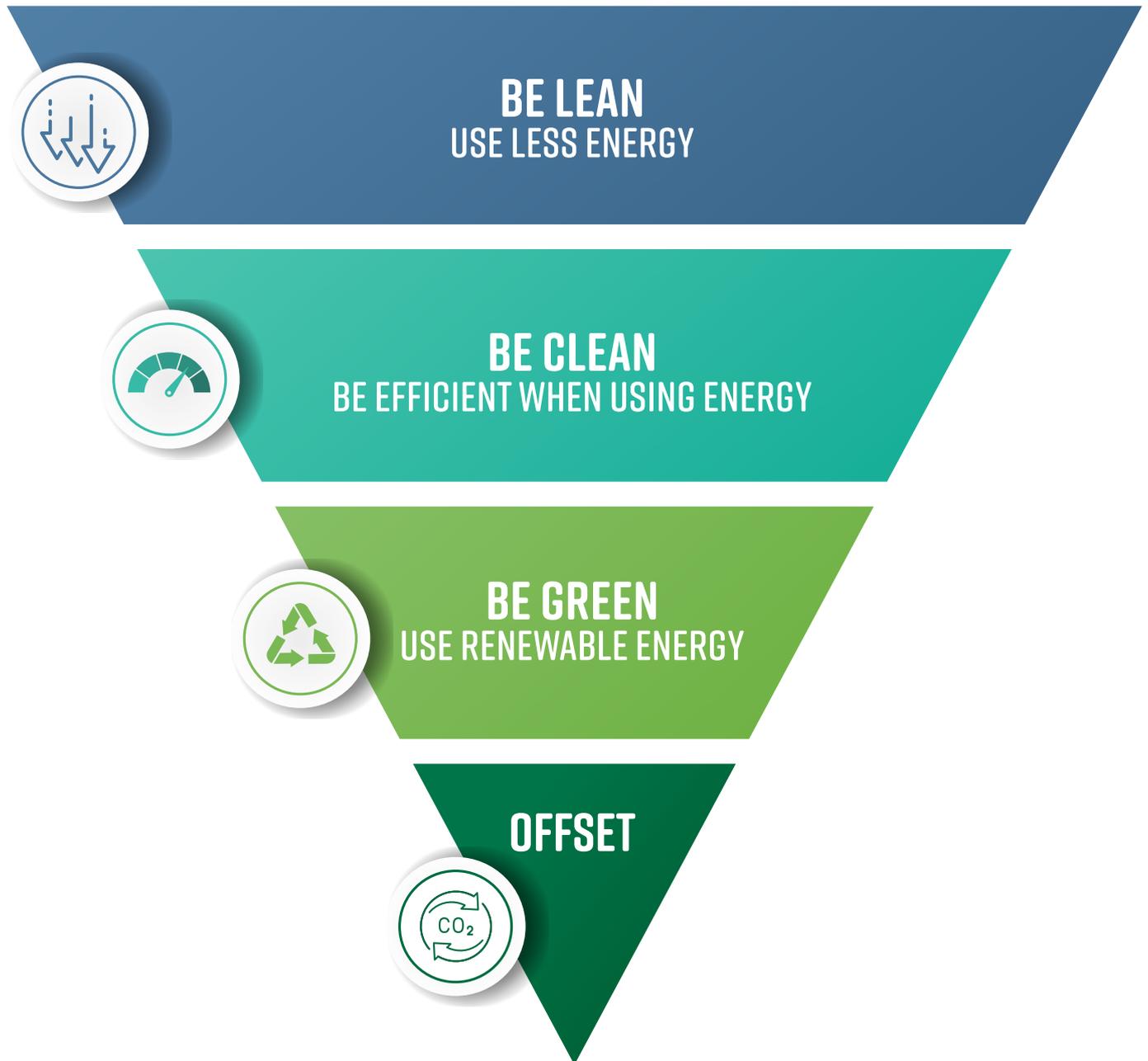
- e. All proposals for the development of 500m² or more of non-residential floorspace (measured as gross internal area) should achieve a 100% regulated carbon emissions reduction from Building Regulations Part L 2021 (or future equivalent legislation). On-site renewable energy generation should be proposed where this would meet the requirements of Policy CLIM4.
- f. All other proposals must demonstrate how they have sought to reduce emissions as far as possible, exceeding the energy efficiency requirements of Part L 2021 (or future equivalent legislation).

Requirements for development involving existing buildings

CLIM 2.4 Where development involves the extension, alteration or retention of existing buildings, applicants should aim to meet the above residential or non-residential policy requirements (criteria a-f)) as applicable. If this is not technically feasible or where development would be rendered unviable as per the outcomes of a project-specific viability assessment, the Sustainability Statement must explain why the relevant criteria cannot be met and how criterion a) has been implemented to reduce energy demands to the lowest practical level.

CLIM2.5 Retrofitting measures to improve the energy efficiency of existing buildings will be supported, subject to other policies of the development plan.

FIGURE 44: THE ENERGY HIERARCHY





IMPLEMENTING THE POLICY

4.17 The energy hierarchy (Figure 4.4) is a framework that establishes a hierarchy of sustainable design principles for reducing the greenhouse gas emissions that would otherwise result from how we use our buildings. It is imperative that this hierarchy is used so that emissions reductions are achieved in an efficient and cost-effective manner. In accordance with the hierarchy, the design of new development should begin with reducing the energy we need for making our lives safe, comfortable and enjoyable whilst we are indoors – it is an approach that would make energy bills more affordable whilst reducing the amount of greenhouse gases that would otherwise be emitted.

4.18 In the first instance, energy demand must be eliminated wherever possible, for example by orientating and designing new buildings so that they can take advantage of the sun’s warmth for heating internal rooms, but not to an excessive degree so that mechanical cooling would be required. Achieving an optimal balance, supported by high levels of insulation, is part of what the hierarchy means by the words: “Be lean”.

4.19 Where energy demand cannot be eliminated, it must be reduced as much as possible through the use of energy efficient heating systems, such as air source heat pumps – this is what the hierarchy means by the words: “Be clean”. Criterion a) of the policy requires that these two steps of being lean and being clean are undertaken for all new development, which includes extensions and alterations to existing buildings. Policy DES1 supports this approach to the design and layout of new development, though it must be undertaken in a way that takes account of site-specific constraints and opportunities.





RESIDENTIAL DEVELOPMENT

- 4.20** For new residential development, criterion b) establishes a set of targets for space heating and overall energy demand. These are based on the key performance indicators for ‘small-scale residential’ buildings and for ‘medium and large-scale housing’ (i.e. multi-storey apartment blocks) that have been established by the London Energy Transformation Initiative (LETI) in its Climate Emergency Guide.⁵
- 4.21** The Net Zero Study⁶ has affirmed that ‘it is important to set some form of energy use target’, an approach that constitutes ‘industry best practice...proposed by the UKGBC [UK Green Building Council], RIBA [Royal Institute of British Architects] and LETI’. The Net Zero Study identifies 10 key requirements for an operationally net zero carbon building, including the energy use intensity targets of criterion b).
- 4.22** In light of the Net Zero Study and further evidence, the Council considers the standards of criterion b) to be achievable, viable and necessary for net-zero carbon residential development. These standards relate to all operational energy, both the aspects that are regulated by the Building Regulations and unregulated energy demands (for example, associated with the electrical devices that we plug in at home). An operational energy model that uses a methodology that is proven to accurately predict a building’s energy performance should be used⁷ to calculate operational energy performance.
- 4.23** After these steps, the remaining energy demand must be met from renewable energy sources – which is what the hierarchy means by the words: “Be green”. We will not achieve net-zero carbon development unless the residual energy demands of a development are met by renewable energy sources. The Net Zero Study affirms that on-site renewable electricity generation should be maximised.

⁵ See LETI, Climate Emergency Design Guide, 2020. Available at: <https://www.leti.uk/cedg>

⁶ See East Hampshire Net Zero Evidence Base Study, January 2023. Available at <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/emerging-local-plan/evidence-base/east-hampshire-net>

⁷ NB: The Passive House Planning Package is an acceptable tool for this purpose, but for small schemes and where the Passivhaus approach is not preferred by an applicant, it may be possible to use a SAP Conversion Tool such as has been made available by Bath and North East Somerset Council, Cornwall Council and Etude: <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/planning-policy-guidance/>

- 4.24 The Local Planning Authority considers that 100% of the residual energy demands of residential development should be generated on site, from renewable energy sources (criteria c) and d)). Nevertheless, it is recognised that the characteristics of some development sites could make it challenging to deliver this quantity of on-site renewable energy generating technologies. For example, the availability of a suitably orientated roofscape for solar panels may be lacking in the case of small-scale redevelopment sites, where the building layout cannot be changed.
- 4.25 Policy CLIM1 requires that a Sustainability Statement be submitted to demonstrate a proposal's compliance with the over-arching policy requirements. In circumstances when the detailed criteria of Policy CLIM2 cannot be met, the Sustainability Statement should be used to identify and explain what efforts have been made to address these criteria as far as possible. Given the climate emergency, the Council will expect applicants to treat emissions reductions as a priority issue. This means that where certain criteria cannot be met, other ways of reducing greenhouse gas emissions should be considered within the Sustainability Statement and their effectiveness appraised, with the related emissions reductions being estimated.
- 4.26 The Council may prepare supplementary planning documents (or a supplementary plan) to identify ways for meeting renewable energy requirements off-site, or otherwise addressing emissions reductions requirements, in cases where onsite reductions are not feasible or financially viable.
- 4.27 To ensure that energy requirements are being met – and to enable the Council to identify and understand any gaps between predicted and actual performance – the completed development will need to be monitored for its energy usage at the meter. A strategy for monitoring energy usage will need to be devised with the Council and a schedule agreed for reporting the outcomes. This can be discussed at an early stage, as part of pre-application enquiries and re-visited during the planning process, so that it can be agreed when the number of homes and their detailed designs are finalised.

NON-RESIDENTIAL DEVELOPMENT

- 4.28** Non-residential development covers a wide-range of uses, including businesses that are office-based; businesses undertaking industrial and manufacturing processes; businesses that provide services and goods to visiting members of the public (e.g. shops, food and drink premises, leisure facilities); and public services such as libraries and schools.⁸ These uses will often require very different buildings from one another, some needing large premises with storage areas, others needing small ones without much storage, some needing bespoke buildings on large campuses. Their energy requirements may also vary considerably.
- 4.29** All of these considerations make it more difficult to set EUI requirements for operational energy in the same way that is being proposed for residential development. Having reviewed the ‘best practice’ approaches from other local planning authorities, the Council is therefore proposing a standard of reducing to zero the regulated operational emissions of non-residential buildings above a certain size threshold (500sq.m) – but reductions to emissions that are currently unregulated by the Building Standards would not be required, due to a lack of appropriate evidence to inform an appropriate standard for East Hampshire.
- 4.30** Criterion e) challenges the development industry to go beyond the implementation of the Government’s Future Building Standard in the case of larger non-residential buildings by ensuring that they are not only ‘zero carbon ready’ but that they actually deliver net-zero regulated emissions on site. It therefore remains an ambitious approach towards emissions reductions. As is made clear through Policy CLIM1, the Council will also support applications for non-residential development that seek to reduce to zero all operational emissions (i.e. regulated and unregulated by the Government’s Building Standards); but for sake of clarity this is not a specific requirement of the emerging planning policies.
- 4.31** The energy hierarchy (criterion a)) should be followed when designing and preparing proposals for all non-residential development, regardless of use or change in floorspace. For small-scale proposals, the energy hierarchy should be applied to achieve predicted reductions in carbon dioxide emissions relative to the Building Regulations that apply at the time (see criterion f)). The efforts that have been made should be recorded in a planning statement to accompany a planning application.
- 4.32** Policy CLIM4 identifies the different policy considerations that are relevant to renewable energy technologies, but as a starting point the Council supports renewable energy development and expects that all opportunities are explored for on-site generation.

⁸ NB: the development of new residential institutions in Use Class C2, such as care homes or special needs housing, will be considered as residential development for purposes of this policy.

EXISTING BUILDINGS

- 4.33** Increases in a building’s emissions will not generally be acceptable as a result of new extensions or alterations. A different approach is needed: applicants and architects should be thinking about how to lower the existing emissions of a building as part of any extension or alteration, for lowering these emissions is what achieving net-zero lifestyles will ultimately involve. Applicants and designers should therefore consider the scope of their proposals and whether additional retrofitting (which will help to reduce energy bills) could be included beyond the redevelopment they originally had in mind.
- 4.34** As a minimum, the relevant criteria of the policy – criteria a)-d) inclusive for residential extensions or alterations for a residential purpose; criteria a) and e) or f) for non-residential development – will be applied to development involving existing buildings. It should be noted that, as is made clear by Policy CLIM3, the Local Planning Authority has a strong preference for retaining existing buildings and retrofitting them, or otherwise re-designing them, to avoid or reduce their operational emissions.
- 4.35** It is understood that the redevelopment of existing buildings can pose particular difficulties for avoiding or reducing energy demands. For example, the building may be located on its plot in ways that make natural solar gain and/or shelter from the elements difficult to achieve, which can affect its energy demands. Where the relevant criteria cannot be met, this should be explained in a Sustainability Statement (where required) or a planning statement (for small-scale developments). The intention should always be to follow the energy hierarchy and the Sustainability Statement/planning statement should explain how this has been done having regard to the specific proposal and site.



▲ POLICY CLIM3: NET-ZERO CARBON DEVELOPMENT: EMBODIED EMISSIONS

WHY WE NEED THIS POLICY

4.36 Greenhouse gas emissions that are associated with the materials of a building are important considerations for net-zero development, in addition to those emissions relating only to a building's operation. These 'embodied' emissions are the greenhouse gases that are emitted when obtaining or manufacturing the building materials, in their transportation to a development site, through the construction process itself, in routine building maintenance & repair, and in a building's eventual demolition and disposal. Taken together with the operational emissions, embodied emissions form part of the whole lifecycle emissions of a building.

4.37 It is estimated that 50,000 buildings are demolished each year in the UK,⁹ many of which are replaced with similar structures. By the time a building is built, a significant proportion (in some cases, more than half) of its whole life-cycle emissions will have already been released to the atmosphere, due to embodied carbon.¹⁰ Because embodied carbon represents a considerable proportion of whole life-cycle emissions, it is often the case that 'demolish and rebuild' schemes will result in higher emissions overall, even if the replacement building is significantly more energy efficient in operation than the old one. Furthermore, approximately 62% of the UK's waste (by tonnage) is associated with construction, demolition, and excavation activities.¹¹ This means that both the material resources and the embodied carbon are to some extent 'wasted' when buildings are demolished. Prioritising refurbishment is therefore an important way to minimise waste.

4.38 The Net Zero Study recommends that steps are taken to reduce all aspects of a building's whole lifecycle emissions, especially as embodied emissions account for a very significant proportion of the total emissions from buildings.¹² Policy CLIM3 takes forward that recommendation.

⁹ See Architects Journal, 'Introducing RetroFirst: a new AJ campaign championing reuse in the built environment', 2019. Available at: <https://www.architectsjournal.co.uk/news/introducing-retrofirst-a-new-aj-campaign-championing-reuse-in-the-built-environment>

¹⁰ See UK Green Building Council, The choice between demolition or reuse, 2021. Available at: <https://ukgbc.org/news/the-choice-between-demolition-or-reuse-developer-insights/>

¹¹ See DEFRA, UK Statistics on Waste, 2023. Available at: <https://www.gov.uk/government/statistics/uk-waste-data/uk-statistics-on-waste#total-waste-generation-and-final-treatment-of-all-waste>

¹² See East Hampshire Net Zero Evidence Base Study, January 2023, Figure 3-3. Available at: <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/emerging-local-plan/evidence-base/east-hampshire-net>

POLICY CLIM3

NET-ZERO CARBON DEVELOPMENT: EMBODIED EMISSIONS

CLIM3.1 All development will be expected to reduce the carbon emissions arising from the production of its building materials, their transportation, installation and maintenance, and their disposal at the end of their lifecycle.

CLIM3.2 For development proposals of 10 or more new homes, estimates for the development's whole life-cycle emissions (excepting operational energy¹³) should be calculated and reported in accordance with a nationally recognised Whole Life Carbon Assessment. Throughout the design, procurement, construction and post-construction stages, decisions should be taken to identify and make reductions in carbon emissions.

CLIM3.3 For proposals on previously developed land, the following hierarchy should be followed in respect of any existing buildings and structures:

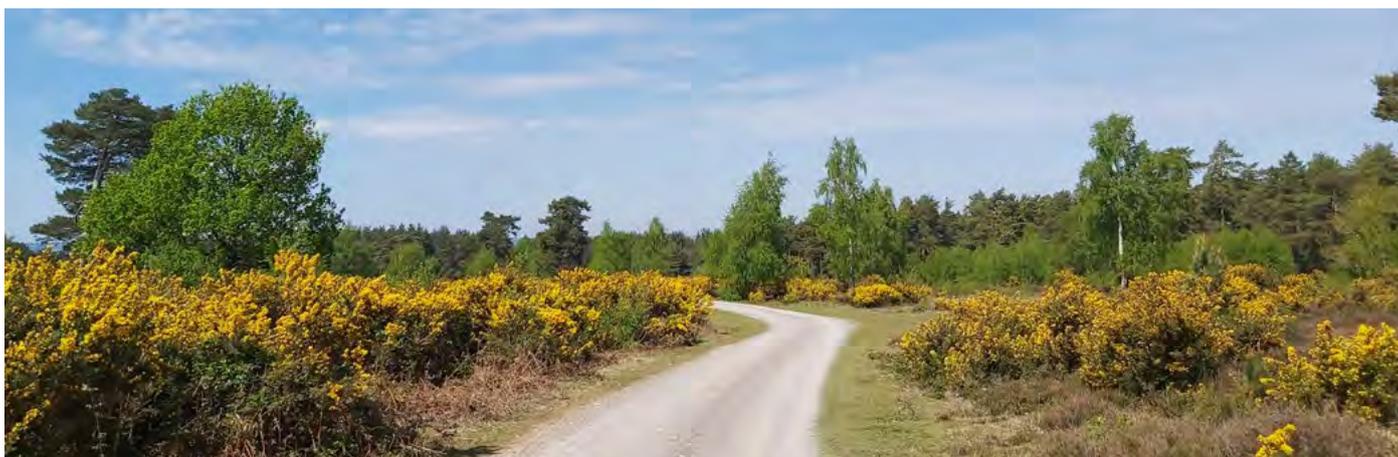
- a. Renovate and retrofit;
- b. Re-design and re-purpose;
- c. Demolish and re-use or recycle the materials on site.

There is a presumption against demolition unless it is demonstrated that steps a) and b) would lead to similar or higher embodied carbon emissions, or that there would be significant planning benefits that outweigh the carbon savings of retaining existing buildings or structures.



¹³ NB: operational energy emissions should be considered in accordance with Policy CLIM2 (Net-Zero Carbon Development: Operational Emissions)





IMPLEMENTING THE POLICY

4.39 Reducing the embodied greenhouse gas emissions of new development is still an emerging area of research. Embodied emissions are not yet covered by Building Regulations and there is no single, industry-standard benchmark to establish requirements for each aspect of these emissions. Detailed approaches to estimating these emissions are, however, available. For example, the RICS Whole Life Carbon Assessment procedure can be used to understand and help reduce the embodied emissions associated with a development. This is a detailed assessment procedure and, in accordance with CLIM3.2, such an assessment will only be required for major residential development, which means 10 or more new homes.

4.40 Within the built environment profession, knowledge and understanding of how to develop buildings with low whole lifecycle emissions will need to improve over the plan period. The Council will look to establish performance standards for embodied emissions for all forms of development either through a subsequent review of this Local Plan, or through a future design code, or codes, that are produced as supplementary plans (see Policy DES4 for details).

4.41 Notwithstanding the above, there will often be opportunities to reduce greenhouse gas emissions associated with the buildings themselves, even for small-scale developments. To comply with CLIM3.1, applicants are encouraged to consider how lower embodied carbon emissions can be achieved by:

- prioritising the re-use and refurbishment of existing buildings;
- making use of recycled building materials instead of new materials;
- simplifying the design and layout to ensure an efficient use of materials;
- choosing building materials with long lifespans and that are subsequently easy to re-use or recycle;
- choosing locally available building materials; and
- choosing materials with a low embodied carbon footprint¹⁴

¹⁴ A free embodied carbon database for materials, known as the Inventory of Carbon and Energy (ICE) database, is available online. This resource was originally an outcome to academic research at the University of Bath and can be used to understand the estimated embodied carbon footprint of materials in terms of an amount of carbon (kg of CO₂ or CO₂e) emissions.

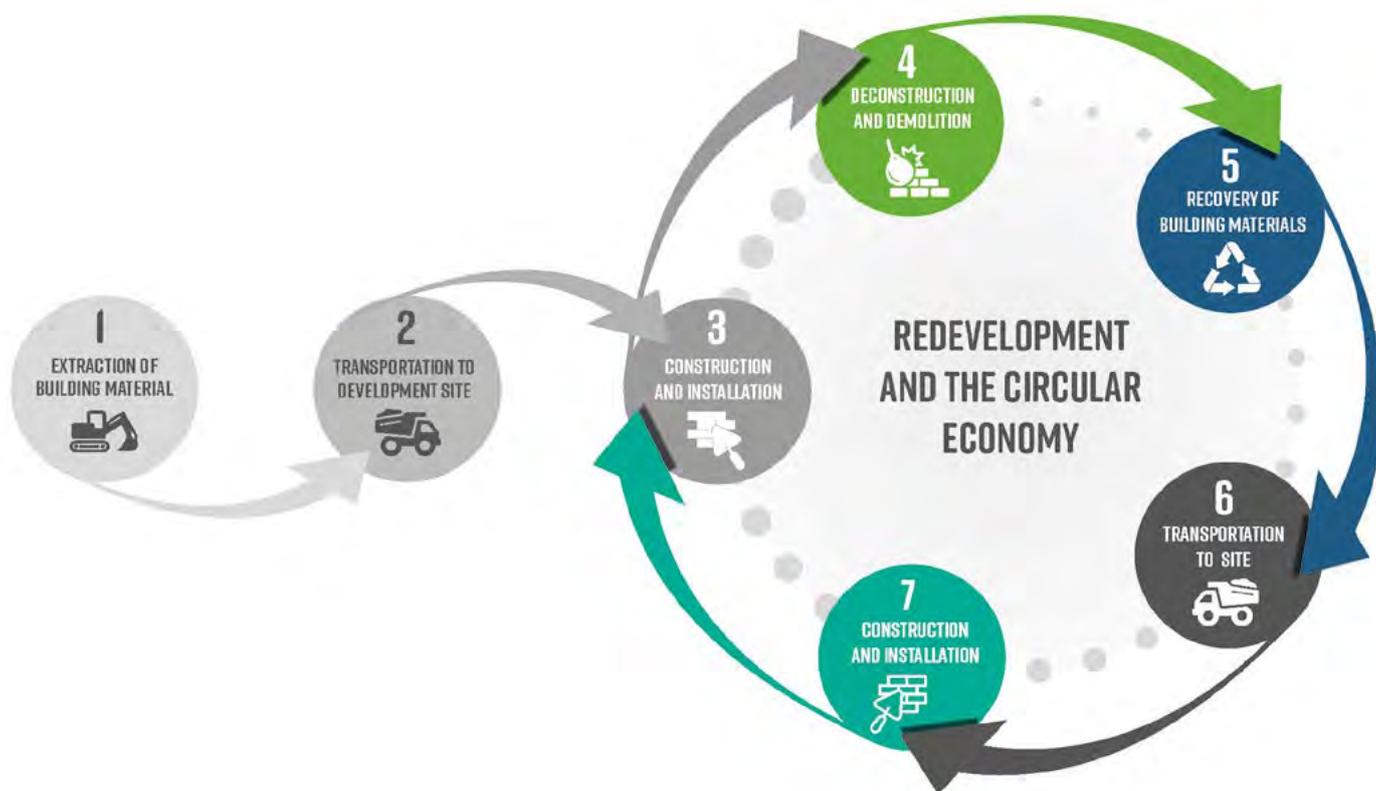
WE NEED TO REDUCE EMBODIED EMISSIONS



4.42 Not all of these options will be appropriate in every case, but designers and developers should consider which set of approaches is most suitable from early on in the design process, taking account of site specifics. Where possible, estimates of proposed reductions to embodied carbon emissions should be provided within Sustainability Statements (in kg of CO₂ or CO₂e) by comparing the choices made versus a 'business as usual' approach. Appropriate benchmarks for embodied emissions are available from the Greater London Assembly's whole life cycle carbon assessments guidance (Appendix 2), whilst LETI's climate emergency design guide also provides relevant guidance (also Appendix 2).

4.43 Where proposals involve the redevelopment of previously developed land, CLIM3.3 establishes a presumption in favour of retaining and retrofitting any existing buildings over alternative approaches. This is part of a circular approach to development, as part of a low-waste, circular economy (see Figure 4.5). If this cannot be achieved due to the unsuitable nature of existing buildings or structures, re-design and re-purposing should be prioritised over their demolition and replacement. Where proposals involve steps b) or c) from the hierarchy of CLIM3.3, this will need be justified within a planning statement or, if one is required in accordance with Policy CLIM1, a Sustainability Statement.

FIGURE 4.5: REDEVELOPMENT AS A WAY OF SUSTAINING A CIRCULAR ECONOMY



4.44 There may be occasions where embodied emissions reductions could be better achieved by (e.g.) the demolition and replacement of existing buildings, or where other planning policies would count strongly in favour of a building’s demolition and replacement (e.g. for reasons of amenity or public safety). In these cases, applicants would need to justify their proposals in terms of the predicted overall emissions reductions and/or in relation to other relevant planning policies. This justification can form part of a planning statement accompanying a planning application, or (where required in accordance with Policy CLIM1) by a Sustainability Statement.

▲ POLICY CLIM4: RENEWABLE AND LOW CARBON ENERGY



WHY WE NEED THIS POLICY

- 4.45** The Local Plan Area is faced with a wide range of challenges arising from a changing climate. Balancing the need to make a meaningful contribution towards reducing harmful emissions from energy use (through cleaner energy production) with the management of the landscape is one of these key challenges.
- 4.46** For the UK to reach its net-zero objective by 2050, it is necessary to phase out the use of fossil fuels. Alongside reducing energy demands, doing so will require a step change in renewable energy deployment across the whole country.
- 4.47** The Government has announced plans for the electricity grid to be net zero by the mid-2030s, as part of its Net Zero Strategy: Build Back Greener.¹⁵ Having declared a climate emergency in 2019, the Local Planning Authority is committed to doing its part to contribute to a net zero energy system. This accords with the National Planning Policy Framework, which makes it clear that local authorities should take a positive approach towards renewable and low carbon developments.
- 4.48** The Net Zero Study showed that slow or inadequate decarbonisation of the electricity grid is one of the key risks to the Local Plan Area achieving net zero emissions. It is therefore necessary to set out a permissive framework that will promote renewable energy development within the Local Plan Area, while at the same time ensuring that the important characteristics of the environment and landscape are not unacceptably harmed.
- 4.49** The generation and use of renewable energy reduces demand for fossil fuels, thus reducing harmful greenhouse gas emissions. Renewable energy technologies include: Photovoltaic solar panels (for electricity generation), thermal solar panels (for heating), wind turbines (for electricity generation), ground source heat pumps (for heating), and air source heat pumps (for heating). Not only does renewable energy reduce carbon emissions, and thus help address climate change, but it also has many other benefits including reducing air pollutants, improving energy security, and creating green jobs.

¹⁵ See Department for Energy Security and Net Zero, Net Zero Strategy: Build Back Greener, 2022. Available at: <https://www.gov.uk/government/publications/net-zero-strategy>

POLICY CLIM4

RENEWABLE AND LOW CARBON ENERGY

CLIM4.1 Proposals for renewable energy schemes, including ancillary development, will be under a presumption in favour of permission where the direct, indirect, individual, and cumulative impacts on the following considerations are, or will be made, acceptable. This means that:

- a. the impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character¹⁶; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, the settings and the historic landscape including impact on the South Downs National Park and the Surrey Hills Area of Outstanding Natural Beauty; and highway safety and rail safety; and
- b. aeronautical and other military considerations have been satisfactorily addressed; and
- c. the impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic.

CLIM4.2 The Local Planning Authority will support schemes for wind-based energy proposals where they are located in potentially suitable areas. The Local Planning Authority will also support schemes for solar-based energy proposals. Site specific assessments and design will still be required.

CLIM4.3 Where planning permission is needed, the Local Planning Authority will support proposals which are necessary for, or form part of, the transition to a net zero carbon East Hampshire. This could include proposals for energy generating technologies to meet the requirements of Policy CLIM2; energy storage facilities (such as battery storage or thermal storage); and upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure).

¹⁶ For details of potential impacts, please see the Renewable and Low Carbon Study for the East Hampshire District, 2018. Available at: <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/emerging-local-plan/evidence-base/environment-3>



IMPLEMENTING THE POLICY

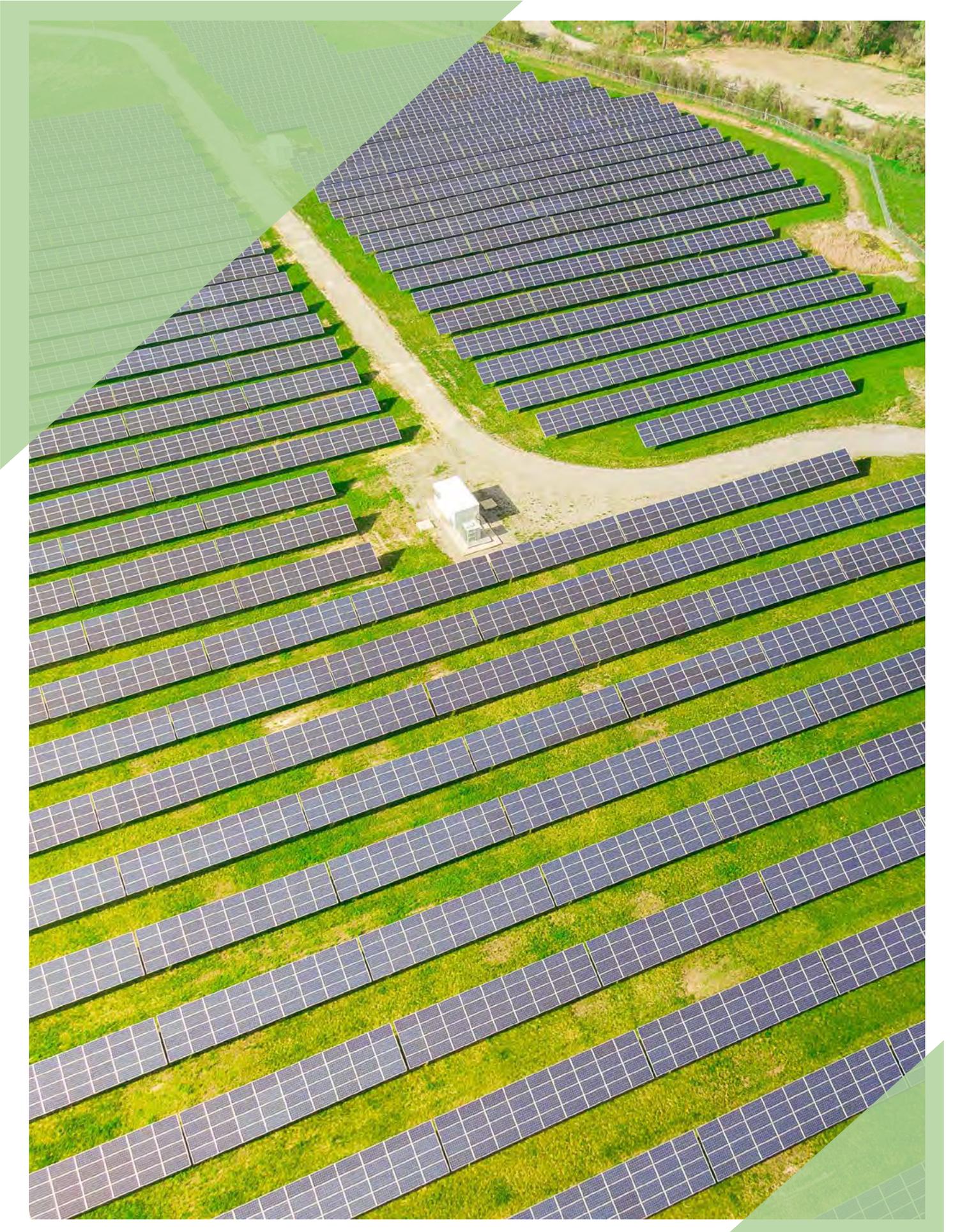
- 4.50** The policy intends to cover a full range of renewable energy schemes, including, but not limited to wind, solar, hydro, district heating, biomass and energy from waste.
- 4.51** In determining applications, consideration will be given to the scale of the proposal; its design and layout including proximity to grid connection infrastructure; how the proposal relates to the existing landscape; the sensitivity of the landscape; the capacity of the landscape to accommodate the proposal; and any cumulative impacts. Impacts on local residential amenity will be considered to ensure any impacts are acceptable. The impact on heritage assets and their settings will also be considered in a manner appropriate to their significance. Recognising the need to respond to the climate emergency, significant weight will be given to proposals that reduce reliance on fossil fuels and greenhouse gas emissions.
- 4.52** Testing compliance with Policy CLIM4.1 (a) will be via applicable policies elsewhere in a development plan document for the area (i.e. this Local Plan; a Neighbourhood Plan, if one exists; any applicable policies in a Minerals or Waste Local Plan).
- 4.53** In order to test compliance with Policy CLIM4.1 (b) will require, for relevant proposals, the submission by the applicant of robust evidence of the potential impact on any aeronautical or other military operation, and such evidence must be documented with areas of agreement or disagreement reached with appropriate bodies and organisation responsible for such infrastructure.
- 4.54** In order to test compliance with Policy CLIM4.1 will require, for relevant proposals, the submission by the applicant of a robust assessment of the potential impact on such users, and the mitigation measures proposed to minimise any identified harm.
- 4.55** For all matters in Policy CLIM4.1 (a) – (c), the Local Planning Authority may commission its own independent assessment of the proposals, to ensure it is satisfied what the degree of harm may be and whether reasonable mitigation opportunities are being taken.

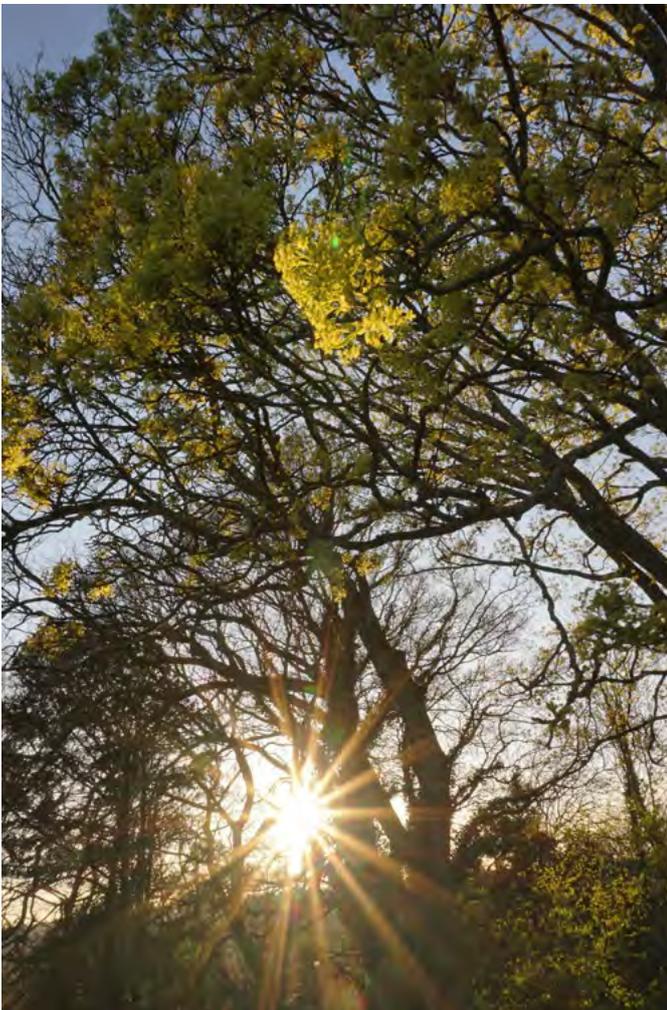


4.56 Wind energy developments should be focused in the Local Plan Area's less sensitive landscapes areas as identified in the Renewable and Low Carbon Study (2018). The study has been used to identify potentially suitable areas for wind energy by combining the results of an assessment of technical potential, based on a refinement of the Department of Energy and Climate Change methodology, and areas of moderate to lower sensitivity to these technologies. Full details of the methodology used are outlined in the study. It should, however, be noted that these areas do not provide a definitive statement of the suitability of a particular location for wind energy. Site specific assessment and design will still be required, and all applications will be assessed on their individual merits.

4.57 The siting and design of proposals are particularly important. Design considerations include scale, layout and simplicity to create a proposal which does not conflict with landscape character, heritage assets and their settings, focal points and indicators of scale. Significant effects on views from important viewpoints should be avoided where possible or minimised through careful siting. This will include views in registered historic parks, and views from popular tourist locations, scenic routes, and settlements. Proposals should consider sites where areas of existing vegetation and/or the landform help to minimise visibility and screen views. Cumulative impacts, where there is more than one renewable energy development located close by in a landscape or view, should be assessed. It should also be considered whether the impacts are temporary or could be capable of being reversed and the landscape restored within a reasonable timescale. All components of wind farm development will be considered including turbines, associated infrastructure and construction and decommissioning. Renewable energy projects and their associated infrastructure should be reversible where possible.

- 4.58 Natural England defines landscape sensitivity as “a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape.” In a highly sensitive landscape, some types of development could change the character of the landscape and would be inappropriate. It must be ensured that wind energy development does not override or subsume the key characteristics of the landscape as recorded in the East Hampshire Landscape Character Assessment.
- 4.59 Wind energy developments should avoid unacceptable impacts on the setting/views to and from the South Downs National Park and Surrey Hills Area of Natural Beauty. Wind energy developments should be sited away from dramatic landforms or valued distinct landform features, including prominent steep slopes and escarpments. Proposals should also seek to avoid siting developments where they would detract from the character of undeveloped areas of semi-natural land cover. Proposals should also seek to avoid impacts on areas which are free from overt human influence and modern development, and which are valued for their perceived rural tranquillity. Consideration should be given to locating developments on reclaimed, industrial and man-made landscapes, particularly where this can be linked to landscape restoration, where other landscape sensitivities are not compromised.
- 4.60 The capacity of a landscape relates to the degree to which a landscape can accommodate change and will be influenced by the character of an area and its sensitivity. It will also be influenced by local topography, the visibility of proposals and the value attached to the landscape.
- 4.61 Any proposals would have to be very carefully considered to ensure they do not override environmental protections. Guidance on the sensitivity of specific landscapes within the Area is contained in the Renewable and Low Carbon Study (2018). The study also provides specific design guidance for each landscape unit, as well as general guidance for wind energy and solar energy, and will be used to assess proposals.
- 4.62 The ecological sensitivity of a proposed location is also important. It should be ensured that all proposals, whether in rural or urban areas, do not have an adverse impact on local environmental protections.
- 4.63 It is important that development does not impact upon the safe operation of aviation facilities. Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on aviation activity, unless mitigation is possible and a scheme for its provision is agreed with the aviation facility affected. Any wind turbine development falling within the 30km safeguarding zone of airports, which would affect the operational integrity or safety of the airports will not be permitted unless acceptable mitigation is agreed. The cumulative impacts of proposals on the operation of the airports will also be considered.
- 4.64 The Local Planning Authority will actively support community based renewable energy schemes which can help to deliver cheap energy sources to local communities through a local supply network. Such developments would normally be conceived by and/or promoted within the community within which the renewable development will be undertaken and have as their primary purpose local term economic, social and/or environmental benefits for the community. The Local Planning Authority will also support new and retrofitted district heating systems and the potential for waste heat from industrial processes being used to heat homes, businesses and community services.





▲ POLICY CLIM5: CLIMATE RESILIENCE

4.65 Greenhouse gases remain in the atmosphere and continue to cause warming long after they are released. This means that even if emissions were halted immediately, the planet is still “locked-in” to some level of climate change. In the UK, alongside higher average temperatures and changes in rainfall, this will lead to more frequent extreme weather events such as flooding and heatwaves. Such events are disruptive, costly and potentially dangerous to our environment, society, economy and physical infrastructure. It is therefore crucial to ensure that the built environment is both adaptable to the impacts of climate change and resilient to its effects.

4.66 Climate adaptation relates to actions that protect against the impacts of climate change. This includes reacting to the changes we have seen already, as well as preparing for what will happen in the future. In the Local Plan Area, new development will need to plan for and provide initiatives which will help to deal with the impacts of climate change.



WHY WE NEED THIS POLICY

4.67 The UK's changing climate means that, as a society, we will increasingly be exposed to extreme weather and vulnerable to its impacts, unless we make concerted efforts to adapt our living environment to these extremes. A report by the UK's Climate Change Committee's in March 2023¹⁷ highlighted that the UK's annual average temperature from 2013-2022 rose by approximately 0.75 degrees centigrade above the 1981-2000 period, consistent with a long-term warming trend that has been recorded since the 1980s. There has also been an overall increase in the annual average rainfall in the UK since the 1980s, with both significantly wetter and drier years being observed in the last decade. The planning system can help to adapt the built environment to the risks of overheating and managing flood risks, whilst also ensuring that new development is resilient to the long-term consequences of a warmer climate that is projected to bring more intense weather conditions.

4.68 We will need to ensure that new development is designed to mitigate the risks to human health and well-being associated with climate change. We also need to make sure that nature-based solutions, such as increasing tree cover within the built environment, are robust enough to provide their benefits without succumbing to the consequences of a warmer world. Policy CLIM5 seeks to address these issues.

¹⁷ See Climate Change Committee, Progress in adapting to climate change – 2023 Report to Parliament, March 2023. Available at: <https://www.theccc.org.uk/wp-content/uploads/2023/03/WEB-Progress-in-adapting-to-climate-change-2023-Report-to-Parliament.pdf>

POLICY CLIM5

CLIMATE RESILIENCE

CLIM5.1 All development should be located and designed to avoid or minimise the risks associated with a changing climate, taking account on the latest available evidence on the nature and extent of these risks.

CLIM5.2 Development proposals should include site-specific and building-specific measures that ensure the safety, comfort, health and well-being of occupiers and visitors. These measures should include:

- a. Building designs that will minimise the risk of overheating (focusing on: layout, form, massing, fenestration, materials, roof design and shading devices) whilst also allowing for a level of passive heating so that net-zero carbon requirements would be efficiently achieved;
- b. The inclusion of green and blue infrastructure that introduce or augment natural features to provide substantial areas of shade, shelter and cooling within the development and (where appropriate) on its boundaries. New green infrastructure should provide a mix of species that are resilient to pests, diseases and changes in growing conditions associated with climate change; and
- c. Site and building layouts that will provide comfortable external spaces and internal refuges to mitigate the effects of extreme weather.

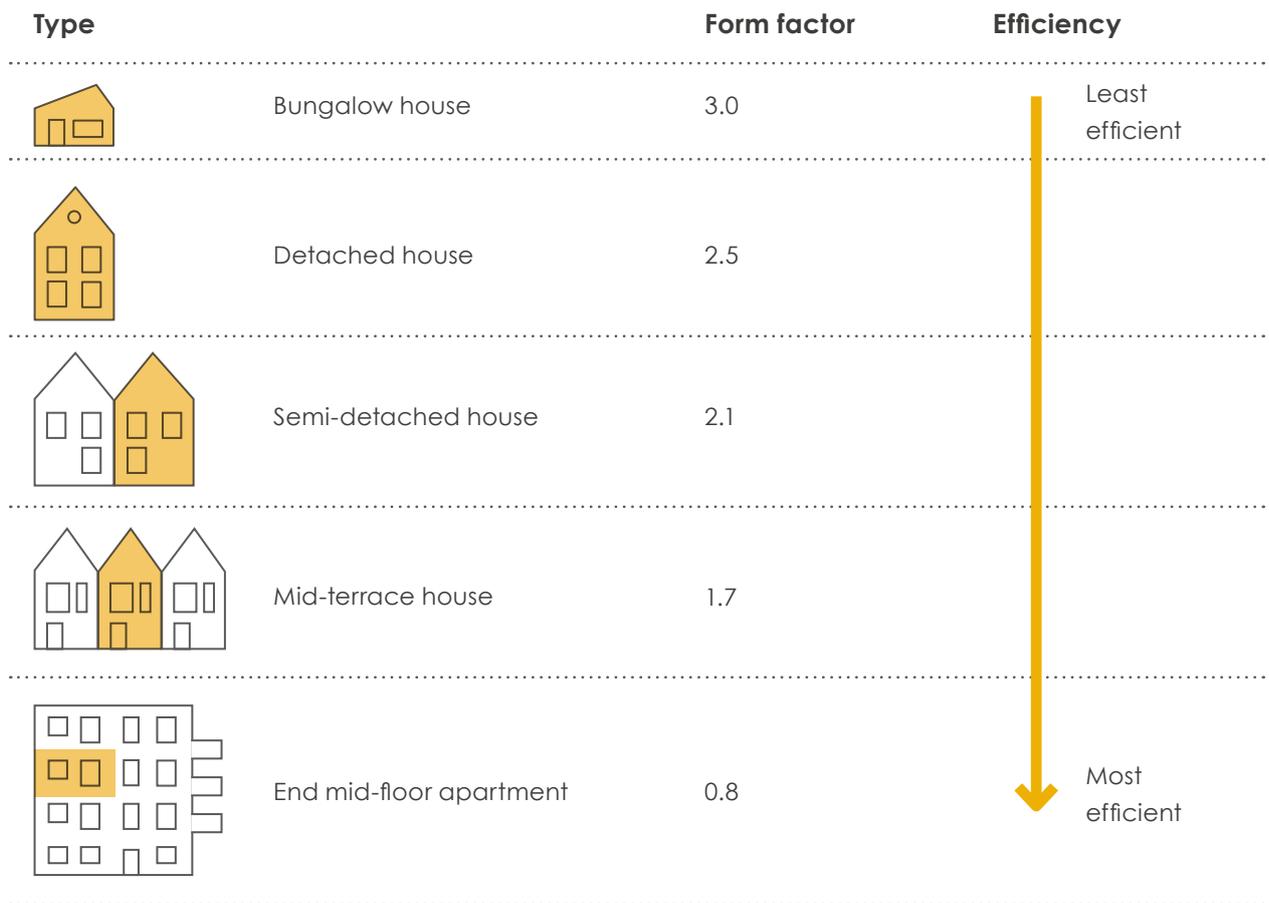
CLIM5.3 For new residential development, private or communal amenity space should be of a size, shape and orientation to enable residents to grow food and create space for nature within residential plots or the development site as a whole.

CLIM5.4 All developments that include landscaping must also include some form of rainwater collection to reduce reliance on mains water for irrigation.

IMPLEMENTING THE POLICY

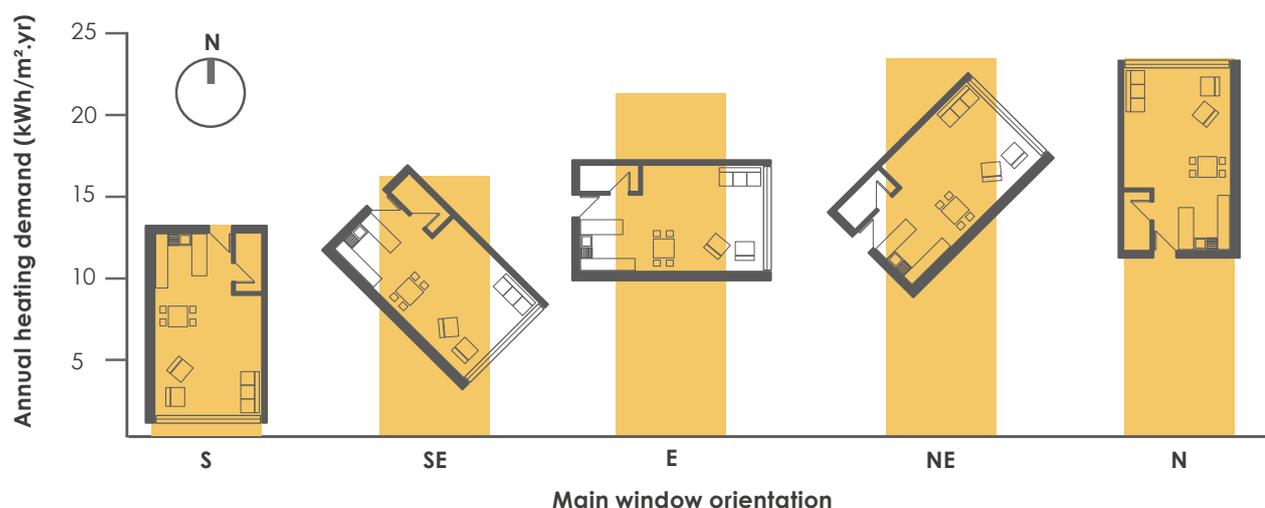
- 4.69** A climate emergency demands that the impacts of climate change are taken seriously and that an assessment of the likely impacts – insofar as these are likely to affect a particular development site – is undertaken. The overall aim should be for the design and layout of development to remain appropriate over its lifespan and be readily adaptable if the identified impacts were to intensify. When required in accordance with Policy CLIM1, the assessment of the climate-related risks should be documented within a Sustainability Statement for a proposal. Where a dedicated Sustainability Statement is not required, it is appropriate to summarise the site-specific risks within a planning statement or any Design & Access Statement that has been prepared for the planning application. Tools such as the UK Climate Projections and the Good Homes Alliance Overheating Toolkit should be used to understand the risks. The range of scenarios for future climate change established by the UK Climate Projections should be taken into account in identifying risks and designing development to avoid or minimise them.
- 4.70** In addition to the issues that are covered within Policy CLIM5, it will also be important to ensure that new development (e.g.) avoids the impacts of future flood events and uses water efficiently. A changing climate is likely to affect what needs to be done in these regards, in order to make development acceptable. Policies NBE7 and NBE8 provide the relevant requirements of this Local Plan, taking account of the climate emergency.
- 4.71** The design and layout of new development will need to reflect the potential for overheating within the built environment as a result of climate change. For example, the risk of overheating within a building can be assessed using methodologies such as CIBSE TM52 or (for residential buildings) CIBSE TM59.
- 4.72** The ‘form factor’ of a building (the ratio of its external surface area, being those parts of the building exposed to the weather, to the internal floor area) will affect the energy demand for heating and cooling, and so this needs to be thought about when designing new buildings.
- 4.73** The orientation of a building and the extent of glazing will also affect the likelihood of overheating during summer months. General measures for minimising overheating include those identified with the Council’s Climate Change and Sustainable Construction SPD. Passive design principles should be adopted to minimise the risk of overheating, but these need to be balanced with measures to facilitate passive heating in cooler months. The aim should be to avoid the need for mechanical heating and ventilation where possible and minimise their energy requirements where these measures are unavoidable. The operational energy requirements of Policy CLIM2 will need to be met in order to deliver net-zero carbon development.

FIGURE 4.6: HOW A BUILDING'S 'FORM FACTOR' INFLUENCES ENERGY DEMAND



Source: London Energy Transformation Initiative, Climate Emergency Design Guide, Figure 1.12

FIGURE 4.7: HOW A BUILDING'S ORIENTATION INFLUENCES ENERGY DEMAND



Source: London Energy Transformation Initiative, Climate Emergency Design Guide, Figure 1.11

4.74 Policy NBE12 concerns the provision of green and blue infrastructure in new development. In addition to the requirements of that policy, criterion b) of CLIM5.2 makes clear that proposals should consider how new and existing trees, planting, areas of green space and water features can be located and integrated with new development to offer relief from extreme weather.

4.75 Green infrastructure can be incorporated within the structure of new buildings: where it is appropriate to the local context, living roofs should be incorporated with a substrate depth that would maximise cooling benefits to a building. Climate change is likely to change the growing conditions for trees and plants, bringing with it the challenges of new pests and diseases – and potentially an increased risk of fire during hotter, drier summers. Landscaping proposals should focus on plant species that are non-invasive, native to the UK and appropriate for the wider landscape setting and its local biodiversity.

4.76 Within the public realm, new green infrastructure should provide opportunities to gain respite from higher temperatures during the day and shelter from stormy conditions. Building designs and layouts should also offer shade and shelter to external (public and private) spaces.

4.77 Providing space for the residents of new homes to grow some of their own food and to support local wildlife can be an important part of enhancing a community's resilience to climate change. Back gardens and private amenity spaces should be designed with these objectives in mind, whilst green infrastructure in communal spaces can also be provided to achieve the same things in denser parts of a settlement (when there may be less space for private garden or amenity ground).

TABLE 4.1: MONITORING OF RESPONDING TO THE CLIMATE EMERGENCY

LP Objective(s)	Integrated Impact Assessment Objective(s)
<p>Objective B: Providing better quality, greener development in the right locations. The Local Plan will:</p> <ol style="list-style-type: none"> 1. Ensure that new development prioritises the achievement of net-zero carbon emissions, whilst being resilient to the impacts of climate change and delivering the ten characteristics of well-designed places. 2. Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing. 3. Ensure the responsible use of land and natural resources, including through the adoption of a whole life-cycle approach to development that will reduce carbon emissions. 	<ol style="list-style-type: none"> 2. To minimise carbon emissions and contribute to achieving net zero carbon emissions in the Local Plan Area 3. To promote adaptation and resilience to climate change

LP Policies	Indicator	Annual Monitoring Target/Process	Data source
<p>Policy CLIM1 Tackling the Climate Emergency</p>	<p>Applications meeting the requirements set out in the Policy.</p>	<p>Number of applications refused due to failing to meet the criteria set out in the policy.</p>	<p>Planning Applications</p>
<p>Policy CLIM2 Settlement Hierarchy Net-Zero Carbon Development: Operational Emissions</p>	<p>Applications meeting the requirements set out in the Policy.</p>	<p>Number of planning decisions including appeals allowing development that is not in accordance with criteria b)-e) (as appropriate) of the policy</p>	<p>EHDC – planning Permissions/Appeals</p>
<p>Policy CLIM3 Net-Zero Carbon Development: Embodied Emissions</p>	<p>Applications meeting the requirements set out in the Policy.</p>	<p>Number of planning decisions including appeals allowing development that is not in accordance with this policy</p>	<p>EHDC – planning Permissions/Appeals</p>
<p>Policy CLIM4 Renewable and low carbon energy</p>	<p>Development of renewable and decentralised energy schemes</p>	<p>Number of renewable energy schemes developed</p>	<p>Planning Applications</p>
<p>Policy CLIM5 Climate Resilience</p>	<p>Applications meeting the requirements set out in the Policy.</p>	<p>Number of planning decisions including appeals allowing development that is not in accordance with this policy</p>	<p>EHDC – planning Permissions/Appeals</p>

05

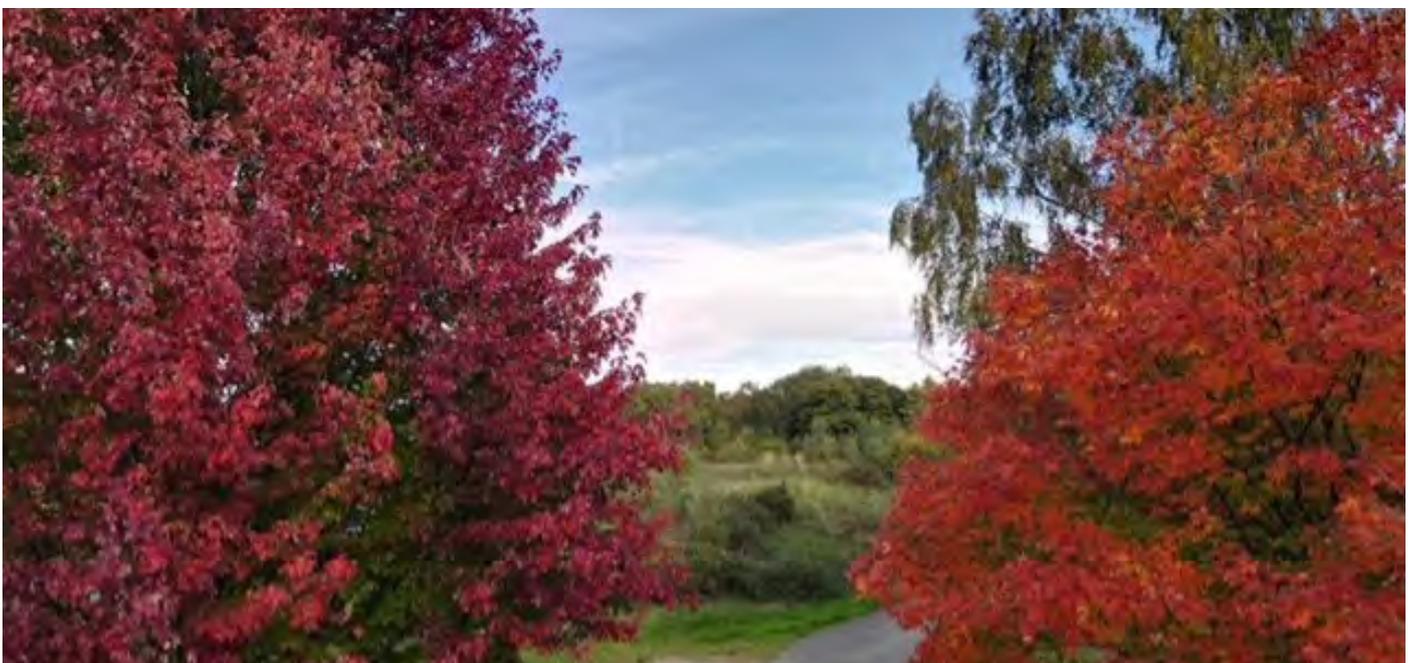
**SAFEGUARDING OUR
NATURAL AND BUILT
ENVIRONMENT**

OUR
**LOCAL
PLAN**
2021-2040



05: SAFEGUARDING OUR NATURAL AND BUILT ENVIRONMENT

- 5.1 The Local Planning Authority aims to maintain and enhance its built and natural environment. By doing this it will help support habitats and increase local biodiversity but also maintain and improve our high quality built heritage and landscapes.
- 5.2 A high-quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and wellbeing.
- 5.3 The Local Plan has a key role to play in resolving many competing demands made on the natural and built environment and to ensure that any unavoidable impact caused by development is mitigated on site or offset as a last resort.



OBJECTIVE B:

PROVIDING BETTER QUALITY, GREENER DEVELOPMENT IN THE RIGHT LOCATIONS

The Local Plan will:

B1

Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings.

B2

Protect, conserve and enhance wildlife habitats to achieve an overall increase in local biodiversity.

OBJECTIVE C:

PRIORITISING THE HEALTH AND WELL-BEING OF COMMUNITIES
IN DELIVERING WHAT'S NEEDED TO SUPPORT NEW DEVELOPMENT.

The Local Plan will:

C3

Maintain and enhance the built and natural environments to support habitats and their connectivity, help the public to access and enjoy open spaces and green infrastructure.





NATURAL ENVIRONMENT

- 5.4** There has been a significant period of change both in legislation and policy relating to the environment. Its protection and enhancement are enshrined in a number of legislative Acts and Regulations which place a legal duty onto the Local Planning Authority.
- 5.5** The new Local Plan is an opportunity to reflect on the national requirements in the Environment Act, such as ensuring development provides, as a minimum, the mandatory 10% increase in biodiversity. The key priority for the Local Planning Authority therefore is to continue to protect, enhance and conserve its environment.
- 5.6** East Hampshire has many areas which are noted for their biodiversity value. These areas support a wide variety of species and habitats, which form an important part of the network of biodiversity sites within the wider environment.
- 5.7** Several sites are of international importance for biodiversity and designated under the Habitats and Birds Directives which form the top tier of the ecological network. These include and are not restricted to: the Wealden Heaths Phase II Special Protection Area and the coastal habitats of the Solent.
- 5.8** Plans or projects proposing development which may likely have a significant effect on these international important sites will require Habitats Regulations Assessment (HRA) to ensure that effects are avoided or adequately mitigated.



▲ POLICY NBE1: DEVELOPMENT IN THE COUNTRYSIDE



WHY WE NEED THIS POLICY

5.9 The countryside is the area that lies outside of defined settlement policy boundaries and designated Strategic Employment Sites and can be in a variety of uses. The countryside covers various landscapes and ecological habitats but also provides economic opportunities whether through traditional agricultural activity or through recreational and leisure pursuits.

5.10 It is therefore appropriate given the intrinsic character of the countryside to have a more restrictive policy approach to development proposals. However, there needs to be recognition that opportunities for development will arise, the following policy seeks to identify those opportunities.

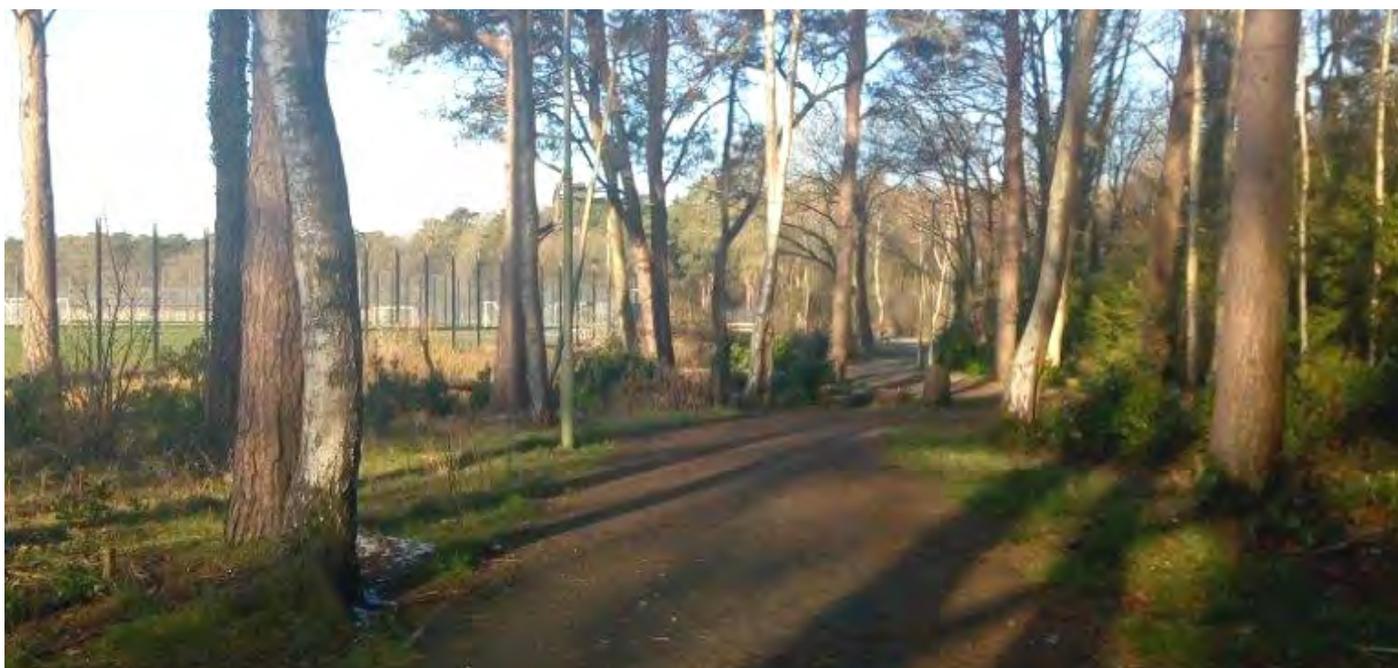


POLICY NBE1

DEVELOPMENT IN THE COUNTRYSIDE

NBE1.1 Development proposals within the countryside (the area outside settlement policy boundaries and designated Strategic Employment Sites, as defined by the Policies Map) will only be supported where they are:

- a. meeting the proven essential need of a rural worker to live permanently at or near their place of work; or
- b. providing business floorspace on existing employment sites and to support small scale tourism and rural enterprises (Policies E3 and E4); or
- c. providing community facilities close to an existing settlement which is accessible by sustainable transport modes; or
- d. providing affordable housing on rural exception sites (Policy H4); or
- e. providing specialist housing where there is a proven local need and where this cannot be accommodated within the built up area (Policy H5); or
- f. providing either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling; or
- g. converting previously used permanent buildings or redundant agricultural buildings for appropriate uses (Policy DM19); or
- h. of exceptional quality or innovative design which responds to the local character and significantly enhances its immediate setting; or
- i. for a replacement building that is not temporary in nature, provided that the proposal does not require extension or significant alterations; or
- j. for an extension to an existing building, provided these are proportionate to the site and its surroundings; or
- k. proposals for small scale informal recreation facilities such as interpretation centres and car parks which enable people to enjoy the countryside; or
- l. to secure the optimal viable use of a heritage asset or appropriate enabling development to secure the future of a heritage asset (Policy NBE14); or
- m. for traveller sites that comply with Policy H7.



IMPLEMENTING THE POLICY

- 5.11** The above Policy indicates that there are many uses and activities that could be accommodated within the countryside, however development will only be permitted where it can be demonstrated that a countryside location is both necessary and justified. In appropriate types and scales of development will not be supported.
- 5.12** The redevelopment of suitably previously developed land in the countryside will be encouraged provided that the proposal would not cause harm to areas of high environmental value and the proposed use and scale are appropriate to the site's rural context and setting.
- 5.13** It may be necessary for supporting evidence to be submitted with planning applications to justify why a rural location is necessary.



▲ POLICY NBE2: BIODIVERSITY, GEODIVERSITY AND NATURE CONSERVATION

Biodiversity

The variety and variability of life within a given area, either the world or a particular site or habitat. High levels of biodiversity are desirable in order for natural biological systems to be maintained.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Nature Conservation

The protection, conservation, management and/or restoration of natural environments and the ecological communities supported by them.

WHY WE NEED THIS POLICY

5.14 The Local Plan Area is predominantly rural and renowned for its attractive countryside. It has a wide diversity of landscapes supporting a wealth of important wildlife habitats and species, including protected and notable species and a large number of internationally, nationally and locally designated wildlife sites. This makes the Local Plan Area one of the most diverse parts of the county for wildlife. Development in the right place and with careful design and implementation, can have a positive impact on biodiversity and geological features.

5.15 A breakdown of the Local Plan Area’s international, national and local nature conservation designations is presented on the Policy Map.

TABLE 5.1: LOCAL PLAN AREA’S CONSERVATION DESIGNATIONS

International	National	Local
Ramsar Sites Special Protection Area (SPA) Special Area of Conservation (SAC)	Sites of Special Scientific Interest (SSSI)	Sites of Importance for Nature Conservation (SINC) Local Nature Reserves (LNR)

5.16 The Local Plan is an opportunity to reflect national requirements for biodiversity recovery and improvement as set out in the Environment Act, including the requirement for developments to deliver biodiversity net gain and for Local Plans to have regard to Local Nature Recovery Strategies. These will reflect the Local Planning Authority’s proactive approach to protecting, enhancing and restoring biodiversity.

POLICY NBE2

BIODIVERSITY, GEODIVERSITY AND NATURE CONSERVATION

NBE2.1 Development proposals will be permitted where they protect and enhance biodiversity and geodiversity features and must be supported by adequate and up-to-date ecological information which demonstrates that development proposals:

- a. Will not have an adverse effect on an international, national or locally designated wildlife site or sites that meet designated sites criteria. The level of protection afforded to these sites is commensurate with their status within this hierarchy.¹
- b. Will retain, protect and enhance biodiversity features, including priority habitat types and irreplaceable habitats, and geodiversity interests within the development site and its zone of influence through the development's design and implementation.
- c. Will incorporate a minimum of 10% measurable biodiversity net gain² as measured through the submission of a required biodiversity metric and biodiversity net gain plan and to cover a time period of at least 30 years. BNG to be delivered first and foremost on-site, if not possible, off-site offsets should be delivered which support agreed strategically nature recovery initiatives.
- d. Will protect and support the recovery of protected and notable priority species ensuring no adverse impact of the local conservation status of such species.
- e. Will contribute to the protection, restoration and enhancement of existing wildlife habitats, the creation of new wildlife habitats and to the maintenance of existing and the creation of new habitat linkages between sites and ecological features which thereby create and enhance local ecological networks.
- f. Any residual losses of biodiversity must be delivered first and foremost on-site or offset as a last resort.
- g. Will enable biodiversity to respond and adapt to the impacts of climate change.

NBE2.2 Where development proposals do not comply with the above, they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity/geodiversity and provide a net gain.³

¹Set out in the Biodiversity Guidance for East Hampshire (June 2021, Figure 3 Mitigation hierarchy)

²As set out in the Environment Act 2021

³As set out in the Environment Act 2021



IMPLEMENTING THE POLICY

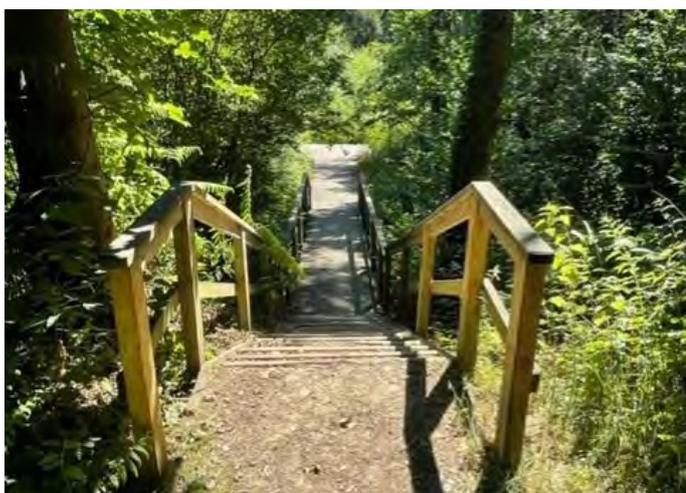
5.17 The purpose of Policy NBE2 is to set out a positive strategy to ensure the conservation and enhancement of biodiversity and geodiversity. The aim is to achieve a 'net gain' for biodiversity by ensuring all opportunities to enhance and conserve biodiversity through the development process are taken. Opportunities to improve and expand ecological connections between important habitats and designated sites will be sought as well as relevant measures to allow biodiversity to respond and adapt to the impacts of climate change.

5.18 The Local Planning Authority will require proposals to protect and enhance the biodiversity of a site and its surrounding area. As such, the Local Planning Authority promotes pre-application discussions in order to determine potential methods for protection and enhancement.

5.19 All applications for development must ensure that sufficient and up to date information is provided regarding the biodiversity interests and/or geodiversity features that may be affected by a development proposal prior to any determination (including information to support HRAs⁴). An ecology assessment⁵ (supported by a mitigation and enhancement plan and/or compensation plan, where appropriate) must be provided which includes the mechanisms for delivering a net gain for biodiversity and sets out the long-term management, maintenance and funding of such schemes. Care should be taken to ensure that any benefits will lead to genuine and demonstrable gains for biodiversity. Applicants may need to request ecological data from the Hampshire Biodiversity Information Centre (HBIC) to inform their assessments as appropriate. The Local Planning Authority's Biodiversity Guidance for East Hampshire (June 2021) is another source of information.

⁴Habitats Regulations Assessment

⁵Ecological assessments will be expected to be in line with CIEEM and other best practice guidance and produced by a suitably qualified ecologist.



5.20 Some species have special protection under international and national legislation⁶ and are therefore protected by law. Legally protected species are prominent in the Local Plan Area in addition to notable priority species. Such species could be affected by new developments. Where there is a reasonable likelihood that a protected or notable species may be present and affected by a proposal, appropriate surveys will need to be undertaken to provide the information needed to allow a determination to be made.

5.21 The Local Planning Authority has a strong track record of working in partnership with Natural England and neighbouring local planning authorities to investigate and prevent harm to nature conservation designations. As such, the Local Planning Authority recommends that applicants use Natural England's pre-application Discretionary Advice Service (DAS) before submitting any application which may require an accompanying Habitats Regulations Assessment.

⁶Such as The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017

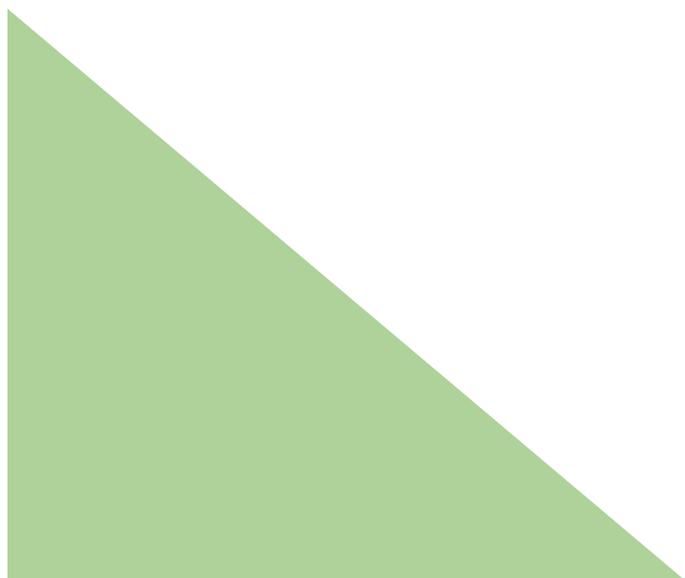
▲ POLICY NBE3: BIODIVERSITY NET GAIN



WHY WE NEED THIS POLICY

5.22 Biodiversity Net Gain (BNG) is an approach to development which leaves biodiversity in a better state than before. Achieving BNG means that natural habitats can be created and/or improved as part of a development or project. Development will be designed in a way that provides benefits to people and nature and reduces its impact on the wider environment.

5.23 In line with the Environment Act and national policy the Local Planning Authority expects development proposals to achieve demonstrable net gains in biodiversity. It is important to recognise that biodiversity net gain should be additional to any habitat creation required to mitigate or compensate for impacts on biodiversity and does not replace the need to follow the mitigation hierarchy. Any mitigation and/or compensation requirements for international designated sites will be dealt with separately under either policy NBE4, NBE5 and NBE6.



POLICY NBE3

BIODIVERSITY NET GAIN

NBE3.1 Development will only be permitted where a measurable BNG of at least 10% is demonstrated and secured in perpetuity (for at least 30 years) subject to:

- a. The latest DEFRA metric or agreed equivalent being submitted to quantify the baseline and post-development biodiversity value of the development site and off-site areas proposed for habitat creation.
- b. The assessment being undertaken by a suitably qualified and/or experienced ecologist and is submitted together with baseline and proposed habitat mapping in a digital format with the application.
- c. The submission of a 30 year management plan detailing how the post-development biodiversity values of the site and any supporting off-site mitigation will be achieved and funded over the time period; and
- d. The location of any off-site habitats created are within areas which maximise opportunities for local nature recovery wherever this is possible.



IMPLEMENTING THE POLICY

- 5.24** The Local Planning Authority expects BNG provision for applications for major development proposals (with a few exemptions⁷) which must show how a measurable BNG of at least 10% will be delivered as a result of the development in line with the requirements under the Environment Act 2021.
- 5.25** A biodiversity calculation tool should be used to assess and demonstrate that a BNG outcome can be achieved. To achieve net gain, a development must have a sufficiently higher biodiversity unit score after development than before development.
- 5.26** A minimum figure of 10% above the existing baseline is to be used to ensure measurable improvements in biodiversity. A BNG Plan or a Biodiversity Mitigation and Enhancement Plan should be submitted to the Local Planning Authority alongside the planning application which demonstrates that a net gain of at least 10% in biodiversity value is being achieved through development and how it is to be maintained/managed. Evidence and rationale supplied by applicants in respect of BNG should be supported by appropriate scientific expertise and local wildlife knowledge. Planning conditions and/or obligations may be used to ensure that a planning permission provides for works that will measurably increase biodiversity.
- 5.27** Measures for BNG can include but are not limited to, green roofs/walls and Sustainable Drainage Systems, providing woodland, ponds and native wildflower areas. Almost any development can achieve some level of biodiversity net gain. Opportunities to enhance new developments through the provision of nesting and roosting features within routine building practices will be expected to provide additional biodiversity net gain despite such measures not being accounted for via the submission of a BNG metric.
- 5.28** Any measures used to achieve biodiversity net gain should be accompanied by costed management and maintenance plan to ensure gains are delivered and managed in the long term.



⁷Mandatory Biodiversity Net Gain will apply to all development that falls under the Town and Country Planning Act 1990 with the following current exemptions: permitted development, development impacting habitat of an area below a 'de minimis' threshold of 25 metres squared, or 5m for linear habitats such as hedgerows, householder applications, biodiversity gain sites, small scale self-build housebuilding and sites which are solely made up of an existing sealed surface (such as tarmac or existing buildings).

POLICY NBE4: WEALDEN HEATHS EUROPEAN SPA AND SAC SITES

Wealden Heaths II Special Protection Area (SPA):

Areas classified under Regulation 15 of the Conservation of Habitats and Species Regulations 2017 (as amended) which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Woolmer Forest and Shortheath Common Special Area of Conservation (SAC):

European designated sites classified under the same Regulations and identified as being of importance for a variety of wild animals, plants and habitats.

Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) Special Protection Area (SPA), Thursley, Ash, Pirbright & Chobham SAC and Thursley & Ockley Bogs Ramsar site:

European designated sites classified under the same Regulations.

WHY WE NEED THIS POLICY

5.29 The Wealden Heaths Phase II Special Protection Area (SPA) is made up of four separate Sites of Special Scientific Interest (SSSIs) and qualified as a Special Protection Area for its populations of Annex 1⁸ ground nesting woodlark, nightjar and Dartford warbler. It is protected by the Conservation of Habitats and Species Regulations 2017 (as amended).

5.30 Woolmer Forest SAC is designated for its heathland habitats and for the most part shares a common boundary with the Wealden Heaths Phase II SPA and experiences a similar level of urban and human recreational pressure. The heathlands of the SAC support the SPA bird interest and similar measures of protection are needed by both sites.



- 5.31** Shortheath Common SAC is also designated for heathland habitats. The latest condition assessment for the site clearly indicates that recreation can and does have an effect on the habitats present and this is reflected in Natural England's Site Improvement Plan for the SAC. It also supports the Annex 1 birds, namely nightjar and woodlark.
- 5.32** Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA, Thursley, Ash, Pirbright & Chobham SAC and Thursley & Ockley Bogs Ramsar site is designated for its extensive heathland. The sites are renowned for their breeding birds specifically woodlark, Dartford warbler and nightjar.
- 5.33** Research undertaken over many years on different designated sites suggests that increased population arising from housing developments within the core recreational catchments of such SPAs and SACs can cause significant disturbance to the breeding success of the ground nesting bird populations they support as well as habitat damage through trampling and urban edge effects such as wildfire, littering and cat predation. For Wealden Heaths Phase II SPA, Woolmer Forest SAC and Shortheath Common SAC the core catchment for recreation disturbance from residential development is identified to be up to 5km from the SPA/SAC boundaries. This policy provides the framework for dealing with residential development proposals within this 5km buffer. This does not preclude the need for other schemes which will need to be considered on a case-by-case basis (including non-residential development and holiday accommodation) likely to have a significant effect⁹, alone or in combination with other plans or projects, from requiring Habitat Regulations Assessment (HRA) too.

⁸The Birds Directive, Annex 1 lists birds which are the subject of special conservation measures concerning their habitat

⁹Significant effect in relation to the Habitats Regulations can be defined as - The effect is significant enough to be a potential risk or possibility of such a risk to warrant the need for an appropriate assessment.

POLICY NBE4

WEALDEN HEATHS EUROPEAN SPA AND SAC SITES

NBE4.1 No net gain in residential dwellings¹⁰ or Gypsy, Traveller and Travelling Showpeople pitches or plots will be permitted within 400m of the Wealden Heaths Phase II Special Protection Area, Woolmer Forest SAC and Shortheath Common SAC boundaries, unless an Appropriate Assessment that demonstrates that the development would not result in harm to the SPA or SACs, has been agreed by the Local Planning Authority in consultation with Natural England.

NBE4.2 Development within the 400m to 5 km core catchment area around the Wealden Heaths Phase II SPA, Woolmer Forest SAC and Shortheath Common SAC boundaries must be supported by a Habitats Regulations Assessment setting out the likely significant effect (or effect on site integrity where the appropriate assessment stage of HRA is triggered) of the development on the interest features of the SPA and SACs. If an adverse effect on the integrity of any European sites will arise (such as through the delivery of net new residential development) the HRA must also set out the avoidance and/or mitigation measures proposed.

NBE4.3 The types of mitigation measures considered and/or required will depend on the type and size of the proposed development. Any such mitigation measures are to be delivered prior to occupation and in perpetuity.¹¹

NBE4.4 Planning permission will only be granted where an Appropriate Assessment concludes that there are no adverse effects on the integrity of either the Wealden Heaths Phase II Special Protection Area, Woolmer Forest SAC or Shortheath Common SAC, unless the applicant can demonstrate that the subsequent tests of the Conservation of Habitats and Species Regulations 2017 (as amended) (namely demonstrating Imperative Reasons of Overriding Public Interest and No Alternatives) can be met.

¹⁰Including development which leads to a permanent residency, e.g.. hotels which have permanent staff accommodation

¹¹Set out in the East Hampshire Avoidance and Mitigation Strategy

IMPLEMENTING THE POLICY

- 5.34** Parts of the Local Plan Area, the South Downs National Park and Waverley Borough fall within the administrative boundary for the 5km buffer of the designated sites. Each associated Local Planning Authority is responsible for the determination of residential planning applications. A Wealden Heaths Phase II SPA Cross Boundary HRA group has been operating since 2012. This group includes all the relevant local planning authorities and Natural England; and has been gathering evidence into the effects of urban pressures on the protected heaths to inform their Local Plans.
- 5.35** An East Hampshire District avoidance and mitigation strategy has been produced which sets out the required mitigation measures for net new residential development within the 400 metres to 5 km buffer of the SPA/SACs dependent on the size of the development. For net new dwellings of 49 units (net) and less a financial contribution is required which will go towards Strategic Access Management and Monitoring (SAMM) on the SPA/SACs. Dependent on the location, type and size of the proposed development additional forms of mitigation may be required and will be assessed on a case-by-case basis. The scale of the financial contribution required will be based on the number of net additional dwellings, varied by dwelling size. These figures will be increased on 1st April each year in line with the Retail Price Index in relation to SAMM. In this context a 'dwelling' is defined through the definitive Mitigation Strategy.
- 5.36** Developments greater than 49 units (net) within the 400 metres to 5km buffer of the SPA/SACs will be required to provide mitigation measures in the form of bespoke Suitable Alternative Natural Greenspace (SANGs), in addition to making the SAMM financial contribution, in order to ensure effective avoidance and/or mitigation of impacts on the SPA/SACs. This will be based on factors including the scale of the development, potential impact on the SPA/SACs and the availability of strategic SANG. Such developments will be judged on a case by case basis. Any bespoke SANG must be delivered in advance of the developments. It will be for the developer to manage the bespoke SANG in perpetuity, or to come to an acceptable arrangement with another body with experience of managing such sites. It will not be the responsibility of the Local Planning Authority. Any arrangements must be agreed by the Local Planning Authority and Natural England in advance of occupation. Developers are encouraged to hold early discussions with the Local Planning Authority on the mitigation which will be needed for such schemes and recommends that applicants use Natural England's pre-application discretionary advice service (DAS) before submitting any application.

▲ POLICY NBE5: THAMES BASIN HEATHS SPECIAL PROTECTION AREA

WHY WE NEED THIS POLICY

5.37 The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 ha of land across Surrey, Berkshire and Hampshire. The TBHSPA was designated under the European Birds Directive in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance. This protection is codified in UK law through the Conservation of Habitats and Species Regulations 2017 (as amended).

5.38 Natural England’s research suggests that increased local human populations arising from new housing developments at a distance of up to 5km away from the SPA can cause significant disturbance to the breeding success of these rare bird populations. Although the SPA does not fall within the Local Plan Area, part of the 5km buffer zone covers the north west of the Local Plan Area and, as a result, this policy provides the framework for dealing with development proposals within this part of the district. It does not exclude the requirement for other schemes (including non-residential development) likely to have a significant effect, alone or in combination with other plans or projects, to be subject to a Habitat Regulations Assessment.

The TBHSPA represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler.



POLICY NBE5

THAMES BASIN HEATHS SPECIAL PROTECTION AREA

- NBE5.1** Development proposals for residential development resulting in a net increase in dwellings¹² or Gypsy, Traveller and Travelling Showpeople pitches or plots within the buffers of the Thames Basin Heaths Special Protection Area (TBHSPA) must be supported by a Habitats Regulations Assessment (HRA) setting out the likely impacts of the development on the interest features of the SPA. Details of any avoidance and/or mitigation measures will need to be assessed on a case by case basis by the council, following agreement with Natural England.
- NBE5.2** Large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.
- NBE5.3** Planning permission will only be granted where an Appropriate Assessment concludes that there are no adverse effects on the integrity of the TBHSPA.

IMPLEMENTING THE POLICY

5.39 The Thames Basin Heaths SPA Delivery Framework (February 2009) sets out the Joint Strategic Partnership Board (JSPB)'s recommended approach and provides further guidance with respect to the provision of SPA-related avoidance measures.¹³

5.40 As the Local Planning Authority is not a member of the JSPB any form of mitigation will need to be assessed on a case-by-case basis, following agreement from Natural England. The type of mitigation will be dependent on the scale and number of proposed dwellings as well as the distance from TBH SPA and proximity to the Wealden Heaths SPAs. Any proposed windfall sites will require proportionate mitigation.

¹²Including development which leads to a permanent residency, eg. hotels which have permanent staff accommodation

¹³Latest guidance on SANG August 2021

▲ POLICY NBE6: SOLENT SPECIAL PROTECTION AREAS

WHY WE NEED THIS POLICY

5.41 Three Special Protection Areas have been designated in the Solent by the Government predominantly to protect over-wintering birds. The Local Planning Authority has worked with local authorities along the Solent coast, Natural England and other organisations, as part of the Solent Recreation and Mitigation Partnership, to prepare a Mitigation Strategy to prevent bird disturbance from recreational activities arising from new development on the Solent SPAs. The Strategy provides a strategic solution to ensure the requirements of the Conservation of Habitats and Species Regulations (2017) (Habitats Regulations) are met.

5.42 Evidence has shown that any new residential development within 5.6km of the Solent coast may have an impact from disturbance, much of which is caused by recreation, on the protected species which use the Solent SPAs. This zone of influence (5.6km buffer) includes the southern part of the Area, namely Rowlands Castle; as shown on map Fig 5.1 International Designated Sites and Buffers.

¹⁴Including development which leads to a permanent residency, eg. hotels which have permanent staff accommodation

¹⁵Definition: “the coherence of its ecological structure, and function across its whole area which enables it to sustain the habitats, complex of habitats and/or population levels of the species for which it was classified (or designated).

POLICY NBE6

SOLENT SPECIAL PROTECTION AREAS

NBE6.1 Development proposals for residential development resulting in a net increase in dwellings¹⁴ or Gypsy, Traveller and Travelling Showpeople pitches or plots within the 5.6km buffer of the Solent SPAs must be supported by a Habitats Regulation Assessment (HRA) setting out the likely impact of the development on the interest features of the Solent SPAs and details of any mitigation measures proposed.

NBE6.2 Mitigation could be:

- a. A financial contribution; or
- b. A developer-provided package of measures associated with the proposed development designed to avoid or mitigate any likely significant effect on the SPAs subject to meeting the tests of the Habitats Regulations; or
- c. A combination of measures in (a) and (b) above.

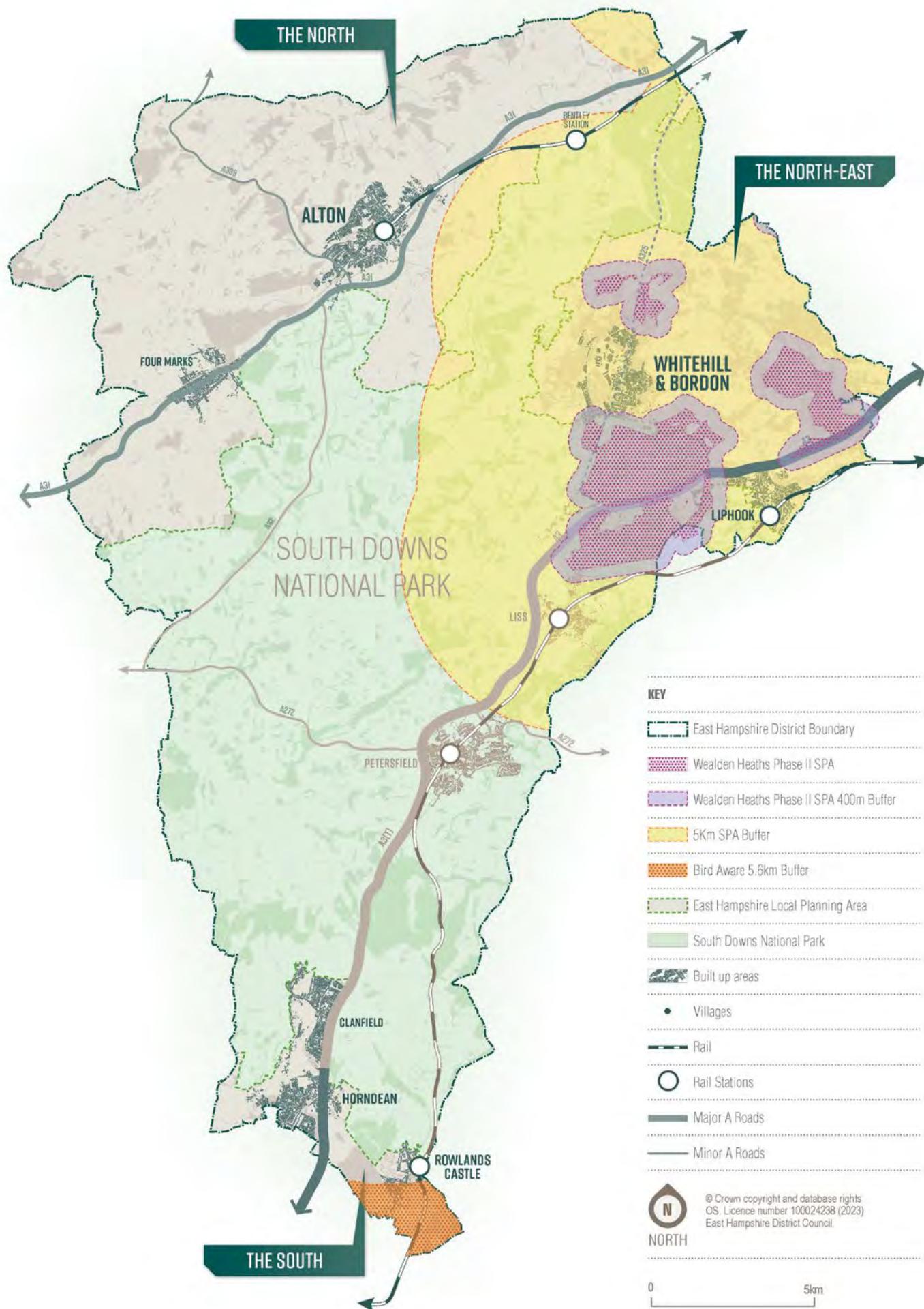
NBE6.3 Planning permission will only be granted where an Appropriate Assessment concludes that there would be no adverse effects on the integrity¹⁵ of the Solent SPAs



IMPLEMENTING THE POLICY

- 5.43** The Local Planning Authority will continue to engage with and be part of the Solent Recreation and Mitigation Partnership in order to provide a strategic framework to address this issue. The mitigation strategy for new residential development can be provided through a financial contribution. The scale of the financial contribution will be based on the number of net additional dwellings, varied by dwelling size. These figures will be increased on 1st April each year in line with the Retail Price Index. In this context 'dwelling' is defined through the definitive Mitigation Strategy. The need for mitigation for the recreational impact of other types of residential accommodation, such as accommodation specifically for the elderly, will be assessed on a case by case basis by the Local Planning Authority.
- 5.44** Some housing schemes, particularly very large ones, may need to provide mitigation measures in addition to making the financial contribution in order to ensure effective avoidance and/or mitigation of impacts on the SPAs. The Local Planning Authority, with advice from Natural England, will consider the mitigation requirements for such housing proposals on a case-by-case basis. Developers are encouraged to hold early discussions with the Local Planning Authority on the mitigation which will be needed for such schemes.
- 5.45** The measures set out in the Mitigation Strategy (except for references to SANGS) will be secured using a legal agreement.

FIGURE 5.1: INTERNATIONAL DESIGNATED SITES AND BUFFERS





WATER ENVIRONMENT

- 5.46** The water environment is hugely important as a natural resource and plays an important part in shaping our natural landscape. We also recognise that development may have an impact on the water environment which reaches beyond district boundaries.
- 5.47** Like much of the South East, the district is in a 'water stressed' area. The Local Plan seeks to ensure that there is adequate water supply, surface water, foul drainage and sewerage capacity to serve all new developments and encourages high standards of water efficiency.
- 5.48** The district is affected by fluvial flooding from many rivers and tributaries flowing through the district, groundwater flooding and surface water flooding where water cannot drain away quickly enough.
- 5.49** The Local Planning Authority's Strategic Flood Risk Assessment (SFRA) 2022 and fluvial flood maps from the Environment Agency show the flood risk across the district from these sources.
- 5.50** Hampshire County Council (HCC) is the designated Lead Local Flood Authority covering our area, and along with district councils, must contribute to the achievement of sustainable development when carrying out flood risk management functions.



▲ POLICY NBE7: MANAGING FLOOD RISK

WHY WE NEED THIS POLICY

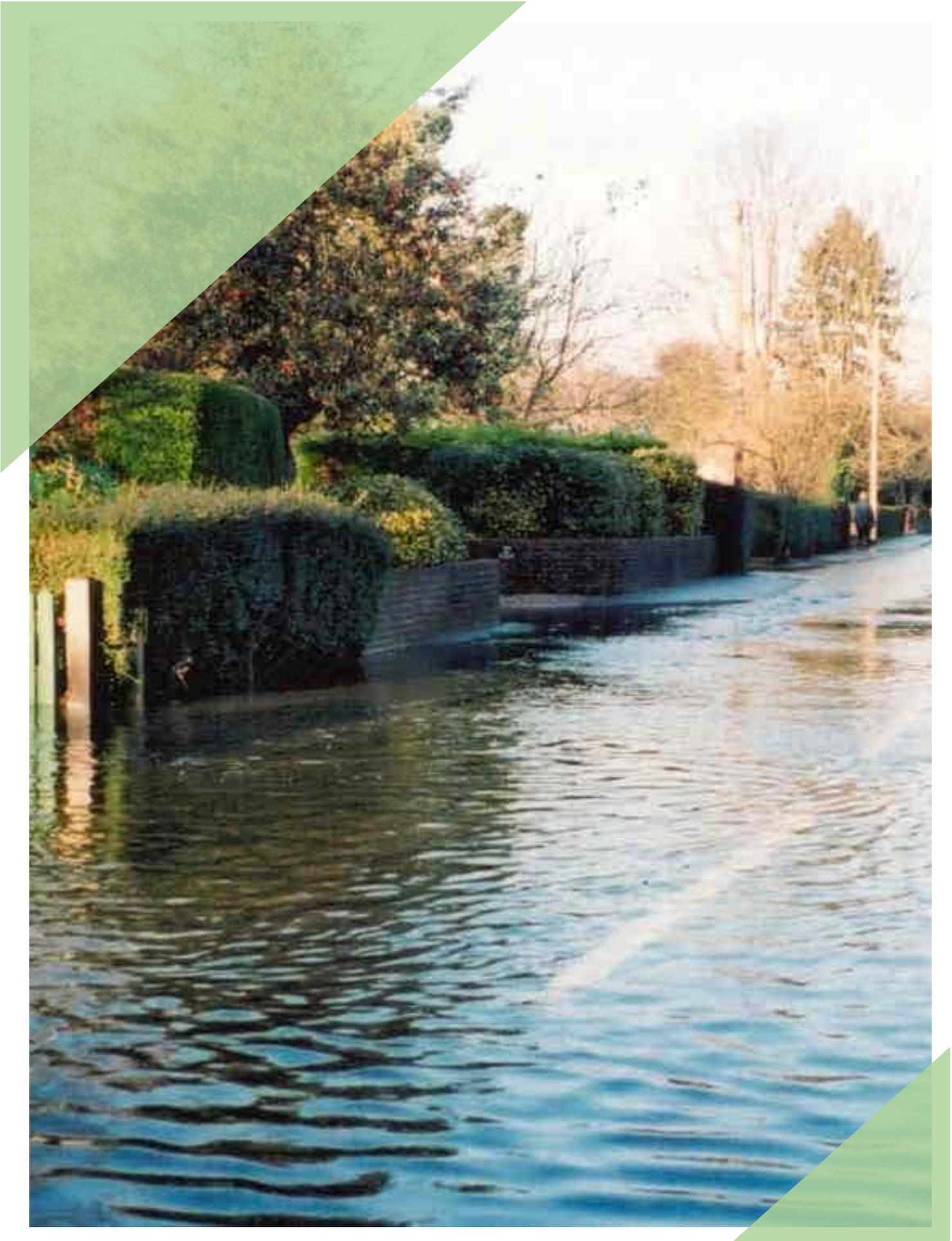
- 5.51 Local Planning Authorities, alongside partner organisations, have an increasingly important role to play in protecting communities from flooding and mitigating flood risk.
- 5.52 The main areas expected to be at risk of flooding during and beyond the plan period are identified within the Local Planning Authority's Level 1 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's flood risk maps.
- 5.53 The potential sources of flooding affecting the district are: fluvial, surface water, groundwater, sewer, artificial drainage structures and infrastructure failure and overland flows.

POLICY NBE7

MANAGING FLOOD RISK

- NBE7.1** In order to reduce the overall risk from any sources of flooding, development will be permitted provide that:
- It meets the sequential and exception test (where required) as outlined in Government guidance;
 - Within the site, the highly vulnerable development will be located in areas of lowest flood risk;
 - It is safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall, demonstrated through a site-specific flood risk assessment which must take into account climate change allowances;¹⁶
 - It incorporates flood protection, flood resilient and resistant measures including safe access and escape routes where required and that any residual risk can be safely managed by emergency planning; and priority is given to the use of Sustainable Drainage Systems (SuDS); and
 - It will not increase off site flood risk either via increasing surface water run-off or through the displacement and obstruction of flood waters from any sources.
- NBE7.2** Safeguard land and designated structures and features from development that is required for current and future flood management.
- NBE7.3** All development will be required to ensure that, as a minimum, there is no net increase in surface water run-off. Priority will be given to the use of SuDS to manage surface water drainage and these should be considered from the outset. SuDS should be designed to meet the relevant standards and accompanied by a concise maintenance and management plan.
- NBE7.4** SuDS play an important role in positively addressing climate resilience and assisting developments to reduce their carbon footprints. Any 'natural' SuDS features should manage flood risk but should also seek to improve water quality increase biodiversity and provide amenity benefits, such as additional public open space.
- NBE7.5** Development should be avoided in areas at risk from, susceptible to, or have a history of groundwater flooding. If this is not possible then the development must be designed to incorporate flood resistance and resilience measures to ensure the site can be delivered safe from flooding over its lifetime.

¹⁶<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

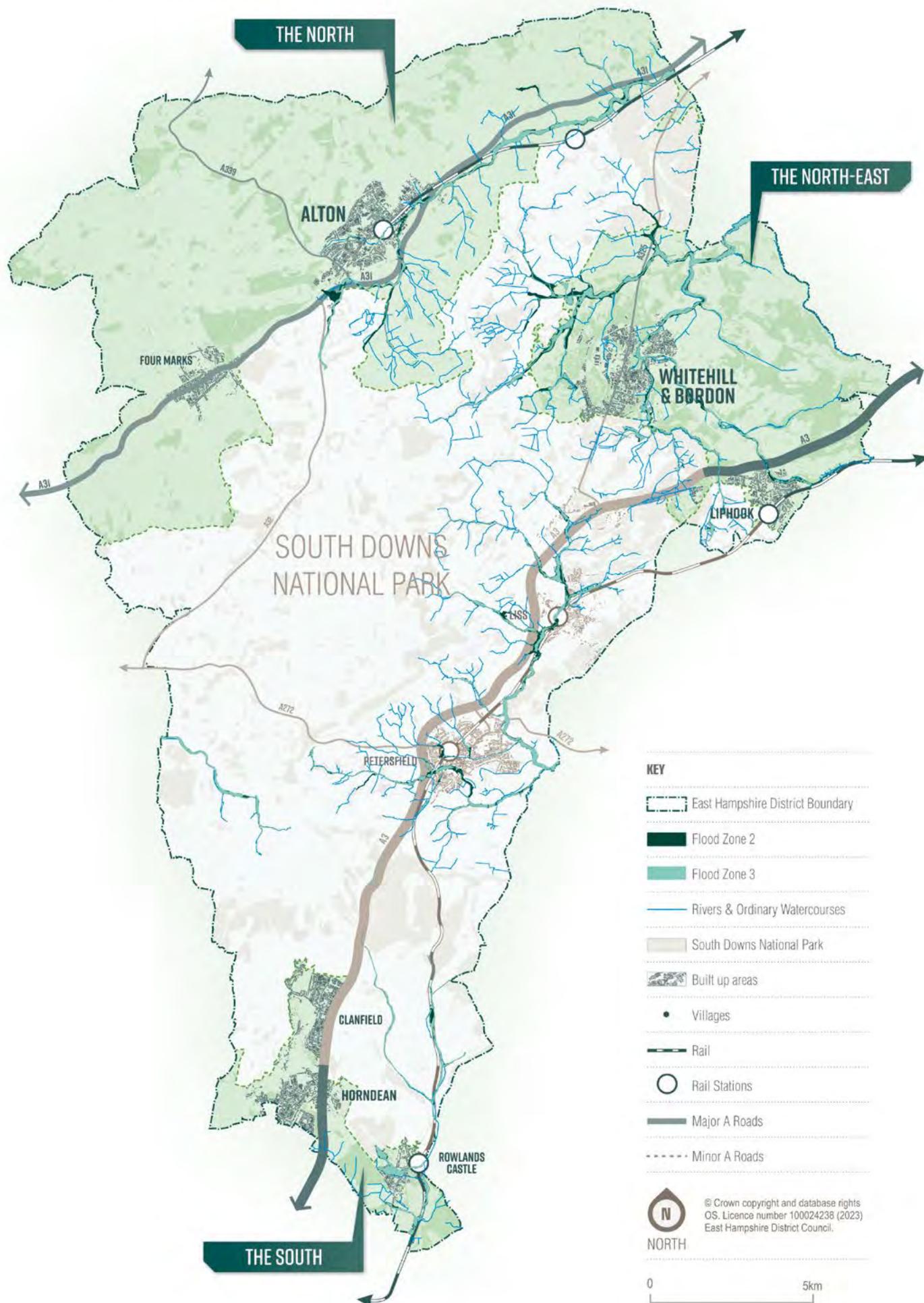


IMPLEMENTING THE POLICY

- 5.54** New developments should not increase the risk of flooding elsewhere and should be safe from flooding themselves. Inappropriate development in areas at risk of flooding from any source should be avoided by directing development away from areas at highest risk.
- 5.55** Areas at risk from any source of flooding, now or in the future, are identified on the latest Environment Agency flood risk maps and the Local Planning Authority's most current Strategic Flood Risk Assessment (SFRA). The Strategic Flood Risk Assessment provides the framework for applying the sequential and exception tests in the Local Plan Area as set out in national policy and guidance.
- 5.56** The SFRA provides robust evidence of areas of flood risk from various sources in the Local Plan Area. It identifies and maps the risk of all sources of flooding across the Local Plan Area based on a range of data and considers (where available) predicted climate change impacts; it is a useful source of information in undertaking site specific flood risk assessments.
- 5.57** SuDs play an important role in positively addressing climate resilience and assisting developments to reduce their carbon footprints. New developments should consider the suitability of SuDS as part of their surface water management strategy and seek to provide further benefits. Proposals should be in accordance with the Lead Local Flood Authority's Local Flood and Water Management Strategy and Catchment Management Plans. The Lead Local Flood Authority for East Hampshire District is Hampshire County Council.¹⁷
- 5.58** The policy will be delivered through working in partnership with the Environment Agency, Local Lead Flood Authority (Hampshire County Council), planning applicants and developers and delivered through the development and building control processes.

¹⁷Hampshire County Council SuDS guidance can be found at: <https://www.hants.gov.uk/landplanning-gandenvironment/environment/flooding/planning>

FIGURE 5.2: RIVERS AND FLOOD ZONES



▲ POLICY NBE8: WATER QUALITY, SUPPLY AND EFFICIENCY

WHY WE NEED THIS POLICY

5.59 It is essential that any growth caused by development is managed in such a way that provision of water resources and waste water treatment does not cause the water environment to deteriorate. Overall, there is a need to improve water quality and ecological status.

5.60 Within the South East of England there is a high water demand, yet limited water availability. The district falls within the classification identified as an 'area of serious water stress'.¹⁸ The NPPF states that planning policies should contribute to and enhance the natural and local environment by taking into account relevant information such as River Basin Management Plans (paragraph 174 f). Local authorities also have a legal duty to have regards to River Basin Management Plans. The relevant South East River Basin Management Plan contains an action to encourage local authorities to adopt the optional minimum building standard of 110 litres per person per day in all new builds where there is a clear local need, such as in water stressed areas. The Environment Agency support local plan policies that go beyond 110 litres per person per day (l/p/d).

¹⁸Environment Agency published classifications of areas of water stress: <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

POLICY NBE8

WATER QUALITY, SUPPLY AND EFFICIENCY

- NBE8.1** New development must be phased using appropriate timescales, and funded in advance, for the construction of any necessary water and/or wastewater infrastructure associated with development proposals. Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.
- NBE8.2** New development will need to meet strict environmental standards for adequate wastewater conveyance and treatment and may be required to incorporate well designed mitigation measures to ensure the water environment does not deteriorate, both during construction and during the lifetime of the development.
- NBE8.3** Suitable arrangements for the disposal of foul water into a sewerage system will need to be incorporated at the nearest point of adequate capacity in consultation with the service provider.
- NBE8.4** All residential developments for new dwellings will be required to demonstrate that it meets a water efficiency standard of no more than 95 litres per person per day unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable.





IMPLEMENTING THE POLICY

- 5.61** Where the achievement of water quality objectives is likely to be compromised by the effects of new development, intervention measures (i.e. improvements to wastewater drainage infrastructure) may need to be implemented prior to any new construction. New water supply and wastewater drainage infrastructure should be phased, timed and funded in advance of new development. (Essential infrastructure requirements are set out in the Local Planning Authority's Infrastructure Plan).
- 5.62** The development or expansion of water supply or waste water facilities will normally be permitted provided that the need for such facilities outweighs any adverse land use or environmental impact that any such adverse impact is minimised.
- 5.63** Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Many water companies offer a free Pre-Planning service which confirms if the capacity exists to serve a development or if upgrades are required.
- 5.64** Policy NBE8 adopts a level of water efficiency lower than the "optional requirement" of 110 litres per person per day as set out in Building Regulations. All residential developments for new dwellings will be required to demonstrate that it meets a water efficiency standard of no more than 95 litres per person per day unless not technically feasible or unviable. The Environment Agency – Solent and South Downs (SSD) supports local plan policies that go beyond 110 l/p/d. The whole of the SSD area, which East Hampshire falls within, is classified as at serious water stress. There are real long-term benefits for water efficiency – reducing power costs and carbon emissions in heating water, reducing carbon footprints of water and energy companies, maintaining ecosystem services for people, wildlife and business and protecting landscapes and the environment.

▲ POLICY NBE9: WATER QUALITY IMPACT ON THE SOLENT INTERNATIONAL SITES

WHY WE NEED THIS POLICY

- 5.65** The water environment within the Solent region is one of the most important for wildlife in the United Kingdom. It is internationally important for its wildlife and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations. There are existing high levels of nitrates and phosphates in the Solent International sites which are causing harm to the ecosystem and failure of environmental standards.
- 5.66** Whilst nitrate and phosphate pollution arises from a number of sources, including in particular agricultural run-off and outfalls, new occupied dwellings would add to the pressures through the waste water generated. As a result, the only way that a proposal which includes new housing or a net gain in overnight accommodation could prevent this ‘likely significant effect’¹⁹ is for there to be no increase in nutrients into the harbour (Solent International sites) i.e. for it to be ‘nutrient neutral’. Nutrient neutrality is a means of ensuring that development does not add to existing nutrient burdens. A practical methodology produced by Natural England²⁰ calculates how nutrient neutrality can be achieved.
- 5.67** The Solent International sites (Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, Portsmouth Harbour SAC and Ramsar, Chichester and Langstone Harbours SPA and Ramsar and any water body (surface or groundwater) that subsequently discharges into such a site) that are relevant to this Policy are those where wastewater from Clanfield, Horndean and Rowlands Castle in the southern parishes and parts of Ropley, Medstead, Bentworth, Four Marks and Wield Parishes in the north would drain (via a wastewater treatment works) or the catchment for the River Itchen.



¹⁹‘likely significant effect’ as defined in the UK Habitats Regulations

²⁰The Natural England methodology is based on best available scientific knowledge.

POLICY NBE9

WATER QUALITY IMPACT ON THE SOLENT INTERNATIONAL SITES

NBE9.1 Development that results in a net gain in residential units and/or overnight accommodation will be permitted (subject to other material considerations) where the applicant can demonstrate through a nutrient budget and Habitats Regulations Assessment that the proposal is either nutrient neutral or has approved on-site and/or off-site mitigation measures which result in the proposal becoming nutrient neutral.

IMPLEMENTING THE POLICY

5.68 Only a proposal which includes new housing or a net gain in overnight accommodation will need to provide mitigation if it is likely to have a significant impact on the Solent International sites. Commercial development proposals will not need to address nutrient neutrality as it is considered that the population that work in businesses live locally.

5.69 Applicants will need to use Natural England's methodology for calculating a nutrient budget to enable the Local Planning Authority to determine whether the development is nutrient neutral and if not, to ensure the correct amount of mitigation is provided through on site measures, or in the case of off-site measures secured through a legal agreement. Any mitigation measures must be within the same water catchment area specific to the proposal. East Hampshire falls within the Solent water catchment and the Test & Itchen water catchment.





▲ POLICY NBEIO: LANDSCAPE

- 5.70 With a wide diversity of landscape types including chalk downland, heathland and river valleys; opportunities are provided for agriculture, forestry, recreation and tourism which helps support rural communities and economies.
- 5.71 Our landscape is highly valued by residents and we will ensure the landscape is taken into account at early stages of planning to ensure that this valuable asset is not adversely impacted upon by development and opportunities to provide enhancements are taken.

WHY WE NEED THIS POLICY

- 5.72 The Local Plan Area comprises distinct and valued landscapes which provides a very attractive rural setting that defines the whole area. It provides opportunities for agriculture, forestry, recreation and tourism as well as supporting rural communities and economies. The special qualities of the Local Plan Area's valued landscapes must be respected in planning for future growth.
- 5.73 Much of the district as a whole lies within the South Downs National Park. However, within the Local Plan Area, the part of the north-eastern boundary, is adjacent to the Surrey Hills Area of Outstanding Natural Beauty. Much of the countryside is unspoilt and any new development should be in keeping with the character of the local distinctive landscape and take into account its value, features and characteristics.
- 5.74 Consideration will be given to the special qualities and sensitivities of the setting of the South Downs National Park.

POLICY NBE10

LANDSCAPE

NBE10.1 Development proposals must conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the Local Plan Area's landscapes.

NBE10.2 Development proposals will be supported where there will be no significant impact to:

- a. The qualities and principles identified within the relevant landscape character assessments, capacity study²¹ and relevant guidance;
- b. The visual amenity and scenic quality of the landscape;
- c. Important local, natural and historic landscapes and features; and
- d. The setting of the South Downs National Park, with regard to its special qualities (including dark skies), tranquillity and essential characteristics of the National Park. Development proposals must be sensitively located and designed to avoid or minimise adverse impacts on the South Downs National Park.

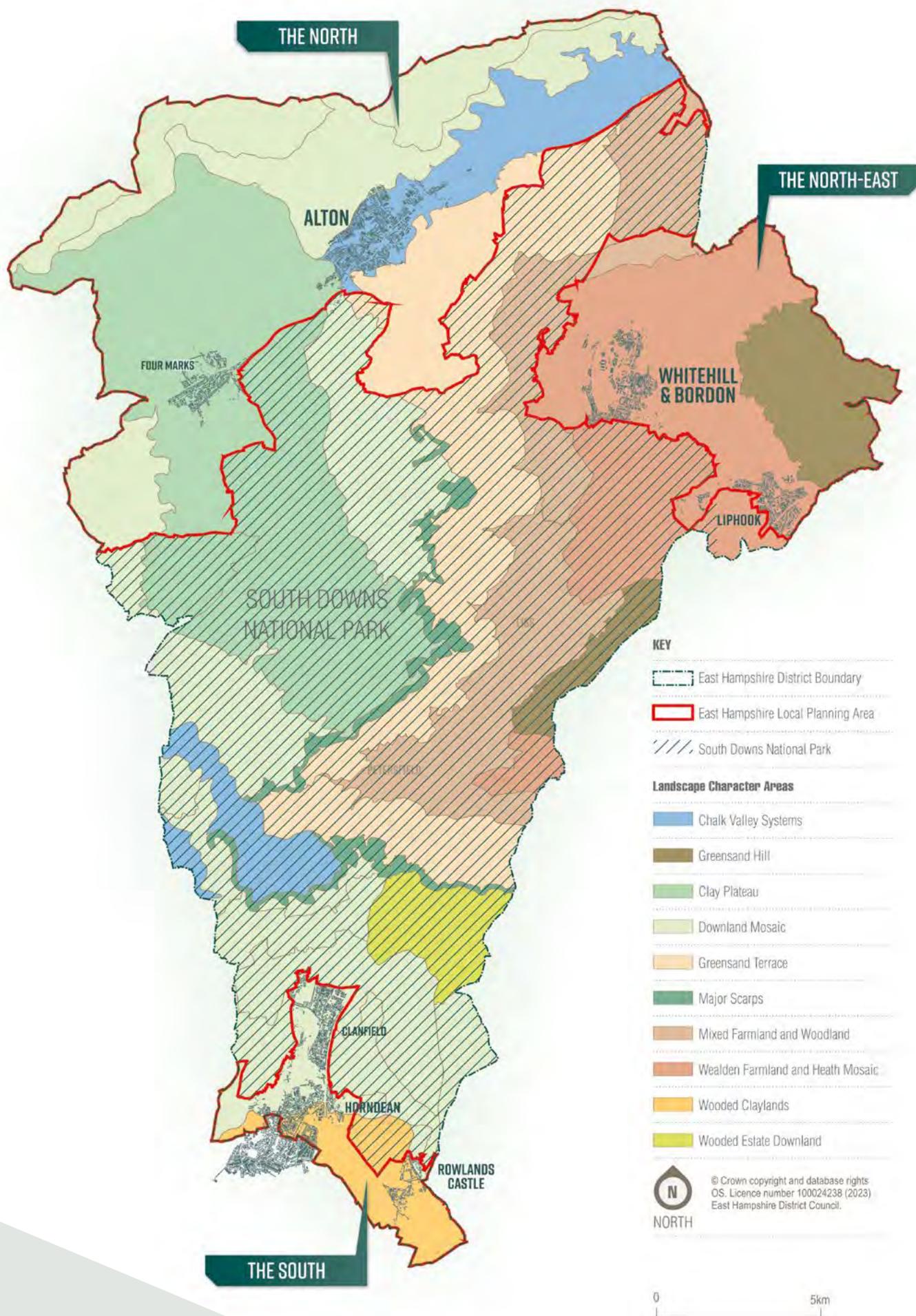
NBE10.3 Where appropriate, proposals will be required to include a comprehensive landscape strategy to ensure that the development would successfully integrate with the landscape and surroundings.

²¹Namely the East Hampshire District Landscape Character Assessment 2006 (currently being updated), the Integrated Character Assessment (Hampshire County Council, updated 2011), the East Hampshire Landscape Capacity Study, September 2018 and Valued Landscape Addendum 2022

IMPLEMENTING THE POLICY

- 5.75 New development has a key role to play in shaping the way the Local Plan Area looks and feels. New development should be designed and located to protect and enhance valued and high-quality landscapes, particularly the setting, essential characteristics, tranquillity and special qualities of the South Downs National Park, ensuring that development is sensitive to their significance.
- 5.76 All developers should address the impact of their development on the local landscape and local distinctiveness. Applicants should refer to the East Hampshire Landscape Character Assessment and the East Hampshire Landscape Capacity Study and associated addendum.
- 5.77 Where a scheme is likely to have a significant impact on the landscape, a Landscape and Visual Impact Assessment will be required. An assessment of the impact on landscape character and visual quality proportionate to the scale and nature of the development proposed will be required prior to development design. This should be based on an appreciation of the existing landscape and a thorough understanding of the development proposal, the magnitude of change, the sensitivity to change and the potential to mitigate impacts. The cumulative impacts on character should also be considered in the context of the receiving landscape.
- 5.78 An appropriate landscape strategy may be required to mitigate any impact on the local landscape, including provisions for their future maintenance. Any landscaping strategy must consider guidance set out in the Landscape Capacity Study and supporting addendum, the Landscape Character Study, the East Hampshire Biodiversity Strategy and Green Infrastructure Strategy.

FIGURE 5.3: **LANDSCAPE CHARACTER AREAS**



▲ POLICY NBE11: GAPS BETWEEN SETTLEMENTS

WHY WE NEED THIS POLICY

5.79 It is important that the individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements in the Local Plan Area is not undermined.

5.80 Gaps have not been defined for the express purpose of protecting the countryside but designed to shape the patterns of towns and villages. A clear break between settlements helps to maintain a “sense of place” and the feeling of leaving one settlement before arriving somewhere else.

POLICY NBE11

GAPS BETWEEN SETTLEMENTS

NBE11.1 New development in the countryside must avoid reducing the open land that contributes to the form and character of existing settlements and maintains their separate identities.

NBE11.2 Planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages.

IMPLEMENTING THE POLICY

5.81 The precise boundaries for the gaps have been identified and form part of the Local Plan. The methodology used to define and assess the boundaries of the gaps forms part of the local plan evidence base.

5.82 Development proposals will be weighed against the risk of coalescence. Consideration will include:

- Whether the proposed application would compromise the existing openness and undeveloped nature between settlements; either individually or cumulatively with other development;
- Whether there is sufficient separation between settlements (a sense of arriving/leaving a place); and
- The visual perception of the application from the adjacent developed areas and from highways and public rights of way.

GREEN AND BLUE INFRASTRUCTURE

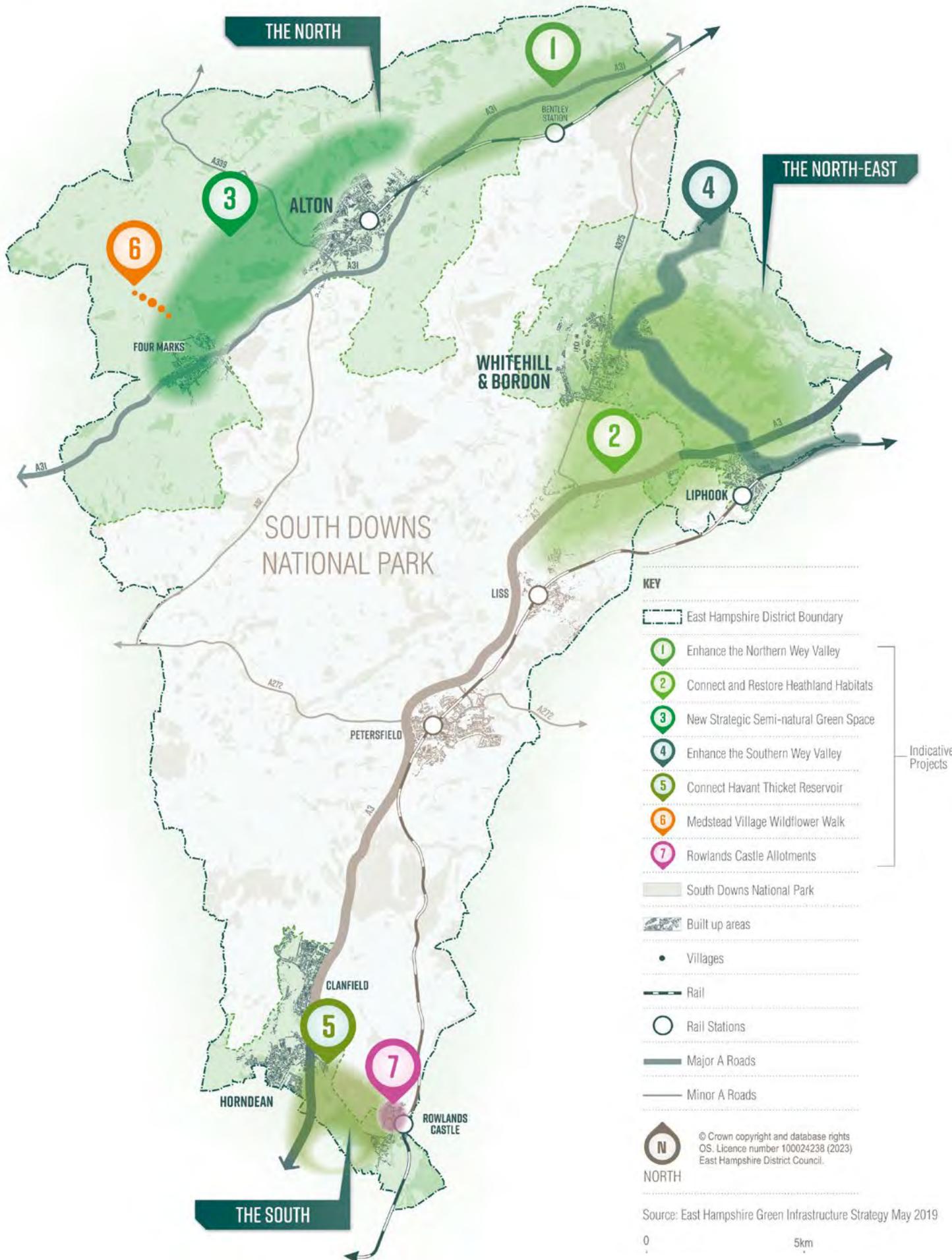
Green Infrastructure is a term used to describe the network of multifunctional green spaces (urban and rural) and the links between them. Elements of green infrastructure can include allotments, to parks and gardens and from village greens to footpaths and blue infrastructure includes rivers, streams and wetlands.

▲ POLICY NBE12: GREEN AND BLUE INFRASTRUCTURE

- 5.83** Green and blue Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network or grid across rural and urban areas.
- 5.84** Together GI provides environmental, economic and quality of life benefits. Well-designed GI (in accordance with GI principles set out by Natural England) can add value to properties and attract investment in an area by enhancing its character and local distinctiveness.
- 5.85** The Local Planning Authority's Green Infrastructure Strategy (2018) maps out key green infrastructure assets and opportunities and list potential strategic projects which can be taken forward within the district. Alongside this, well-planned green infrastructure should be incorporated into development proposals integrating and building upon the existing green network.



FIGURE 54: BLUE AND GREEN INFRASTRUCTURE STRATEGIC OPPORTUNITY AREAS





WHY WE NEED THIS POLICY

- 5.86** Green and blue infrastructure (GI) is a well-established planning concept, but it needs to become more central to the design of new places. Each element of green infrastructure can provide different functions but together provides environmental, economic and quality of life benefits which underpin the principles of sustainability. GI increases health and wellbeing, enhances landscapes, protects cultural heritage, provides ecosystem services and links habitats for wildlife, manages natural resources sustainably and facilitates adaptation to climate change.
- 5.87** Well-designed GI (in accordance with the GI principles set out by Natural England) should be incorporated into development proposals integrating and building upon the existing green and blue network. GI can also add value to properties and attract investment in an area by enhancing its character and local distinctiveness.
- 5.88** The East Hampshire Green Infrastructure Strategy²² (covering the Area outside the South Downs National Park) guides the delivery of Green Infrastructure across the Local Plan Area, as well as promoting the idea of Green Infrastructure to developers, funding partners and the community. The GI Infrastructure Strategy also links to biodiversity net gain (Policy NBE3) and the Local Nature Recovery Strategy.



²²East Hampshire Green Infrastructure Strategy May 2019

POLICY NBE12

GREEN AND BLUE INFRASTRUCTURE

NBE12.1 Development will be supported provided that:

- a. it maintains, protects and enhances the function, integrity, quality, connectivity and multi-functionality of the existing green and blue infrastructure network and individual sites thereby supporting the findings and guidance set out in the East Hampshire Green Infrastructure Strategy, GI Framework Urban Greening Factor Standard and Natural England's 15 GI Principles.
- b. it contributes to nature recovery and the protection, creation and restoration of wildlife rich habitats, including the potential to create new designated wildlife sites and the maintenance and creation of ecological connectivity and the integrity of linkages within the site.
- c. it protects existing trees and hedges and ensures no loss of canopy cover as a minimum. Proposals will be supported which incorporate existing trees and hedges into the new development and provide an uplift in canopy cover including tree lined streets and the consideration of the location and species of new trees with regards to biodiversity, connectivity, climate change and adaptation.
- d. any adverse impacts on or loss of the green and blue infrastructure network should be fully mitigated and/or compensated through the provision of green and/or blue infrastructure on site. Where it can be proven that on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.
- e. where new green infrastructure is provided within new development, suitable arrangements should be in place for its future funding, maintenance and management long term.
- f. A Green Infrastructure Plan should be submitted as part of the application process detailing how the development responds to Natural England's 15 GI Principles and how it responds to the EHDC GI Strategy's seven themes.²³

²³EHDC GI Themes – 1) Landscape, Heritage & Sense of Place 2) Biodiversity 3) Woodlands 4) Water Environment 5) Access, recreation and transport 6) Health, wellbeing and inequality 7) Local awareness and involvement.

IMPLEMENTING THE POLICY

- 5.89** The overall aim of the Green and Blue Infrastructure policy is to protect and enhance the Local Plan Area’s GI network, and to ensure that where new GI is provided with new development, that it is properly managed. This is further supported by the findings set out in the East Hampshire Green Infrastructure Strategy.
- 5.90** Development should avoid the loss, fragmentation, severance or other significant impacts on the functioning of the green and blue infrastructure network. Development should incorporate GI as part of its overall design solution or masterplan, protecting and enhancing any existing GI assets on site and designing in new GI.
- 5.91** Opportunities should be created to contribute to the aims of the East Hampshire Green Infrastructure Strategy, Natural England’s 15 GI Principles and the Building with Nature Standards Framework.²⁴ Any additional pressures on the GI network arising from new development must be fully mitigated. This will normally be addressed through the on-site provision and through any off-site measures required by other policies. Planning conditions or planning obligations will be used to secure these where necessary.

²⁴<https://www.buildingwithnature.org.uk/standards-form>

▲ POLICY NBE13: PROTECTION OF NATURAL RESOURCES

WHY WE NEED THIS POLICY

- 5.92 Natural resources are often finite and need to be managed responsibly as part of a sustainable approach to new development. Without appropriate management, development could lead to an excessive consumption of our finite resources or have an inadvertent but adverse impact on their future use.
- 5.93 This Local Plan will ensure that new development uses natural resources prudently, maintaining and conserving them where appropriate, whilst encouraging their reuse or recycling to avoid waste. Policy NBE13 is an important part of achieving this.
- 5.94 The following natural resources require special consideration in the Local Plan Area, because of our geology, our geography, and our reliance on private modes of transport:
- Agricultural land
 - Minerals
 - Air quality
 - Water
 - The darkness of our night skies
- 5.95 Pollution that affects our natural resources can arise from the use and occupation of new development, as well as from the development process itself. Preventing and alleviating pollution and minimising the risk to human health and the environment are key objectives of sustainable development. It is important therefore that the issue of pollution control is addressed at the development stage.

POLICY NBE13

PROTECTION OF NATURAL RESOURCES

NBE13.1 Development proposals will be permitted provided that they ensure that the Local Plan Area's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:

- a. Do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors (including impact on dark night skies);
- b. Ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;
- c. Do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones within the southern part of the Local Plan Area;
- d. Where appropriate, identify how the proposals will contribute to achieving the objectives of the relevant River Basin Management Plan(s), which require the restoration and enhancements of water bodies to prevent deterioration and promote their recovery of waterbodies.
- e. Avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;
- f. Do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place.

IMPLEMENTING THE POLICY

- 5.96** This policy uses the term ‘sensitive receptors’ which is a technical term. Sensitive receptors are defined as features prone to damage from pollution, e.g. land, the uses of land, public health, controlled waters, general amenity and the natural environment (including dark night skies).
- 5.97** It is recognised that the control of pollution is a complex process involving a wide range of agencies and this policy is not intended to duplicate controls that are the statutory responsibilities of other bodies, for example the Environment Agency. Particular consideration will be given to the appropriateness of development locations in relation to other land uses, particularly housing, and natural assets such as biodiversity designations.
- 5.98** The Local Planning Authority will liaise with the relevant statutory bodies to determine the potential impacts of development and the extent to which such effects can be mitigated through appropriate design, construction or regulation. The effectiveness of mitigation will be taken into account when considering proposals. Where an Environmental Statement or Environmental Outcomes Report is required, the Local Planning Authority will expect any issues referred to in this policy to be addressed. In the case of an outline application, the Environmental Statement or Environmental Outcomes Report should be submitted at the outline stage.

AGRICULTURAL LAND

- 5.99** The quality of agricultural land varies across the Local Plan Area, with large areas being classified as being the best and most versatile. This is defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. This land is most responsive to a variety of agricultural inputs and crops and should therefore be protected in recognition of the increasing need to produce food locally due to climate change.
- 5.100** Development affecting the best and most versatile agricultural land will not be permitted unless there is an overriding demonstrable need for the development and it can be shown that development of lower grade land would have adverse sustainability impacts, such as on biodiversity, natural resources, landscape character, the conservation of heritage assets and through the creation of unsustainable patterns of development.

MINERALS

- 5.101** As the local Minerals Planning Authority, Hampshire County Council has defined Minerals Safeguarding Areas (MSAs) to ensure that the known locations of important minerals are not needlessly sterilised by non-mineral development.
- 5.102** Applicants should consult Hampshire County Council where a proposal lies within a Minerals Safeguarding Area, to establish the existence and extent of the resource, the potential need for a minerals assessment and the possibility for prior extraction where appropriate.

▲ **POLICY NBE14: HISTORIC ENVIRONMENT**

- 5.103** The historic environment relates to all physical remains of past human activity, whether visible, buried or submerged, areas that are landscaped or planted and managed flora.
- 5.104** Protecting and enhancing the historic environment is an important part of sustainable development. This section sets out policies for the conservation and enjoyment of the historic environment. This includes conservation areas, listed buildings, ancient woodland, scheduled ancient monuments and archaeology.

WHY WE NEED THIS POLICY

- 5.105** The Local Plan Area has a rich and varied heritage that provides depth of character to the local environment. Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the Local Plan Areas' architectural, historic and townscape character.
- 5.106** To maintain the character of the Local Plan Area's settlements, it is vital that heritage assets are protected and sensitively adapted and that their setting is not harmed. The historic environment is a finite resource and, once lost, cannot be replaced.

HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

POLICY NBE14

HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT

NBE14.1 Development proposals will be permitted which:

- a. protect, conserve and, where possible, enhance the significance of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and
- b. make sensitive use of historic assets, especially those at risk, through regeneration and re-use, particularly where redundant or under-used buildings are brought into appropriate use.

PROPOSALS LIKELY TO CAUSE HARM TO A HERITAGE ASSET

Substantial harm

NBE14.2 Where development is likely to cause substantial harm to the significance of a heritage asset or its setting, planning permission will not be granted unless either:

- a. the development is necessary to achieve substantial public benefit, that cannot be achieved otherwise, and which would outweigh the harm or loss; or
- b. all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site; and,
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,
 - the harm or loss is outweighed by the benefit of bringing the site back into use and,
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation (see appendix 3 for guidance on marketing).
- c. Where development is permitted that would result in harm to or loss of the significance of a heritage asset, developers will be required to record and advance understanding of the significance of that asset, in a manner appropriate to its importance and the impact, and to make that evidence publicly accessible.

POLICY NBE14

HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT (CONTINUED)

Less than substantial harm

NBE14.3 Where a development is likely to cause less than substantial harm to the significance of a heritage asset or its setting, the following will apply:

- a. for a designated heritage asset, this harm should be weighed against the public benefits of the development, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use.
- b. for a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.
- c. Where development is permitted that would result in harm to or loss of the significance of a heritage asset, developers will be required to record and advance understanding of the significance of that asset, in a manner appropriate to its importance and the impact, and to make that evidence publicly accessible.

PROPOSALS FOR THE REMOVAL OF ALL OR PART OF A HERITAGE ASSET

NBE14.4 The removal of all or part of a heritage asset cannot proceed until it is proven that the approved replacement development will take place.

Heritage Statements

NBE14.5 A development that would affect, or has the potential to affect, a heritage asset will be required to submit a Heritage Statement that:

- a. describes the significance of the heritage asset and its setting, using appropriate expertise and where necessary a site-specific survey, at a level of detail proportionate to the significance of the heritage asset and sufficient to understand the potential impact of the development; and
- b. sets out:
 - the impacts of the development on the heritage asset;
 - measures taken to avoid potential harm; and
 - if harm cannot be avoided, mitigation that is proportionate to the impact and the significance of the heritage asset.
 Any harm to, or loss of, the significance of a heritage asset will require clear and convincing justification, irrespective of whether that harm is considered substantial or less than substantial. Any identified necessary mitigation measures must be fully incorporated into the development.

IMPLEMENTING THE POLICY

- 5.107** This strategic policy seeks to ensure that appropriate protection is afforded to heritage assets and the historic environment and is complemented by 8 detailed policies.
- 5.108** The Local Planning Authority will support the production of neighbourhood plans, conservation area appraisals, parish plans and village design statements that help to ensure future development is based on a thorough understanding of local character and context. To help achieve this, the Local Planning Authority will work with local communities to identify those aspects of the historic environment which they consider to be important to the character of their locality and help them to secure their protection and enhancement.
- 5.109** Design of new development in historic locations needs careful consideration. It should reinforce or create a sense of place and create an environment that offers variety and visual interest. High quality designs that respect the historic context will be encouraged.
- 5.110** The box to the side lists the various types of heritage assets having regard to the Government's definition of 'designated heritage assets'. These features are key elements which contribute to a unique sense of place and are an irreplaceable resource. It is therefore necessary to conserve them in a manner appropriate to their significance.
- 5.111** Heritage assets are a finite and valuable resource, and the presumption will remain in favour of conserving or enhancing a heritage asset. Some assets should be conserved due to their unique interest and value nationally and/or their value to East Hampshire and local areas. By their very nature some 'redundant' features, including for example areas of historic defences, may not have obvious economic value but will be of significant historic value to the area and the sense of place.

What are heritage assets?

The NPPF defines a heritage asset as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'. Heritage assets comprise of the following:

Designated Heritage

- Listed Buildings
- Conservation Areas
- Scheduled Ancient Monuments
- Registered Parks & Gardens
- Protected Wrecks
- World Heritage Sites

Locally Important Heritage Assets

- Locally Listed Buildings
- Parks & Gardens of Local Historic Interest
- Sites of Archaeological Interest
- Wrecks of local historic interest
- Historic landscapes

Unidentified Heritage assets

- Heritage assets yet to be identified which could become 'Designated' or 'Locally important' as a result of further assessment.

FIGURE 5.5: CONSERVATION AREAS AND SCHEDULED ANCIENT MONUMENTS



Location Map:
The North

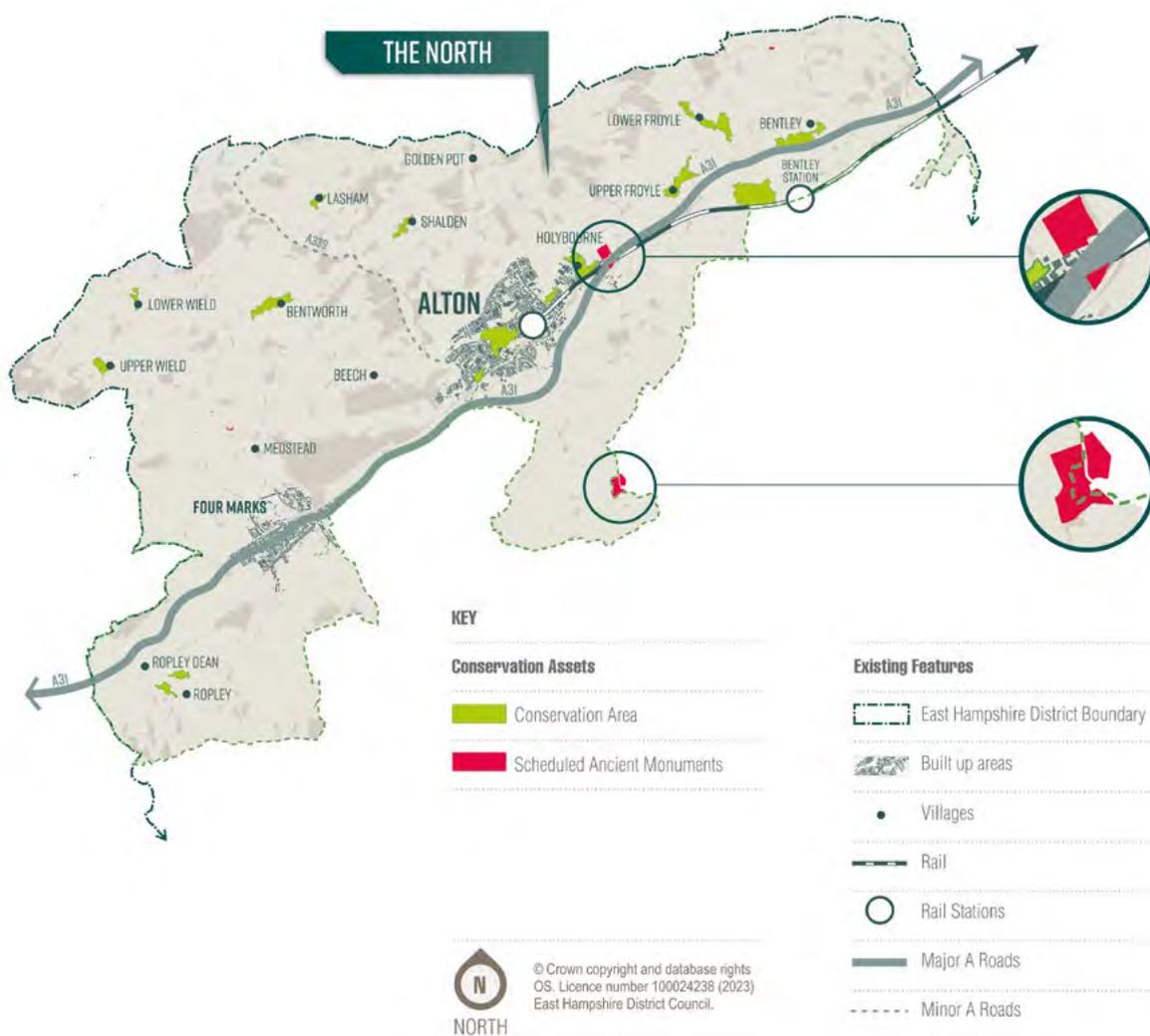
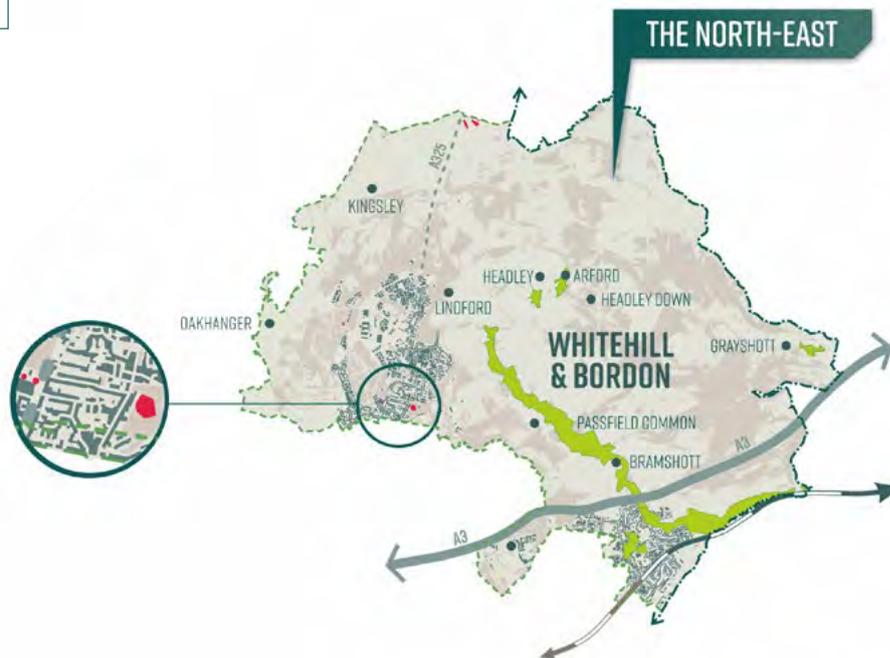


FIGURE 5.6: CONSERVATION AREAS AND SCHEDULED ANCIENT MONUMENTS



Location Map:
The North-East



KEY

Conservation Assets

- Conservation Area
- Scheduled Ancient Monuments

Existing Features

- East Hampshire District Boundary
- Built up areas
- Villages
- Rail
- Major A Roads
- Minor A Roads

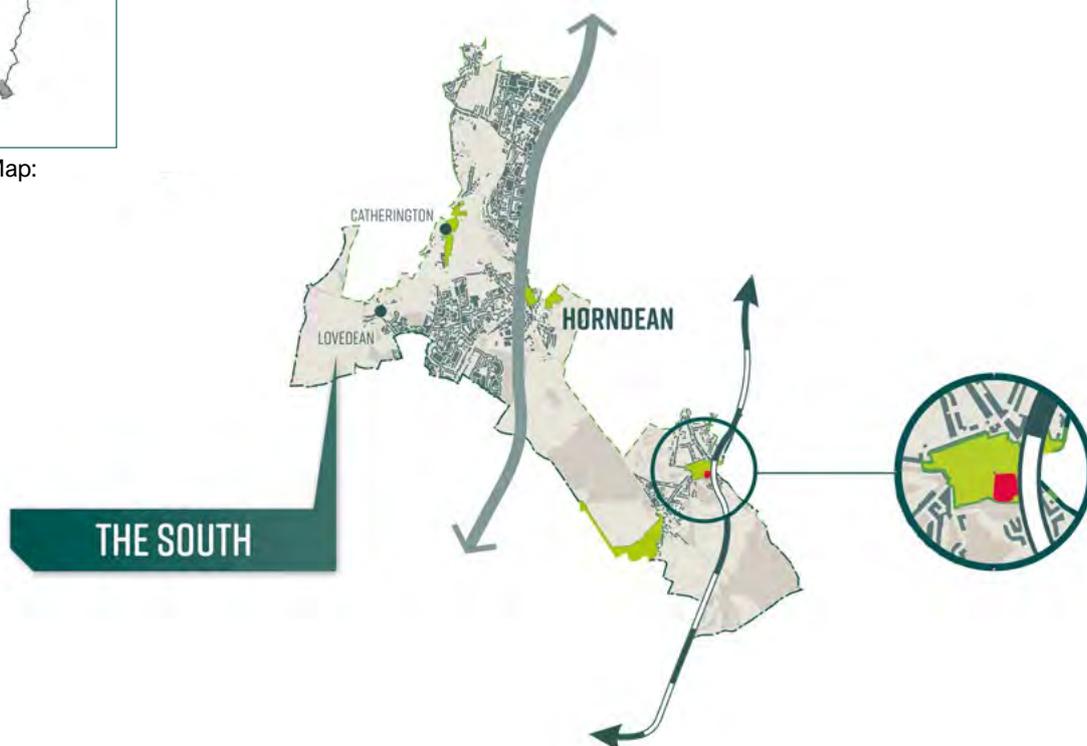


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FIGURE 5.7: CONSERVATION AREAS AND SCHEDULED ANCIENT MONUMENTS



Location Map:
The South



KEY

Conservation Assets

- Conservation Area
- Scheduled Ancient Monuments

Existing Features

- East Hampshire District Boundary
- Built up areas
- Villages
- Rail
- Major A Roads
- Minor A Roads



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TABLE 5.1: MONITORING OF SAFEGUARDING OUR NATURAL AND BUILT ENVIRONMENT

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>Objective B: Providing better quality, greener development in the right locations. The Local Plan will:</p> <ol style="list-style-type: none"> 1. Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings. 2. Protect, conserve and enhance wildlife habitats to achieve an overall increase in local biodiversity <p>Objective C: Prioritising the health and well-being of communities in delivering what’s needed to support new development.</p> <ol style="list-style-type: none"> 3. Maintain and enhance the built and natural environments to support habitats and their connectivity, help the public to access and enjoy open spaces and green infrastructure 		<ol style="list-style-type: none"> 1. To protect, enhance and restore biodiversity across the East Hampshire planning area 7. To protect and enhance built and cultural heritage assets in the East Hampshire planning area 10. To support efficient and the sustainable use of East Hampshire’s natural resources 11. To achieve sustainable water resource management and protect and improve water quality in the East Hampshire planning area 12. To minimise air, noise and light pollution in the East Hampshire planning area 	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
<p>Policy NBE1 Development in the Countryside</p>	Housing development is for operational needs	<p>Net additional dwellings</p> <p>Number of affordable dwellings provided on exception sites</p> <p>Changes of use, by category</p> <p>New developments permitted</p>	<p>EHDC/HCC Dwelling Completions Data</p> <p>EHDC – planning permissions.</p>
	Affordable housing for local needs		
	Re-use of buildings development for employment, tourist accommodation, or community use		
<p>Policy NBE2 Biodiversity, geodiversity and nature conservation</p>	Justifiable new development of buildings for employment, tourist accommodation or community use	<p>Extent of areas of biodiversity importance</p> <p>Biodiversity net gain provided on new development</p> <p>Conditions of SSSIs. Management Status of SINCs</p>	<p>Natural England HBIC</p> <p>Planning Applications and completed associated BNG metrics</p>
	No loss in areas of biodiversity importance		
	A minimum of 10% measurable biodiversity net gain provided on new development		
	Improved local biodiversity		

LP Policies	Indicator	Annual Monitoring Target/Process	Data source
<p>Policy NBE3 Biodiversity Net Gain</p>	<p>New Development demonstrates at least 10% of BNG secured in perpetuity.</p>	<p>Biodiversity net gain provided on new development</p>	<p>EHDC Monitoring</p>
<p>Policy NBE4 Wealden Heaths European SPA and SAC sites</p>	<p>No net gain in residential dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots will be permitted within 400m of the Wealden Heaths Phase II Special Protection Area, Woolmer Forest SAC and Shortheath Common SAC boundaries.</p> <p>Development within the 400m to 5 km core catchment area around the Wealden Heaths Phase II SPA, Woolmer Forest SAC and Shortheath Common SAC boundaries must be supported by a Habitats Regulations Assessment.</p>	<p>No net gain in residential dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots will be permitted within 400m of the SPA</p> <p>No. of Habitats Regulations Assessments submitted for development within the 400m to 5 km core catchment area around the Wealden Heaths Phase II SPA, Woolmer Forest SAC and Shortheath Common SAC</p>	<p>EHDC Monitoring Planning Applications</p>
<p>Policy NBE5 Thames basin heaths special protection area</p>	<p>Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the buffers of the TBHSPA must be supported by a Habitats Regulations Assessment (HRA)</p> <p>For large scale residential development (over 50 new dwellings) within 5-7km of the SPA if needed mitigation will be provided.</p>	<p>No of Habitats Regulations Assessments submitted for development within the buffers of the TBHSPA.</p> <p>Mitigation provided for large scale developments during the monitoring period.</p>	<p>EHDC Monitoring Planning Applications</p>
<p>Policy NBE6 Solent Special Protection Areas</p>	<p>Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the buffers of the Solent SPA must be supported by a Habitats Regulations Assessment (HRA)</p>	<p>No. of Habitats Regulations Assessments submitted for development within the buffers of the Solent SPA.</p> <p>Mitigation/Financial Contributions provided during the monitoring period.</p>	<p>Planning Applications EHDC Monitoring</p>

LP Policies	Indicator	Annual Monitoring Target/Process	Data source
Policy NBE7 Managing flood risk	Avoiding/managing flood risk	Number of applications objected to by Environment Agency on grounds of flooding, or subsequently permitted with mitigation measures	Environment Agency & EHDC planning permission records
Policy NBE8 Water quality, supply and efficiency	Maintaining water quality	Number of applications objected to by Environment Agency due to impact on water quality, or subsequently permitted with mitigation measures	Environment Agency & EHDC planning permission records
Policy NBE9 Water Quality impact on the Solent International Sites	Reducing the impact of new development on water quality of Solent International Sites.	Number of applications refused due to impacting on the water quality of the Solent International Sites.	EHDC planning decision records
Policy NBE10 Landscape	Development to recognise, respect and enhance the Local Plan Area's landscape assets	Number of permissions refused on landscape impacts. % of appeals won on these grounds	EHDC planning decision records EHDC – Appeals data
Policy NBE11 Gaps between settlements	Retain open and undeveloped nature of gaps identified in the policy	Number of new buildings developed in the gaps	EHDC – planning permissions
Policy NBE12 Green and blue infrastructure	Maintain and increase the amount of green and blue infrastructure Increase in quality of green and blue infrastructure	GI provided / lost, including in association with development. Management Plans for green and blue infrastructure secured with new developments	EHDC – Planning Obligations data
Policy NBE13 Protection of natural resources	Development to recognise, respect and enhance the Local Plan Area's natural resources	Number of planning decisions including appeals allowing development that is not in accordance with this policy.	EHDC – planning permissions
Policy NBE14 Heritage assets and the historic environment	Development to recognise, respect and enhance the Local Plan Area's heritage assets	Number of permissions refused on heritage impacts. % of appeals won on these grounds.	EHDC – planning permissions

06

CREATING
DESIRABLE PLACES

OUR
LOCAL
PLAN
2021-2040

06: CREATING DESIRABLE PLACES

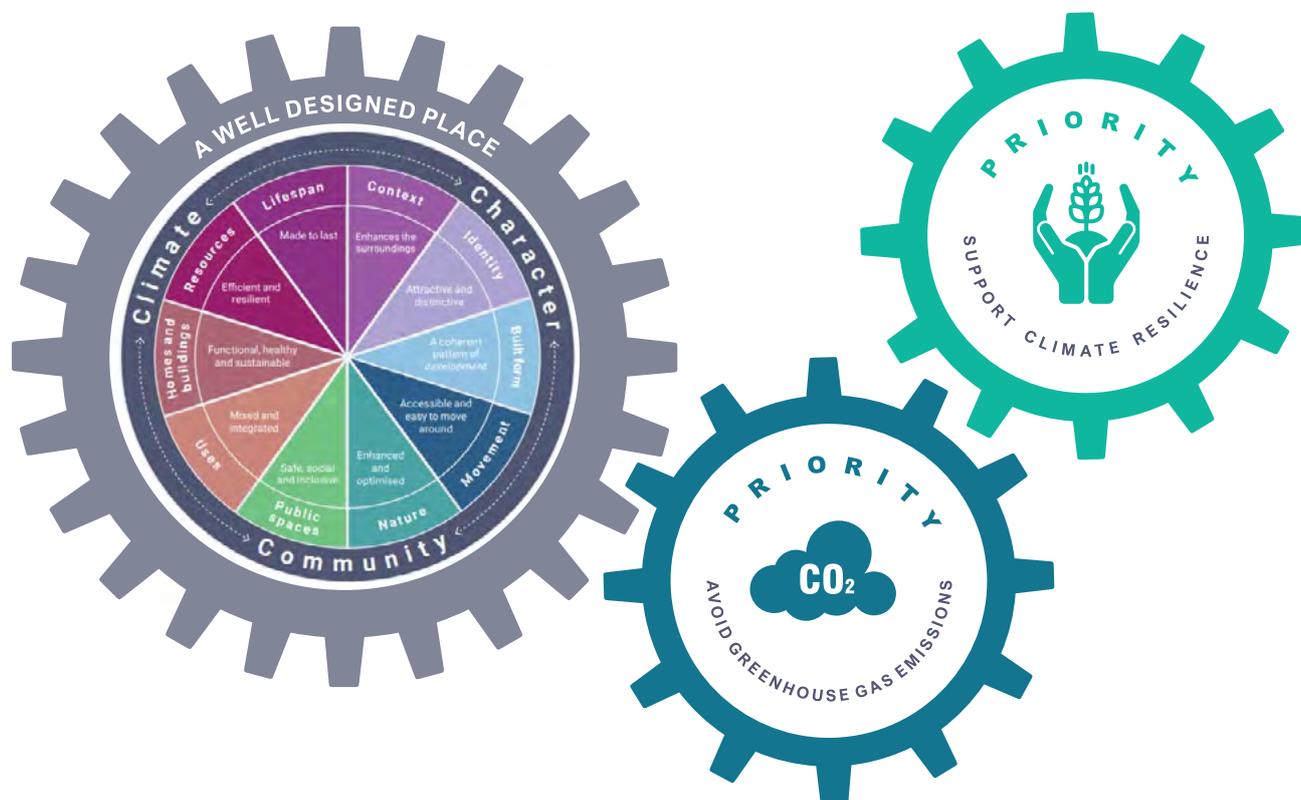
6.1 The National Planning Policy Framework is clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what planning and development should achieve.

▲ BACKGROUND

6.2 A place is more than just a collection of buildings; it is a meaningful location for its residents and visitors. It is often made so by the activities and land uses that it supports, but sometimes because of its historical associations, or as part of a wider landscape or townscape. Over time, the characteristics of a place evolve due to a range of factors including the development of new buildings, but our awareness of climate change and its impacts will become increasingly significant over the plan period.

6.3 It is important to manage this evolution in a positive way by establishing an appropriate vision for architecture and urban design, one that engages with all of the characteristics of well-designed places.

FIGURE 6.1: WELL DESIGNED PLACES



OBJECTIVE B:

PROVIDING BETTER QUALITY, GREENER DEVELOPMENT IN THE RIGHT LOCATIONS

The Local Plan will:

B1

B3

Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings.

Ensure that new development prioritises the achievement of net-zero carbon emissions, whilst being resilient to the impacts of climate change and delivering the ten characteristics of well designed places.

POLICY DES1: WELL-DESIGNED PLACES



WHY WE NEED THIS POLICY

- 6.4** Good design helps to improve the way that a place looks and the ways in which it functions. National design guidance has identified ten characteristics, which provide details of the national priorities for well-designed places. It is important that the Local Plan sets out a clear vision for the design of new development in the context of these priorities.
- 6.5** New development should be designed in accordance with a process that is transparent, based on evidence that is relevant to the site and its wider environs, and that recognises that new development should be contributing to a desirable future.
- 6.6** Policy DES1 identifies a design vision for new development and a process for architects and designers to follow. It establishes a set of strategic design principles that must be taken into account as part of this design process. In these three ways, it clarifies the local planning authority's expectations at a high-level, but it is not the only policy that will inform how new development looks and functions. In the context of a climate emergency, new development must help to mitigate carbon emissions and adapt to the effects of climate change; this is a cross-cutting theme that many policies of this local plan seek to tackle.

POLICY DESI

WELL-DESIGNED PLACES

DES1.1 New development will be permitted where it would help to achieve the following design vision:

Through its location, design and layout, new development will prioritise the avoidance of new greenhouse gas emissions whilst creating or supporting climate resilient environments. In delivering this priority, proposals will need to ensure that development:

- a. Follows the energy hierarchy through its block, plot and/or building layout and design, whilst maintaining or enhancing the landscape and built character of its immediate surroundings and the wider local area;
- b. Reinforces or creates a strong, positive identity that comes from the ways in which buildings, infrastructure, boundary treatments, open spaces and natural features visually and physically interact;
- c. Creates or contributes to a form of development that is easy to navigate, conveniently laid out for access on foot or by bike, and involves the right density, mix and orientation of building types and forms for attractive, green and safe environments;
- d. Integrates well with existing streets, cycle and walking connections and where relevant extends these movement networks within a development site, to create attractive, accessible, safe and direct routes that are inclusively designed;
- e. Supports the recovery of natural habitats and native species through providing space for nature and new green infrastructure that is managed and maintained to secure multi-functional benefits (ecology, drainage, local food production);
- f. Creates or contributes to public spaces that encourage social interactions, feel safe and support the health and well-being of all users;
- g. Within Tier 1 and 2 settlements enables residents to “live locally” by accessing some services and facilities within convenient walking or cycling distances, taking account of their varied needs and how the delivery of services may change over time; and
- h. Incorporate contextually appropriate building materials of a high quality and durability.

POLICY DESI

WELL-DESIGNED PLACES *(CONTINUED)*

DES1.2 Proposals for new development should be prepared in accordance with the following process (Figure 6.2), which should be applied in a manner proportionate to the scale of development and/or to its potential to have adverse impacts on the issues that are regulated by other policies of the development plan, or by national planning policy.

DES1.3 Development proposals that could have a significant impact on the character or appearance of an area by virtue of their scale, or due to the sensitivities of their surroundings, will be required to demonstrate how they comply with DES1.1 and DES1.2 of this policy by means of a planning statement or a Design and Access Statement.

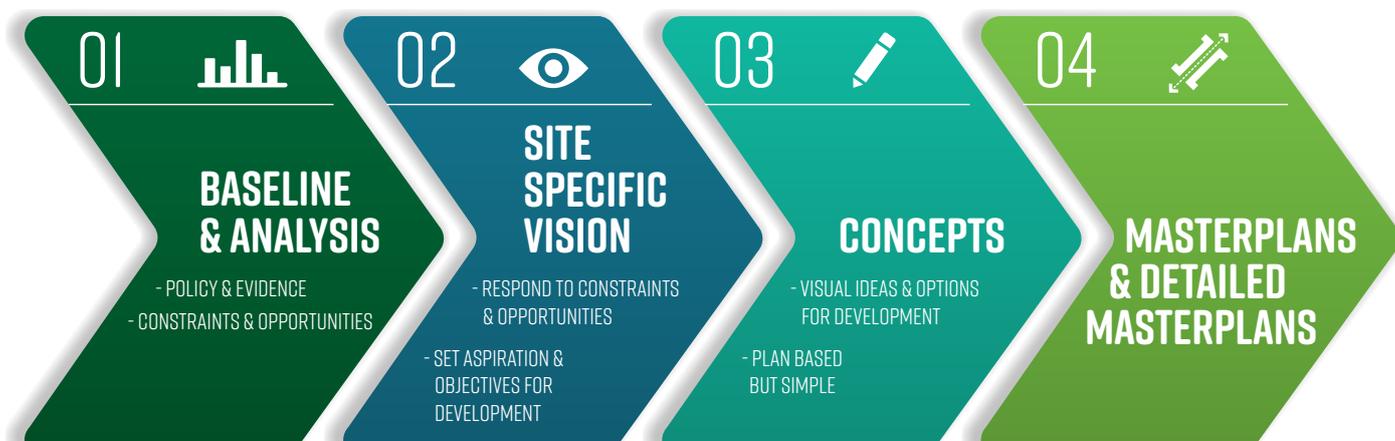


FIGURE 6.2: THE DESIGN PROCESS



IMPLEMENTING THE POLICY

6.7 Policy DES1 is the overarching policy which establishes a design vision and criteria that directly relate to the ten characteristics of well-designed places from the Government's National Design Guide. The policy provides an interpretation of these ten characteristics that is contextually relevant for urban and rural design across the Local Plan Area. It should be considered alongside the National Design Guide, when formulating proposals for new development.

6.8 Good design requires careful thought and planning. To ensure that decisions are made as quickly as possible, based on a mutual understanding between decision-makers, applicants and the public on what has and has not been considered, proposals for new development should be designed in accordance with a transparent process, such as described in DES1.2. Applicants should be capable of explaining their proposals in terms of the design process of DES1.2 and may be asked to do so through a Design & Access Statement.

*Good design requires careful
thought and planning.*





6.9 The design process that is followed by applicants should be based on appropriate evidence and provide clarity on their intentions for development. Applicants can best communicate what would be achieved by development by establishing a site-specific design vision and a complementary set of objectives to achieve that vision. This should be set out within a planning statement or a Design & Access Statement (where required).

6.10 The next step in the process is to express that vision diagrammatically through one or more design concepts. A design concept should be expressed visually, in plan form, identifying (as a minimum) which areas of a site could be developed, which areas should be kept free of development and how access and circulation should be managed. For major developments, more than one design concept should be prepared, with the different options being evaluated in terms of the site-specific design objectives.

6.11 Masterplans and/or more detailed layout plans should then interpret the concept plans and add the additional details, such as open space, block, plot and building designs. These can be supported by building elevations and three-dimensional visualisations of the proposed development.



6.12 Policy DES1 is intended to inform the design of new development proposals alongside more detailed or location-specific policies, design codes and guidance documents. Within this local plan, more detailed policies for the design and layout of new development are:

- Policy DES2: Responding to Local Character
- Policy DES3: Residential Density and Local Character
- Policy DES4: Design Codes
- Policy DM11: Amenity
- Policy DM14: Public Art

6.13 Policy DES1 is a starting point for ensuring that all new development helps to improve the local area, but there are other detailed (non-strategic) policies in neighbourhood plans. Village design statements that are prepared by parish councils also provide useful guidance for development proposals.

FIGURE 6.3: DESIGN ISSUES

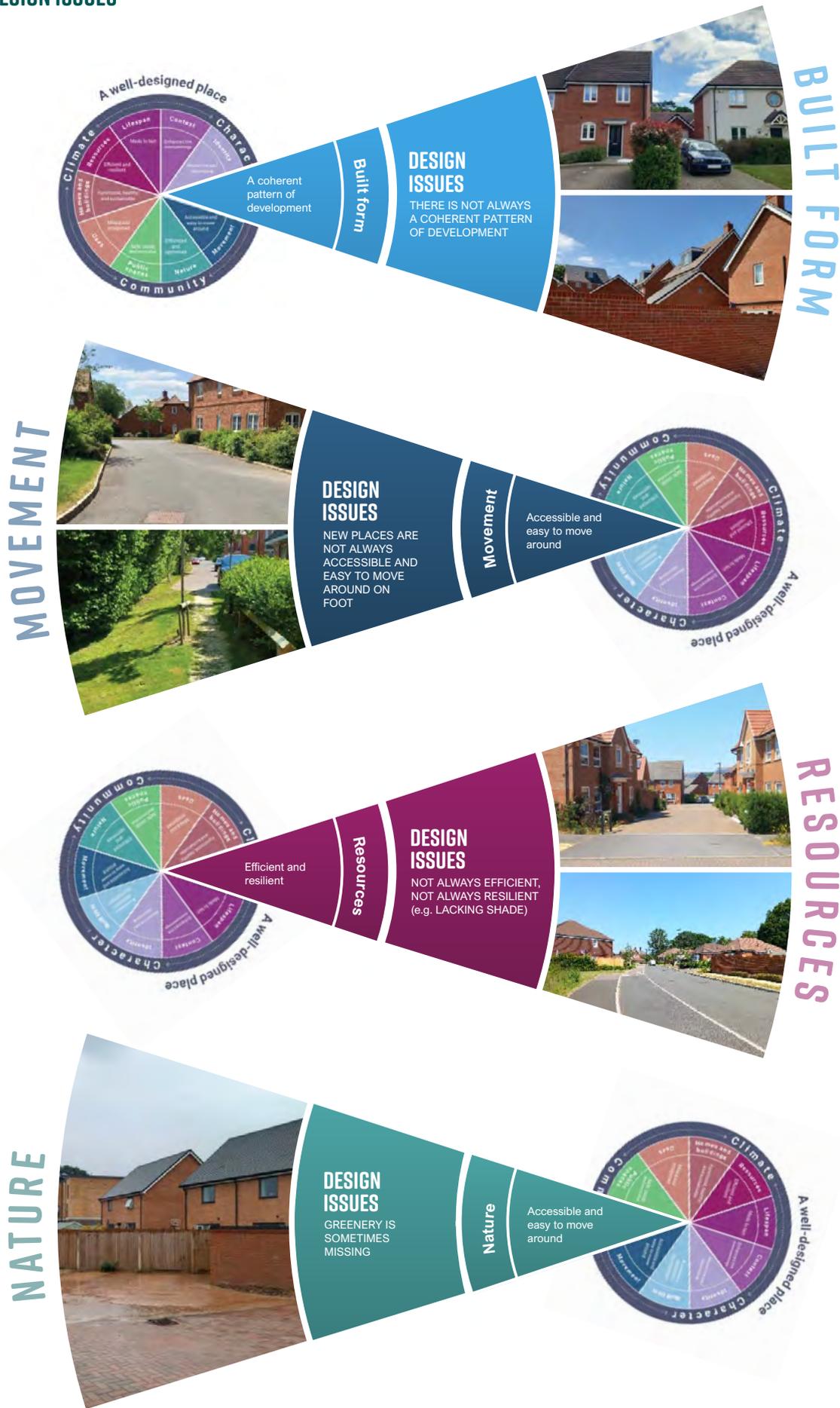
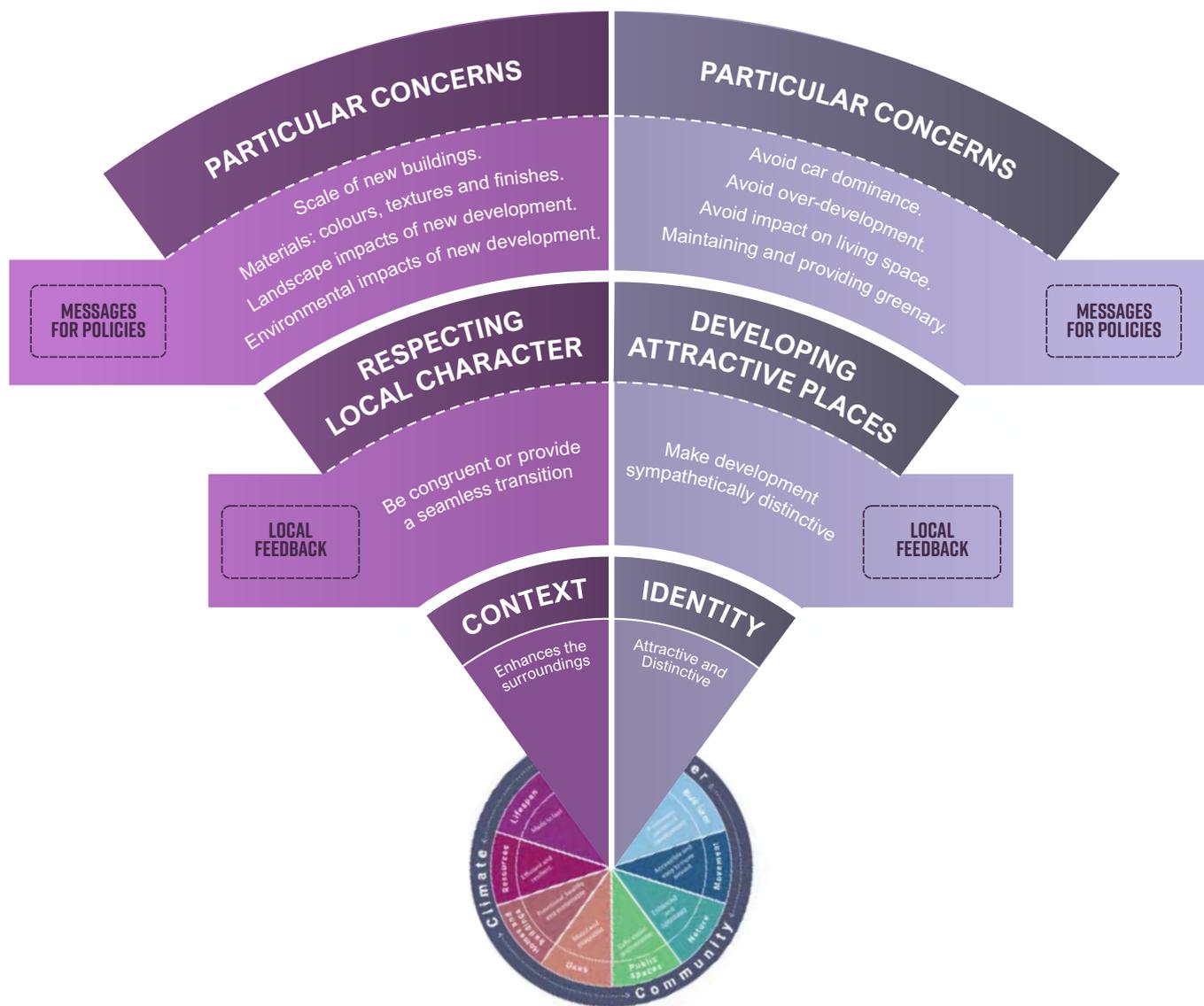


FIGURE 64: DESIGN ISSUES



POLICY DES2: RESPONDING TO LOCAL CHARACTER

WHY WE NEED THIS POLICY

- 6.14** In recent years, the design of new development has become an increasingly important consideration within the planning system. New development has not always prioritised high-quality design, leading to various issues with the way in which new housing has been laid out, how it looks and how it fits in with its surroundings. Nor has the climate emergency always been recognised as a leading consideration in the design of new homes.
- 6.15** As part of the plan-making process, the local planning authority has previously consulted with local communities and their representatives on draft design policies, whilst conducting its own reviews of recent development sites. Parish councils have offered views that raise issues about how well new developments have achieved the key characteristics of 'identity' and 'context'. In addition, site visits undertaken by planning officers have highlighted issues with achieving the key characteristics of 'built form', 'movement', 'resources' and 'nature'. These concerns are illustrated here (Figures 6.3 & 6.4) and will be elaborated further within a background paper on design, which will provide an evidence base for an authority-wide design code. Policy DES2 and other subject-specific policies of this Local Plan (on landscape, green infrastructure, transport) provide policy requirements in response to these issues.
- 6.16** Previous consultation responses have identified some concerns about the appearance and suitability of recent development, which are often more detailed, but no less important for reflecting local aspirations than the broad principles of Policy DES1. A range of detailed design criteria are therefore needed to support the implementation of Policy DES1, to ensure the creation of high-quality, beautiful and sustainable buildings and places.

POLICY DES2

RESPONDING TO LOCAL CHARACTER

DES2.1 Detailed proposals for the design and layout of new development will be required to:

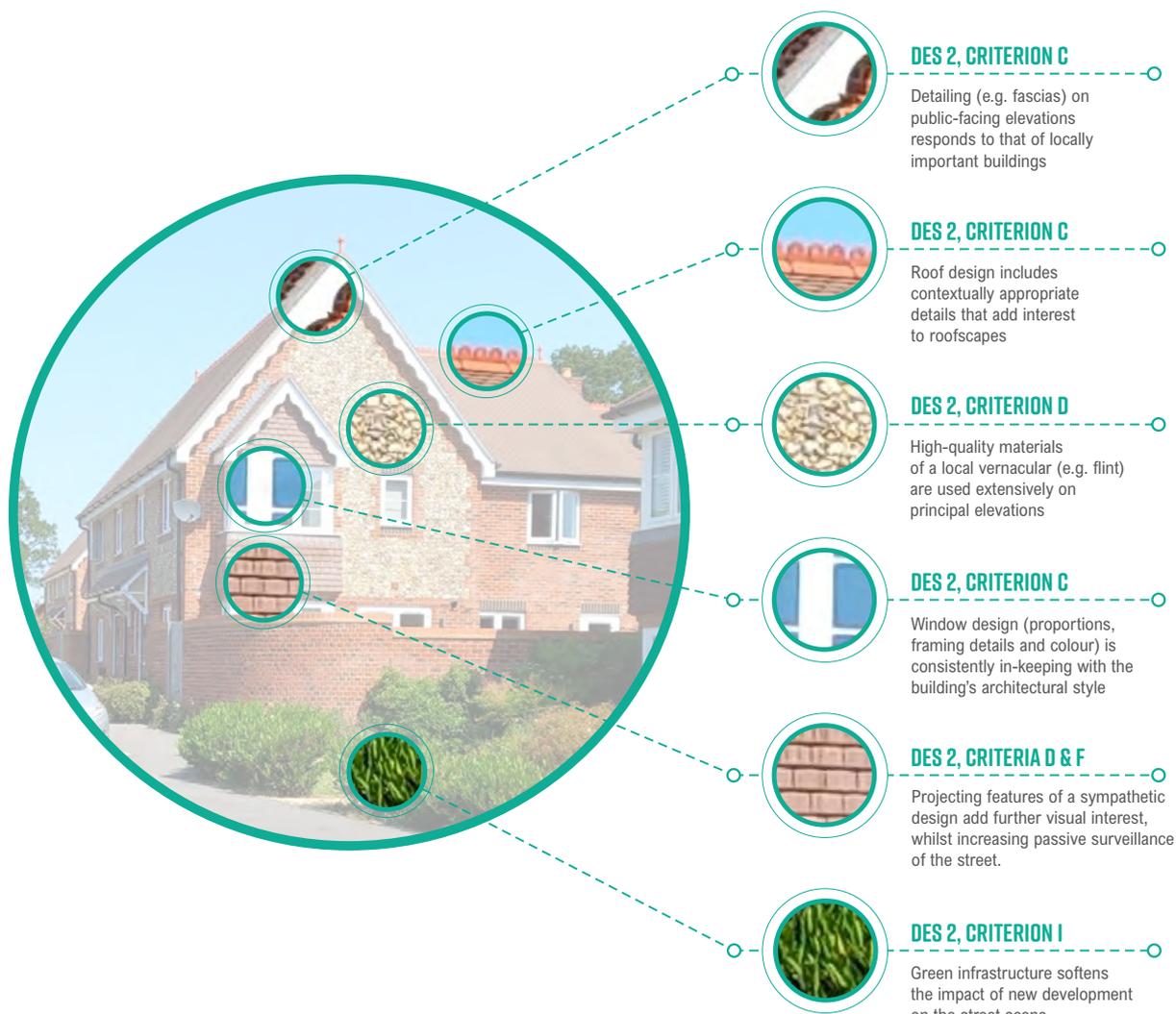
- a. Respect local characteristics for plot size and shape, plot layout, building form, scale, height and massing, unless a departure from any of these characteristics is demonstrably more appropriate for delivering the Council's design vision (Policy DES1);
- b. Ensure that the layout of new development is sympathetic to its immediate setting in terms of its relationships to adjoining buildings, spaces around buildings and landscape features;
- c. Ensure that building facades, fenestration, roofs, boundary treatments, street furniture and green spaces respect or improve the character and appearance of the local area;
- d. Demonstrate how and where good quality, resilient, low embodied carbon materials of an appropriate scale, profile, finish and colour would be used;
- e. Take particular account of local landscape and townscape features such as those identified within neighbourhood plans, design statements or guides, or townscape character assessments;
- f. Ensure that the design of new buildings, open spaces and streets would provide passive surveillance of the public realm and security for private areas, to minimise opportunities for crime and anti-social behaviour;
- g. Ensure that areas of new public open space are easily accessible, attractive to use and designed to serve all of their intended functions (e.g. recreation, leisure, social interaction, food production, sustainable drainage, supporting local wildlife) in complementary ways;
- h. Provide car parking in ways that would remove cars from the street or that would not enable cars to visually or physically dominate local streets, whilst being safe and convenient to use for all residents and visitors;

POLICY DES2

RESPONDING TO LOCAL CHARACTER *(CONTINUED)*

- i. Provide enough room within the public realm, including street spaces and along new pedestrian and cycle routes, to allow for the planting and growth of contextually appropriate vegetation, including native tree species that would offer shade and shelter;
- j. Provide adequate private amenity space for new residential uses whilst meeting nationally described internal space standards and ensuring separation distances between buildings that avoid over-looking or over-shadowing;
- k. Provide high-quality, secure waste and recycling bin storage and collection points that are conveniently located for collection purposes whilst avoiding adverse impacts on street scenes; and
- l. Avoid or minimise light pollution (such as glare or light spillage from buildings and the site as a whole) through the design of new light fixtures and by proposing the minimum amount of lighting necessary to achieve its purposes without compromising safety.

FIGURE 6.5: RESPONDING TO LOCAL CHARACTER



IMPLEMENTING THE POLICY

6.17 When formulating a proposal for new development, the guidance and criteria of Policy DES1 will establish the principles to follow and the overarching requirements; but the development of well-designed places will also involve the detailed and pragmatic considerations that are raised through the criteria of Policy DES2.

6.18 The relevance and significance of individual criteria from Policy DES2 is likely to vary depending on the scale and nature of the proposal and its location. For example, guidance relating to the design of public open space (criterion g)) may not be relevant to proposals for individual new dwellings, where development may not have an impact on these spaces. The pre-application enquiry process can be used to identify what the criteria would mean for a specific proposal.



FIGURE 6.6: DESIGN OF PUBLIC SPACES

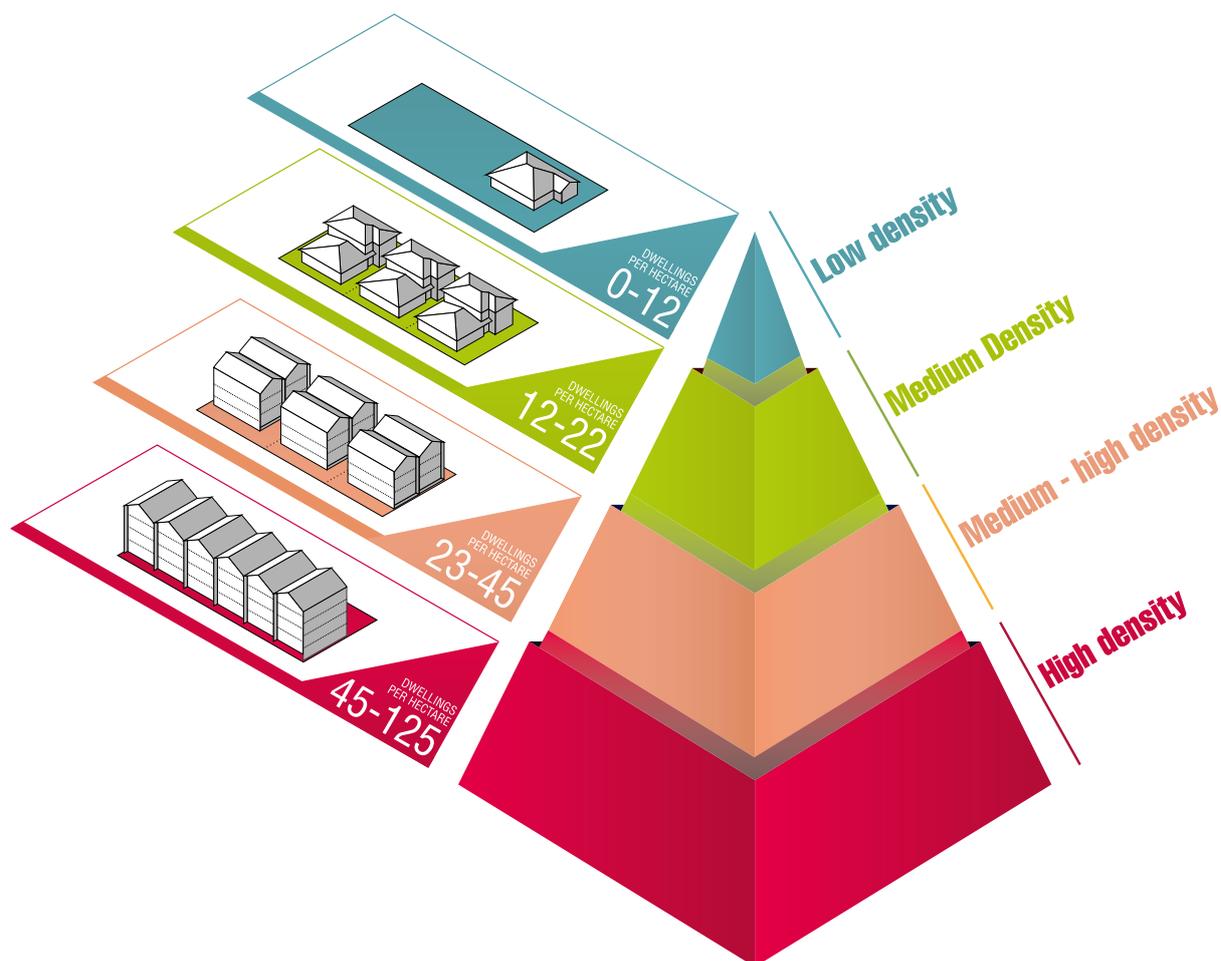


6.19 The criteria of DES2 regulate many aspects of design. This is because the design of new buildings and places is not a “stand alone” consideration, only concerned with how they look and whether they are beautiful. In analysing a baseline of information to inform their proposals, applicants will need to consider the implications of planning policies on landscape, biodiversity, green infrastructure, the climate emergency, heritage and transport. For example, the design of new vehicle parking should be influenced by DES2 and DGC2 (sustainable transport), including with reference to local parking standards.

6.20 Applicants should take a coherent approach in addressing the relevant criteria of DES2. They can do this by following the design process that has been established by Policy DES1.

6.21 The illustrations of Figure 6.5 and Figure 6.6 illustrate ‘what good might look like’ in relation to criteria c) and g) of the policy.

FIGURE 6.7: EXPLAINING RESIDENTIAL DENSITIES



6.22 National policy makes clear that planning policies should support development that makes an efficient use of land. Much of the development that will take place during the plan period will be for new housing, so this means that making an efficient use of land will often involve thinking about how many new homes could and should be developed on appropriate sites. In other words, this means thinking about the density of new residential development. Figure 6.7 shows how different residential densities can be conceived and the potential effects on plot size, spacing between dwellings and house type.

6.23 It is important that we follow a principle of making an efficient use of land for a variety of reasons. The East Hampshire Net Zero Evidence Base Study (2023) makes clear that there is a ‘carbon cost’ associated with converting greenfield land into a built environment as a consequence of development. This is because, depending on its use, greenfield land can help to absorb carbon dioxide from the atmosphere, whereas urban surfaces such as concrete and asphalt typically restrict this absorption.

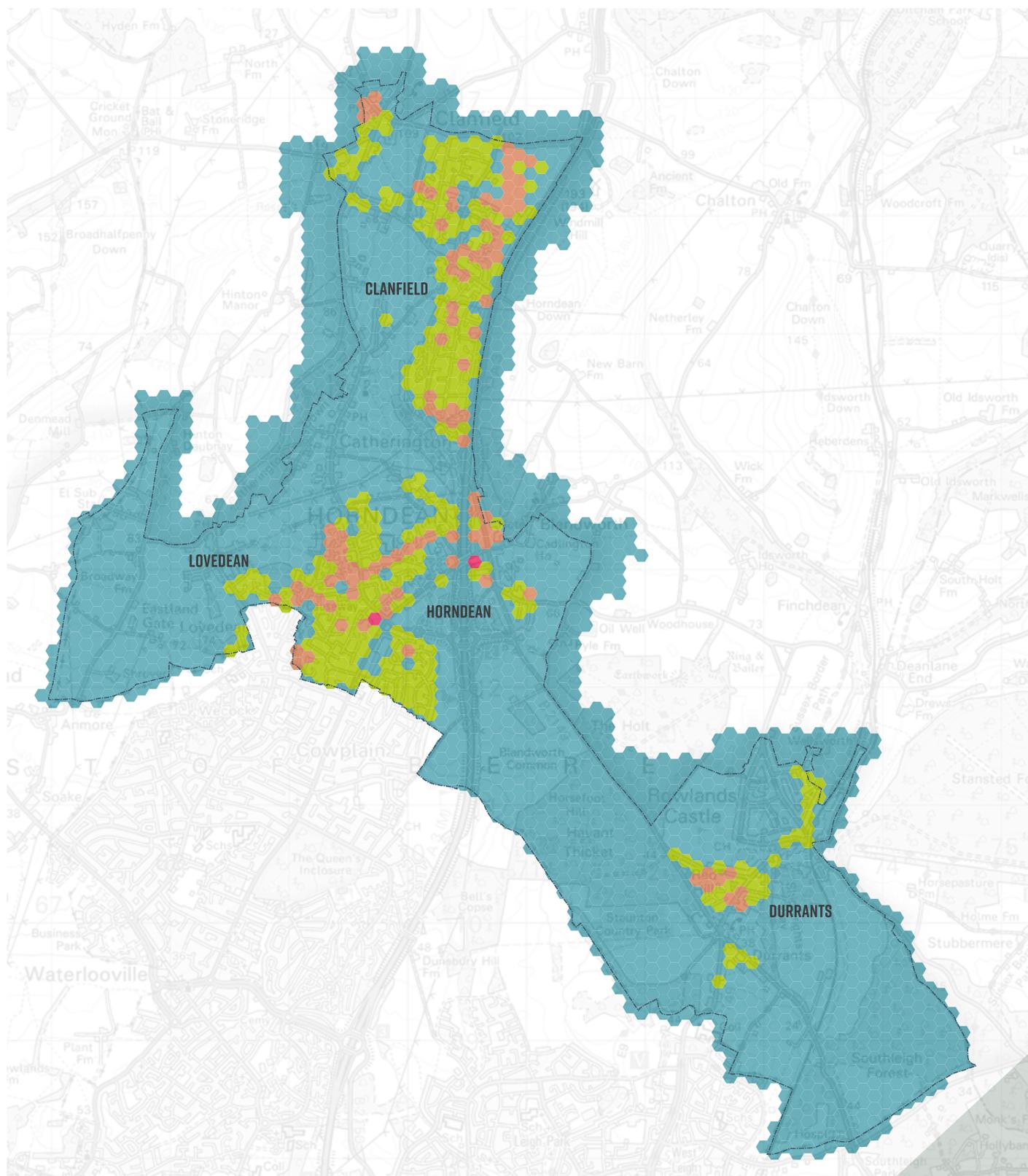
6.24 Retaining a countryside setting to our settlements can also be important in landscape terms: farmland, hedgerows, copses and woodland all contribute to the character of edge-of-settlement areas, and in combination with local landform and topography, the countryside can provide a sense of containment to our towns and villages, forming part of their identity. If we are efficient in developing land within our planning area for the purposes of meeting our housing needs, less greenfield land is likely to be developed overall.

6.25 In many parts of East Hampshire, residential densities are low or very low (for example, see Figure 6.8). A Neighbourhood Character Study (2018) provides evidence about the distinctive characteristics of some of these areas, which often include the strong presence of mature trees, hedges and other greenery. This can help to integrate these areas within surrounding countryside, providing a characterful transition between rural and urban areas. Having enough space to accommodate mature trees and plants within residential plots and within streets and open spaces is crucial for this, which is pertinent to the question of deciding on appropriate residential densities.

6.26 The local planning authority does not wish to discourage innovations in design and layout that could deliver the important characteristics of a place whilst still providing moderate increases in residential densities. However, residential development proposals should not undermine the important built and natural characteristics of a neighbourhood.



FIGURE 6.8: RESIDENTIAL DENSITIES IN THE SOUTH AREA



Dwellings per Ha

0 - 11

23 - 45

12 - 22

46 - 125



NORTH

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▲ POLICY DES3: RESIDENTIAL DENSITY AND LOCAL CHARACTER



WHY WE NEED THIS POLICY

6.27 The rationale for increasing residential densities compared to historical standards needs to be balanced by a consideration of the negative impacts on local built character that can arise from developing at a density that is significantly out-of-context for our settlements. High-density development can result in an overly urban feel to local streets, with insufficient space for trees and other greenery to provide meaningful shade and shelter.

6.28 During a review of recent residential development in our settlements, adverse impacts on public spaces and in the relationships between buildings were noted. This was sometimes due to the development of large houses on relatively small plots, or large numbers of houses within relatively small residential blocks, which can be consequences of building at higher residential densities.

6.29 Policy DES3 identifies what is required for achieving appropriate residential densities in the planning area, providing a sustainable balance between making an efficient use of land on the one hand and maintaining and enhancing local character on the other.

POLICY DES3

RESIDENTIAL DENSITY AND LOCAL CHARACTER

DES3.1 Residential development proposals within settlement policy boundaries and on allocated sites must optimise the density of new residential uses through making an efficient use of land, whilst delivering a contextually appropriate and coherent built form. In addition to meeting the criteria of Policies DES1 and DES2, proposals should ensure that either:

- a. The density of proposed residential development, measured in dwellings per hectare within the development site (including street spaces and private amenity space, but excluding areas of public open greenspace and other land uses) is within the range of existing residential densities on streets adjoining the development site; or
- b. The proposed density of built form within new residential blocks and on new plots could be accommodated in a manner that is consistent with the predominant pattern of development for streets and blocks adjoining the development site, in terms of:
 - Building line position and compliance
 - Height-to-width ratios for streets
 - Back-to-back distances for buildings
 - Plot coverage
 - Building heights and massing

DES3.2 In all cases, the proposed residential density must be compatible with meeting the following criteria:

- c. Any new streets must be wide enough and any new public open spaces must be large enough to accommodate green infrastructure that will provide effective climate resilience for residents (see Policy CLIM5).
- d. The requirements of neighbourhood- or settlement-specific design codes that affect block or plot design, plot coverage and building layout must be met in full.



IMPLEMENTING THE POLICY

6.30 Within the planning system, the density of residential development is often measured by the number of dwellings per hectare. However, other metrics of density are used within architecture and urban design, including population density, floor area ratio and plot coverage. Some of these alternative metrics take account of the form and intensity of built development, which can affect how we perceive the density of new development from the street. A good discussion of the different measures of density that may be used by built environment professionals is available via the online Density Atlas.¹

6.31 New development should provide a pattern of development that is coherent with its environs whilst also delivering coherence between buildings within a development site. In considering an optimal density for a proposed development site, it is important to think about both the number of homes that would be created and the built form that this could involve, taking account of the context for development and the site-specific constraints. Criteria a) and b) of this policy identify the circumstances in which an optimum density is likely to have been achieved by a proposal that is sympathetic to the character of the site's wider environs, in terms of the different ways of thinking about 'density'.

6.32 A sympathetic and characterful residential development will generally respect the key characteristics of the wider area, which in terms of how the development is perceived from the street will involve:

- The building line created by adjoining dwellings along a street and the extent to which this is occupied by buildings;
- The ratio between building heights and street widths;
- The distances between the rear facades of buildings that back on to each other;
- The coverage of residential plots by the main residential buildings; and
- The heights of residential buildings and their three-dimensional volume and grouped arrangement from a person's street-side perspective.

¹Please see: <https://densityatlas.org/measure>



6.33 Please note that street widths are to be measured from the front façade of a dwelling on one side of the street (i.e. the façade that faces the street) to the front façade of a dwelling on the other side. In other words, it is building-to-building distances that is the concern of the policy rather than distances between plot frontages on opposite sides of a street. Figure 6.9 illustrates some of the important relationships for this policy.

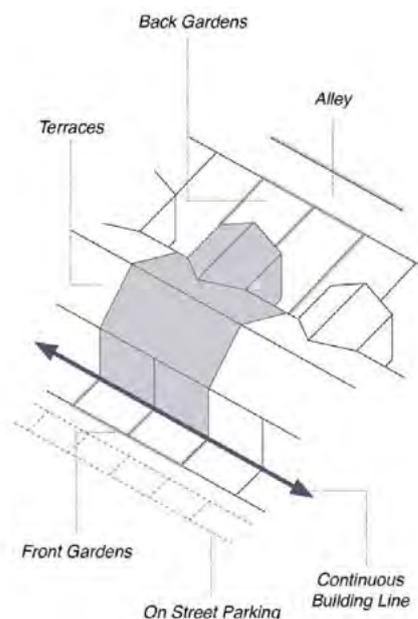
6.34 It may be the case that a proposed development that would provide the same number of homes within a unit area (when compared to neighbouring residential blocks and plots) would likely achieve similarities in built form to its neighbours. However, when a proposed development site is notably different to neighbouring areas due to its inherent characteristics, the key characteristics mentioned above and reflected in criterion b) should be investigated in detail. These characteristics should be used to inform the proposed built form of a new development.

6.35 Compliance with criterion b) can be sufficient for a proposal to deliver a sympathetic residential density, notwithstanding any differences between the number of homes being provided and the abiding residential density (measured in dwellings per hectare) of the site's environs. Other relevant policies of the development plan must also be considered, particularly those relating to the protection of built heritage when, for example, a proposal is would affect a designated heritage asset such as a conservation area.

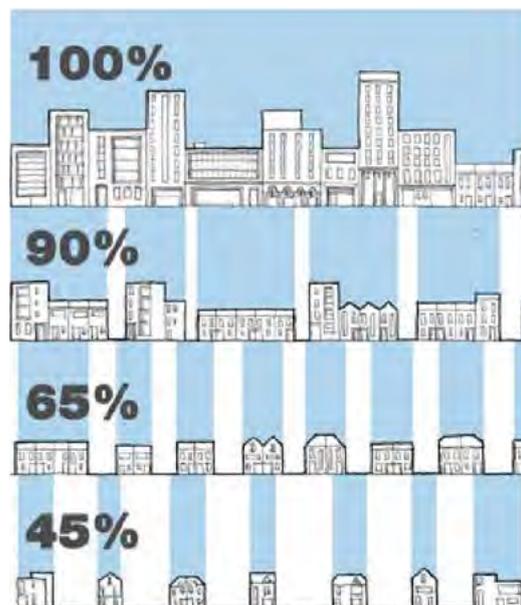
6.36 Criteria c) and d) must always be met, to ensure that optimising residential densities does not come at the expense of reducing climate resilience in the built environment, nor at the expense of locally specific requirements that take account of the particular characteristics of a neighbourhood or settlement. Policies DES1 and DES2 will always apply.

6.37 Outside of settlement policy boundaries and allocated sites, different considerations are likely to apply. In these cases, new development would often be more isolated. For a site in the countryside, the pattern of development within the wider landscape and the potential landscape and visual impacts of new buildings will often be the most important determinants of built form within a new residential plot. Other policies of the development plan and national policies will be relevant for understanding and avoiding the potential landscape impacts.

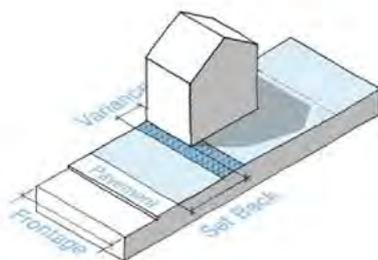
FIGURE 6.9: LOCAL PLACE MAKING



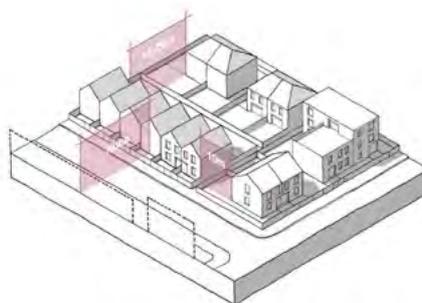
Building lines and plot coverage



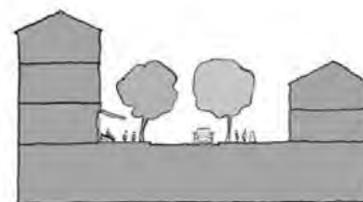
Building line compliance



These images are useful relating to building line position.



For back-to-back distances and privacy, the thing is to show building-to-building distances

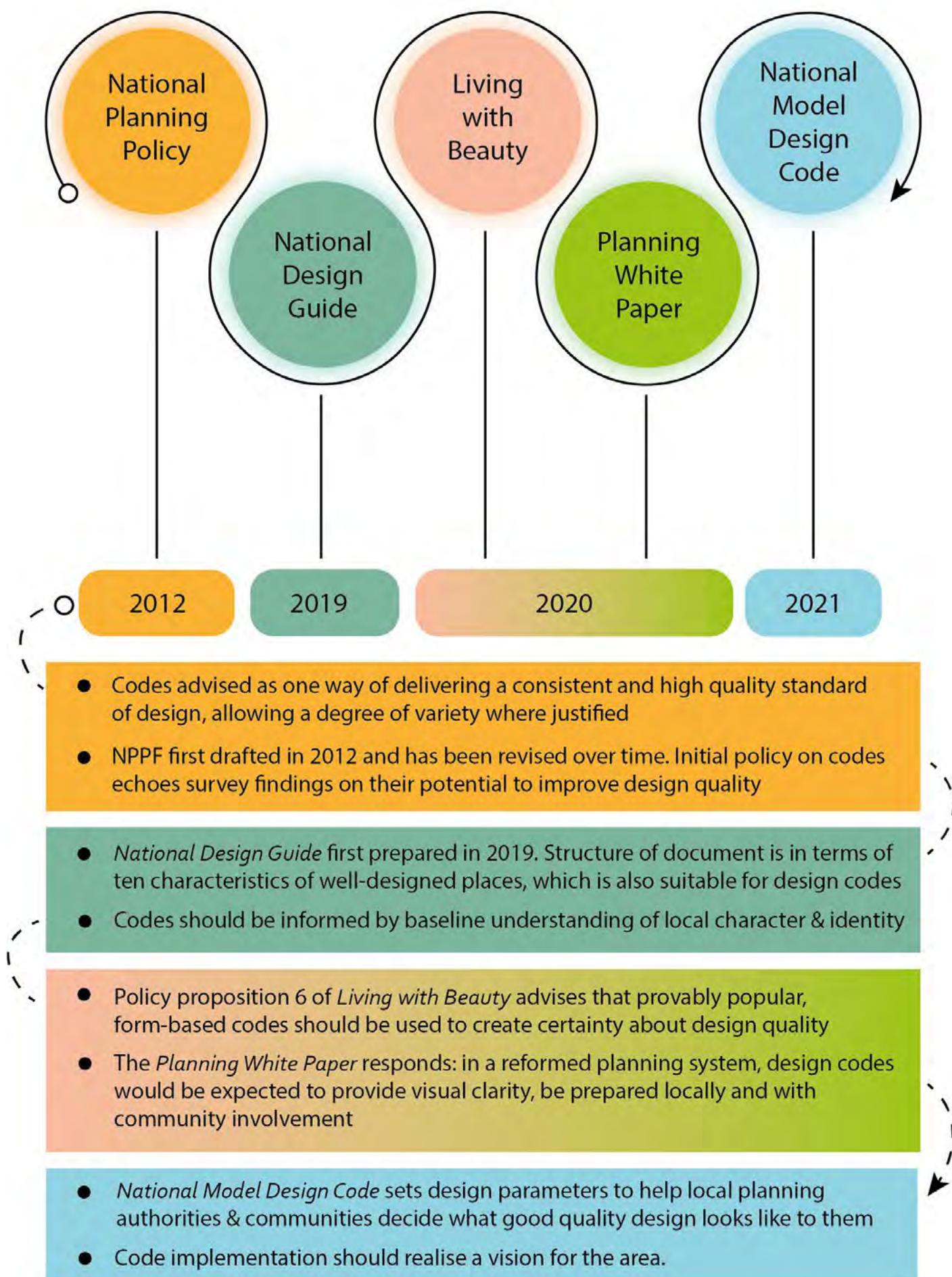


This approach of showing buildings in cross-section, across the street, enable us to talk about height-to-width ratios.

6.38 Within the planning system, there is now an increasing emphasis on the preparation and use of design codes as a way of improving the design of new development, so that it better reflects local character and design preferences. Figure 6.9 illustrates the way in which design codes have become increasingly prominent.

6.39 The Levelling Up and Regeneration Act 2023 establishes a requirement for local planning authorities to prepare a design code for their planning areas, which means that East Hampshire District Council will need to prepare a design code for those parts of the district outside of the South Downs National Park. Policy DES4 provides a policy framework for the production of this design code and for others that may be prepared by local communities (e.g. through neighbourhood planning) and developers across the planning area.

FIGURE 6.10: THE EVOLUTION OF DESIGN CODES WITHIN THE ENGLISH PLANNING SYSTEM - A TIMELINE





▲ POLICY DES4: DESIGN CODES

WHY WE NEED THIS POLICY

6.40 Design codes are simple, concise, illustrated design requirements that are visual and numerical wherever possible, to provide the specific parameters for certain types of development. Design guides are typically less prescriptive than design codes, but still provide detailed guidance where this could ensure that new development recognises the positive characteristics of its local context.

6.41 The Government recommends that all local planning authorities should prepare design guides or codes that are consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Landowners and developers may also choose to prepare design codes in support of a planning application. The geographical coverage, level of detail and degree of prescription can vary based on local considerations, although the Government is clear that design guides and codes should allow for a suitable degree of variety.

6.42 A policy is needed, particularly with regard to design codes, to provide a common framework for efforts to prepare them within the Local Plan Area. This is so that local communities can understand when, where and how design codes would be prepared in the Local Plan Area.



POLICY DES4

DESIGN CODES

- DES4.1** A design code for the Local Plan Area will be prepared by East Hampshire District Council and will apply to relevant development. The scope, vision and coding within the design code will be informed by a separate community engagement process, taking account of the design vision of this emerging Local Plan (Policy DES1) and related consultation responses.
- DES4.2** Where design codes are prepared for smaller geographies (e.g. parishes, settlements, neighbourhoods or sites), these must be prepared in accordance with the coding process of the National Model Design Code. Whenever a design code is not intended to support the design of new development on a specific application or pre-application site, design code preparation should omit the masterplanning stage.
- DES4.3** Any visual and numerical design requirements that are established by design codes that have been approved by the local planning authority must be met through the design and layout of related new development. Such requirements must be clearly identified as binding within a design code.
- DES4.4** To prevent design codes from artificially stifling creativity and innovation to the detriment of sustainable development, the binding requirements of design codes under this policy will be limited to the National Design Guide's characteristics of:
- Built form;
 - Movement;
 - Homes & buildings;
 - Resources; and
 - Lifespan.
- DES4.5** Other requirements and guidance within a design code will be of significant weight for decision-making on planning applications to the extent that they are underpinned by and reflect the baseline evidence for the code and other relevant policies of the development plan.

IMPLEMENTING THE POLICY

- 6.43** A design code is not a plan, for it does not specify when and where development will take place. Instead, it stipulates design requirements for relevant proposals, should these proposals come forward on sites where the design code applies. A code can be used to ensure an underlying level of consistency for design issues that are considered to be of fundamental importance by local communities.
- 6.44** Policy DES4 gives the most important requirements of a design code – which should provide maximum clarity for decision-making purposes – the full weight of development plan policy, where the design code has been approved by the Local Planning Authority. Such approval will be conferred on design codes that have been formally prepared as statutory supplementary planning documents (or supplementary plans); that form part of neighbourhood plans; or that have been approved through the planning application process.
- 6.45** Community engagement is central to the production of design codes, helping to inform their scope and content. A design code for the Local Plan Area will be prepared alongside the Local Plan, but this will be informed by a separate community engagement process commencing in 2024.
- 6.46** It is important that the requirements of design codes do not prevent the kind of variety in building designs that makes a neighbourhood visually stimulating and interesting. Differences between buildings can make a place more memorable and easier to navigate, whilst also providing a source of delight in particular street views. For this reason, the characteristics of well-designed places that are to be the focus of binding requirements should not relate to the visual appearance of buildings, but should be those relating to the ‘deep structure’ of a place – e.g. the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces, and the way people and vehicles move around – or the more pragmatic requirements associated with the use of development, such as internal and external space standards, energy or servicing.
- 6.47** Design codes and guides may still seek to regulate other elements of good design, but the associated regulations and guidance will only have weight in decision-making insofar as site- or area-specific evidence and relevant development plan policies (reviewed together and taken as a whole) supports them on a case-by-case basis.
- 6.48** To ensure that there is maximum clarity on how a design code would be applied, the authors of design codes should therefore identify which requirements they consider as binding within their draft documents in accordance with Policy DES4.

TABLE 6.1: MONITORING OF CREATING DESIRABLE PLACES

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>Objective B: Providing better quality, greener development in the right locations. The Local Plan will:</p> <ol style="list-style-type: none"> 1. Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings. 2. Protect, conserve and enhance wildlife habitats to achieve an overall increase in local biodiversity. 3. Ensure that new development prioritises the achievement of net-zero carbon emissions, whilst being resilient to the impacts of climate change and delivering the ten characteristics of well-designed places. 4. Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing. 5. Ensure the responsible use of land and natural resources, including through the adoption of a whole life-cycle approach to development that will reduce carbon emissions. 		<ol style="list-style-type: none"> 2. To minimise carbon emissions and contribute to achieving net zero carbon emissions in the East Hampshire planning area 4. To promote accessibility and create well-integrated communities 5. To actively promote health and wellbeing across East Hampshire and create safe communities free from crime 9. To conserve and enhance the character of the landscape and townscape 	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
Policy DES1 Well-Designed Places	Developments to recognise, respect and enhance the District's design aspirations	Number of planning decisions including appeals allowing development that is not in accordance with this policy	EHDC – planning Permissions/appeals
Policy DES2 Responding to local character	New Developments to recognise, respect and enhance the District's design aspirations	Number of planning decisions including appeals allowing development that is not in accordance with this policy	EHDC – planning Permissions/appeals
Policy DES3 Residential Density and Local Character	High density and quality of development within urban areas	Average densities of new housing developments	EHDC/HCC Monitoring Data
Policy DES4 Design Codes	Number of Design Codes in progress in the Local Plan Area.	Progress of Design Codes in the Local Plan Area.	Planning Policy Team

PART C

VIBRANT COMMUNITIES

▶ **07** ENABLING COMMUNITIES
TO LIVE WELL

08 DELIVERING GREEN
CONNECTIONS

09 HOMES
FOR ALL

10 SUPPORTING THE
LOCAL ECONOMY

OUR
**LOCAL
PLAN**
2021-2040

07

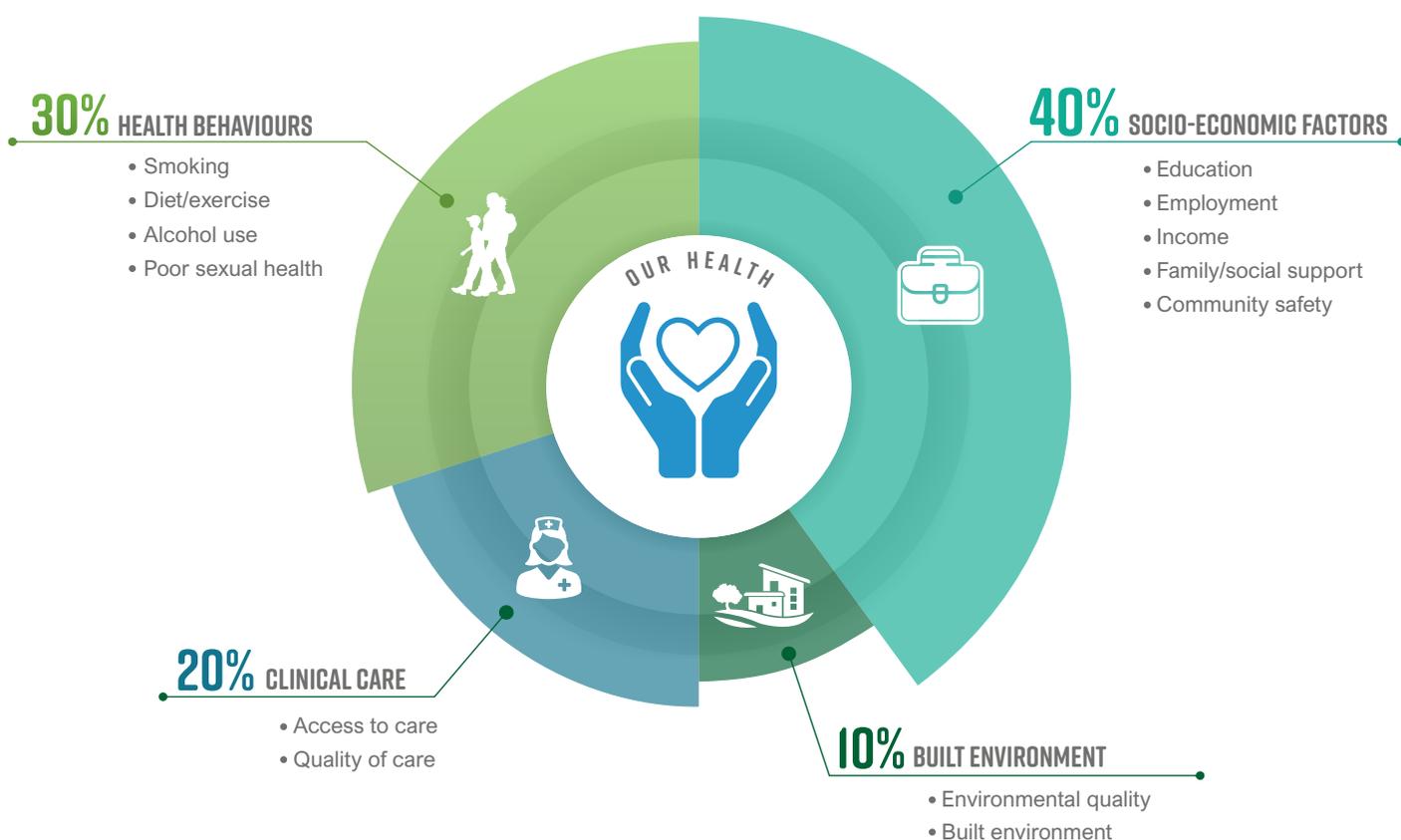
**ENABLING
COMMUNITIES
TO LIVE WELL**



07: ENABLING COMMUNITIES TO LIVE WELL

7.1 Creating and supporting strong, vibrant and healthy communities is a key element of delivering sustainable development. Planning can have a significant role in improving physical and mental health and wellbeing and enabling healthier lifestyles.

FIGURE 7.1: DETERMINANTS OF HEALTH



7.2 The health and wellbeing of the communities of East Hampshire is important in delivering sustainable development and placemaking.

7.3 There are many different factors which have an influence on people’s health and wellbeing.

POLICY HWC1

HEALTH AND WELLBEING OF COMMUNITIES

HWC1.1 Developments should contribute to healthy and active lifestyles through the provision of:

- a. Active design principles which support wellbeing and greater physical movement, and an inclusive development layout and public realm that considers the needs of all;
- b. Access to sustainable modes of travel, including safe, well-designed, and attractive cycling and walking routes and easy access to public transport to reduce car dependency;
- c. Access to safe and accessible green infrastructure, including to blue corridors, open spaces and leisure, recreation and play facilities to encourage physical activity; and
- d. Access to local community facilities, services and shops, which encourage opportunities for social interaction and active living.

HWC1.2 The council will require a Health Impact Assessment (HIA) setting out the expected effects on health, wellbeing and safety, from all residential developments of 50 homes or more. The HIA must demonstrate how the positive health impacts it can deliver are maximised, and reduce and/or mitigate negative health impacts, with a particular regard to removing health inequalities. Where unavoidable negative impacts on health, wellbeing and safety are identified, mitigation measures must be incorporated into the proposal.





7.4 There are two aspects in supporting the health and wellbeing of our communities. The first is the creation of spaces, places, homes and environments that encourage healthy lifestyles, and secondly the facilities needed to support the health and care system are provided.

7.5 The Local Plan plays an important role and planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction, are safe and accessible, and enable and support healthy lifestyles. Planning should also provide the social, recreational and cultural facilities and services the community needs.

7.6 Planning for health involves thinking about the interrelated factors that affect health, including social and psychological elements, such as wellbeing and fulfilment. The wider determinants of health are the conditions in which people are born, grow, work, live and age, and the wider set of forces and systems shaping the conditions of daily life. A healthy place is one that can contribute to the prevention of ill health and provide the environmental conditions to support positive health and wellbeing.

7.7 HWC1 requires a HIA from development of 50 homes or more. An HIA is a process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. A properly conducted HIA recommends measures to maximise positive impacts; minimise negative impacts; and reduce health inequalities.



7.8 The inclusion of a HIA as part of the application process enables developers to ensure the creation of sustainable developments which support communities by:

- Demonstrating that health impacts have been properly considered when preparing, evaluating and determining development proposals.
- Ensuring developments contribute to the creation of a strong, healthy and just society.
- Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
- Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme.
- Identifying and taking action to minimise any negative impacts on health and wellbeing of a particular development scheme.

7.9 Health should not be seen as an isolated topic when assessing planning applications, and many measures set out in other parts of the Local Plan play a part in promoting health and wellbeing and addressing health inequalities and should be addressed, where appropriate, including housing quality, access to open space and nature, air quality, noise and amenity, accessible and active travel, community safety, social cohesion and climate change and minimising the use of resources.

TABLE 7.1: MONITORING OF ENABLING COMMUNITIES TO LIVE WELL

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>Objective B: Providing better quality, greener development in the right locations</p> <p>4. Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing.</p> <p>Objective C: Prioritising the health and well-being of communities in delivering what’s needed to support new development.</p> <ol style="list-style-type: none"> 1. Enable and encourage timely delivery of services and infrastructure to support strong communities. 2. Enable infrastructure (including community facilities) to keep pace with technology and improve and adapt to meet current and future needs. 3. Maintain and enhance the built and natural environments to support habitats and their connectivity, help the public to access and enjoy open spaces and green infrastructure. 4. Ensure sport and recreation opportunities are available in the right location to meet current and future needs. 		<p>To promote accessibility and create well-integrated communities</p> <p>To actively promote health and wellbeing across East Hampshire and create safe communities free from crime</p>	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
<p>Policy HWC1 Health and wellbeing of communities</p>	<p>Number of HIA submitted for applications over 50 dwellings</p>	<p>Number of HIA submitted for applications over 50 dwellings</p>	<p>Planning Applications</p>

Many measures set out in other parts of the Local Plan play a part in promoting health and wellbeing.



08

DELIVERING GREEN CONNECTIONS

OUR
**LOCAL
PLAN**
2021-2040

08: DELIVERING GREEN CONNECTIONS

8.1 The planned growth in the Local Plan Area needs to be supported by sufficient infrastructure. This includes social infrastructure, transportation and utilities. We need to try and do this in a way that benefits our environment.

BACKGROUND

8.2 Social infrastructure refers to a range of services and facilities that contribute to a good quality of life. It includes:

- educational facilities, including early years education, primary education, secondary education, further education, adult learning and special educational needs
- health services including acute, primary and secondary health;
- sports and leisure facilities, including swimming pools, sports halls and outdoor sports spaces;
- libraries;
- community and cultural spaces, meeting rooms and halls;
- fire stations, policing and other criminal justice or community safety facilities; and
- burial grounds and crematoria.

8.3 Transportation infrastructure includes:

- footpaths, cycleways and bus lanes
- roads and railways; and
- electric vehicle charging points

8.4 In addition, utilities such as water, gas, electricity and telecommunications infrastructure are needed for successful developments.

8.5 This Local Plan will play an important role in safeguarding existing infrastructure. It will also ensure that new development includes appropriate infrastructure to meet the needs of a growing population, whilst trying to reduce the reliance on the need to travel by the private car and making travel options that benefit our environment i.e., cycling and walking, a priority. This will be either by delivering infrastructure onsite or nearby or through developer contributions to provide facilities in another sustainable location.



IDENTIFYING INFRASTRUCTURE REQUIREMENTS

- 8.6 The Local Planning Authority is working closely with service providers to update the evidence of needs and plan for infrastructure provision.

- 8.7 Most infrastructure providers have a method to estimate what facilities a community will need. For example, future primary health care facilities might be based on an assumption on number of patients per GP, minimum GP practice sizes, accessibility standards and quality of service. Providing our local Integrated Care Board (ICB) with information on estimated population related to new development will determine whether existing facilities are acceptable or whether they require expansion.

INFRASTRUCTURE PLAN

8.8 The Local Plan, through the NPPF, is expected to have an infrastructure plan. This highlights key pieces of infrastructure required across the Local Plan’s lifetime. It is meant to give a likely timing of delivery, who will deliver it, its cost, funding sources and potential gaps in funding. It should also identify whether its provision is critical to delivering the Local Plan and whether its absence would be a ‘showstopper’. For example, a lack of infrastructure might prevent a significant housing site coming forward as expected. An emerging infrastructure plan supports this consultation document and it remains a living document which will be updated and amended as and when further information becomes available.

8.9 This chapter therefore contains policies to ensure the timely provision of infrastructure and to secure through the use of conditions or S106 obligations the mitigation of effects that would otherwise make a development unacceptable. As more information becomes available from infrastructure providers the Local Plan may allocate specific sites for infrastructure either on its own or as part of a wider development.

OBJECTIVE C:

PRIORITISING THE HEALTH AND WELL-BEING OF COMMUNITIES IN DELIVERING WHAT’S NEEDED TO SUPPORT NEW DEVELOPMENT.

The Local Plan will:

C1

Enable and encourage timely delivery of services and infrastructure to support strong communities.

C2

Enable infrastructure (including community facilities) to keep pace with technology and improve and adapt to meet current and future needs.

C3

Maintain and enhance the built and natural environments to support habitats and their connectivity, help the public to access and enjoy open spaces and green infrastructure.

C4

Ensure sport and recreation opportunities are available in the right location to meet current and future needs.



▲ POLICY DGCI: INFRASTRUCTURE

8.10 Infrastructure is a very broad term including roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces.



WHY WE NEED THIS POLICY

8.11 The timely provision of suitable, adequate infrastructure is crucial to the well-being of the Local Plan Area's population, and of its economy. The emerging Infrastructure Plan summarises the capacity and quality of existing infrastructure, including planned improvements. The non-site specific and more general infrastructure requirements are set out in Appendix H. Historically infrastructure provision and upgrading has not always kept pace with the growth of population, employment and transport demands, and in parts of the Local Plan Area some infrastructure is currently at or near to capacity, or of poor quality.

8.12 The Local Planning Authority recognises the importance of ensuring that development is adequately supported by appropriate infrastructure, whether using existing or through new provision.

POLICY DGCI

INFRASTRUCTURE

- DGC1.1** Infrastructure necessary to support new development will be available when first needed. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure.
- DGC1.2** Development proposals must consider all the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.
- DGC1.3** The delivery of necessary infrastructure will be secured by planning condition and/or, planning obligation and/or the Community Infrastructure Levy.
- DGC1.4** When determining planning applications, and attaching appropriate planning conditions and/or planning obligations, regard will be had, to the delivery and timing of delivery of the key infrastructure, or otherwise alternative interventions which provide comparable mitigation.
- DGC1.5** If appropriate, the imposition of Grampian conditions will be considered to secure the provision of infrastructure when it is needed.
- DGC1.6** If the timely provision of infrastructure necessary to support new development cannot be secured in line with this policy, planning permission will be refused.

NEW OUTSIDE CANOPIES AT ROPLEY C.E. PRIMARY SCHOOL FUNDED BY CIL



IMPLEMENTING THE POLICY

- 8.13** Like many rural areas, the majority of the growth will happen on sites located near to existing development, infrastructure facilities and networks. However, it is recognised that the existing infrastructure is of varied age, quality and often under pressure.
- 8.14** Cumulatively, almost all development puts additional pressure on infrastructure and should contribute to addressing that impact. While some infrastructure can be directly provided by, and directly serve a specific development, in many cases it will be necessary to pool funding from several developments. The use of planning obligations and the Community Infrastructure Levy (CIL) have an important role in contributing to the provision of supporting infrastructure.
- 8.15** The emerging Infrastructure Plan that supports this Plan focuses on the following types of infrastructure:
- transport
 - education
 - health
 - emergency services
 - social infrastructure
 - utilities and waste
- 8.16** The emerging Infrastructure Plan will be regularly reviewed as further detail becomes available, particularly regarding infrastructure needed to support development later in the plan period. The site-specific policies outlined in this Local Plan will specifically set out the infrastructure requirements to support each individual development site. The Local Planning Authority will also continue to work with adjoining local planning authorities and county councils on cross-boundary infrastructure issues.
- 8.17** The maintenance of adequate infrastructure and expansion to meet growing needs is generally the responsibility of the relevant infrastructure provider. Most infrastructure providers work to statutory requirements and have set, short-term planning cycles and asset management plans. This is particularly the case with utility providers.



8.18 Through the planning system, the Local Planning Authority is able to ensure that there is adequate infrastructure in place to support new development. For instance, where applicable, developers will be required to demonstrate that there is adequate wastewater capacity and surface water drainage both on and off the site to serve the development, and that it would not lead to problems for existing or new users. Where there is an infrastructure capacity constraint, the Local Planning Authority will require the developer to set out what appropriate improvements are necessary and how they will be delivered and may use the planning system to ensure timely provision, for example through the imposition of Grampian-style conditions of appropriate phasing.

8.19 Within the Local Plan Area, Community Infrastructure Levy (CIL) is the main source of infrastructure funding through the grant of planning permissions, beyond the immediate needs of the development site. Planning obligations will continue to operate alongside CIL and will be collected for affordable housing provision, which is outside the remit of CIL.

8.20 The law requires that all planning obligations comply with three legal tests. These tests are that the planning obligation is:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development.

8.21 These legal tests prevent us using planning obligations to fund existing infrastructure deficits, but they can be used where the proposed development would worsen the situation.

8.22 The Community Infrastructure Levy Charging Schedule that was introduced in the Area in April 2016, will be reviewed at a future date.



POLICY DGC2: SUSTAINABLE TRANSPORT

8.23 East Hampshire is a district that is rural due to settlements and services being geographically spread with some linkages between these limited. Consequently, residents and visitors to East Hampshire tend to be reliant on the car as the main mode of transport to travel for varying purposes and distances, resulting in a high level of car ownership for the district's residents.¹ A consequence of the district's rurality and high car ownership is that East Hampshire has higher than national rates of CO₂ emissions generated from the domestic transport sector.² East Hampshire is therefore challenged by high contributions to greenhouse gases from the transport sector in a rural setting that is reliant on the private car as the main mode of travel.

8.24 The Department for Transport (DfT) is aware of the national issue of the transport sector being the largest contributor to greenhouse gas emissions, and as stated in the Decarbonising Transport³ (2021) paper this needs to be tackled with ambitious targets. The DfT are aware that switching from carbon-emitting fuels, particularly in road traffic will aid the Government's future target of becoming net zero in carbon emissions, but it will not work in isolation. The DfT and the Highway Authority of HCC, in the draft fourth Local Transport Plan⁴, recognise that rural settlements will continue to need the car for varying journey purposes, hence why it is also prioritising the use of sustainable modes of public transport, walking and cycling for all those that can utilise it. East Hampshire is echoing the Government and HCC in this one method of tackling climate emergency. The Local Plan will focus development to be located in the most sustainable parts of the Local Plan Area where the greatest opportunities occur for residents to "live locally", reducing the need to travel by the private car and instead engage in greater amounts of shorter journeys by walking and cycling.

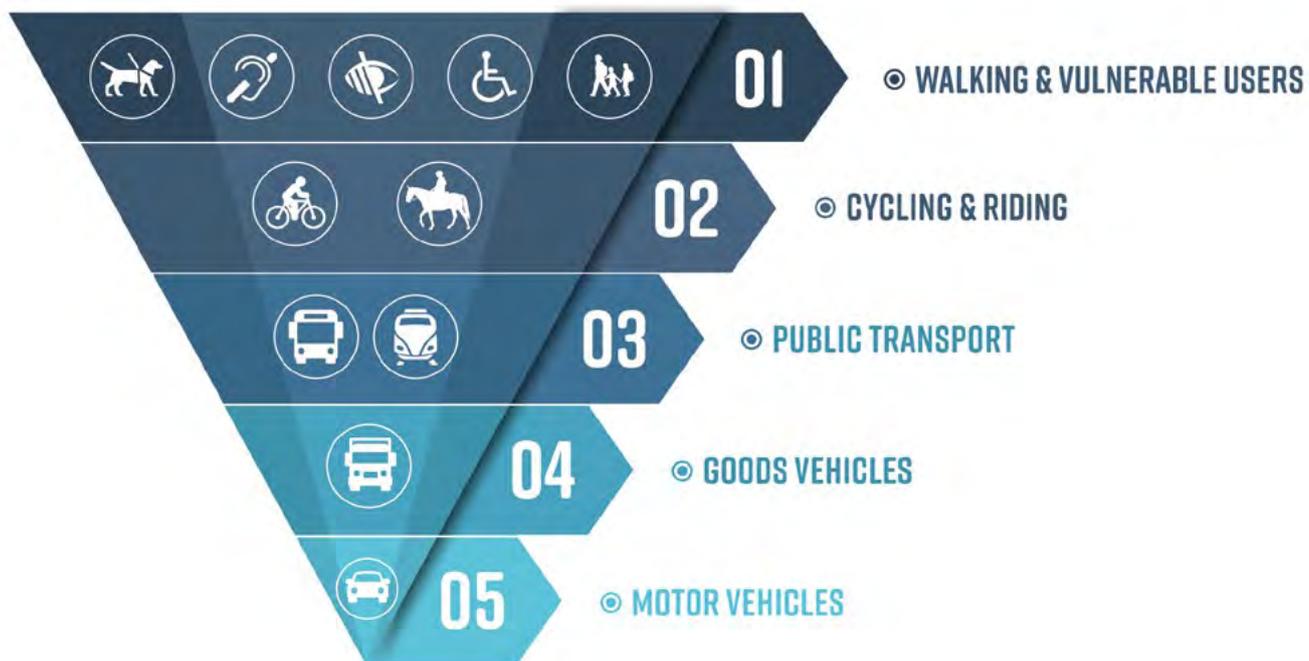
¹Census 2011

²Department for Business, Energy and Industrial Strategy, August 2021

³Decarbonising Transport – A Better, Greener Britain (publishing.service.gov.uk)

⁴Draft Local Transport Plan 4 (hants.gov.uk)

FIGURE 8.1: **PLANNING FOR PEOPLE AND PLACES**



Source: Hampshire County Council, Draft Local Transport Plan 4, April 2022



- 8.25** To assess which locations of the Local Plan Area are most accessible and will provide the most successful opportunities for residents to “live locally”, the Local Planning Authority has commissioned a bespoke Accessibility Study. The methodology of the East Hampshire Accessibility Study has been developed in consultation with the Highway Authority (HCC). The Accessibility Study divides the Local Plan Area into a honeycomb grid of hexagons and scores each hexagon according to the relative accessibility to services and facilities, that are within a walkable and cyclable distance of 10 minutes from the central point of the hexagon. The daily facilities and services used for the scoring in the study have been applied varying weightings according to the social functions they provide. The bespoke Accessibility Study aids the latest revision of the Local Planning Authorities settlement hierarchy, which guides development to the most sustainable locations of the development, whilst also considering population and existing provision of services and facilities. Incorporating the East Hampshire Accessibility Study in the methodology of the settlement hierarchy allows the prioritisation of allocating future development in the most sustainable and accessible locations. By living locally, the amount of short distance journeys can increase, thus allowing residents greater opportunities to walk and cycle on a frequent basis for daily needs.
- 8.26** Walking and cycling benefits the environment by being the least carbon emitting modes of transport, therefore having the greatest potential of bettering air quality in the district. Active travel modes greatly benefit the physical health and mental well-being of residents. The opportunities for engaging in walking and cycling will not be limited to the stereotypical purposes of leisure but the Local Plan aims to greatly expand on other journey purposes that utilise cycling and walking as the main modes of travel, specifically education, shopping and employment. By development being located in the most accessible areas, there is greater opportunity for the active travel modes to be utilised more frequently and to connect between different places.
- 8.27** The district's Local Cycling Walking and Infrastructure Plan (LCWIP) will be used in conjunction with planning future development in the Local Plan Area. The LCWIP details recommendations for attractive and well-designed future walking routes and cycling networks that best connect places in the district by these active modes. The LCWIP will help inform of the best linkages between existing and future community needs and what further infrastructure or linkages are required to enhance travel by cycling and walking in the district. Use of the LCWIP in conjunction with the East Hampshire Accessibility Study and settlement hierarchy will ensure the most sustainable locations for development are identified, as well as the accompanying walking and cycling infrastructure that is required to improve the active travel network and increase patronage in the district during the life of the Local Plan.
- 8.28** Working from home, or remotely, is becoming an increasing popular and efficient trend nationally and locally, spurred by the COVID pandemic. The desire and need for working remotely places a greater reliance on access to reliable and superfast telecommunications, specifically broadband. Access to superfast broadband is not only now becoming critical for residents completing everyday tasks, but also plays a critical role in the modern-day economy as well as helping to reduce greenhouse gases generated from highway travel. Increased access to superfast broadband can reduce the need to travel particularly for retail and employment purposes. The increase in online shopping (food, household and clothes) and a greater ability of many businesses to allow and enable remote working reduces the need and/frequency to travel/commute and thus highway emissions generated are also reduced, aiding the target of improving air quality and combatting climate change.



WHY WE NEED THIS POLICY

8.29 How and where we travel impacts significantly on our lives and our environments. HCC is the authority responsible for transport policy in the Local Plan Area, but development has an important and complementary role to play in achieving better transport outcomes for all. A strategic planning policy is needed to ensure that the transport-related implications of new development can be recognised at an early stage and used to help shape proposals for new development.

8.30 At the time of writing, HCC fourth Local Transport Plan (LTP4)⁵ remains as a draft document but will provide a transport vision for 2050, thus covering the period of the East Hampshire Local Plan. Policy DGC2 aligns with the Highway Authority's future goals by focusing on connecting people and places. The Local Planning Authority also supports the Highway Authority in placing a strong emphasis on decarbonising the transport sector by (for example) prioritising the more sustainable travel modes of walking and cycling, where feasible in the rural context of East Hampshire.

8.31 Working in partnership with HCC and other transport stakeholders, the Council aims to:

- Improve accessibility to services;
- Reduce the need to travel;
- Manage congestion;
- Promote inclusive street design; and
- Achieve more sustainable travel behaviour through the policies and proposals within the Local Plan.

⁵Local Transport Plan | Hampshire County Council (hants.gov.uk)

POLICY DGC2

SUSTAINABLE TRANSPORT

DGC2.1 Development of more than ten new homes or more than 500m² of non-residential floorspace should be situated in the most sustainable locations, taking account of the settlement hierarchy, to reduce demands on transport and reliance on private car travel. Sustainable locations are those that are in an accessible distance to enable local living and offer genuine opportunities to travel by sustainable modes (walking, cycling and public transport) for multiple journey purposes.

DGC2.2 Development will be permitted that:

- a. provides linkages to existing or proposed transport infrastructure and networks, prioritising connections to public transport services and routes promoted in the LCWIP;
- b. provides attractive and well-designed walking and cycling networks with relevant supporting infrastructure that will improve the perceived safety and security of these modes;
- c. provides inclusively designed streets that are safe and accessible for all of the community and relevant services, including emergency and refuse vehicles;
- d. takes appropriate measures to avoid the harmful effects of poor air quality, to people and the environment, including in connection with internationally designated biodiversity sites;
- e. provides well-designed parking provision for a range of vehicles, including cycle, electric and ultra-low emission vehicles, in accordance with the standards set out in Appendix F;
- f. protects or enhances the character of historic rural roads, particularly within the setting of the South Downs National Park;
- g. does not have a severe impact on the operation of, safety of, or accessibility to the local or strategic highway networks;
- h. mitigates impacts on the local or strategic highway networks, caused from the development itself and/or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements; and
- i. recognises the importance of adequate lorry parking as part of any proposals for large distribution centres, particularly when such parking provision is likely to be required overnight.

IMPLEMENTING THE POLICY

- 8.32** Travel by the sustainable modes of walking and cycling will be prioritised in the location and design of new development. Regular walking and cycling has multiple benefits: creating healthy active lifestyles to enhance health and wellbeing; reducing our reliance on the private car, which also helps to reduce road congestion; and contributing to the local and national goal of becoming net zero in carbon emissions.
- 8.33** Greater engagement in active travel modes will be implemented in the Local Plan by allocating future development in locations that present opportunities for travel by walking and cycling. If new homes and business premises are located close to daily services and facilities, residents can be offered genuine opportunities to live locally and reduce the need to travel by the private car. Minimising the number and length of journeys for all purposes to allow a greater choice of modes, with cycling and walking becoming a realistic alternative to the private car for shorter journeys.
- 8.34** Sustainable locations in the district are informed by the settlement hierarchy, which is based on a methodology of reducing carbon emissions from the transport sector, the largest contributing sector to carbon dioxide (CO₂) emissions in the district.⁶ The settlement hierarchy directs development to the most sustainable locations by tiering the settlements of the district based on their accessibility to facilities and services that can cater for daily needs of residents that are reachable from some parts of Local Plan Area by realistic walking and cycling distances. For purposes of complying with DGC2.1, the Local Planning Authority's accessibility study can be used to consider whether or not a location is sustainable in respect of allowing residents and visitors to access local services and facilities by walking or cycling.
- 8.35** The Local Planning Authority is working with HCC to update the LCWIP and until this is finalised the current and published East Hampshire LCWIP 2020⁷ will be used to implement the requirements of DGC2.2, criterion a). The revised LCWIP will detail prioritised walking and cycling networks as well as schemes. The LCWIP will be referred to when determining future planning applications to ensure that relevant schemes are supported by appropriate mitigation or financial contributions.
- 8.36** It is essential that new development integrates with existing sustainable transport networks and provide safe, suitable access and connections to the walking, cycling and public transport infrastructure, as well as providing new linkages to these, where required. It is necessary for all users' needs to be represented in the design of new streets and access points for new development. Development will provide a safe and secure on-site movement layout that minimises conflicts between road traffic, cyclists and pedestrians, whilst considering the needs of people with disabilities, and also accommodating the efficient delivery of goods, materials and supplies.



⁶Department for Business, Energy and Industrial Strategy, August 2021

⁷easthants.gov.uk/media/6035/download?inline



8.37 In respect of air quality, the Environment Act 1995 requires the Local Planning Authority to monitor air quality across the district against a set of national air quality objectives. Where monitoring reveals that any of these objectives are at, or close to, being exceeded, under the precautionary principle the Local Planning Authority will implement measures to improve air quality, including, where appropriate, the designation of an Air Quality Management Area and Action Plan. This will also help to address issues of air quality impacts upon the internationally designated biodiversity sites of nature conservation value in the Local Plan Area. Please see policy NBE4 and NBE5 for policy in relation to the protection of internationally designated biodiversity sites.

8.38 Appropriate parking provision for all potential users is to be included in new development in accordance with the minimum parking standards in Appendix F. Not only is the quantum, size, design and location of parking provision important, but supporting infrastructure is of equal importance. Proposals are required to support the use of alternative vehicle types and fuels in support of a net zero carbon future through the provision of electric and ultra-low emission vehicle charging infrastructure. In addition, secure and covered cycle storage will be important to support a lower carbon future of travel. Vehicle parking provision is not a standalone consideration but needs to be considered as part of building plot and street design, as explained in Appendix F.



8.39 Development proposals will need to demonstrate that they will not have a severe residual impact on the operation of, safety of, or accessibility to the local or strategic road networks. A travel plan will be provided for the development proposal and the developments projected transport impacts will be assessed by provision of a transport statement or transport assessment. Any developments with detrimental highway impacts will then need to demonstrate how they will mitigate the impacts from the development itself and/or its cumulative impacts. The provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal planning obligations can be required to permit development.

8.40 The Local Planning Authority will work with statutory consultees and transport partners, including the highways authorities of HCC and National Highways (NH), as well as adjoining County Councils, public transport operators, and the Local Enterprise Partnership (LEP) to address transport and accessibility issues in the Local Plan Area. The Local Planning Authority will also continue to work with adjoining local planning authorities on cross-boundary transport issues via the duty to cooperate and statements of common ground.

POLICY DGC3: NEW AND IMPROVED COMMUNITY FACILITIES

- 8.41** Community Facilities include education, health, places of worship, sports, open space, cultural facilities and meeting places. A full list is included in the Community Facilities Study, which is based on references in the NPPF.



WHY WE NEED THIS POLICY

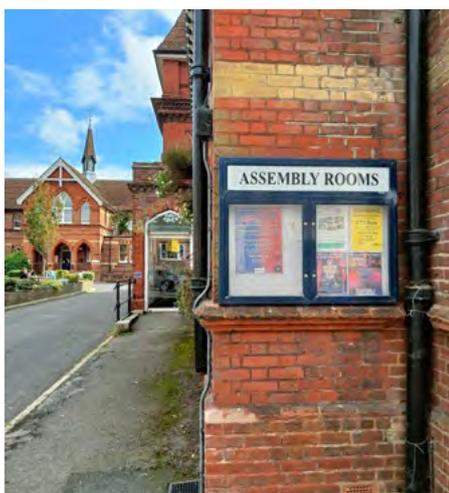
- 8.42** Community facilities are integral to achieving and maintaining sustainable, well integrated and inclusive communities, and are particularly important for improved well-being and tackling social isolation.
- 8.43** The provision of community facilities in the Local Plan Area is generally adequate to meet needs. However, many community facilities need modernisation, to adapt to the effects of climate change, run more efficiently and be flexible to meet the needs of a changing community.
- 8.44** Where community facilities are co-located, they can support each other, increase use, share resources, and reduce travel. In places, this can create hubs of community activity where many needs can be met.
- 8.45** A growing and ageing population will put different pressures on existing community facilities. Supporting these facilities to adapt and retaining existing community facilities where possible will help support healthy and vibrant communities.

POLICY DGC3

NEW AND IMPROVED COMMUNITY FACILITIES

DGC3.1 Planning permission will be granted for:

- a. the redevelopment, improvement or expansion of existing community facilities where the development complies with other relevant policies in the plan.
- b. new community facilities, only where it can be demonstrated that demand cannot be met by existing facilities (whether in current form or improved/expanded/redeveloped). Any new facilities must be designed to be resilient to changing social needs.



IMPLEMENTING THE POLICY

8.46 There are many community facilities in the Local Plan Area, particularly in Alton, Whitehill & Bordon, Liphook and Horndean. The priority for these facilities, particularly in rural villages, is to enable them to adapt, be fit for purpose and thrive, rather than be lost in time. All community facilities are finding they need to change, particularly health where the service delivery has fast changed. Buildings need to adapt to different ways of being used, and a wide variety of users, with greater emphasis on young people, special needs and our ageing population. Increasingly, co-location of uses offers support and shared resources, and reduces the need to travel.

8.47 The need for new community facilities must be evidenced, with strong justification and the identification of an appropriate organisation to run it. In most cases, it will be preferable for existing facilities to be improved, expanded or redeveloped, to meet needs, rather than build new. This isn't to undermine the value of community facilities, rather it is to improve the resilience of existing and make best use of current sites, rather than create more which further spreads resource. The most likely exceptions will be education, health and sports facilities where there is a specific need caused by the development of new homes.

8.48 Where a local shop is considered a community facility, it is facility that has a local link in terms of what it is selling, or a community enterprise. A corporate enterprise, the type seen in many areas such as a 'mini corporate supermarket store', is not considered a community facility.

8.49 The list of uses considered a community facility in the NPPF includes uses that differ in the use class order. This policy applies when changing use within the broad umbrella of community facilities, rather than Policy DGC4: Protection of Community Facilities.



▲ POLICY DGC4: PROTECTION OF COMMUNITY FACILITIES



Source: Studio Four Architects

WHY WE NEED THIS POLICY

- 8.50** Community Facilities include education, health, places of worship, sports, open space, cultural facilities and meeting places. A full list is included in the Community Facilities Study, which is based on references in the NPPF.
- 8.51** The importance of community buildings is established in other parts of the plan (providing new and extending etc), therefore the provision of new or expanded facilities is important, but it is also vital to protect facilities from loss where other forms of development are proposed (such as residential development). The policy seeks to protect existing community facilities where there is a demonstrable demand for the facility and its operation is economically viable. Where it can be demonstrated that a facility is surplus to requirement, this policy will allow for the loss, if certain criteria are met.
- 8.52** It is also vital to protect our existing open spaces and built facilities. The purpose of this policy is to also protect existing land and facilities used for sports and/or recreation that are valued by the communities they serve.

POLICY DGC4

PROTECTION OF COMMUNITY FACILITIES

DGC4.1 Open Space, Sports and Recreation

Development involving the loss of open space, sports or recreation facilities will only be permitted if:

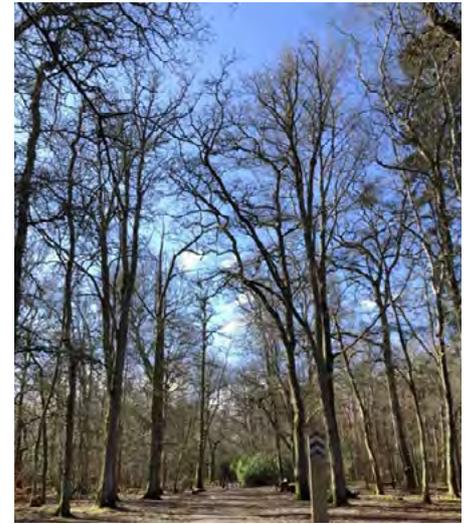
- a. the site or facility is surplus in terms of all the functions an open space or facility can perform, and is of low value and poor quality, as shown by the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or subsequent update; or
- b. replacement provision is made in a location well-related to the users of the existing facility, and is of equivalent or greater quality, quantity and accessibility; or
- c. the development is for alternative sports and recreation provision, the benefits to sport and recreation of which clearly outweighs the loss; or
- d. the development is for a small part of the site; where it has been demonstrated that it will result in an enhanced sport or recreational facility.

DGC4.2 All other Community Facilities

Development proposing the change of use or loss of premises or land currently or last used for community facilities will only be permitted if:

1. it is no longer needed, and alternatives are easily accessible for the community they are intended to serve without causing unreasonable reduction or shortfall in the local service provision; and
2. it can be demonstrated through a rigorous marketing exercise that:
 - i) the use is no longer viable, and
 - ii) all reasonable efforts have been made to retain it, and there is no alternative viable use of the land or facility as a community facility

Details of the marketing requirements are set out in Appendix D.



IMPLEMENTING THE POLICY

- 8.53** A proposal will relate to either Open Space, Sports and Recreation or other Community Facilities. Only will both aspects of the policy apply if the proposal involves the loss of uses falling into each category.
- 8.54** As well as improving community facilities it is equally important to try and retain existing land and facilities wherever possible. With regards to other Community Facilities, there the loss or change of use of land and/or facility is proposed it will be necessary to comply with both criteria 1 and 2 of the policy.
- 8.55** These provisions will apply to all open spaces identified on the Policies Map and any other open spaces which exist or are newly created. The Local Planning Authority generally will resist development that results in the loss (part or whole), and/or reduction in accessibility, of facilities and/or land used for open space, sport and recreation. This is due to the important role they play in improving health and well-being (both physical and mental) of communities.
- 8.56** However, the potential loss of existing provision could be supported if either a robust assessment demonstrates that the facility and/or land is surplus to requirement; replacement provision is made available of an equal or greater community benefit; or the application is for alternative sports and recreation facilities and/or use. In these instances, it is recommended that applicants undertake pre-application discussions with Sport England prior to submitting an application.
- 8.57** The general expectation will be that proposals affecting existing open space, sport or recreation facilities will include provision for equivalent or greater quality, quantity and accessibility of open space, sport or recreation facilities (see criterion b). Replacement provision will need to be proposed as part of a planning application and be made available prior to commencement of development.



8.58 In addition to the above, when considering development on school playing fields, the Local Planning Authority will expect applicants to demonstrate that there will be no net loss of sports and recreation provision. Applicants must, therefore, accord with the ‘exceptions’ outlined in Sport England’s Playing Fields Policy and Guidance (2018) or its replacement.

8.59 The East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) provides an audit of existing open space and identified local needs. This evidence will be used to underpin future decisions around existing open spaces, sport and recreation facilities across the area together with the Playing Pitch Strategy.

8.60 Where public service providers have an on-going need to review and, if necessary, rationalise surplus land and facilities as part of wider strategies to improve local services in the community this may sometimes result in the loss of particular land and/or facilities, in order to reinvest proceeds of sale in local service improvements. Any such proposals will still need to fully comply with this policy.

8.61 Applicants seeking to change the use of community facilities, resulting in the loss of land and/or a facility, will need to demonstrate to the Local Planning Authority’s satisfaction that the viability of continuing the use has been fully and appropriately investigated, and that effective marketing has been undertaken where appropriate to demonstrate that there is no viable use as a community facility for the site. Evidence of a marketing strategy will be required to show reasonable and appropriate marketing of the site for community facilities over a sustained period of time (minimum of twelve months), and evidence of the level of interest in the site for all community uses related during the marketing period.

8.62 The list of uses considered a community facility in the NPPF includes uses that differ in the use class order. This policy does not apply when changing use within the broad umbrella of community facilities. I.e. a change of use between use classes but remaining within the list of community facilities as referenced in the NPPF is not considered a loss of a community facility.

POLICY DGC5: PROVISION AND ENHANCEMENT OF OPEN SPACE, SPORT AND RECREATION



WHY WE NEED THIS POLICY

8.63 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health, wellbeing and social cohesion of our communities. A strategy of provision, enhancement and protection is therefore needed for the existing facilities and the opportunities that the Local Plan Area can provide in terms of its wealth of beautiful countryside.

8.64 These spaces also have wider environmental benefits. They support biodiversity, providing valuable habitat and links within the existing green network, which allow wildlife to migrate and better adapt to our changing climate. Open spaces also play a key role in flood risk management and are key elements to developing successful sustainable drainage systems (SuDs). As a predominately rural location, the Local Plan Area's open spaces can also contribute to the perception of an attractive place to live, work and visit and provide opportunities to broaden the Local Plan Area's tourism offer.

8.65 The purpose of this policy is to ensure provision and enhancement is made for open space, sport and recreational facilities commensurate with assessed need for both existing and future residents.

POLICY DGC5

PROVISION AND ENHANCEMENT OF OPEN SPACE, SPORT AND RECREATION

DGC5.1 New residential development will be required to provide new or enhanced provision of useable public open space,⁸ sports and recreation facilities in accordance with the standards set out in Appendix E and in compliance with the latest Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or its subsequent replacement. However, consideration will also be given to the improvement and enhancement of nearby sports and recreation facilities that are of a low-quality standard or a poor state of repair.

Open space, sports and recreation provision requirements should:

- a. be provided on-site or within close proximity to the site, in a suitable location. Exceptionally, where the development does not allow for the provision of such open space on site or within close proximity of the site, developers will be required to make a financial contribution of equivalent value towards the provision of new, or improvement of open space, sport or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism;
- b. be multifunctional, fit for purpose, publicly accessible, support healthy lifestyles and meet the demands for participation now and in the future for outdoor recreation;
- c. consider the context of any existing provision (including deficiencies in particular types⁹ of open space or identified priorities in terms of facilities) and maximise any opportunities for improvement within the wider area where these are relevant to the development of the site;
- d. secure (when new provision is provided), appropriate mechanisms which will ensure the future satisfactory maintenance and management of the open space, sports and recreational facility in the long term.

A holistic approach to the design of new open space should be taken including considering the contribution to place making, the green network and protecting and enhancing nature conservation and the water environment.

New provision should also protect, enhance and manage path networks for active travel and/or recreation, including new and existing links to the wider countryside.

⁸It does not include incidental areas, such as verges or visibility splays

⁹Open space typologies are identified in the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018)



IMPLEMENTING THE POLICY

8.66 As new development proposals are considered, there will be a need to provide new open spaces and built facilities to meet the changing and growing demands of the population.

- 8.67** East Hampshire Local Planning Authority will seek to:
- a. reduce deficiencies in public open space, sports and recreational facilities;
 - b. ensure development provides an appropriate amount of new and useable open space, sports and recreation facilities; and
 - c. improve the quality of, and access to, existing open spaces, sports and recreation facilities.



8.68 To ensure the benefits set out above, new residential developments in the Local Plan Area will be required to include a level of new open space and recreation provision to meet the development's needs, without adding further pressure on existing facilities used by current communities. An Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) has been undertaken for East Hampshire which has informed the required standards and improvement opportunities. The required standards are summarised in respect of quantity, quality and accessibility of open space provision within East Hampshire (Appendix E) and has been used to inform the provision requirements for new development.

8.69 In some local circumstances, it is acknowledged that the standards outlined in Appendix E may not be appropriate. Where local sports and recreation facilities are of a low quality or a poor state of repair, consideration will be given to their improvement and enhancement, whereby it will result an increased capacity of the facility.

TABLE 8.1: MONITORING OF DELIVERING GREEN CONNECTIONS

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>Objective C: Prioritising the health and well-being of communities in delivering what’s needed to support new development</p> <ol style="list-style-type: none"> 1. Enable and encourage timely delivery of services and infrastructure to support strong communities. 2. Enable infrastructure (including community facilities) to keep pace with technology and improve and adapt to meet current and future needs. 3. Maintain and enhance the built and natural environments to support habitats and their connectivity, help the public to access and enjoy open spaces and green infrastructure. 4. Ensure sport and recreation opportunities are available in the right location to meet current and future needs. 		<p>To minimise carbon emissions and contribute to achieving net zero carbon emissions in the East Hampshire planning area</p> <p>To promote accessibility and create well-integrated communities</p> <p>To actively promote health and wellbeing across East Hampshire and create safe communities free from crime</p>	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
Policy DGC1 Infrastructure	Infrastructure provided to mitigate the impacts of development	Schemes provided during the monitoring period.	CIL
Policy DGC2 Sustainable transport	DGC2.1 – Location of new development with regards to the settlement hierarchy	No of developments permitted within the upper tier settlements.	HCC Monitoring Data
	DGC2.2 – Applications meeting the requirements set out in DGC2.2	No of applications refused.	Planning Permissions
Policy DGC3 New and improved community facilities	New and improved community facilities provided	New and improved community facilities provided during the monitoring period.	Planning Applications
Policy DGC4 Protection of Community Facilities	No loss of community facilities	Community Facilities lost during the monitoring period	Planning Applications
Policy DGC5 Provision and enhancement of open space, sport, and recreation	Number of new and enhanced open spaces, sports and recreation facilities provided.	Number of new and enhanced open spaces, sports and recreation facilities provided during the monitoring period.	Planning Applications

09



HOMES FOR ALL

OUR
**LOCAL
PLAN**
2021-2040

09: HOMES FOR ALL

9.1 East Hampshire is an exceptionally attractive part of southern England. It is a desirable place to live with its historic market towns and attractive villages set in beautiful countryside. However, this also makes it expensive.



9.2 East Hampshire District Council, as the Local Planning Authority, has an important role to play in making sure that everyone has access to a high-quality home that meets their needs, in an area they wish to live and that they can afford. This is fundamental to happy, healthy, successful residents and thriving communities.

9.3 Addressing housing need through the provision of new homes is a fundamental part of any Local Plan. The National Planning Policy Framework (NPPF) is clear that planning authorities should prepare Local Plans to boost the supply of market and affordable housing to ensure the right types of homes are built in the right places to meet the needs of the Local Plan Area.

LOCAL PLAN OBJECTIVES

CORE OBJECTIVE A:

PROVIDING SUSTAINABLE LEVELS OF GROWTH THROUGH THE LOCAL PLAN

A1

Provide a sustainable level of housing growth to meet future housing needs and to provide homes for all, helping to deal with the issues of affordability and an ageing population. The Local Plan will:

- a) identify and maintain a supply of land to meet the requirements for market housing and housing that is affordable, ensuring this is of the right size, type and tenure, and is in the right location; and
- b) make provision for gypsies, travellers and travelling showpeople accommodation to meet needs.



OUR CHANGING POPULATION

9.4 Evidence commissioned¹ to inform preparation of the Local Plan, in terms of housing matters covered:

- as assessment of the Government's standard method for calculating housing need, including affordable housing need and the application of this for both planning authority areas – East Hampshire and South Downs National Park;
- Housing needs of older and disabled people and the evidence for different forms of specialist accommodation, including adaptable, wheelchair accessible housing and park homes;
- An up to date assessment on size and type of market housing including self and custom build.
- Affordable housing needs to reflect the wider definition of affordable housing in Government Guidance.

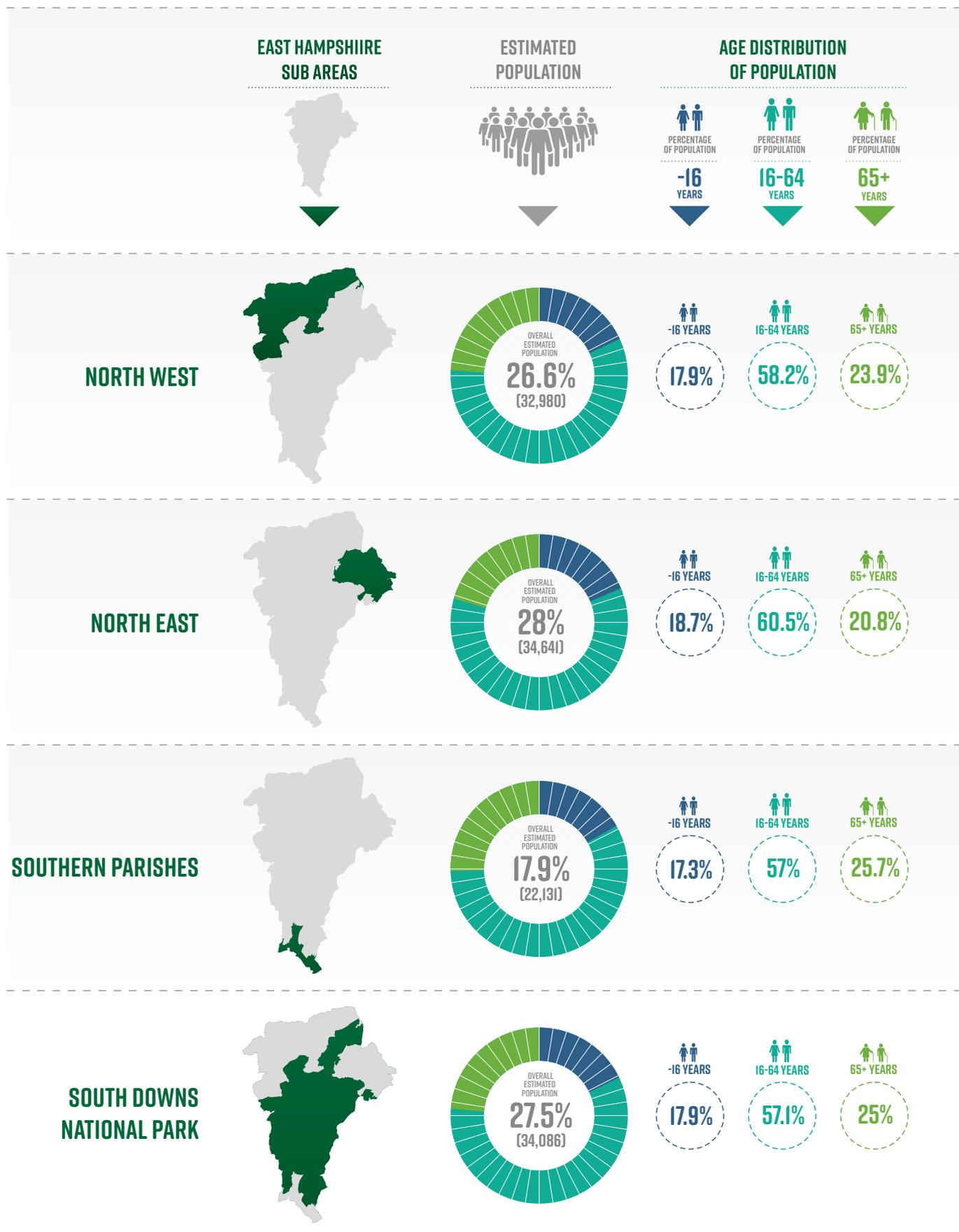
9.5 Demographic trends in particular past population growth indicates a total population of around 123,800 and distributed as illustrated in Figure 9.1.

9.6 By comparison published Census 2021 data has a population for the District as 125,700.



¹ Housing and Economic Development Needs Assessment (HEDNA) 2022

FIGURE 9.1: DISTRIBUTION OF POPULATION

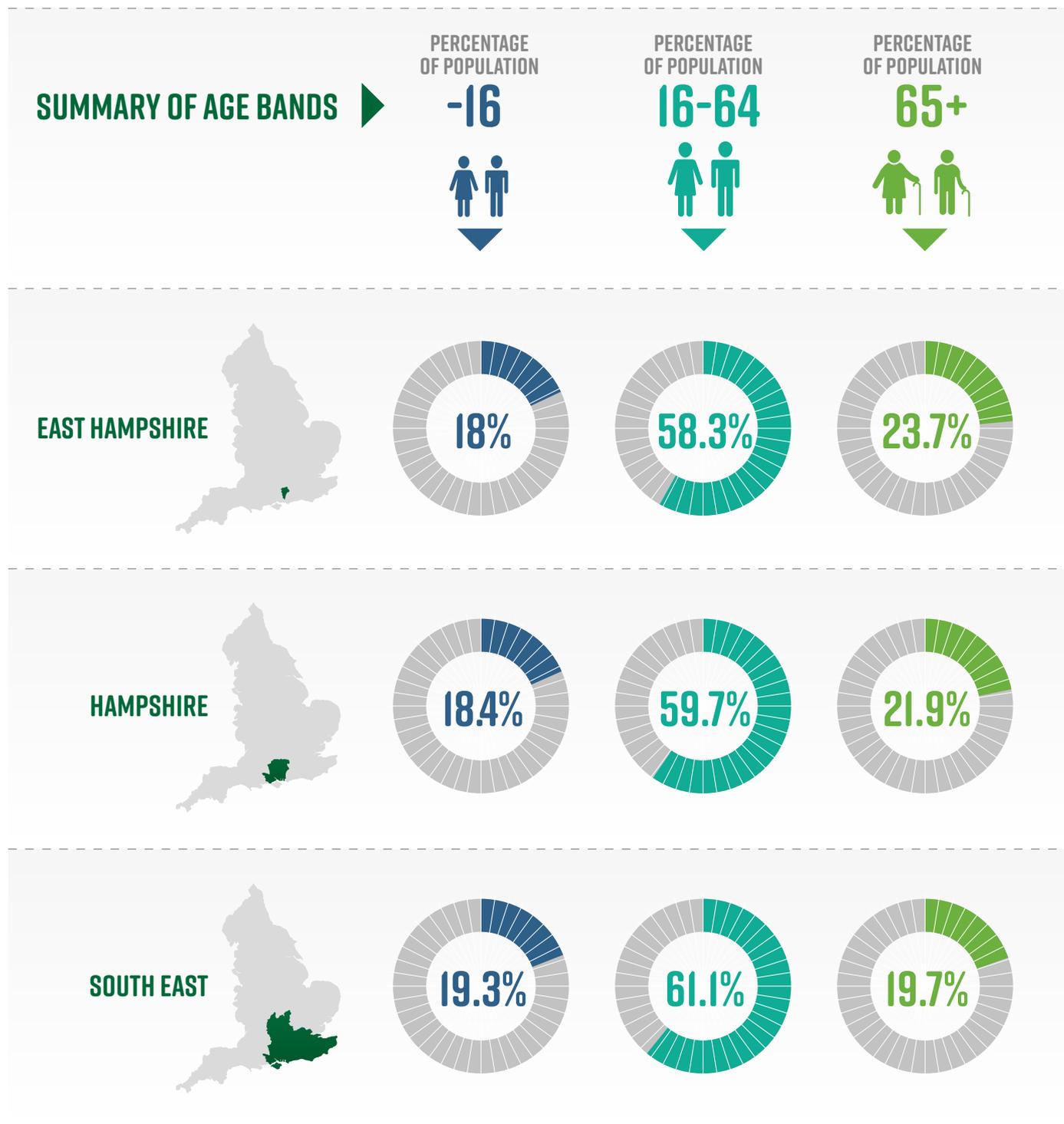


ONS mid year population estimates



9.7 In terms of age structure, the following figures summarises the proportions of the population falling into the broad categories of a) children, b) working-age and c) pensionable age). This shows that, compared with the regional and national position, East Hampshire has a higher proportion of people aged 65+ and slightly fewer children:

FIGURE 9.2: POPULATION PROFILE



Source: ONS mid-year population estimates

FIGURE 9.3: POPULATION CHANGE

POPULATION CHANGE 2011 - 2020

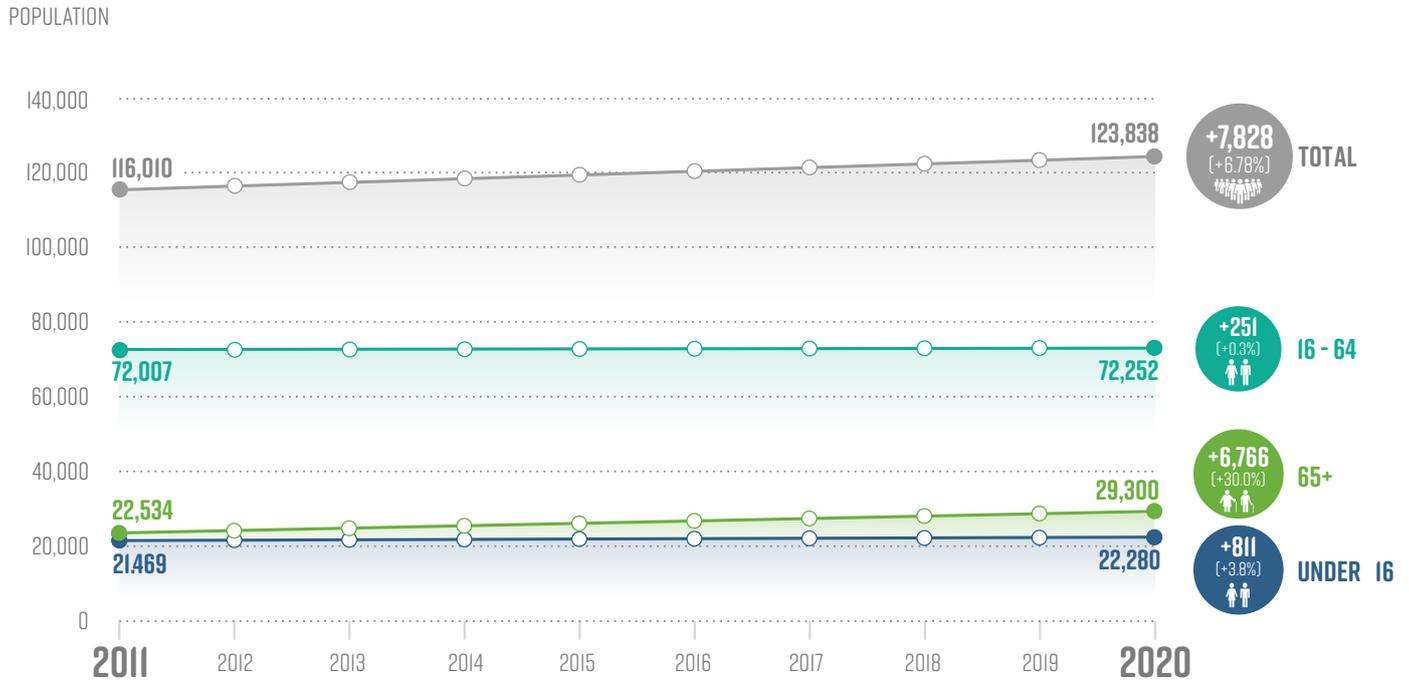
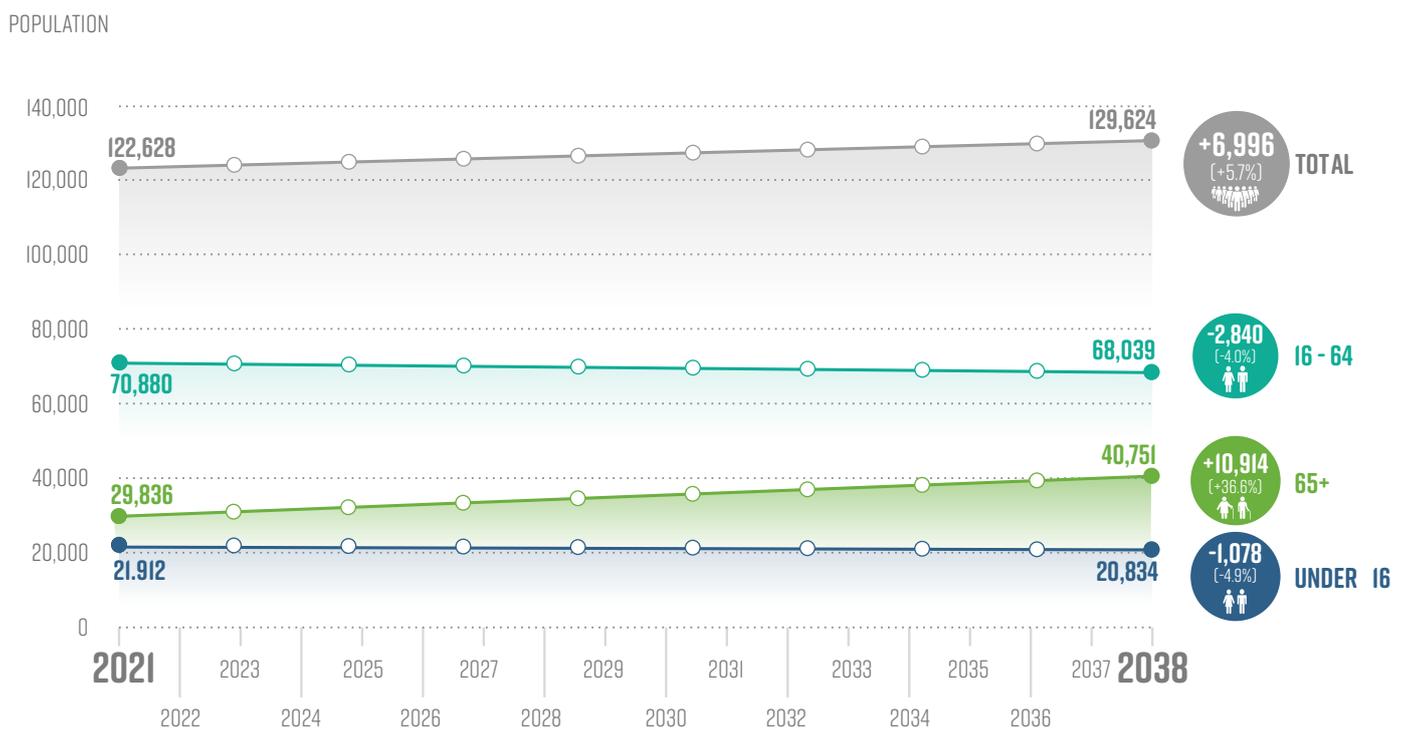


FIGURE 94: POPULATION CHANGE

POPULATION CHANGE 2021 - 2038

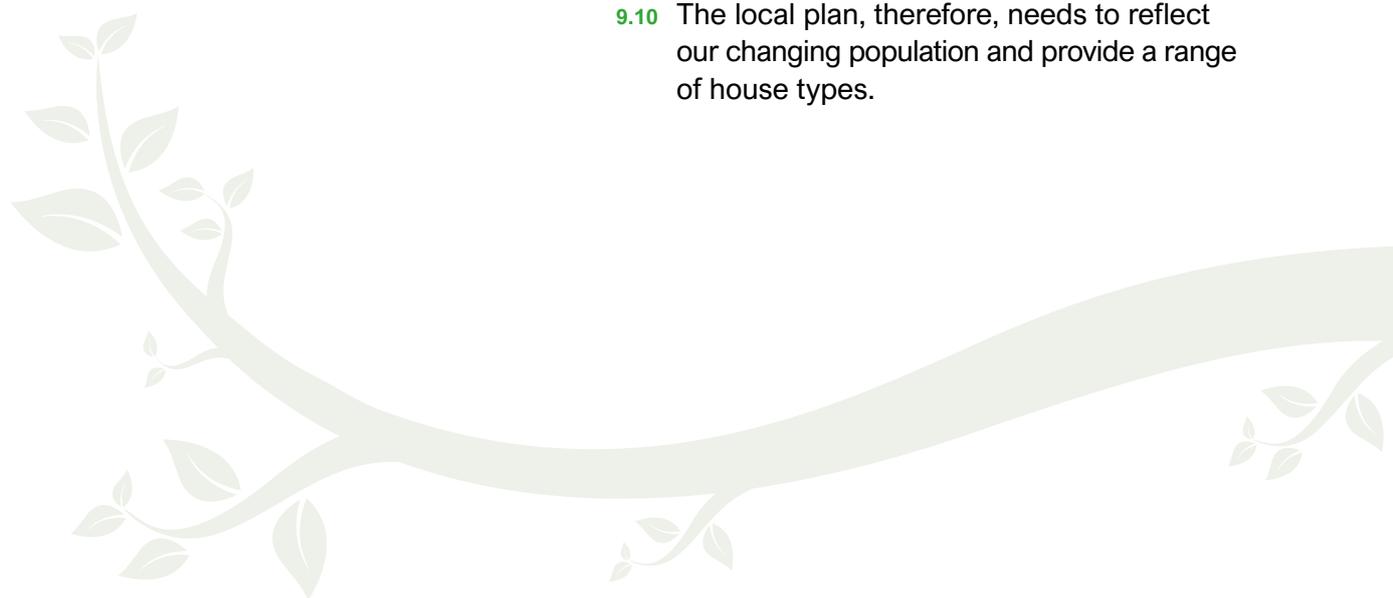




9.8 A key driver of population change has been in the 65 and over age group, which between 2011 and 2020 saw a population increase of about 6,800 people: this age group increasing in size by 30% over the 9-year period.

9.9 Looking ahead over the Plan period there will be a 5.7% population increase across East Hampshire. In terms of what this means there will be a small decrease in children/teenagers and working age people but a 36% increase in the over 65 year olds.

9.10 The local plan, therefore, needs to reflect our changing population and provide a range of house types.



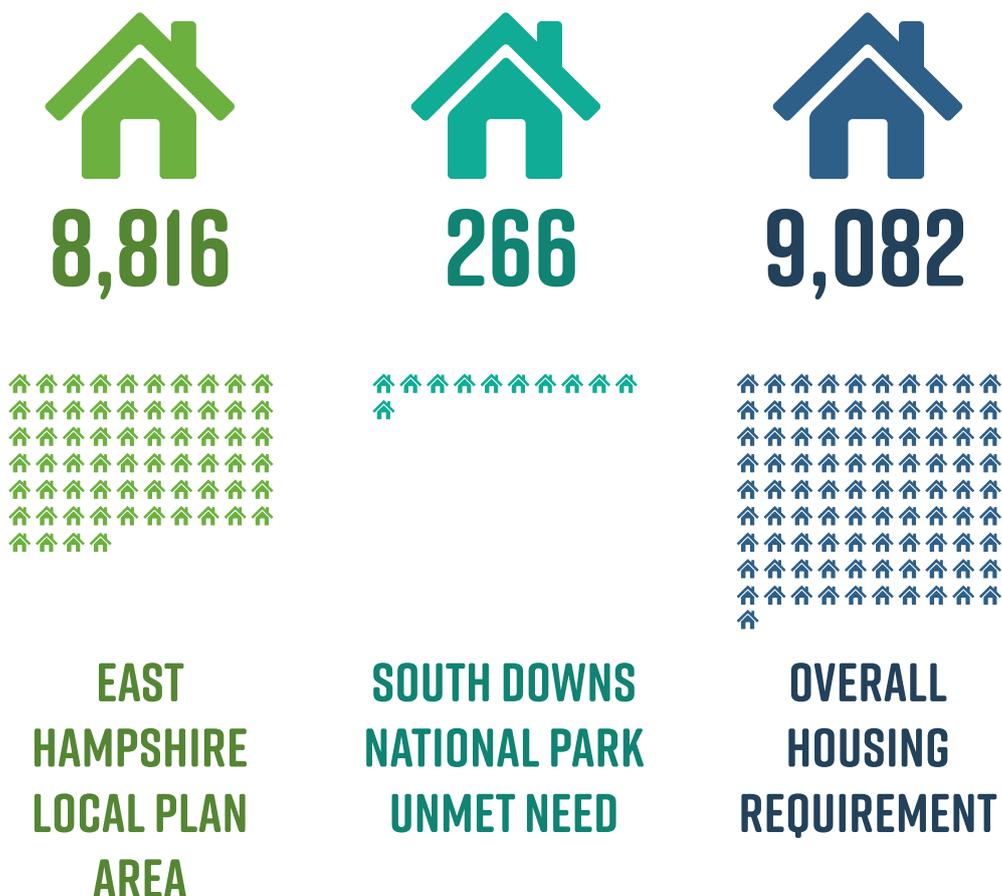


HOUSING NEED

- 9.11** Our local housing need³ has been determined as a minimum of 464 new homes per year within our Local Plan Area. As noted in Chapter 1 – Managing Future Development, when assumptions are made for potential unmet need in the National Park, the minimum local housing need requirement is 478 homes per year, which totals 9,082 over the plan period (2021-2040).
- 9.12** As demonstrated by national policy, it is essential that a sufficient amount and variety of land can come forward where it is needed to meet the requirements outlined above. Therefore, it is important that any proposed allocations for development are flexible to assist with potential issues around the delivery of sites.
- 9.13** Similarly, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. As detailed in the 'Partnership for South Hampshire Spatial Position Statement' (December 2023), there is a large amount of unmet identified within South Hampshire. However, the position statement can only provide a rough snapshot of the situation at a point in time and the true extent of any authority's unmet needs will ultimately be determined through the various emerging local plans. Whilst no assumptions have been made on the unmet in South Hampshire that should be addressed by East Hampshire, it is considered that any dwellings surplus to the identified requirements in this Local Plan could go some way to potentially address those unmet needs.

³See Housing Technical Note update September 2023

FIGURE 9.5: HOUSING REQUIREMENT



9.14 The overall minimum annual housing need figure identified above is not broken down into the housing needs of individual groups, hence the local plan includes policies for affordable housing; self and custom build housing; older persons and other specialist housing.

9.15 Local Plans are also required to plan for the accommodation needs of gypsies and travellers and travelling showpeople, which is also covered in this Section of the Local Plan.

HOUSING SUPPLY

9.16 Whist the above requirement has been established, a number of these dwellings have already been built or are committed through planning permissions granted since 2021, the start of the plan period:

FIGURE 9.6: HOUSING SUPPLY

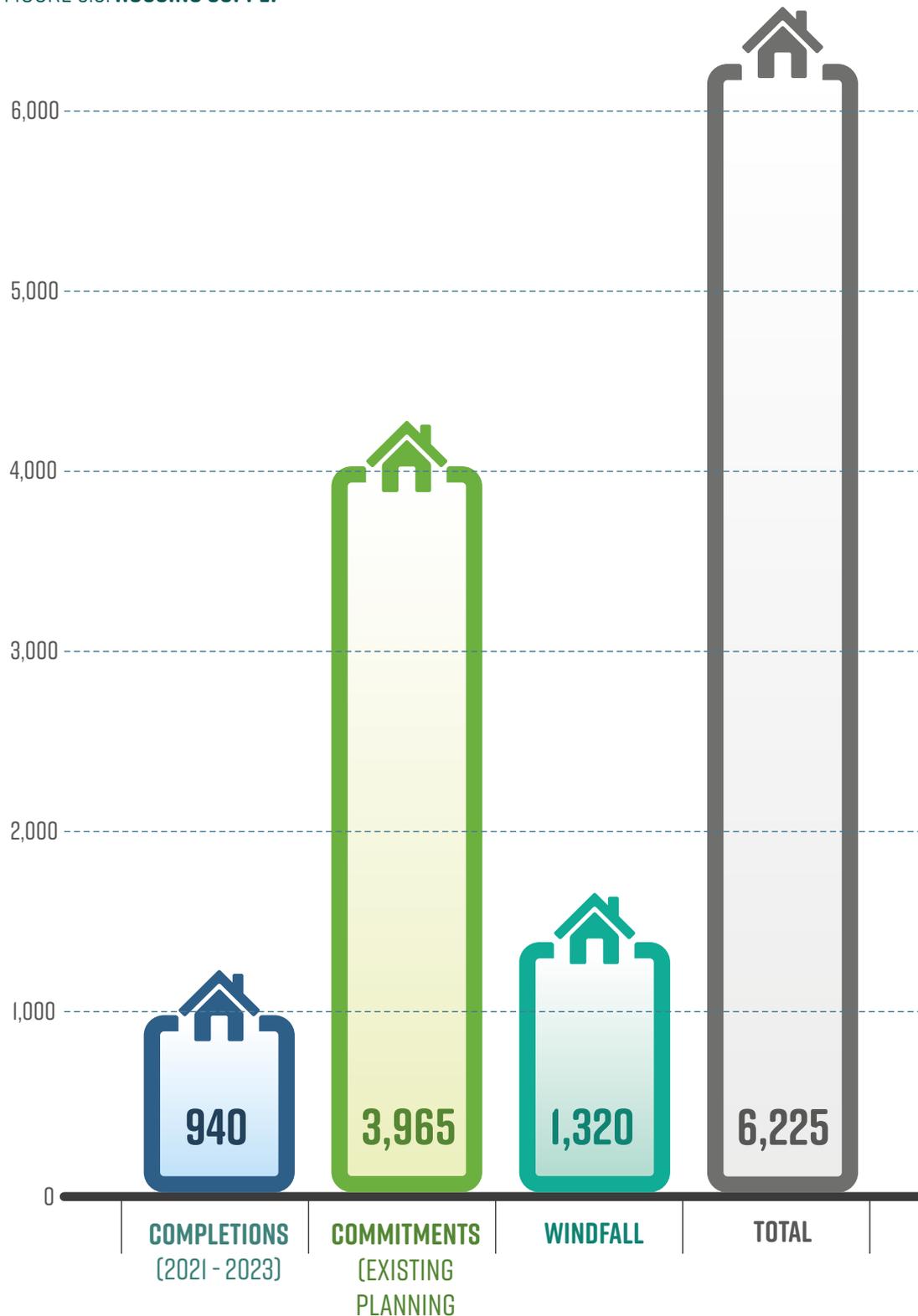
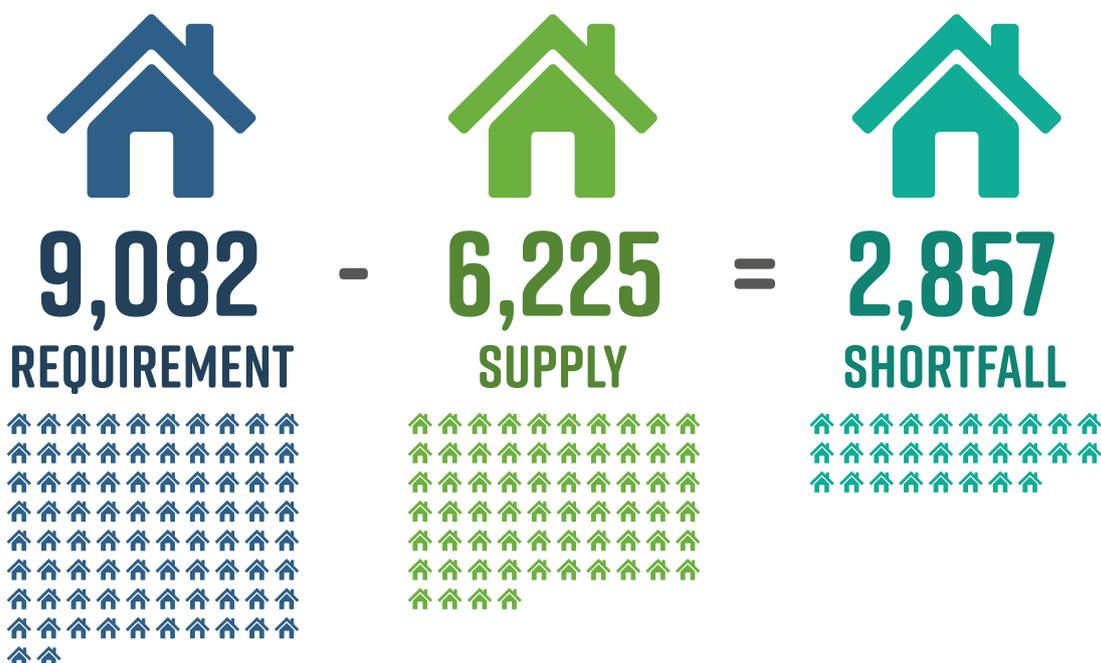


FIGURE 9.7: HOUSING SHORTFALL



POLICY HI: HOUSING STRATEGY

9.17 As defined by the Spatial Strategy (Policy S1) there is a need to plan for a total of 9,082 dwellings over the Plan Period (478 x 19 years). However, as set out above a proportion of this requirement has already been met.

9.18 Taking the above sources of new homes into account, this then leaves a residual requirement of about 2,857 new homes. However there needs to be some allowance for flexibility and to allow for sites allocated not coming forward during the Plan Period. Therefore, sites capable of supplying a further 10-15% should be allocated to create a buffer.

9.19 Policy S1 acknowledges that no assumptions are made on the unmet needs of other neighbouring local planning authorities (with the exception of the SDNPA), but any dwellings surplus to the identified requirements could be attributed to any future identified unmet need.

9.20 Therefore, the following policy sets out the distribution of new homes to be allocated through the Local Plan to meet local housing needs, in accordance with the revised Settlement Hierarchy.

9.21 In the context of the need for flexibility and addressing the potential unmet needs of the wider South Hampshire sub-region, the Local Plan allocates sites that could deliver more than the 2,857 new homes requirement listed above.

9.22 As a result, the proposed housing strategy suggests land is allocated for about 3,500 new homes.

POLICY HI

HOUSING STRATEGY

H1.1 Provision is made for about 3,500 new homes in the most sustainable and accessible locations in the Local Plan Area in accordance with the Settlement Hierarchy (Policy S2) and the following patterns of distribution:

Tier	Number of new homes to be provided
Tier 1	700 + Strategic allocation 1000
Tier 2	1,100
Tier 3	600
Tier 4 + 5	100

H1.2 Housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance.

H1.3 Housing outside settlement policy boundaries will be permitted where they accord with Policy NBE1 or allocated for development in this Local Plan or are identified in a 'made' neighbourhood plan.

H1.4 There should be no net losses from the existing stock of homes in the Local Plan Area. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community.

³See Housing Technical Note update September 2023

IMPLEMENTING THE POLICY

- 9.23 The Local Plan advocates making as much use as possible of brownfield sites and/or under-utilised land in existing settlements. Development will be focused in the most sustainable locations that are well served by local facilities and services.
- 9.24 The housing strategy and the broad distribution of sites has been shaped by the Settlement Hierarchy (Policy S2), as well as the identification and analysis of specific sites, along with their associated opportunities and constraints.
- 9.25 The Local Planning Authority has considered a comprehensive range of sources to establish the best available information to identify and assess potential sites. This has involved several 'call for sites', as well as actively seeking to identify sites and broad locations that may have a part to play in meeting needs for all types of land-uses through the desktop review process.
- 9.26 All sites have been assessed through the Land Availability Assessment (LAA). The allocation of sites in this Local Plan has also been informed by the evidence base including the Integrated Impact Assessment (IIA) of individual sites.
- 9.27 Each proposed housing site is identified in Chapter 12.
- 9.28 Other mechanisms to meet the Local Plan Area's housing needs are to resist proposals that result in the net loss of dwellings and to allow suitable homes in the countryside that are in line with Policy NBE1. Neighbourhood plans are also a useful tool to allocate further housing that achieves the vision and aspirations of specific communities.



HOUSING PROVISION

9.29 Those sites allocated for housing purposes in the Local Plan in addition to sites coming forward for redevelopment, will also be required to comply with the following policies to ensure that the right type, size and tenure of homes receive planning permission to meet the needs of the Local Plan Area.

HOUSING POLICIES

▲ POLICY H2: HOUSING MIX AND TYPE

WHY WE NEED THE POLICY

- 9.30** National planning policy requires local planning authorities to plan for a mix of housing, based on current and future demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities. Local planning authorities should therefore identify the size, type, tenure and range of housing that is required in different locations.
- 9.31** Providing an appropriate mix of housing types and tenures is a vital part of creating sustainable communities and meeting the diverse needs of all people within the Local Plan Area.
- 9.32** Housing needs have been assessed through the Housing and Economic Development Needs Assessment (2022). Household needs within the Local Plan Area are varied and include requirements for singles, couples, families, the young, the elderly, as well as a requirement for affordable housing.
- 9.33** The increase in older population (people aged 65 and over) is linked to a higher level of disability in the population and both older and disabled people are identified as particular groups which have specialist housing needs, in the form of residential care solutions - see Policy H5.
- 9.34** Based on demographic trends, smaller homes are needed, with the largest share of demand for new market homes likely to come from households needing two and three-bedrooms homes. In the affordable rented sector, demographic modelling suggests the majority of the requirement is for homes with one or two bedrooms.
- 9.35** Likewise, all new housing should have sufficient internal space to cater for a variety of different household needs (for example families and those with disabilities), with the aim of promoting high standards of amenity, accessibility and comfort. Minimum space standards will improve future residents' quality of life and ensure that our homes are accessible and able to accommodate changing personal circumstances in the long term.
- 9.36** Self-build and custom-build housing is part of the Government's strategy to improve housing provision. The Local Planning Authority maintains a register of those who have expressed an interest in self- and custom-build homes in the Local Plan Area.
- 9.37** There is also a need for affordable housing for those that cannot access either market rented or purchase options. Further details are set out below and covered by Policies H3 and H4.
- 9.38** It is also important to consider the accommodation needs of gypsies, travellers and travelling showpeople – see Policies H8 and H9.



POLICY H2

HOUSING MIX AND TYPE

H2.1 Proposals for residential development (including small sites) must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided.

H2.2 Taking account of the most up to date housing information, applications for residential development should demonstrate how the proposal will address the:

- a. need for smaller homes;
- b. requirements of an ageing population and people wishing to downsize, including the provision of single-storey dwellings;

H2.3 Proposals for self-build and custom housebuilding will be supported where these comply with other development plan policies as relevant to the site and location.

H2.4 Subject to design considerations developers should demonstrate that all market homes will meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings unless evidence indicates it is not feasible. Subject to site suitability, affordable dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2), and, where evidenced by local need, a proportion of affordable dwellings to be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3).

H2.5 Proposals for new residential units (including those created through changes of use or conversions) will ensure that the internal layout and size of the units are suitable to serve requirements of future occupiers and be fit for purpose. The Local Planning Authority will assess all development proposals against the nationally described space standard.⁴

⁴DCLG March 2015: technical housing standards – nationally described space standard

IMPLEMENTING THE POLICY

- 9.39** All developments should provide a range of dwelling sizes and should not be dominated by large dwellings that are unlikely to meet the majority of the areas housing needs. Smaller dwellings – not necessarily flats, that allow for downsizing as well as first time buyers should be included as part of all new developments to encourage mixed and balanced communities, whilst providing homes for the greatest number of people in need. Provision of smaller homes should not equate to a reliance on flats to provide 1 and 2 bed properties.
- 9.40** The mix of homes within each proposal should be informed by the latest evidence of strategic and local needs, including the HEDNA (2022) or future reviews as relevant. However, given the clear evidence in the HEDNA of future household needs, it is important that new development focuses on providing smaller and medium size dwellings.
- 9.41** The Local Planning Authority recognises that future development will need to respond appropriately to local needs. Therefore, regard should be had to bespoke local housing need evidence relating to individual parishes, through the preparation of neighbourhood plans.
- 9.42** To help deliver a wide choice of accommodation consideration should be given to the provision of self-build or custom housebuilding plots on development sites and where there is an identified need on the Local Planning Authority's Self-build and Custom Housebuilding Register.
- 9.43** It is recognised that many housing sites are small, and, in such instances, it may be more difficult to achieve the most appropriate mix and type. Nevertheless, the requirements should be broadly met.
- 9.44** The evidence from the HEDNA (2022) further demonstrates the importance of making provision for older persons housing, those with specialist needs. Therefore, all new market housing should meet the requirement for accessible and adaptable of the Building Regulations Part M(2). These should be designed into the development at the planning application stage but will be implemented through Building Regulations. In addition, to support the ageing population and the specific needs of people with mobility problems, proposals for wheelchair adaptable or wheelchair accessible affordable housing that meets requirement M4(3) of the Building Regulations, will be encouraged where such provision meets identified local need, as evidenced by the Housing Register.
- 9.45** Applicants are required to demonstrate that the internal space standards as specified in the Nationally Described Space Standards, have been applied and should provide internal floor plans not smaller than 1:100 scale, with metric room dimensions identified and the gross internal area (GIA) clearly identifiable. Housing which exceeds minimum internal space standards is encouraged and welcomed.
- 9.46** The Local Planning Authority will work with developers to agree on the most appropriate mix and type. It may not always be possible to provide a range of dwellings across all sites, the most up to date evidence of need at district and local level should be fully taken into account. Furthermore, the Local Planning Authority recognises that the most appropriate housing mix and the applications of higher optional design standards may not always be achievable, and account will be taken of any negative impacts on the viability of a scheme and local design considerations when determining the most suitable mix and type.

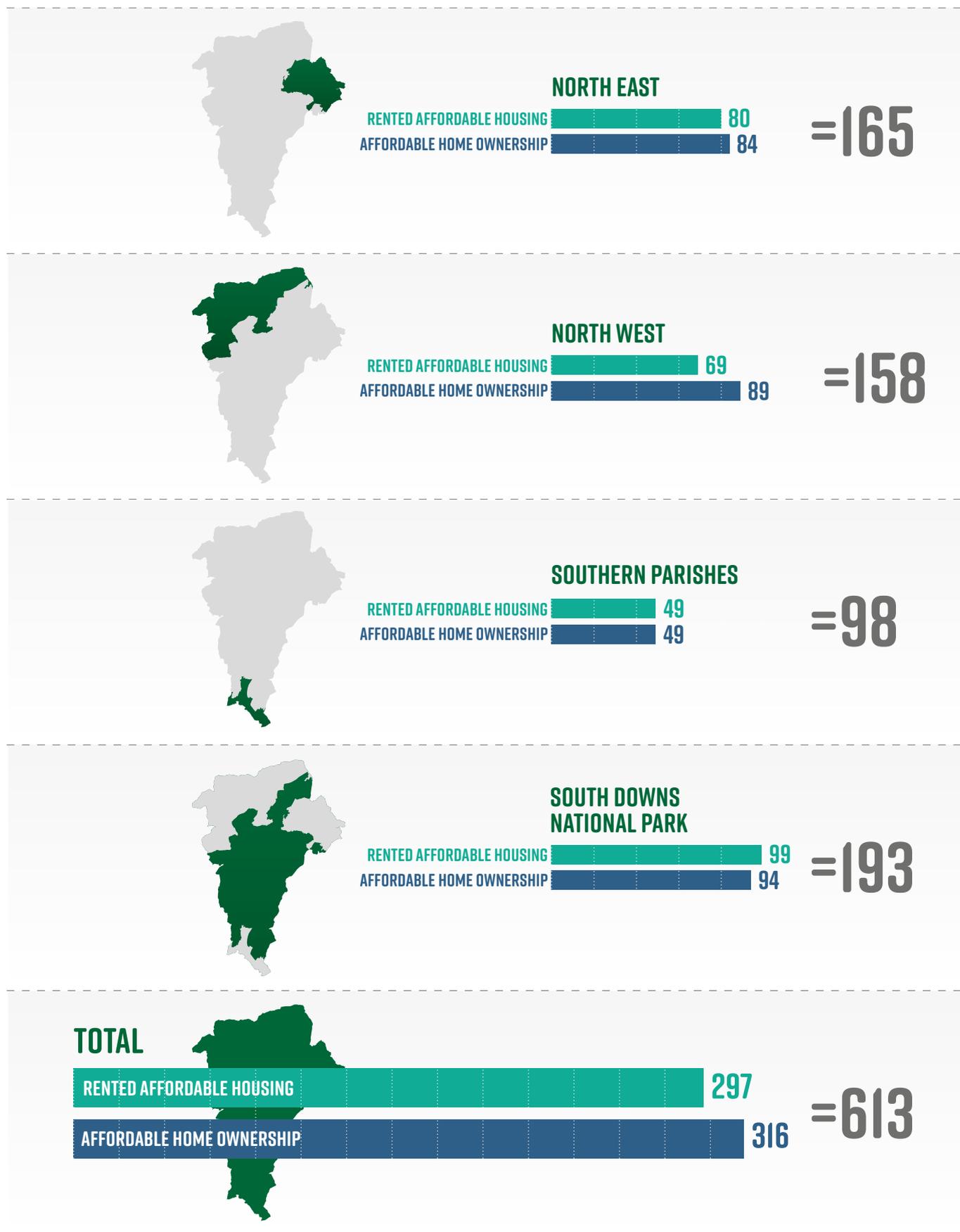
▲ POLICY H3: AFFORDABLE HOUSING



WHY WE NEED THE POLICY

- 9.47 Given the cost of housing in the Local Plan Area there is a significant need for additional affordable housing.
- 9.48 Affordable housing includes homes for rent or for sale that are available to households in the Local Plan Area whose needs are not met by the market, the HEDNA calculated the estimated annual need for affordable housing shown in figure 9.8.
- 9.49 A robust affordable housing policy is therefore required in order to ensure the development of balanced and integrated communities and to deliver good quality, affordable housing for local people for present and future generations.

FIGURE 9.8: AFFORDABLE HOUSING NEED (PER YEAR)



POLICY H3

AFFORDABLE HOUSING

H3.1 In order to help meet affordable housing needs, all development which increases the supply of housing by 10 dwellings or more (or is on sites of over 0.5 hectares) will be required to provide at least:

- i. 40% of the net number of dwellings as affordable housing, of which
- ii. 70% will be affordable housing for rent⁵, of which a minimum of 25% should be provided as social rent; and
- iii. The remainder (30%) as other affordable home ownership products to be agreed with the Local Authority

H3.2 Affordable housing should be provided on-site, indiscernible from, well integrated with and dispersed throughout the market housing. Only where it can be demonstrated that exceptional circumstances exist, or where the Local Planning Authority exercises discretion to deliver a more favourable strategic outcome, will off-site provision be allowed, a hybrid delivery model, or the payment of a financial contribution made (equivalent in value to it being provided on-site).

H3.2 The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floorspace will be determined on a site-by-site basis using the most appropriate information that helps deliver the type and size of affordable units needed, as identified by the Local Planning Authority and in compliance with Nationally Described Space Standards.

H3.3 Subject to site suitability, affordable dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2), and where evidenced by local need, one or more of the affordable dwellings will be built as wheelchair user dwellings to meet, or exceed where justified, the requirements of Building Regulations M4(3).

H3.4 The affordable housing for rent should be used solely for that purpose and remain at an affordable price for future eligible households, or the subsidy should be recycled for alternative affordable housing provision.

H3.5 Only when fully justified, will the Local Planning Authority grant planning permission for schemes that fail to provide 40% affordable housing, or fail to include the requirements set out above. Any such proposals must be supported by evidence in the form of an open book viability assessment (subject to independent assessment at the expense of the applicant), demonstrating why the requirements cannot be met.

H3.6 Developments that seek to avoid the requirements of this policy by failing to make efficient use of land or by artificially subdividing land into smaller sites will not be permitted.

⁵As defined by NPPF 2023

IMPLEMENTING THE POLICY

- 9.50** In light of the need to increase the supply of affordable housing, the Local Planning Authority will require all developments (involving C3 dwellings) of 10 or more units (gross), or sites with an area in excess of 0.5 hectares, to make a contribution towards affordable housing provision of 40%.
- 9.51** The affordable housing provision required is expected to be located on the same site and to be compliant with other policy requirements. The need for a contribution towards affordable housing will be based upon the gross number of homes developed on all sites in cases where a site is segregated into smaller sites.
- 9.52** The policy seeks to ensure that the affordable housing is dispersed amongst the market housing and is to be genuinely ‘pepper-potted’ and not in blocks. Due to maintenance and management arrangements it may be acceptable to develop small clusters of up to ten affordable homes, but the clusters should be dispersed and indistinguishable from the market housing.
- 9.53** In terms of application of the percentages prescribed in Policy H3, applicants will be expected to demonstrate compliance and only in exceptional circumstances where there is specific local evidence of different proportions of housing need will consideration be given to any variance. If applicants consider this to be the case, they should engage early with the Local Planning Authority.
- 9.54** It is considered that the provision of rented and intermediate housing on a site will allow for a mix of different income groups to reside within affordable housing schemes. However, the Policy also needs to ensure that the Local Planning Authority can be flexible, particularly when dealing with smaller sites or where it is appropriate to consider other site-specific factors, including market changes, viability and what is right for the community. In reaching any decision the planning authority will bear in mind the identified high level of need for rented housing which is genuinely affordable.
- 9.55** In exceptional cases where it can be demonstrated that the provision of affordable housing on site will make the scheme unviable, the Local Planning Authority may accept a commuted sum in lieu of actual provision. Commuted sums will also be charged for an incomplete (fractional) number of affordable units on site. The Local Planning Authority may also consider instances where application of the policy triggers a need for a small number of affordable homes (less than 5), a commuted may be a better solution rather than on-site provision and this should be discussed with the Local Planning Authority at the outset.
- 9.56** The sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the most up-to-date HEDNA and, where appropriate, by other local needs surveys and information. Based on current evidence, the expectation is that 70% of affordable housing should be for social or affordable rent, with the remaining 30% for intermediate and/or shared ownership type housing. There should also be a focus on smaller dwellings 1-3 beds as evidenced by the HEDNA .
- 9.57** Given the ageing population, all affordable housing provision should be compliant with Buildings Regulations M(2) with regard to accessible and adaptable dwellings, unless the nature of the site prohibits this and demonstrable evidence is available to support a departure from the policy. In addition, applicants should have early conversations with the Council’s Housing team to determine if there is a need for any M(3) dwellings (Wheelchair user) on the site.

- 9.58 This policy applies to all types of residential development including private retirement homes, sheltered accommodation, extra care schemes and other housing for older people where these fall within Use Class C3 (Dwelling houses). Where specialist or supported accommodation within Use Class C3 is being provided applicants should approach the Local planning Authority at an early stage to establish whether on-site or off site affordable housing provision would be appropriate or whether the contribution should be in the form of a financial contribution. As much affordable housing as is viable (up to 40%) will be sought for specialist and supported housing in C3 use, on a site by site basis.
- 9.59 First Homes was introduced as a new affordable home ownership product by the Government in May 2021 and national guidance requires 25% of the affordable housing provision to be provided as First Homes. This however, has an impact on the other forms of affordable homes needed in the district, particularly if priority is given to social rented tenures then there is a consequential squeeze on shared ownership or other intermediate provision. The HEDNA 2022 explored in detail the matter of affordability in the Local Plan Area and it is apparent that given the high house prices about 40% of the population currently living in the private rented accommodation cannot afford to buy or rent market housing. Median house prices are about £207,500 for a flat in East Hampshire and to be affordable this would need to be around £125,000 - £142,000 so discounted by 23-32% (HEDNA 2022). So application of a first homes policy would potentially only generate 1 bed flats, whilst this would satisfy some of the affordable housing need it is considered that this is too restrictive. Consequently, it is not proposed at this stage to require first homes as part of the affordable housing mix, that does not however preclude developers promoting such sites and each case will be assessed on a site by site basis.
- 9.60 Where further local evidence has been prepared of affordable housing need and viability as part of the preparation of Neighbourhood Plans, these may require a higher proportion of affordable housing to be provided to that set out in this policy.
- 9.61 For all forms of affordable housing it is important that this responds to local need consequently, those expressing a need to live in the locality will need to show that they:
- a. are unable to afford open market housing which is for rent or sale within the parish; and
 - b. are closely connected or have previously been closely connected to the parish through work or residence; or
 - c. have immediate family (parents, grandparents, adult children or siblings) who live in the parish; or
 - d. need to move to a particular parish where failure to meet that need would cause hardship to themselves or to others; or
 - e. have a real need to live in the parish to support or be supported by a member of family ordinarily resident in the parish.



▲ POLICY H4: RURAL EXCEPTION SITES

WHY WE NEED THE POLICY

- 9.62** National Planning Policy advocates that in rural areas planning policies and decisions should be responsive to local circumstances and support housing development that reflect local housing needs.
- 9.63** Rural exception sites are a recognised tool to delivering affordable housing to meet identified local needs, even if allowing some market housing on such sites helps to facilitate this.
- 9.64** Such housing should be located where it will enhance or maintain the vitality of rural communities through supporting local services. Where there are groups of smaller settlements or clusters of housing in the countryside, development in one village may support services in a village nearby.

POLICY H4

RURAL EXCEPTION SITES

H4.1 Outside of defined settlement boundaries, developments of affordable housing⁶ on land adjoining or closely related to villages will be supported provided that:

- a. there is an identified local need as indicated by the most recent Hampshire Home Choice and as agreed by the Local Planning Authority; and
- b. the proposal must not be in excess of the local identified need; and
- c. any site must be adjacent to and well related to the village and existing facilities; and
- d. the proposal to be of a size proportionate to the settlement which has adequate facilities and services to ensure the development is sustainable and the proposal will enhance or maintain the vitality of rural communities; and
- e. the Local Planning Authority must be satisfied that the long-term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price and this will be defined by a legal agreement; and
- f. the affordable rent products will be brought forward and managed by an affordable housing provider, approved by the Local planning Authority; and
- g. occupancy (rented tenures) both initially and on subsequent change of occupancy, will be restricted to a person in housing need, unless otherwise agreed by the Local Planning Authority, that is:
 - a. A resident of the parish; or
 - b. works in the parish; or
 - c. has strong links with the parish as set out by Hampshire Home Choice;
- h. proposals for Entry-Level Exception Sites⁷ suitable for first time buyers (or those looking to rent their first home) will also be considered; and
- i. consideration will be given to incorporation of a small proportion (up to 30%) of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site.

⁶As defined by NPPF– see Glossary

⁷As defined by para 72, footnote 35 to NPPF 2023

IMPLEMENTING THE POLICY

- 9.65** New residential development is not normally permitted outside of settlement policy boundaries, this can lead to specific problems of housing affordability and generally results in low levels of affordable housing provision in the rural areas.
- 9.66** The size of a rural exception site will depend on the level of need and site-specific considerations. As a general rule, rural exception sites are envisaged to be up to 20 dwellings, but this would not preclude larger developments where there is an established local need.
- 9.67** Rural exception policies, which provide 100% affordable housing, are well established and such a policy has been applied in previous Local Plans. This policy enables further housing to come forward where a proven affordable housing need is identified and cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan.
- 9.68** Rural exception sites should provide homes for rent in the first instance, however, the LPA will support sites that deliver 100% affordable housing by offering a degree of flexibility on tenure, as required, to enable sites to come forward. In exceptional circumstances, a proportion of market housing may be acceptable to assist bringing these sites forward. However, other types of affordable housing tenures (including entry-level homes) should initially be considered.
- 9.69** In addition to suitable sites on the edge of defined settlement boundaries, there are a number of small villages within the Local Plan Area that do not have defined boundaries, this policy will enable such sites to be positively considered where it meets an identified local affordable housing need. Potential sites may be identified through neighbourhood plans and through discussions with parish councils and local communities.
- 9.70** The people expressing a need to live in the locality will need to show that they:
- a. are unable to afford open market housing which is for rent or sale within the parish; and
 - b. are closely connected or have previously been closely connected to the parish through work or residence; or
 - c. have immediate family (parents, grandparents, adult children or siblings) who live in the parish; or
 - d. need to move to a particular parish where failure to meet that need would cause hardship to themselves or to others; or
 - e. have a real need to live in the parish to support or be supported by a member of family ordinarily resident in the parish.

POLICY H5: SPECIALIST HOUSING

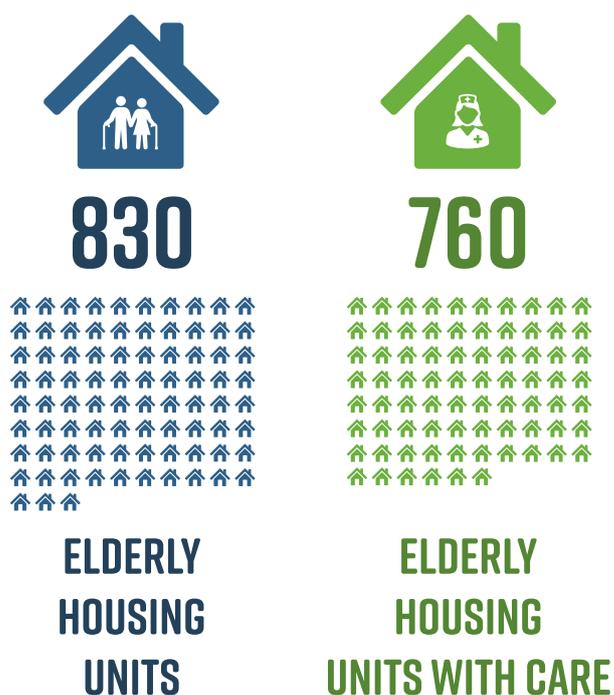
WHY WE NEED THE POLICY

9.71 The Local Planning Authority has an obligation to ensure that the housing needs for all people are considered and provided for wherever possible. Whilst many people wish to have and retain their independence, for some there is a need for specially designed and/or managed accommodation, tailored to a particular specialist need. This is often for more vulnerable members of our society, such as the frail, elderly or those needing specialist social support, who would benefit from on-site support. To create inclusive communities, this type of accommodation should be located in accessible areas with links to public transport and local facilities.

9.72 There is considerable existing provision of older persons accommodation in the district, and more being provided. Whilst there is an ageing population, and a growing general need, it is important that proposals for such accommodation are genuinely meeting specific local needs. With regard to older persons accommodation analysis from the HEDNA reveals that there is a need for about 830 housing units with support (sheltered/retirement housing) and around 760 housing units with care (extra care) together with additional nursing care bedspaces over the plan period.

- 9.73 Specialist housing is not limited to the older populations. Vulnerable people can include those who are homeless,⁸ people with physical or mental health issues, people with learning difficulties, people with alcohol or drug problems, young people at risk, ex-offenders and those at risk of domestic violence. A stable environment enables people to have greater independence and a chance to improve their quality of life.
- 9.74 The provision of specialist housing can have a positive and strategic impact by providing additional services and facilities in an area for the benefit of the wider community.

FIGURE 9.9: OLDER PERSONS HOUSING NEEDS



⁸As defined by The Housing (Homeless Persons) Act 1977

POLICY H5

SPECIALIST HOUSING

H5.1 Proposals for specialist and supported housing that meets the needs of older persons or others requiring specialist care will be permitted:

- a. on sites within settlement boundaries; and
- b. on sites in the countryside provided:
 - i. there is a proven local need for the development; and
 - ii. this cannot be accommodated in the built-up area, and
 - iii. the site is well related to an existing settlement with appropriate access to services and facilities either on or off site

H5.2 Proposals that result in the loss of specialist housing will not be considered acceptable unless it can be demonstrated that there is no longer a need for such accommodation in the Local Plan Area, or alternative provision is being made available locally through replacement or new facilities.



IMPLEMENTING THE POLICY

- 9.75** Provision for specialist housing will be supported within the settlement boundary. Where proposed in the countryside, there must be a proven local need. In the first instance, local need will be defined as the relevant town or parish, extending to neighbouring towns/parishes (this will include neighbouring parishes in the SDNP). When demonstrating need, in addition to assessed need, regard should also be had to existing and proposed provision. This is to guard against over provision of a particular type of accommodation or care.
- 9.76** A proportionate level of evidence should demonstrate that there are no suitable sites within the built-up area. The area considered should relate to the area for which there is a proven local need. It will not be necessary to investigate all settlements in the district.
- 9.77** Specialist housing may be required, but not limited to, meeting the needs of older people, people with physical disabilities, people recovering from/living with mental illness, people with limited mobility, and people with a learning disability. This could be achieved by providing a range of different types of housing including sheltered housing with care support, staffed hostels, residential care homes, wheelchair accessible housing or housing that is easily adaptable for wheelchair use, and generally homes for older persons, children and other groups with particular specialist housing needs.
- 9.78** This policy applies to all specialist and supported accommodation proposals, whether these fall into Use Class C2 (residential institutions) or C3 (dwelling houses), or they provide a mixture of both types of residential use. Where proposals include C3 uses, which allow for independent living, the proposed mix of housing tenures, sizes and property types will be determined on a site-by-site basis. Affordable housing provision will also be expected in relation to C3 uses in accordance with Policy H3. However, this provision may be in the form of supported housing, including extra-care housing for older and younger persons.

- 9.79** In line with Planning Practice Guidance, it is for a Local Planning Authority to consider into which use class a particular development will fall. Sheltered accommodation and extra care accommodation are considered as being in Use Class C3. Residential nursing care accommodation (including end of life/hospice care and dementia care home accommodation) is considered as being in Use Class C2. Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as C2 or C3 use due to the implications for the provision of affordable housing and other developer contribution matters. Consideration will be given to the level of care and scale of communal facilities provided.
- 9.80** The Local Plan Area faces a demographic challenge in the coming decades, with a substantial rise forecast in its older population and whilst some of the housing needs of older people will in future continue to be met through the provision of general needs accommodation (e.g. mainstream housing, bungalows, step free apartments), there will be an increasing need for specialist accommodation types to cater for this demographic change.
- 9.81** The number of residents within the Local Plan Area who suffer from dementia and/or a long-term health problem or disability (LTHPD) is increasing and therefore it is important that developments allow people living with dementia or a LTHPD the ability to live well and remain independent for longer. It is acknowledged that good urban design and accommodation with appropriate access to services and facilities enables those living with dementia or LTHPD to remain independent for longer.
- 9.82** This Policy requires that sites in the countryside have appropriate access to services and facilities. The settlement hierarchy and the community facilities study provide guidance on the most sustainable settlements in the Local Plan Area.

▲ POLICY H6: PARK HOME LIVING

WHY WE NEED THE POLICY

- 9.83** Established mobile home parks make an important contribution to the choice of lower cost housing in the district. Modern park homes are well designed single storey dwellings which generally are more cost effective to acquire and maintain. Many consider park homes to be an attractive form of permanent home, often within a community setting.
- 9.84** There is an established need for park homes, with provision in the Local Plan Area considered to be worthy of safeguarding. Loss of this type of accommodation would lessen the available choice of housing and put pressure on the need for affordable and/or ground floor accommodation. Whilst some park homes may meet some disabled and specialist accommodation needs through choice, they are not official provision of this.

POLICY H6

RESIDENTIAL MOBILE HOME PARKS

- H6.1** Land with planning permission for permanent residential mobile home parks will be safeguarded from alternative development.
- H6.2** Where this land is located within a large development site, relocation of the accommodation within the site is acceptable in principle subject to sufficient justification and no harmful impacts on the environment, access, drainage and other considerations. At least the equivalent amount of accommodation must be provided as part of any relocation. Relocation off site will not be permitted.
- H6.3** Development proposals for new residential mobile home parks (including expansion and intensification of existing sites) will be treated as new dwellings and determined in accordance with the relevant policies in the Development Plan.

IMPLEMENTING THE POLICY

- 9.85** This policy does not apply to holiday mobile home parks.

POLICY H7: GYPSIES, TRAVELLERS AND TRAVELLING

SHOWPEOPLE ACCOMMODATION

9.86 National Planning Policy requires local authorities to plan for the needs of their Gypsy, Traveller and Travelling Showpeople communities. The following policies therefore cover site requirements when the Local Planning Authority receives a planning application for accommodation and the need to ensure those sites already in use for gypsy, traveller and travelling showpersons accommodation are retained.

WHY WE NEED THE POLICY

9.87 Some provision of Gypsy and Traveller accommodation is likely to be made through planning permissions being granted on appropriate unallocated land, particularly where households wish to meet direct family need within existing sites or family circumstances change and new households are formed requiring new sites. In addition, the provision of transit accommodation on well-travelled routes, can help reduce incidences of unauthorised encampments. This policy therefore sets the criteria that will be used to determine applications on unallocated land.



POLICY H7

GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE ACCOMMODATION

H7.1 Development proposals for Gypsy, Traveller and Travelling Showpeople pitches or plots (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy and taking account of any relevant case law) and ancillary buildings will be permitted where:

- a. the site is conveniently located for access to schools, medical services and other community facilities;
- b. the use of the land will not result in an unacceptable adverse impact upon local amenity, the landscape, the existing character and appearance of the area and the natural and historic environment; and
- c. the use of the land is of a scale which respects, and does not dominate, the settled community;
- d. the site has a safe vehicular and pedestrian access from the public highway and adequate provision for parking; turning and safe manoeuvring of vehicles within the site;
- e. the site is or has the potential to be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management;
- f. the site can provide opportunities for healthy lifestyles for residents;
- g. the site is not enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community;
- h. ancillary buildings are of an appropriate scale and size and should not be capable of being used as or converted to a bricks and mortar dwelling.

H7.2 Proposals for mixed residential and business activities will be assessed on a site-specific basis, taking the above criteria into account.

H7.3 Proposals for transit Gypsy and Traveller accommodation will be permitted where the proposal:

- a. complies with the above criteria (except for d);
- b. can demonstrate it is located on an established travelling route;
- c. provides accommodation available to all members of the Gypsy and Traveller community (i.e. it is not restricted to family, friends or by association).

H7.4 Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy and taking account of any relevant case law), as appropriate.

IMPLEMENTING THE POLICY

- 9.88** It is recognised that there are unlikely to be sites which would meet every one of these criteria. A 'best fit' approach will therefore be adopted.
- 9.89** In creating inclusive, mixed and sustainable communities, efforts should be taken to facilitate community cohesion. Sites should be well related to settlements with services and facilities accessible. Sites should not be designed to be deliberately isolated from the community – instead they should be visible and accessible, encouraging social interaction with neighbours and the local community. Where screening is proposed, a natural style is encouraged.
- 9.90** Sites should provide opportunities for healthy lifestyles for residents; such as providing adequate landscaping, garden area and play areas for children. Sites should avoid being entirely hardstanding.
- 9.91** To support applications, evidence concerning the ability for the site to be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management should be supplied.
- 9.92** Ancillary buildings are often provided alongside mobile homes, providing facilities such as wash rooms, laundry rooms etc. These must have a linked use to the main function of the land as traveller accommodation. They are not a requirement on site, and some traveller sites may not include them, with all facilities being provided within a static mobile home.
- 9.93** Transit accommodation can help reduce unauthorised encampments and provide the police with greater powers to respond. If there is available accommodation on a transit site, the police can direct encampments to move there. Without available transit accommodation, the police are limited in what they can do. Careful consideration should be given to the location of a transit site to ensure it is on a well-established travelling route.
- 9.94** Provision of 'transit' accommodation for friends and family to visit existing gypsy, traveller and travelling showpeople sites should be dealt with using planning conditions specifying the number of days the site can be occupied by more than the allowed number of caravans (which permits visitors and allows attendance at family or community events).
- 9.95** Any planning permission will include a planning condition or obligation to ensure the occupancy of the site is limited to persons as defined in 'Planning Policy for traveller sites' (2015) or any subsequent policy and taking account of any relevant case law.



POLICY H8: SAFEGUARDING LAND FOR GYPSY, TRAVELLER AND ▲ TRAVELLING SHOWPEOPLE ACCOMMODATION



WHY WE NEED THE POLICY

- 9.96** Within the Local Plan Area, the overall scale of need for Gypsy, Traveller and Travelling Showpeople accommodation has risen. The Local Planning Authority has a responsibility to develop a fair and effective strategy to address these needs.
- 9.97** Policy H8 sets out the number of pitches and plots required over the plan period and sites are allocated for new pitches and plots.

- 9.98** Policy S1 Spatial Strategy sets out the number of pitches and plots required over the plan period and sites are allocated for new pitches and plots.

POLICY H8

SAFEGUARDING LAND FOR GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION

H8.1 Land with planning permission for permanent gypsy, traveller and travelling showpeople accommodation will be safeguarded from alternative development. Where this land is located within a proposed large development site, relocation of the accommodation within the site is acceptable provided at least the equivalent amount of accommodation is provided and there are overall benefits to the occupants. Relocation off site will not be permitted.

IMPLEMENTING THE POLICY

9.99 Across the Local Plan Area there are many existing sites which have a permanent planning permission for gypsy, traveller and travelling showpeople accommodation. Most of these were granted permission several years ago with conditions limiting occupation to those falling within the traveller definition applicable at the time and sometimes specific to named occupants. The GTAA highlights that some occupants may no longer travel, or their travelling status is unknown. However, the Local Planning Authority acknowledges that these are well established sites with a confirmed planning status for gypsy, traveller or travelling showpeople accommodation.

9.100 This policy therefore sets out that all land which has planning permission or lawful use for gypsy, traveller and travelling showpeople accommodation will be safeguarded to ensure that the permitted use is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development or occupation by other communities.



TABLE 9.1: MONITORING OF HOMES FOR ALL

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>2. Provide a sustainable level of housing growth to meet future housing needs and to provide homes for all, helping to deal with the issues of affordability and an ageing population. The Local Plan will:</p> <ul style="list-style-type: none"> c) identify and maintain a supply of land to meet the requirements for market housing and housing that is affordable, ensuring this is of the right size, type and tenure, and is in the right location; and d) make provision for gypsies, travellers and travelling showpeople accommodation to meet needs. 		<p>To provide good quality and sustainable housing for all.</p>	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
<p>Policy H1 Housing Strategy</p>	<p>Number of dwellings delivered in each settlement tier</p>	<p>Number of dwellings completed in each settlement during the monitoring period</p>	<p>HCC/EHDC – housing monitoring data</p>
<p>Policy H2 Housing mix and type</p>	<p>Total number of dwellings completed 3 beds or less (smaller homes)</p> <p>Number of accessible and adaptable houses permitted</p> <p>Provision of self and custom build</p>	<p>As required to meet local needs Delivery of housing in line with the housing trajectory</p> <p>Meeting the requirements of those on the self build register</p>	<p>EHDC – housing team HCC/EHDC – housing monitoring data</p> <p>EHDC – Self build Register</p>
<p>Policy H3 Affordable Housing</p>	<p>Proportion of affordable vs market housing on qualifying sites</p>	<p>40% of qualifying sites delivered as affordable housing</p> <p>70/30 tenure split social rented/affordable home ownership</p>	<p>HCC/EHDC – housing monitoring data</p> <p>EHDC – housing team</p>

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>Policy H4 Rural Exception sites</p>	<p>Number of new homes delivered on rural exception sites</p>	<p>As required to meet local needs</p>	<p>HCC/EHDC – housing monitoring data EHDC – housing team</p>
<p>Policy H5 Specialist Housing</p>	<p>Provision of older persons accommodation</p>	<p>As set out in HEDNA 2022</p>	<p>HCC/EHDC – housing monitoring data</p>
<p>Policy H6 Residential mobile home parks</p>	<p>Net change in plots on residential mobile home parks</p>	<p>No net loss in plots. Provision in line with HEDNA 2022.</p>	<p>HCC/EHDC – housing monitoring data</p>
<p>Policy H7 Gypsies, travellers and travelling showpeople accommodation Policy H8 Safeguarding land for gypsy, traveller and travelling showpersons accommodation</p>	<p>Net change in number of gypsy pitches or yards for travelling showpeople</p>	<p>No net loss in pitches or yards Provision in line with GTAA 2023</p>	<p>EHDC – monitoring of planning permissions and appeals.</p>

10

SUPPORTING THE
LOCAL ECONOMY

OUR
LOCAL
PLAN
2021-2040



10: SUPPORTING THE LOCAL ECONOMY

10.1 National Planning Policy requires planning policies to create conditions in which businesses can invest, expand and adapt, both within the built up and rural parts of the Local Plan Area.



BACKGROUND

- 10.2 The majority of businesses in the Local Plan Area, regardless of their location are small to medium enterprises (SMEs). It is therefore important these are retained and that they are allowed to grow and diversify through the provision of new floorspace to ensure that within the Local Plan Area there are sufficient premises of varying types to meet modern business needs.
- 10.3 There is a particular need to ensure productivity levels and job densities are improved so that the economic performance of the Local Plan Area remains competitive when compared with Hampshire and the South East.
- 10.4 Furthermore, the way we shop has resulted in our town centres changing, yet there is still a need to ensure that where we have clusters of retail activity, these are allowed to thrive and grow to support sustainable communities.

OBJECTIVE A:

PROVIDING SUSTAINABLE LEVELS OF GROWTH THROUGH THE LOCAL PLAN

A2

Provide a sustainable level of economic growth to ensure that local people of all ages can access employment.
The Local Plan will:

a) identify and maintain a flexible and varied supply of land and buildings for business that is the right type and in the right location, including the rural areas;

A3

Ensure our defined town and village centres provide a range of retail and associated activities to maintain and improve their vitality and viability.



OUR CHANGING ECONOMY

10.5 This section of the Local Plan covers traditional employment activities such as office and industrial workspace in both the built-up areas and rural parts of the Local Plan Area, together with retail activity in our numerous towns and local centres, plus tourism.

10.6 A number of external influences have been at play in recent years, the economy is still recovering from the Covid pandemic and there have been changes at national level as to how specific uses are recorded in planning terms. The introduction of Class E to the Use Classes Order in 2021 has broadened the range of activities that fall under this category and hence will not need planning permission to change to another activity within the same Class.

10.7 Across the District 7,155 business units were recorded in 2021¹. The business base is focused on small businesses. 98% of businesses have less than 50 employees and of this, micro businesses with less than 10 employees account for 88% of total businesses. There are 120 businesses units employing over 50 persons, of which 10 have 250+ employees:

TABLE 10.1: BUSINESS BASE BY SIZE 2021

	East Hampshire	% Businesses, E Hampshire	Hampshire	South East
0-4	5,420	75.8%	74.0%	74.0%
5-9	855	11.9%	11.8%	11.8%
10-19	480	6.7%	6.9%	6.9%
20-49	280	3.9%	4.5%	4.5%
50-99	70	1.0%	1.5%	1.5%
100-249	40	0.6%	0.8%	0.8%
250+	10	0.1%	0.3%	0.3%
Total	7,155	100%	100%	100%

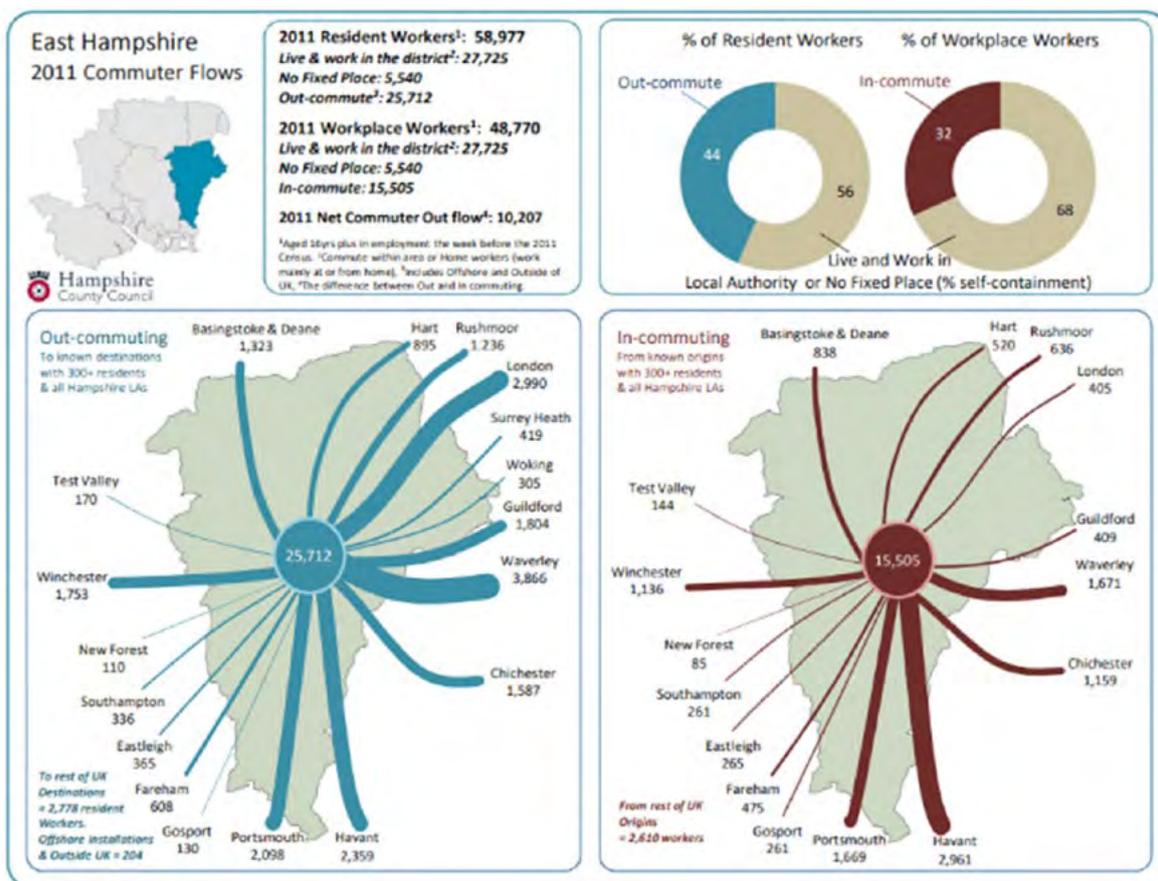
HEDNA - ONS Inter-departmental Business Register (IDBR)

¹Businesses paying VAT or which are PAYE registered.
Source ONS Business Workbook 2021

- 10.8 As a rural district there are no large employment centres which benefit from critical mass (in terms of labour and the local market for goods and services).
- 10.9 Consequently, there has been historically and continues to be out-commuting to higher paid employment in surrounding areas and to London. But this is not untypical of areas with similar characteristics. There are commuting flows in a number of directions including to London, Waverley and Guildford, Winchester, and to Havant and Portsmouth in South Hampshire, as indicated on the image below:



FIGURE 10.1: **COMMUTING FLOWS TO/FROM EAST HAMPSHIRE IN 2011**



Source: HEDNA 2022

TABLE 10.2: POPULATION AND WORKFORCE GROWTH 2011 - 2020

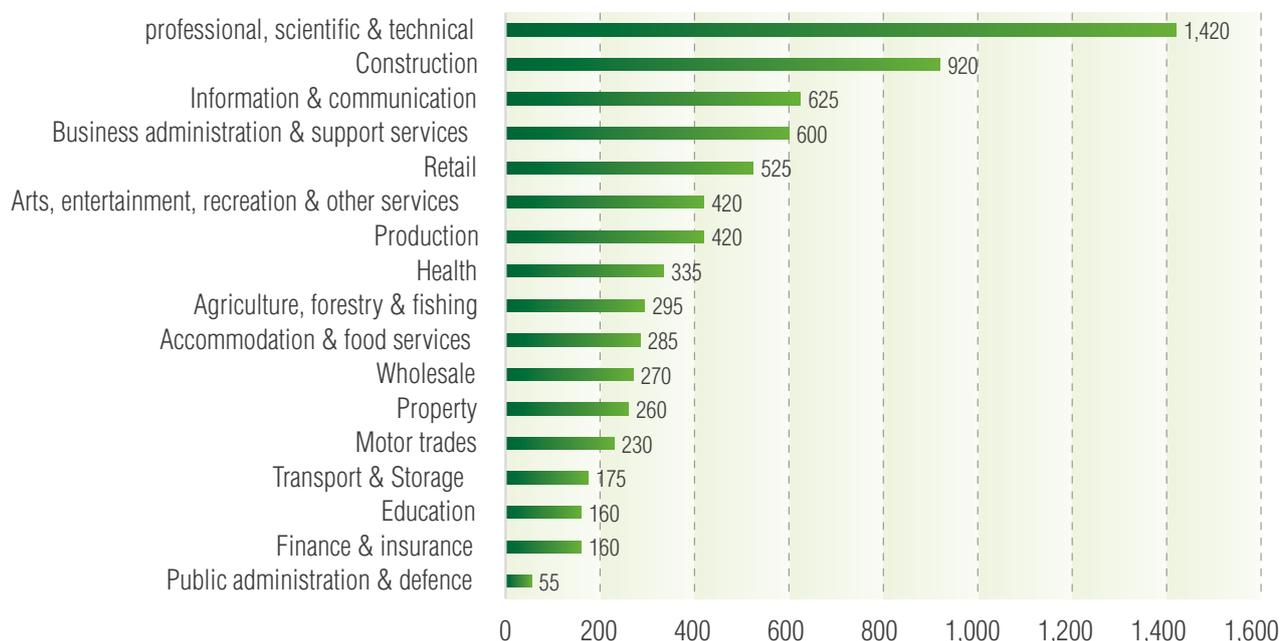
	East Hants	Hampshire	South East	UK
Growth in Total Population, 2011-20	6.7%	5.1%	6.5%	6.0%
Growth in Working-Age Population 16-64, 2011-20	0.4%	0.0%	2.1%	2.2%
Actual Growth in WAP 16-64, 2011-20	300	-100	117,200	900,900

Source ONS mid-year population estimates

10.10 There has been minimal workforce growth (those aged 16-64), in recent years due to the older population structure. Over the period since 2011 the District's working-age population has grown by just 300 persons (0.4%).

10.11 Growth in employment is projected² across a range of sectors, with a focus on health; professional, scientific and technical jobs; admin and support and construction. However, this is offset by a decline in manufacturing. Translating this to land requirements, in fact creates a stable position with a gross need of about 28.2ha of land over the plan period. This is already met through existing commitment and allocations, together with proposed allocations for employment purposes at Alton and Whitehill and Bordon.

FIGURE 10.2: BUSINESS UNITS BY SECTOR – EAST HAMPSHIRE, 2021

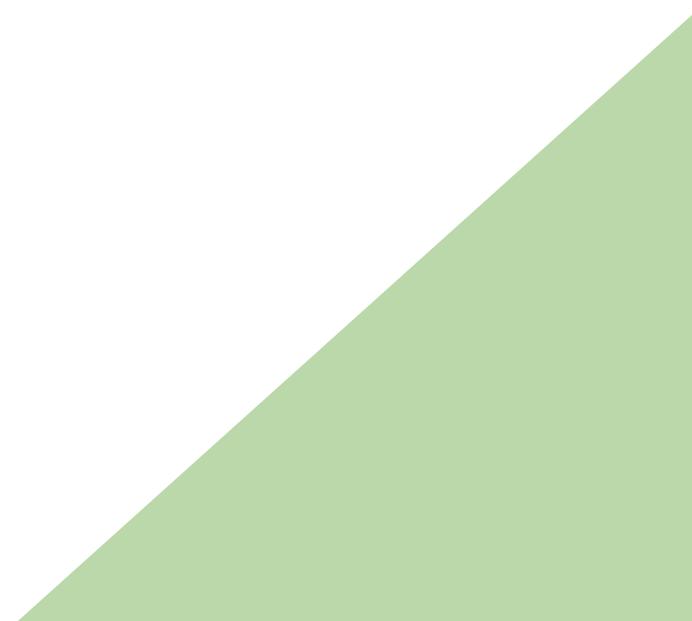


Source: HEDNA - ONS Inter-departmental Business Register (IDBR)

10.12 This also reinforces the need to retain existing stock and to allow diversification, expansion and intensification to both boost productivity and provide a range of jobs for local residents.

10.14 The following policies seek to provide sufficient guidance to allow for a range of employment and retail proposals to be positively considered over the plan period.

10.13 Preparation of the Local Plan has provided the opportunity to review the employment areas and town centres and understand the range of employment activities that exist in the rural area.



EMPLOYMENT POLICIES



▲ POLICY EI: PLANNING FOR ECONOMIC DEVELOPMENT

WHY WE NEED THE POLICY

10.15 The Policy aims to ensure that sufficient land is available to support economic growth and diversification in the Local Plan Area, in accordance with National Planning Policy which requires planning policies to create conditions in which businesses can invest, expand and adapt. In terms of the rural economy policies should allow for the sustainable growth and expansion of all types of businesses in rural areas, including the diversification of agricultural and other land-based rural businesses and tourism.

10.16 The Policy also aims to direct commercial related development to the larger settlements of Alton and Whitehill & Bordon, to support the provision and retention of modern industrial and office floorspace on existing employment sites. Elsewhere there are numerous smaller employment sites these provide valuable local employment opportunities, and also need to be retained and allowed to expand and diversify to ensure they provide the necessary commercial floorspace required across the Local Plan Area.

- 10.17** The Local Planning Authority recognises that the majority of businesses in the Local Plan Area are small to medium enterprises (SMEs) and therefore it is important that floorspace is provided to support the establishment and growth of these businesses, through the provision of follow-on space.
- 10.18** The need to renew and refurbish employment floorspace, is also imperative to ensure the supply of premises is suitable for modern business needs. Latest ONS available data (2020) shows productivity levels in the Local Plan Area of £48,487 per filled job are below the UK average £58,054 per filled job (source ONS 2020). In addition, the ratio of total jobs to population aged 16-64 in the Area stands at 0.66 (source ONS, 2021) which is the third lowest in Hampshire. This is significantly below the South East and National averages of 0.85.
- 10.19** It is therefore important that opportunities to maximise improvements to productivity and job density are sought to ensure that the Local Plan Area can remain an attractive place to do business.
- 10.20** Looking ahead there is also a need to ensure that the Local Plan Area not only retains its existing provision of sites but also seeks to encourage and attract higher value businesses, to improve productivity. Net out-commuting stands at around 10,000 workers per day.
- 10.21** There also are pockets of deprivation and economic inactivity, established businesses in the Local Plan Area report skills shortages and difficulty in recruiting locally. This indicates a skills mismatch and therefore non-residential developments exceeding 1,000 sqm (net) and residential developments proposing 50 or more (net) dwellings will be required to enter a skills and training agreement.
- 10.22** A further challenge has been generated through the relaxation of planning rules and a more flexible Use Classes Order introduced in 2021. Class E now covers a wider range of uses such as retail, food and drink establishments, various professional and financial services, in addition to offices and light industrial processes previously covered by Class B1a-c. This means a greater range of activities can occupy units without the need for planning permission. Class B2 General Industry and Class B8 Storage and Distribution have been retained. It is therefore important that within the District where purpose built employment development exists this is retained and allowed to expand and diversify to ensure the local economy remains buoyant and productive.

POLICY E1

PLANNING FOR ECONOMIC DEVELOPMENT

E1.1 Proposals for new development and the redevelopment of existing buildings and premises for employment uses will be supported:

- a. Within the designated strategic employment sites and existing local employment sites within settlement boundaries; and
- b. On suitable sites within a settlement policy boundary; or
- c. Within the countryside, proposals will be required to demonstrate a need for development at that location and compliance with other plan policies.

E1.2 Opportunities for employment and workforce skills training will be required by means of Section 106 agreements for non-residential developments exceeding 1,000sqm or from developments providing 50 or more (net) dwellings.

IMPLEMENTING THE POLICY

- 10.23** Proposals that promote an increase productivity and job density will be encouraged.
- 10.24** The Council requires applicants to enter a S106 agreement for the provision of a 'Local Employment and Training Plan' to mitigate for skills shortages, increase apprenticeship opportunities, reduce unemployment and provide career opportunities for residents, on larger development proposals.
- 10.25** Local Employment and Training Plans typically cover the following outcomes (both construction and end user phases):
- Number of opportunities for unemployed residents
 - Number of apprenticeships
 - Training and work experience for younger people
 - Educational and workforce training opportunities
- 10.26** This plan will need to be submitted and agreed by the Council's Economic Development service prior to the commencement of the development. For those proposals which may not include provision of the elements referred to above, there may be an option to make a financial contribution towards the Get East Hants Working Initiative administered by the council. However, this will need to be discussed and agreed prior to the determination of any planning application. Further details are available from the council's Economic Development Service website *Serving businesses in East Hampshire | Business East Hants*, including how financial contributions are calculated.³
- 10.27** On other existing employment sites, including those in the rural area (outside of defined settlement boundaries), proposals for the retention and provision of small business units, suitable for start-ups and SMEs will be encouraged. Opportunities to diversify will be considered on a case-by-case basis taking into consideration the nature of the site, its locality and compliance with other plan policies.
- 10.28** Policy E4 provides guidance in relation to the retention and provision of tourism uses within the Local Plan Area.

³<http://www.bussinesseasthants.org/>

POLICY E2: MAINTAINING AND IMPROVING EMPLOYMENT

▲ FLOORSPACE ACROSS THE PLAN AREA

WHY WE NEED THE POLICY

- 10.29** A variety of employment sites within the Local Plan Area provide accommodation to support a wide range of businesses, which are predominantly Small and Medium Enterprises (SMEs), reflective of the nature of the Local Plan Area. Indeed, the existing business base is focused on small businesses with small businesses with less than 50 employees making up 98% of businesses units in the District. Of this, micro businesses with less than 10 employees account for 88% of total businesses. There are in total 120 businesses units (across sectors) employing over 50 persons, of which 10 have in excess of 250 employees.
- 10.30** Well-occupied clusters of employment sites exist in various locations, together with a number of individual sites that provide opportunities for local employment that can be found in smaller settlements or the countryside.
- 10.31** Vacancy rates at the majority of employment sites are low and there is evidence of a shortage of good quality, modern, high-specification premises for small and medium-sized businesses. A policy approach of seeking the retention and improvement of employment floorspace is justified, particularly on sites that are in strategically significant locations, or which are important for meeting local needs. Development that would improve the existing sites and the way in which they function also needs to be facilitated.
- 10.32** If insufficient employment premises are protected, the needs of the Local Plan Area's businesses may not be met. In time, this could lead to existing businesses moving elsewhere and to small businesses being unable to establish themselves or remain and invest in the Local Plan Area.
- 10.33** The HEDNA 2022 revealed a small decline in jobs across the District over the last decade, predominantly as a result of an ageing population, that said the Local Plan Area has generally high economic activity and low unemployment. In terms of looking ahead over the Plan period the HEDNA forecasts an essentially stable position in terms of the need for industrial floorspace and land and indicates that the Local Plan should make provision for around 28.2 ha of land. This is broadly in line with current commitments, allocations and proposed allocations. Opportunities to broaden the employment offer and improve productivity should be explored.
- 10.34** In summary, there is a need to maintain the existing portfolio of employment sites and to encourage the redevelopment of dated employment floorspace, to provide modern floorspace and attractive facilities to increase productivity.

POLICY E2

MAINTAINING AND IMPROVING EMPLOYMENT FLOORSPACE

E2.1 Strategic Employment Sites

To contribute towards meeting the future economic growth needs of the Plan Area, the following areas as shown on the Policies Map are designated as Strategic Employment Sites and given the highest protection and safeguarding against loss to non-employment uses:

Alton

- Newman Lane Industrial Estate
- Riverwey Industrial Park
- Sycamore Park
- Caker Stream
- Waterbrook Road
- Grove Park
- Unit 13 Mill Lane, Turner House
- Land at Lynch Hill and to rear of Alton Sewage Treatment Works

Whitehill and Bordon

- Asmodee, Templars Way
- Land at Lion Court, Farnham Road
- Tech Forest and land to the North, Louisburg Avenue
- Bordon Innovation Centre (BASE), Barbados Road
- Bordon Future Skills Centre, Hudson Road

E2.1a The development and regeneration of these sites will be supported to provide employment floorspace that meets the needs of the market, with a focus on improving productivity and job density.

E2.1b Small-scale proposals for changes of use or redevelopment to non-employment uses will be supported where they would provide complementary use(s) that are not detrimental to the function and operation of the Strategic Employment Site.

E2.2 Local Employment Sites

In cases where planning permission is required, proposals for the change of use or redevelopment of land and buildings in employment use outside of the Strategic Employment Sites but within a settlement boundary, will only be supported if it can be demonstrated that, the proposed use is of a similar character to employment uses in Use Classes E(g), B2 and B8.

E2.3 Development which would result in the loss of an existing employment use to a non-employment use within the identified Strategic Employment Sites or a Local Employment Site, will only be permitted where the loss of that use can be justified having regard to the following considerations:

- market signals indicate that the premises/site are unlikely to be utilised for employment use; or
- the site is not appropriate for the continuation of its employment use due to a significant detriment to the environment or amenity of the area.

E2.4 Proposals involving the loss of employment land or premises without appropriate replacement must be supported by evidence of an active and comprehensive marketing of the site for a continuous period of at least 12 months prior to the submission of a planning application, which satisfies the requirements set out in Appendix D (Marketing).

IMPLEMENTING THE POLICY

10.35 Strategic Employment Sites are designated on the Policies Map. These together with other sites in employment use (Class E(g), B2 and B8) within the defined settlement boundaries, form the bulk of employment land in the Local Plan Area. The aim is to retain the existing buildings and to allow for their expansion and diversification for employment purposes, subject to proposals being appropriate to the site and its surroundings.

STRATEGIC EMPLOYMENT SITES

10.36 The designated Strategic Employment Site (as shown on the Policies Map) seek to protect sites and buildings in the largest settlements in the Local Plan Area, to meet the needs for employment floorspace in terms of new and redevelopment opportunities to increase productivity.

LOCAL EMPLOYMENT SITES

10.37 The Local Employment Sites are not defined on the Policies Map but comprise both collections of buildings on purpose built sites and individual sites in employment Class E(g), B2 and B8 uses, within defined settlement boundaries. These tend to be smaller in scale and distributed across the Local Plan Area. These have a greater variety of uses than the Strategic Employment Sites. Collectively they are important for providing many of the Local Plan Area's small and growing businesses with suitable accommodation.

10.38 The provision of ancillary uses within defined areas, can serve to enhance the function and attractiveness of the sites to businesses and their employees, reducing the need for staff to travel to alternative facilities that are located away from the workplace. Such uses may be provided on site either as new buildings, by means of expansion of an existing employment use, or as part of the redevelopment of an existing employment use. Examples of ancillary uses that may be supported include small local shops, cafes, small gyms or clinics and creches. The provision of ancillary uses should support local employment and not lead to a net loss of employment floorspace.

10.39 Proposals that seek to modernise and improve existing employment floorspace, including those that would expand the Strategic Employment Sites beyond their defined areas, or for the expansion of existing Local Employment Sites, will be supported where they would constitute sustainable development in accordance with the relevant planning policies.

10.40 There may be circumstances where planning permission is required, in which the loss and redevelopment of employment floorspace for alternative uses will be acceptable. However, it will be necessary to provide evidence of marketing, and the criteria for the marketing as set out in Appendix D, will always need to be satisfied.

POLICY E3: RURAL ECONOMY

WHY WE NEED THE POLICY

10.41 The countryside (i.e. areas outside of the defined settlement boundaries) provides many positive aspects, including landscape features, natural green spaces and places for recreation. Landscapes have been managed in sensitive ways for many decades supporting the rural economy. The need to protect our countryside from unplanned and large-scale development that would change its nature forever is recognised by national planning policy.

10.42 Farming and forestry are traditional rural employment sectors, and those involved in them are key to management and stewardship of the countryside. These sectors of the economy continue to evolve, the way in which these operate is changing and employment is declining. In general terms, farms need larger business units and buildings to be economically viable.

10.43 Besides farming and forestry enterprises, there are a variety of other businesses that occupy a rural location and many of our smaller employment sites lie within the countryside, typically in redundant and converted barns.

10.44 Whilst national planning policy supports the growth of these types of businesses in rural areas, such growth must be in the context of achieving sustainable development in economic, social and environmental terms. A policy is therefore needed to guide new development proposals for the sustainable growth and expansion of businesses.

POLICY E3 RURAL ECONOMY

E3.1 The regeneration and intensification of employment sites that lie outside of defined settlement boundaries will generally be supported subject to compliance with other development plan policies, taking into consideration the location and nature of the site and its surroundings, with particular regard to:

- Impact on the environment, local landscape and amenity of the area; and
- accessibility to public transport, shared transport, walking and cycling opportunities; and
- levels of traffic movement.

E3.2 Conversion of existing buildings and provision of well-designed new buildings of an appropriate scale within the confines of the existing site, provided they are in accordance with other policies in the development plan and that are relevant to the likely impacts of the proposed development will be supported.

IMPLEMENTING THE POLICY

- 10.45** The Local Planning Authority will support the delivery of new floorspace to support those businesses which exist in our rural area, through the conversion of existing buildings and the provision of well-designed new buildings, where they are in accordance with other policies in this plan.
- 10.46** New development should be of a scale that is appropriate and proportionate to its setting, taking account of any potential impacts on the landscape, biodiversity, cultural heritage and recreational opportunities. Further detailed policy requirements on these matters are referred to in development management policies of this plan.
- 10.47** Farm diversification into non-agricultural activities supports the viability of many farm businesses. Any proposals for such a development will need to satisfy Policy DM21: Farming and Forestry Development and Diversification. When applying policies to agricultural enterprises, the term 'agriculture' will be interpreted in a wide sense, including activities such as forestry, horticulture and viticulture.
- 10.48** Tourism and leisure uses make a valuable contribution to the local economy and the provision of and enhancement of tourism uses will be supported where proposals satisfy Policy E4: Provision and enhancement of tourism uses.

▲ POLICY E4: TOURISM



WHY WE NEED THE POLICY

10.49 The Local Plan Area is an enticing place for visitors with beautiful countryside, attractive market towns and villages and a number of existing facilities aimed at tourists. The South Downs National Park lies in close proximity to the authority, which encourages a greater influx of visitors to the area.

10.50 Tourism is part of the local economy, with visitors not only spending money on tourist attractions and accommodation, but also utilising other businesses such as shops, restaurants and pubs.

10.51 The retention and provision of the appropriate facilities will benefit residents as well as visitors.

POLICY E4

RETENTION, PROVISION AND ENHANCEMENT OF TOURISM USES

E4.1 To protect existing tourism provision, development proposing the loss of tourism facilities and/or accommodation will only be permitted if:

- a. there will be no significant loss of tourism uses or accommodation, or an alternative provision in the locality can meet the needs;
- b. the existing business / service is not viable and redevelopment for tourism use has been investigated but shown to be unviable or unacceptable in terms of other planning policies of the development plan; and
- c. the site has been robustly marketed as an on-going business and for all alternative tourism related uses, in accordance with the marketing requirements as set out in Appendix D.

E4.2 Development for new and the redevelopment/expansion of existing tourist attractions, facilities and accommodation will be supported across the Local Plan Area where it can be demonstrated that:

- a. the proposal provides opportunities for communities and visitors in appropriate locations where need is not met by existing facilities/services; and
- b. where possible, there are good physical and functional connections with other tourist destinations including those in South Downs National Park, the green infrastructure network and local services, preferably by walking, cycling or other sustainable modes of transport; and
- c. there will not be any significant detrimental impact on the character and appearance of the area and amenity of local residents.

IMPLEMENTING THE POLICY

- 10.52** Alongside promoting growth in the tourism sector, the Local Planning Authority will also seek to protect existing tourism provision within the Local Plan Area. Applicants seeking to change the use of an existing tourism activity will be required to demonstrate to the Local Planning Authority's satisfaction that the viability of continuing the existing use has been fully and appropriately investigated, and that effective marketing has been undertaken to demonstrate that there is no viable appropriate tourism related use for the site.
- 10.53** Evidence of a marketing strategy will be required to show reasonable and appropriate marketing of the site for tourism related uses over a sustained period of time (minimum of 12 months), and evidence of the level of interest in the site for tourism uses during the marketing period.
- 10.54** To remain a competitive destination and to encourage growth of the tourism related sectors, the Local Plan Area will need to continue to develop tourism related assets such as accommodation, attractions and unique visitor experiences. The Local Planning Authority will therefore support proposals which will contribute to improving the Local Plan Area's tourism offer and assets.
- 10.55** The location of tourism facilities should be on the most sustainable sites in the most sustainable settlements as defined by the settlement hierarchy. However, there must be the flexibility to enable appropriate development that will benefit the rural economy and local communities.
- 10.56** Given the propensity for tourism related development to be located in close proximity to the South Downs National Park or near internationally designated sites, there is potential for proposals to have an adverse effect through increased recreational disturbance.
- 10.57** The priority is to avoid impact on the natural and historic environment if possible, followed by mitigation measures. Where proposals are in the vicinity of the South Downs National Park, the Local Planning Authority will endeavour to promote sustainable tourism to conserve and enhance the natural beauty, wildlife and cultural heritage of the Local Plan Area.

▲ POLICY E5: RETAIL HIERARCHY AND TOWN CENTRES

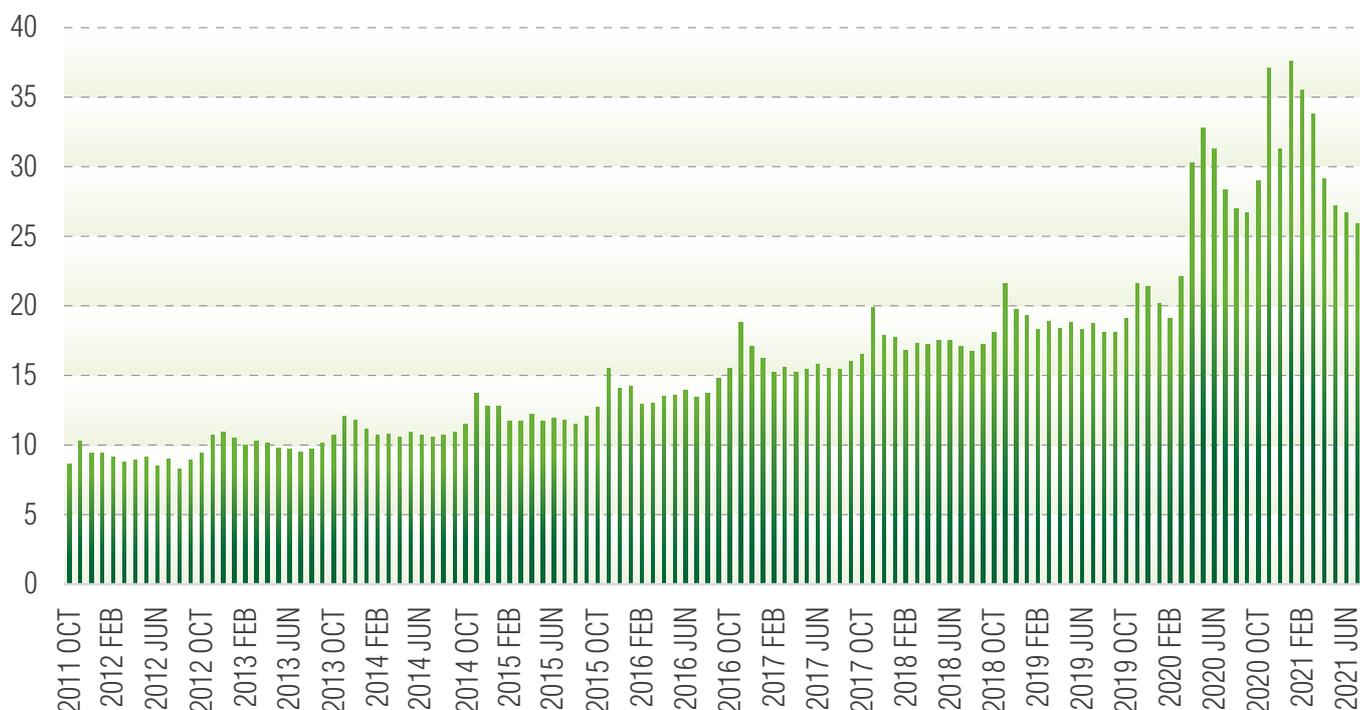


WHY WE NEED THE POLICY

10.58 There have been various changes in recent years as to how retail and other associated activities are recorded for planning purposes, as referred to previously. Consequently, planning permission is not required for any of the uses listed under Class E (Commercial, Business and Services) to other activities within the same class. This means there is less control as to how our shopping areas can change and evolve.

10.59 The updated Retail Study (July 2023) however, whilst acknowledging the need for an additional 3,400 sqm gross of convenience/ comparison floorspace over the plan period, concluded that this could be accommodated through the re-occupation of vacant floorspace in defined centres and the delivery of the new town centre at Bordon.

FIGURE 10.3: INTERNET SALES AS A % TOTAL RETAIL SALES, UK



Source: ONS Retail Sales Index

10.60 The rapid changes that are affecting the retail sector and town centres, are acknowledged and reflected in National Planning Policy. It recognises that diversification is key to the long-term vitality and viability of town centres. The importance of a mix of retail and other town centre activity throughout the daytime and into the evenings, has increased in recent years and town centres increasingly need to compete with on-line shopping. Online shopping is likely to grow faster than previously expected due to shifts in customer behaviour accelerated by the Covid-19 crisis.

10.61 It is therefore essential that the Local Planning Authority continues to promote well managed and occupied town, district, local and neighbourhood centres, in addition to local parades of shops which are essential to sustainable and thriving communities.

POLICY E5

RETAIL HIERARCHY

E5.1 Main town centre uses, as defined in the National Planning Policy Framework (NPPF), will be permitted within the defined town, district, local and neighbourhood centres in accordance with the following retail hierarchy:

Town Centres: Alton and Whitehill & Bordon

District Centre: Liphook (The Square)

Local Centres: Liphook (Station Road Area), Clanfield, Four Marks, Grayshott, Horndean, Bordon (Forest Centre)

Neighbourhood Centres: Alton (station area); South Medstead (Lymington Bottom Barns); Old Clanfield; Rowlands Castle; Headley

E5.2 In addition, established retailing locations at Alton Retail Park (Mill Lane) and Country Market (Kingsley), will be retained for retail activity.

E5.3 To ensure the long-term vitality and viability of the designated centres, a 'town centre first' approach will be applied to proposals for retail, leisure and other main town centre uses.

E5.4 Development should be appropriate to the role, function and distinctive qualities of the centre within which it is to be located and support and improve the centre's vitality and viability.

E5.5 Any development that would significantly harm the vitality and viability of a defined centre or small local parade (3 or more units) will not be permitted.



Mill Lane Retail Park Alton
Source : EHDC

IMPLEMENTING THE POLICY

10.62 A strong town centre policy enables and encourages a full range of town centre uses to be implemented within them, but also allows the Local Planning Authority to reject proposals that do not add to the vitality and viability of the centre or which conflict with other policies and objectives, when planning permission is required. Such town centre uses⁴ include, retail, leisure, entertainment facilities, sport and recreation uses, offices, arts, culture and tourism development.

10.63 The updated Retail Study concludes that even with lower retail floorspace capacity projections and changes to National Planning Policy/Use Classes Order, which indicate a more flexible approach to the mix of uses, there is a need to protect retail and supporting uses within the defined centres to ensure these areas continue to meet the needs of their local communities.

10.64 The extent of Town, District, Local and Neighbourhood Centres as well as the other established retailing locations are all shown on the Policies Map. Publication of the local plan has provided the opportunity to reassess the boundaries, to ensure these are consistent in terms of their extent and the nature of uses covered. In this regard with the more flexible approach through Class E, some previously recorded employment sites have been re-categorised to fall within a designated retail centre on the basis of including those uses which provide a greater range of services and facilities to the local area.

10.65 Alton and Whitehill & Bordon have designated Town Centres (in line with Policy DM23) that should be maintained and enhanced. Both continue to be the principal centres in the District, serving their settlements and wider rural hinterlands.

⁴As defined by NPPF 2023



- 10.66** Alton functions as the main comparison-shopping centre and main destination for leisure, and cultural activities. Furthermore, there is now a small retail park situated on the edge of the town providing both convenience and comparison shopping opportunities.
- 10.67** Whitehill & Bordon is a new Town Centre, which has the same role and function in the hierarchy as Alton. They should both act as principal centres within the Local Plan Area, although it is likely residents of the Southern Parishes will utilise centres in closer geographical proximity that fall outside the Local Plan Area.
- 10.68** Liphook (The Square) is a designated District Centre. It should complement town centres by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping as well as other services. Its role should be sustained to ensure it provides an appropriate range of facilities and services.
- 10.69** The Local Centres at Liphook (Station Road Area), Clanfield, Four Marks, Grayshott, Horndean and the Forest Centre at Bordon should be sustained to ensure they provide basic food and grocery shopping, supported by a choice of comparison shops selling lower order comparison goods and a range of non-retail services and community uses.
- 10.70** Neighbourhood centres have been defined where there are small clusters of retail and associated uses, which provide ready access to local provision and support the concept of living locally.
- 10.71** There are a number of local parades across the Local Plan Area and whilst not individually identified the policy seeks to ensure that those parades comprising of 3 or more units continue to be maintained and protected to ensure residents have access to a basic range of small shops and services.
- 10.72** Over the years the Country Market located outside of Kingsley has evolved from its origins as a farm shop to now include a greater range of goods and services. Whilst this is not a traditional retail centre, it is established, however, proposals to expand beyond its current extent, would not be supported given its countryside location.
- 10.73** It is also acknowledged that Petersfield in the National Park, Waterlooville to the south and Farnham to the east, as well as centres further afield, such as Basingstoke, Portsmouth and Winchester are shopping destinations for both convenience and comparison goods often frequented by residents of East Hampshire.

TABLE 10.3: MONITORING OF SUPPORTING THE LOCAL ECONOMY

LP Objective(s)		Integrated Impact Assessment Objective(s)	
<p>2. Provide a sustainable level of economic growth to ensure that local people of all ages can access employment. The Local Plan will:</p> <p>a. identify and maintain a flexible and varied supply of land and buildings for business that is the right type and in the right location, including the rural areas;</p> <p>3. Ensure our defined town and village centres provide a range of retail and associated activities to maintain and improve their vitality and viability.</p>		<p>6. To strengthen the local economy and provide accessible jobs and skills development opportunities for local residents</p>	
LP Policies	Indicator	Annual Monitoring Target/Process	Data source
<p>Policy E1 Planning for economic development</p>	<p>Net increase in employment provision (Use Class E(g), B2, B8) across the Local Plan Area</p>	<p>As set out in HEDNA 2022</p>	<p>HCC/EHDC – commercial monitoring data</p>
<p>Policy E2 Maintaining and improving employment floorspace</p>	<p>No net loss in employment provision (Use Class E(g), B2, B8) across the Local Plan Area</p>	<p>Any losses of employment land are offset by net gains</p>	<p>HCC/EHDC – commercial monitoring data</p>
<p>Policy E3 Rural Economy</p>	<p>To retain a range of employment uses (Use Class E(g), B2, B8)</p>	<p>Any losses of employment land are offset by net gains</p>	<p>HCC/EHDC – commercial monitoring data</p>
<p>Policy E2 Retention, provision and enhancement of tourism uses</p>	<p>To retain a range of tourism activity</p>	<p>No net loss of appropriate tourism uses.</p>	<p>HCC/EHDC – commercial monitoring data</p>
<p>Policy E2 Retail Hierarchy</p>	<p>To retain a range of town centre uses within the defined boundaries (Use Class E, F)</p>	<p>No net loss of uses appropriate to the designation under the retail hierarchy</p>	<p>HCC/EHDC – commercial monitoring data</p>



PART D

DEVELOPMENT MANAGEMENT POLICIES AND SITE ALLOCATIONS

▶ **11** DEVELOPMENT
MANAGEMENT POLICIES | **12** SITE ALLOCATIONS | **13** APPENDIX

OUR
**LOCAL
PLAN**
2021-2040



DEVELOPMENT MANAGEMENT POLICIES

II: DEVELOPMENT MANAGEMENT POLICIES

Safeguarding our Natural and Built Environment

▲ POLICY DMI: THE LOCAL ECOLOGICAL NETWORK

Ecological Network: These link sites of biodiversity importance

WHY WE NEED THIS POLICY

11.1 The importance of ecological networks for biodiversity is recognised in the NPPF. It promotes the establishment of coherent networks that are more resilient to current and future pressures. It also advises that plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and to plan across local authority boundaries.

11.2 The Environment Act 2021 also emphasises the importance of nature and introduces Local Nature Recovery Strategies (LNRS) which will tie into local ecological network mapping. This policy is designed to ensure that ecological connectivity is a key consideration in achieving sustainable development.

POLICY DMI

THE LOCAL ECOLOGICAL NETWORK

DM1.1 Development which results in harm to the local ecological network¹ will not be permitted unless the need for and benefits of the development outweighs the harm, if harm cannot be avoided measures which mitigate or compensate that harm will be required.

DM1.2 Applications for development must include an assessment of the implications for the local ecological network. They must be supported by mitigation plans and or compensation plans, which informed by the assessment, will deliver a net gain for biodiversity and which set out in perpetuity the maintenance and funding of any measures.

¹Examples of the Local Ecological Network comprise of: designated sites, national and local nature reserves, wildlife corridors, stepping stones which connect them, ancient woodland and veteran trees, important hedgerows and watercourses, priority habitats and designated Local Green Spaces (including Local Ecological Networks set out in Neighbourhood Plans)

IMPLEMENTING THE POLICY

- 11.3** The local ecological network (LEN) of the Local Plan Area is based on work undertaken by the Hampshire Biodiversity Information Centre (HBIC) on behalf of the Hampshire and Isle of Wight Local Nature Partnership (LNP) in partnership with local planning authorities and key agencies. The LEN has been informed by the environmental records held by HBIC.
- 11.4** The LEN will be kept up to date with annual reviews taking into account new survey information and changes to the network. The network map is hosted and will be updated by HBIC and is accessible via its web site.
- 11.5** The LEN is not proposed to be an absolute constraint to development. The network can inform at a very early-stage landowners and developers the significance of biodiversity and help inform the development of initial proposals. It can highlight particular issues in respect of both onsite and off-site impacts and the potential for enhancement.
- 11.6** Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for the local ecological network. Any assessment of the impact of development will need to take account of the relationship of the proposed development to components of the LEN both in terms of its proximity, the proposed end use and the impact of that use on it. The impact of any construction activity would also need to be considered.
- 11.7** Proposals should be informed by proportionate information on the biodiversity interests of the site and adjoining area including an assessment of a site's significance to the functioning of the LEN.
- 11.8** There are a number of ways in which the impact of development can be mitigated and improvements to the LEN achieved. It can be done through careful design; of layouts, to facilitate the movement of wildlife, the use of new landscape planning informed by the Biodiversity Guidance for East Hampshire, the East Hampshire Green Infrastructure Strategy and Neighbourhood Plans; inclusion of specific measures which provide new habitat such as bat boxes, bee bricks, dormouse boxes, swift bricks, owl roosts and sparrow terraces. The LEN will be key to the local Hampshire LNRS.

▲ POLICY DM2: TREES, HEDGEROWS AND WOODLAND

WHY WE NEED THIS POLICY

11.9 Trees, hedgerows and woodland are a valuable resource in terms of biodiversity, amenity and for climate change adaptation and mitigation.

11.10 The Local Plan Area contains a wide variety of trees, hedgerows and woodland both in terms of scale and species diversity. Their protection is not only important when identifying areas for housing and economic development, but they are a distinctive feature and character in our ancient sunken lanes.

POLICY DM2

TREES, HEDGEROWS AND WOODLAND

DM2.1 Planning permission will be granted where the approach to the planting, retention and protection of trees (including those protected by Tree Preservation Orders), hedgerows and woodlands:

- a. reflects, conserves or enhances the existing landscape, including the ancient sunken lanes, and integrates the development into its surroundings taking account of local distinctiveness and local character by adding scale, visual interest and amenity;
- b. facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting;
- c. facilitates the provision of tree-lined streets and tree planting as an integral part of new development where appropriate;
- d. adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process;
- e. would not result in the loss or deterioration of irreplaceable habitats including ancient woodland and ancient or veteran trees.
- f. includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes; and
- g. adequately protects, and not damage or destroy one or more trees protected by a tree preservation order or in a conservation area unless removal would be in the interests of good arboricultural practice.

DM2.2 The Local Planning Authority will refuse planning permission for proposals that threaten the retention of trees, hedgerows, and other woodland or adversely affects the importance to the site's character, an area's amenity or the movement of wildlife.

DM2.3 Development proposals that include the loss or deterioration of ancient woodland and ancient or veteran trees will be refused planning permission, other than in wholly exceptional circumstances and where a suitable compensation strategy is proposed.

IMPLEMENTING THE POLICY

- 11.11** To prevent harm to trees, any development within 15m of trees where the tree dimensions 75mm diameter stem at 1.5m above ground level, applicants are required to submit their development proposals with an arboricultural survey in accordance with British Standard BS5837.
- 11.12** For veteran trees, The Root Protection Area diameter should be should be greater than the standard buffers stated in BS5837: 2012. The Root Protection Area should be a minimum of 15 times the diameter of the tree trunk or 5 metres beyond the canopy, whichever is the greater.
- 11.13** Any development close to ancient woodland should provide an adequate buffer between the development and ancient woodland, including through the construction stage. While a minimum 15m buffer zone is required for root protection, a wider buffer is recommended. Expert opinion suggests that maintaining a buffer of at least 50m in places around the ancient woodland will be required to protect against the urbanising impacts of light and activity, trampling, littering or dumping of rubbish, invasive garden species, vandalism and pet predation. Surveys are required to establish whether ancient woodland parcels below 2.5 ha are known to be present.
- 11.14** To prevent damage to tree roots and branches developers will be required to provide protection to the tree prior to and during the development and construction process. Developers will be required to provide protection, in line with BS5837 and BS8545:2014, ensuring the health and integrity of the tree is not harmed in any way.
- 11.15** Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and hedgerows. Where we are retaining important hedgerows there needs to be sufficient space for their continued management. A minimum of at least 5 metres is required and any such features will need to become part of garden boundaries. An appropriate on-going management mechanism will be required where mitigation and compensation measures are present in the common areas of any development.
- 11.16** Tree planting within new development can have a significant influence in the overall quality of the environment being created. Proposals for major development will be expected to include tree-lined streets and further tree planting in private gardens, open spaces and community orchards.
- 11.17** Some habitats may not benefit from additional tree planting, such as heathland and grassland. Regard should be given to the requirements of the habitat type and the appropriate biodiversity enhancements such as natural woodland succession. Priority should be given to the protection and enhancement of habitats that are threatened for their rarity or are fragile, fragmented or vulnerable. Opportunities should be sought to achieve greatest biodiversity gain where appropriate.
- 11.18** The loss of trees, hedgerows and woodland will only be permissible in exceptional circumstances and any proposed loss will be considered on a site-by-site basis. The applicant must provide a clear and robust reasoning for any proposed loss, setting out why any loss is unavoidable and justified and providing replacement planting sufficient to mitigate the impact of the trees, hedgerows or woodland proposed to be lost.

TREE PRESERVATION ORDERS AND TREES IN CONSERVATION AREAS

- 11.19** The Local Planning Authority will consider the use of Tree Preservation Orders on individual trees, tree groups, woodlands and areas of trees where there is a justifiable and defensible reason; in line with The Town and Country Planning (Tree Preservation) (England) Regulations 2012. (Appendix 2 -TPO Guide)
- 11.20** Trees in conservation areas are protected and proposals for their removal or management will be assessed for the impact and effect on the amenity value of the area including the character and appearance of the conservation area. The Local Planning Authority will then either:
- a. make a TPO if justified in the interests of amenity. The proposal would be the subject of a formal application under the TPO, or
 - b. decide not to make a TPO, at which point the proposed work may go ahead as long as it is carried out within two years from the date of the notice.
- 11.21** Where damage is caused to a tree which is protected by a Tree Preservation Order, or within a Conservation Area the Local Planning Authority will undertake the necessary investigation and consider prosecution if deemed appropriate, in line with The Town and Country Planning (Tree Preservation) (England) Regulations 2012 and provide specialist arboricultural input into The High Hedges (Appeals) (England) Regulations 2005.

▲ POLICY DM3: CONSERVATION AREAS

- 11.22** Conservation Area: Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

POLICY DM3

CONSERVATION AREAS

DM3.1 New development in a conservation area should aim to preserve or enhance the special architectural, historic character or appearance of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access

DM3.2 Development within, affecting the setting of, or views into and out of, a conservation area should preserve or enhance all features that contribute positively to the area's special architectural, historic character, appearance or setting. Particular consideration will be given to the following:

- a. the retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;
- b. retention of architectural details that contribute to the character or appearance of the area including plan form, built form and materials;
- c. the impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area;
- d. the need to protect trees and landscape;
- e. the removal of unsightly and negative features.

DM3.3 Proposals for consent to demolish a building in a Conservation Area will be permitted provided it has been demonstrated that:

- a. the building does not contribute to the character or appearance of the area;
- b. the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and
- c. new development proceeds after the loss has occurred within a reasonable and agreed timescale and that the new development is of architectural merit which conserves and enhances the character of the Conservation Area.

IMPLEMENTING THE POLICY

11.24 The District Council will aim to:

- a. conserve or enhance the character or appearance of existing Conservation Areas;
- b. produce and update Conservation Area Appraisals; and
- c. where appropriate, identify additional Conservation Areas.

11.25 Heritage assets which contribute to the character and appearance of conservation areas should be retained. When planning permission for demolition of a heritage asset is applied for applicants should demonstrate that:

- the demolition is necessary to deliver substantial public benefits; or
- the nature of the heritage asset affected prevents all reasonable uses for the site; and
- no viable use for the asset can be found in the medium term that will enable conservation; and
- conservation through grant funding is not possible; and
- the harm or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

11.26 Applicants will be asked to provide evidence that other potential owners of the heritage asset have been sought via appropriate marketing and that reasonable efforts have been made to seek grants for the asset's conservation. (See appendix 3 for guidance on marketing).

11.27 To avoid any unsightly gaps or vacant sites, the planning authority will impose conditions on a planning permission that no demolition shall take place until planning permission has been granted and contracts let for the replacement development.

POLICY DM4: LISTED BUILDINGS

11.28 The term listed building can cover a wide variety of man-made structures, not just houses but also churches, industrial and agricultural buildings and structures like bridges, walls, statues, mileposts, phone boxes and lamp posts.

WHY WE NEED THIS POLICY

- 11.29** This policy addresses detailed issues that relate to the application of the Policy NBE14: Heritage Assets and the Historic Environment.
- 11.30** Listed buildings have a special architectural or historic interest and it is essential that they are well maintained, have an appropriate use and are kept in good repair.
- 11.31** Within the Local Plan Area there are statutory listed buildings that make a valuable contribution towards local character and distinctiveness.

POLICY DM4

LISTED BUILDINGS

DM4.1 Alterations and extensions to listed buildings and development affecting the setting of listed buildings, should preserve and enhance their character and appearance and the special features for which they are designated. These features can include curtilage buildings, structures, spaces and the landscape setting that are integral to their character and important views within, of, into and out of the area or site.

DM4.2 Development that would have an adverse impact on their special historic or architectural interest, or their setting, will not normally be permitted.

DM4.3 The re-use of listed buildings, will be encouraged where that use (the optimum viable use) is demonstrated to be compatible with the character, appearance, fabric, interior and setting of the building.

DM4.4 Listed buildings should be retained wherever possible. Substantial harm to or demolition of listed buildings, including curtilage listed buildings will only be permitted in exceptional circumstances. Where an application will lead to substantial harm or total loss of significance to the heritage asset, consent will be refused unless it can be demonstrated that:

- the substantial or loss of significance is necessary to deliver substantial public benefits that outweigh the harm; or
- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use can be found in the medium term; and
- the harm to or loss of the asset is outweighed by the public benefits of bringing the site back into use; and
- conservation through grant funding is not possible.

DM4.5 Applications for new works to listed buildings will be carefully assessed. Extensions will be required to be of an appropriate scale and design and in materials that retain the special interest of the original building. The character and significance of the building should not be diminished by over-restoration. Existing architectural or historic features including internal features should be retained as they are important to the character of the building.

DM4.6 Applications for alterations to, or, for changes of use of listed buildings must be accompanied by:

- a. a detailed and accurate measured survey including full details of any structural timber framing. A scale drawing with large-scale details of joints will be required for timber-framed listed buildings.

IMPLEMENTING THE POLICY

- 11.32** The historic fabric of listed buildings, both internally and externally should be protected from unsympathetic change. The Local Planning Authority will encourage and if necessary, enforce the repair and restoration of listed buildings and will pursue all reasonable means to ensure that listed buildings and their settings are preserved or enhanced.
- 11.33** The foremost principle that should guide works to historic buildings is to retain the original structure and fabric as far as is possible. Each type of historic building has its own characteristics and significance, usually related to its original function and these should be respected when proposals for alterations or change of use are put forward. Applicants should submit a heritage statement describing the significance of the heritage asset affected and the contribution of its setting to that significance. The level of detail to be submitted should be proportionate to the importance of the asset and should be sufficient to explain the impact of the proposal on the significance of the asset. This information should be set out in the documents accompanying an application for planning permission or listed building consent and could be included within the heritage statement. Applications will not be validated if the impact of the proposal on the significance of the asset is not clear.
- 11.34** During alterations, earlier features are sometimes revealed such as brickwork, fireplaces, early window/door openings. In some cases, the Local Planning Authority may attach conditions to a listed building consent for the retention of certain features or for their proper recording.
- 11.35** The significance and importance of historic buildings can be seriously devalued by inappropriate neighbouring developments and uses. The Local Planning Authority will protect the setting of a listed building when considering proposals either in its curtilage or on adjacent properties. Applicants will be expected to provide sufficient information about the proposed development and its relationship to its setting as part of a heritage statement, and/or design and access statement.
- 11.36** When consent is given to alter a listed building, the planning authority will, where appropriate, impose conditions to ensure appropriate standards of workmanship and that historic materials are retained or reinstated. The Local Planning Authority will normally require any planning application for the change of use of a listed building to be accompanied by full details of any associated alterations so that the effect on the character of the building can be ascertained. A proposed change of use for a listed building may be acceptable if it offers the best way of retaining or refurbishing it.
- 11.37** There is a presumption in favour of preserving listed buildings and consent will not usually be given for their demolition. Poor condition is no justification for demolition and where a building is redundant, every effort must be made to find an optimum viable new use. The optimum viable use should be consistent with the character of the building and design interventions must have regard to the stated significance of the asset.
- 11.38** Where historic buildings are converted to a new use, the essential historic character and structure should be retained. The general principles in conversion are to retain the historic structure and fabric and repair what exists rather than renew unnecessarily. The onus lies upon the applicant to prove, where necessary, that the building is structurally sound and is capable of being converted to the proposed use without the need for major structural works.

▲ POLICY DM5: ADVERTISEMENTS AFFECTING HERITAGE ASSETS

WHY WE NEED THIS POLICY

- 11.39** This policy addresses detailed issues that relate to the application of Policy S28: Heritage assets and historic environment.
- 11.40** Advertisements can greatly influence the appearance of an area. The purpose of controlling advertisements in conservation areas is to help everyone involved in outdoor advertising to contribute in a positive way to the appearance of an attractive and cared for environment. The most stringent controls are needed in conservation areas, which are often the original town and village centres.
- 11.41** Advertisements can also detract from the appearance of listed buildings and a proliferation of poorly designed and incongruous signs is detrimental to historic areas.

POLICY DM5

ADVERTISEMENTS AFFECTING HERITAGE ASSETS

DM5.1 In conservation areas and on, or affecting, listed buildings, advertisements will be kept to a minimum to maintain the character and appearance of conservation areas and to avoid harm to the fabric, character or setting of listed buildings. Their size, design, materials and colouring should not detract from the character and appearance of the area.

DM5.2 Where a building is listed, locally listed or has a special character, the planning authority will grant advertisement consent or listed building consent for painted timber fascia advertisements and traditional hanging signs.

DM5.3 Internally illuminated box signs and plastic blinds are inappropriate in an historic context. Where illumination of a sign in a conservation area is acceptable it should be achieved by halo or other illumination to individual letters.

DM5.4 Projecting signs of traditional design will be acceptable provided they are:

- carefully positioned in relation to the elevation of the building;
- hung from traditional brackets;
- there is only one sign attached to the building; and
- any illumination is external and/or unobtrusive.

IMPLEMENTING THE POLICY

- 11.42** Advertisements and shop signs can complement the character of an area if designed properly. It is entirely possible for on-premises signage to reflect the character or architecture of its surroundings without sacrificing any of its other primary communication functions. Well-designed signs can be employed to create a sense of place and improve the attractiveness of an area. Shop and trade signs should be integrated into the design of the shop front or building as a whole and sympathetic in form, scale and materials. In conservation areas the planning authority will seek to ensure that advertisements are kept to the minimum necessary to identify the building and its function. Advertisement consent will not be permitted for internally illuminated box fascia signs or obtrusive fixed 'Dutch' blinds or window/door canopies.
- 11.43** Window stickers, pavements signs and illuminated signs hung inside the window can be equally harmful to amenity and will be discouraged where possible. In the case of listed buildings, permission will not be given where the planning authority considers there would be harm caused by advertisements, lighting, colour schemes and blinds or canopies.
- 11.44** The National Heritage List for England (NHLE) is the only official, up to date, register of all nationally protected historic buildings and sites in England. It is maintained by Historic England and is available online.

POLICY DM6: SHOPFRONTS AFFECTING HERITAGE ASSETS

WHY WE NEED THIS POLICY

- 11.45** This policy addresses detailed issues that relate Policy S28: Heritage assets and the historic environment.

- 11.46** The appearance of shopfronts can have a major impact on the character of a conservation area. Inappropriately designed shopfronts can seriously damage the special architectural or historic interest of a listed building, or a loss of local character and distinctiveness.

POLICY DM6

SHOPFRONTS AFFECTING HERITAGE ASSETS

DM6.1 Shopfronts which are of architectural and/or historic interest should be retained. The Local Planning Authority will expect a high standard of design in new and altered shopfronts, blinds and security measures. Where new shopfronts are proposed they should:

- a. create a fascia and shop window which is in character with the building itself, the upper floors and the surrounding street scene;
- b. be correctly proportioned and be designed in an architectural style appropriate for the building and its context;
- c. not result in a needless loss of architectural features; or
- d. not introduce 'house styles' and materials which are out of character with the building and its surroundings.

DM6.2 Where a shopfront with historic significance and value survives there will be a presumption in favour of its retention particularly in conservation areas. If a new shopfront will form part of a group of original historic shopfronts its design should complement their character and quality.

DM6.3 Proposals for external security shutters which are not sympathetic to the character of the building and townscape and would result in a blank and inactive frontage detrimental to the street scene will not be permitted.

IMPLEMENTING THE POLICY

11.47 Where older shopfronts still remain, or where shopfronts are distinctive and contribute towards the character of the building, a conservation area or the street scene, there is a presumption against their replacement. Both customers and retailers benefit if the environment of the street scene is enhanced by well-designed and maintained shopfronts. As well as the alteration or replacement of shopfronts, other ill-considered alterations might include the addition of canopies, security shutters and cash point machines.

11.48 Security features associated with shopfronts should generally be internal in order to avoid harming the appearance of the building.

11.49 Solid external roller shutters in conservation areas are generally not considered to be acceptable as they are unsightly.

▲ POLICY DM7: ARCHAEOLOGY AND ANCIENT MONUMENTS

WHY WE NEED THIS POLICY

- 11.50 This policy addresses detailed issues that relate to the application of Policy S28: Heritage assets and historic environment.

- 11.51 The Local Plan Area possesses an extremely rich and varied archaeological heritage, comprising of an internationally important legacy of buried deposits, artefacts, and structures, as well as standing structures and buildings. The archaeological resource is a valuable, but fragile, part of local heritage and once destroyed, cannot be replaced. The asset includes not just the physical artefacts but also the historic landscape as a whole. Preserving this resource is an important part of the planning authority's commitment to the historic environment.

POLICY DM7

ARCHAEOLOGY AND ANCIENT MONUMENTS

DM7.1 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.

DM7.2 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:

- a. the character, importance and condition of any archaeological deposits or structures within the application site;
- b. the likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and
- c. the means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.

DM7.3 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ (i.e. in their original position). Where preservation in situ is not possible or justified, appropriate provision for preservation by record will be required. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the County Council Historic Environment Team or a competent archaeological organisation that has been agreed by the County Council Historic Environment Team and planning authority in advance.

IMPLEMENTING THE POLICY

- 11.52** Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.
- 11.53** Archaeological assets comprise all material remains relating to the history of man's presence and includes:
- scheduled monuments, defined as sites of national importance that are protected under the Ancient Monuments and Archaeological Areas Act 1979;
 - archaeological remains defined as of national importance, which although meriting designation, are not scheduled;
 - other archaeological remains defined as of regional (county) or district importance; and
 - archaeological and historic landscapes consisting of one or more sites in association.
 - Scheduled Monument Consent is required to carry out any works that may affect them (including repairs) and works, which would adversely affect their character and setting, are not permitted. Such operations may include the flooding, tipping on, or disturbance of the ground. It is an offence to carry out such operations without first giving notice, although there are some exemptions. Development that would adversely affect the site or setting of a scheduled monument or of an archaeological site that is of national importance, will not be permitted.
- 11.54** Advice on whether there is likely to be an archaeological site affected by a development proposal can be obtained by contacting the Local Planning Authority or County Council Historic Environment Team.
- 11.55** Developers will be required to submit an archaeological desk-based assessment and/or field evaluation report with applications for planning permission where known or potential archaeological remains are likely to be affected by the proposed development. These help to define the character, extent, depth and quality of such remains and thus indicate the weight which ought to be attached to their preservation. The planning authority will require developers to incorporate the results of these studies into their proposals, so that important remains are preserved in situ through, for example, the careful siting of buildings and sensitive design of foundations. This approach will also apply to currently undiscovered sites and areas of interest which will emerge after the publication and adoption of this plan.

- 11.56 If a developer is not prepared to provide evaluation information, then the planning authority may direct the applicant to provide such information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988.
- 11.57 The emphasis should be on preserving archaeological sites in situ. If this is not appropriate or possible, then an archaeological investigation for the purposes of preservation by record will be required before the site is developed. This is likely to involve a full archaeological excavation and recording of the site, conservation of any finds and publication of the results.
- 11.58 Where the disturbance or destruction of some archaeological remains, normally those of lesser importance, is considered acceptable or unavoidable, appropriate recording works will be ensured through agreements and through attaching conditions to planning permissions and listed building consents. As well as site work, this will include the compilation of an indexed archive record and the submission of a report that may, where the quality of the remains merit it, involve the full popular and academic publication of the results and public display and interpretation.
- 11.59 It is important to note that many historic assets with archaeological interest do not have any form of statutory protection and are not currently designated but have an equivalent significance to that of a Scheduled Ancient Monument.

▲ POLICY DM8: HISTORIC LANDSCAPES, PARKS AND GARDENS

WHY WE NEED THIS POLICY

- 11.60 The policy addresses detailed issues that relate to Policy S28: Heritage assets and the historic environment.
- 11.61 Historic parks and gardens contribute to the setting of historic listed buildings and are valued for their horticultural interest or for an association with a notable person or event, and as a focus for community identity and sense of place.
- 11.62 Important parks and gardens are vulnerable to gradual small-scale change, planting schemes or paths through the landscape are part of what makes the gardens historically important.

POLICY DM8

HISTORIC LANDSCAPES, PARKS AND GARDENS

DM8.1 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.

DM8.2 Within historic landscapes:

- a. development which would not adversely affect their historic character and appearance will normally be permitted subject to compliance with other Local Plan policies;
- b. the maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and
- c. development that does not detract from landscape and village settings will normally be supported, subject to compliance with other Local Plan policies.
- d. Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or where all the other criteria in Policy S28: Heritage assets and historic environment, are met.

IMPLEMENTING THE POLICY

11.63 Historic England maintains a Register of Parks and Gardens of Special Historic Interest in England. The main purpose of the Register of Historic Parks and Gardens is to help safeguard the features and qualities which make the park or garden of special interest. The register does this by helping owners and planners anticipate the effect of any change that is being considered on those features of special interest.

POLICY DM9: ENABLING DEVELOPMENT

WHY WE NEED THIS POLICY

11.64 The long-term conservation of a small minority of heritage assets can sometimes present particular problems. This is a result of the disparity between the costs of renovating the asset in a suitable manner and the final end value. This disparity is known as the 'conservation deficit'. In extreme cases, a recognised way of addressing this is to allow development in a location, or of a nature or form, that would normally be considered unacceptable in planning policy terms, which would generate sufficient funds to cover the shortfall in the renovation costs, and where it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. This approach is known as 'enabling development.'

POLICY DM9

ENABLING DEVELOPMENT

- DM9.1** Development proposals for enabling development that would otherwise conflict with other planning policies, but which would secure the future conservation of a heritage asset will be permitted provided:
- a. the proposals will not materially harm the heritage values of the asset or its setting;
 - b. it can be demonstrated that alternative solutions have failed;
 - c. the proposed development is the minimum necessary to protect the significance of the heritage asset;
 - d. it meets the tests and criteria set out in Historic England guidance Enabling Development and the Conservation of Significant Places;
 - e. it is subject to a legal agreement to secure the restoration of the asset; and
 - f. it enables public appreciation of the saved heritage asset.

IMPLEMENTING THE POLICY

- 11.65** Enabling development should only ever be regarded as a last resort in restoring heritage assets once all other options have been exhausted. Development should constitute the minimum required to cover the conservation deficit. It should also not materially harm the heritage significance of the place (including its setting where relevant) and should produce public benefits which outweigh the dis-benefits of conflicting with other policies. Enabling development should contribute to the special qualities and allow public appreciation of the saved heritage asset.
- 11.66** The Authority will use the detailed and rigorous tests set out by Historic England in order to determine planning applications that propose enabling development.

▲ POLICY DM10: LOCALLY IMPORTANT AND NON-DESIGNATED HERITAGE ASSETS

WHY WE NEED THIS POLICY

11.67 The relationship of proposed development to surrounding uses and buildings is an important consideration in determining planning applications, particularly within residential areas. It is important that appropriate levels of amenity are provided and maintained for people, and this is accepted as a fundamental principle of good planning.

POLICY DM10

LOCALLY IMPORTANT AND NON-DESIGNATED HERITAGE ASSETS

DM10.1 The District Council will aim to conserve or enhance locally important heritage assets.

DM10.2 Planning permission for a development which affects a locally important heritage asset will be permitted provided that:

- a. the location, form, scale, massing, density, height, layout, landscaping, use and external appearance of the proposal conserves or enhances the asset; and
- b. an appropriate historic desk-based study, or field evaluation in the case of archaeological interest, has been carried out demonstrating how the proposal will conserve or enhance the locally important heritage asset.

DM10.3 Planning permission will only be granted where a proposal could result in harm to, or the loss of, a locally important heritage asset if it:

- a. can be demonstrated that the benefits of the development outweighs the asset's historical, architectural or archaeological significance;
- b. demonstrates that any new development would proceed within a reasonable and agreed timescale; and
- c. ensures all appropriate recording of the building, structure or other feature has taken place before it is lost.

DM10.4 If it is determined through the relevant evidence that currently undesignated buildings, structures landscapes or archaeology are of local significance, the above points (1-3) will apply.

IMPLEMENTING THE POLICY

- 11.68** Locally important heritage assets include non-designated heritage assets, positive buildings (outlined in conservation area appraisals), Parks & Gardens of Local Historic Interest, archaeological sites that are not of national importance and other features of the historic landscape.
- 11.69** The positive buildings are considered by the District Council to be of local historic or architectural interest or make a particular contribution to the character and appearance of an area. In each case their conservation or enhancement warrants special consideration in determining any proposals relating to them.
- 11.70** There are also a number of important historic parks or landscapes in the District including Parks & Gardens of Local Historic Interest which have been identified on the Hampshire Register of Historic Parks & Gardens. These add significant value to the sense of place and often form the setting of Listed Buildings or are located within Conservation Areas.
- 11.71** Although Locally Important Heritage Assets do not enjoy the protection of statutory listing, the District Council will afford considerable and appropriate weight to the desirability of conserving and enhancing buildings or structures. The applicant should use existing available evidence including Historic Environment Records, historic maps and other evidence (to inform their proposals and set out key considerations in a heritage statement.
- 11.72** When determining planning applications which affect Locally Important Heritage Assets the District Council is required to have regard to the scale of any harm or loss and the significance of the heritage asset. When considering proposals, the following factors will be taken into consideration:
- The particular contribution of the asset to the special character of the area and sense of place;
 - Its value, whether it forms part of an important group of buildings, or a key phase in the historic development of an area;
 - The importance of the asset in terms of its rarity, archaeological or historic interest;
 - The degree of harm proposed;
 - Whether the nature of the asset prevents all reasonable use and whether marketing has demonstrated that it is not viable in the medium to long term (see appendix 3 for guidance on marketing); and
 - The benefits (economic, environmental and/or social) of a proposal outweigh the significance of the asset.
- 11.73** Where a loss of a locally important heritage asset is proposed, and the developer has provided clear evidence in relation to the above considerations the District Council will only consider such a loss if:
- The proposed scheme is of high quality which enhances the local setting; and
 - That the new development will proceed within a reasonable and agreed timescale.
- 11.74** There are likely to be buildings, structures, landscapes and archaeology within the District that are of equivalent significance as locally designated heritage assets but are currently undiscovered (particularly in relation to archaeology) or their significance has yet to be appreciated. Consequently, if as part of the necessary heritage investigations to inform a planning proposal, it has been demonstrated that such assets are equivalent to existing locally important heritage assets it will be necessary to apply this policy.

POLICY DMII: AMENITY

AMENITY

The word 'amenity' is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses.

WHY WE NEED THIS POLICY

11.75 The relationship of proposed development to surrounding uses and buildings is an important consideration in determining planning applications, particularly within residential areas. It is important that appropriate levels of amenity are provided and maintained for people, and this is accepted as a fundamental principle of good planning.

POLICY DMII

AMENITY

DM11.1 Development will only be permitted where it:

- a. does not have a significant adverse impact on the amenity of nearby buildings or spaces;
- b. provides acceptable standards of amenity for any existing and future users and occupiers of the development site; and
- c. where possible, contributes to improvements in the amenity of public spaces.

IMPLEMENTING THE POLICY

- 11.76** This policy is applicable to all development proposals, including extensions and changes of use of land or buildings. For larger developments, it may be necessary to consider the impacts on amenity during construction phases as well as for their anticipated operation.
- 11.77** Where there is potential for a significant adverse impact on amenity, or where levels of amenity could be unacceptable following development, details of appropriate avoidance or mitigation measures may be requested in support of a planning application. Such information may relate to the impacts of new buildings or spaces and their use on, or the impacts on these new buildings or spaces arising from, the current situation for a development site and its locality in respect of:
- a. privacy;
 - b. outlook;
 - c. overbearing;
 - d. access to sunlight and daylight/overshadowing;
 - e. ambient temperature;
 - f. noise;
 - g. vibration;
 - h. pollution;
 - i. dust; and
 - j. odour.
- 11.78** Compliance with environmental health legislation is a separate matter to planning policy considerations, but future environmental health problems can sometimes be avoided through good planning. The relationships between a proposed development and its surroundings also have implications for its overall design, including how it will function. In order to create or maintain sustainable, attractive and comfortable places, it is important that amenity considerations are thought about as part of the design process. This policy should therefore be considered alongside Policies DES1 and DES2, in formulating development proposals. Improvements to amenity are likely to follow from designing in accordance with the ten characteristics of well-designed places.
- 11.79** The policy is intended to work in conjunction with the detailed requirements of national planning policy and guidance in relation to some of the important matters listed in DM11. For example, the government has issued guidance on issues relating to noise and air pollution, some of which concern their impacts on amenity but also on personal quality of life or living conditions. It is important to recognise that changes to the amenity of a place and its desirable or useable features can also affect the quality of life or living conditions of residents and visitors.
- 11.80** In considering development proposals, it is important that applicants are clear about their efforts to identify and avoid or mitigate any amenity concerns. This allows planning officers and consultees to understand the proposal in greater detail and it can help the Local Planning Authority to work more effectively with applicants to resolve any concerns. Any appropriate mitigation measures that can be put in place will be taken into account in assessing the overall impact of the development on amenity.
- 11.81** Where relevant for purposes of maintaining a high-quality living environment, a construction method statement may be requested in support of a planning application or required through a planning condition. The Local Planning Authority supports best practice construction initiatives, such as the Considerate Constructors Scheme or similar.

▲ POLICY DM12: DARK NIGHT SKIES

WHY WE NEED THIS POLICY

11.82 The Local Plan Area is renowned for its attractive landscape character. With few large towns, the 'dark skies' outside of our settlements offer relatively clear views of the stars and planets. However, due to the installation and use of inappropriate or excessive lighting, light pollution is increasing, both locally and globally.

11.83 Light pollution can have a significant detrimental effect on the Local Plan Area's night-time landscape and the International Dark Sky Reserve, which covers the entirety of the South Downs National Park. Light pollution can also have a significant adverse effect on the landscape, wildlife, ecosystem and on human physical health and well-being.

POLICY DM12

DARK NIGHT SKIES

DM12.1 New development proposals must consider the potential impacts of new external lighting and light-spill from internal lighting on the Local Plan Area's dark skies and the South Downs National Park International Dark Sky Reserve. Adverse impacts should be avoided through the omission of lighting or through building design (as appropriate) unless it is demonstrated that such impacts are necessary to ensure the safety of occupants or visitors and that these impacts can be mitigated in accordance with DM12.2.

DM12.2 Development proposals will be permitted where they conserve and enhance the intrinsic quality of the dark night skies by; -

- a. Directing lighting downwards whilst preventing upward, sideways and outward spillage; and
- b. Ensuring the colour and intensity of lighting is appropriate for wildlife and the wider setting; and
- c. Ensuring the design and quality of fenestration minimises light glow, glare and light trespass.

IMPLEMENTING THE POLICY

11.84 The policy seeks to ensure that new development does not harm the dark skies within the countryside (i.e. outside of settlement policy boundaries) and within the setting and context to the South Downs National Park. Adverse impacts on the quality of dark night skies in these areas should be avoided wherever possible, with the mitigation approaches of criteria a)-c) being applied only where new lighting is unavoidable for reasons of personal safety. Within settlements, applicants will need to consider the potential for their lighting proposals to add to the cumulative impacts of urban light pollution on dark skies, as well as any direct impacts on nocturnal biodiversity within the urban area and its environs. In some circumstances, the Local Planning Authority may require a lighting scheme or assessment to be submitted for consideration.

▲ POLICY DM13: AIR QUALITY

WHY WE NEED THIS POLICY

11.85 The quality of the air that we breathe has significant impacts on human health. It can also affect local biodiversity. Targets and limits for air quality are established by the Air Quality Standards Regulations 2010. Air Quality Management Areas (AQMAs) must be declared where the standards are not being met, with action plans being prepared to improve local air quality.

11.86 East Hampshire District Council regularly tests air quality and reports the results to Government. Unlike some other parts of Hampshire, air quality is generally satisfactory such that, as of 2023, there are no AQMAs within the Local Plan Area. However, this is not a reason for complacency. New development could lead to increased congestion within our towns and villages, leading to a rise in some air pollutants, particularly affecting the quality of air on our streets and roadside properties. The NPPF is clear that planning policies and decisions should sustain and contribute to compliance with relevant limit values for pollutants, or their associated national objectives. This policy is to help ensure that development mitigates its potential impacts on local air quality.

POLICY DM13

AIR QUALITY

DM13.1 Development will be permitted where it follows design principles for minimising its impacts on local air quality, including by:

- a. Prioritising walking, cycling and the use of public transport
- b. Encouraging the use of low- and zero-emission vehicles through well-designed, accessible charging infrastructure
- c. Introducing green infrastructure that has the ability to absorb pollutants within street spaces and on property boundaries

D13.2 Major development that would contribute to traffic on roads at or close to the relevant national objectives for recognised pollutants may be required to produce an Air Quality Assessment. Proposals should demonstrate that steps would be taken to minimise emissions leading to air pollution.

IMPLEMENTING THE POLICY

11.87 Policy DM13 will be implemented in conjunction with strategic design and transport policies. In accordance with the strategic policies, a holistic approach to design and layout needs to be adopted, but this should not prevent close attention being paid by designers and applicants to the potential impacts of development on local air quality due to increased road transport and congestion. With regard to green infrastructure (criterion c)), research indicates the ‘overwhelmingly beneficial effect of hedges’¹ in reducing the concentration of particulate pollutants in roadside locations. The choice of species can affect the hedge depth that is required to achieve the same effect, thus affecting the design of boundary treatments. These considerations should be taken into account at the stage of a detailed planning application.

11.88 Major development – for example, of 10 or more new homes or of 1,000sqm or more of non-residential floorspace – is likely to have a greater effect on local air quality due to the increased number of vehicle movements that would be required to meet its needs. An Air Quality Assessment may be required, in conjunction with a Transport Statement or Transport Assessment, for major developments when vehicles are expected to generate additional traffic on roads that are at or near to the relevant national objectives as highlighted by DEFRA’s UK Air Information Resource GIS mapping. The Local Planning Authority can advise of the need for a Air Quality Assessment at the stage of a pre-application enquiry. The steps that are to be taken to minimise air pollution should be identified within a planning statement and (where relevant) supported by a robust travel plan for the proposed development.

▲ POLICY DM14: PUBLIC ART

WHY WE NEED THIS POLICY

11.89 The Local Planning Authority acknowledges the important role that public art can play in enhancing the setting of a building and creating a visually stimulating public realm whilst strengthening local distinctiveness.

11.90 Where there are opportunities to incorporate public art within new developments or as part of public realm improvements, any related development proposals should ensure that the intended artworks relate to the local historical, environmental or cultural context, as well as respecting and contributing to the local character of the built environment.

POLICY DM14

PUBLIC ART

DM14.1 The Local Planning Authority will encourage and support the inclusion of public art within new development schemes. New development proposals for public art should:

- a. Relate to local history, landscape and/or culture;
- b. Be of the highest design quality and craftsmanship and involve the use of low-embodied carbon or recycled materials;
- c. Make a positive contribution to the public realm; and
- d. Engage the local community in its creation.

IMPLEMENTING THE POLICY

11.91 Proposals should be discussed as part of any pre-application discussions with planning officers and should involve the local community, ward members and parish councils (where appropriate). Proposals should be formulated to reference events, natural features or social practices that are important to the local community and which have a historical, environmental or social connection to the site, or to its wider area (i.e. the neighbourhood, settlement or landscape of which it is a part). Public art installations should seamlessly integrate with their surroundings as part of an overall approach to design and layout that meets the strategic policies of this Local Plan.

11.92 Public art should not be confined to statues, but can be incorporated to emerging designs in imaginative, simple and cost-effective ways. Examples include bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, murals (painted or ceramic), decorative bargeboards or works of art incorporated on elevations where they will be visible to pedestrians.

DELIVERING GREENER CONNECTIONS

▲ POLICY DM15: COMMUNICATIONS INFRASTRUCTURE

WHY WE NEED THIS POLICY

11.93 Good communications infrastructure is an essential part of modern day living and supports economic growth.

11.94 Over the plan period, the use and demand of digital connections in homes and businesses will continue to grow.

11.95 The Local Planning Authority recognises the importance of access to broadband to residents, communities and businesses and will be supportive of programmes which aim to increase both coverage and data speed enhancement.

POLICY DM15

COMMUNICATIONS INFRASTRUCTURE

DM15.1 Planning permission for communications infrastructure will be permitted where it can be demonstrated that:

- a. the proposal does not cause significant and irremediable interference with other electrical equipment;
- b. evidence is provided to demonstrate that there is no reasonable possibility of sharing existing facilities in the locality (either in terms of antennae, buildings or sites);
- c. the visual and amenity impact is minimised by the considered siting, design and appearance of the development; and
- d. long-term requirements are considered (where appropriate) to minimise further works.

IMPLEMENTING THE POLICY

11.96 Communications infrastructure is important to the viability and long-term sustainability of rural communities.

11.97 Improvement of broadband is a priority for Hampshire County Council (HCC). £22m is being invested to increase coverage of super-fast broadband from 90% to 97.4% of premises across Hampshire.

11.98 The Local Planning Authority will use planning conditions to require the removal of equipment once it is no longer operational.

HOMES FOR ALL

▲ POLICY DMI6: SELF-BUILD AND CUSTOM HOUSEBUILDING

WHY WE NEED THIS POLICY

- 11.99** Self-build and custom housebuilding plots are encouraged on smaller residential development sites.
- 11.100** On major development sites it is expected that a portion of the site is provided as self-build and custom build serviced plots in accordance with the needs of the individuals and groups on the Local Planning Authority's self and custom build register at the time of the application.
- 11.101** Self-build and custom-build housing are part of the Government's strategy to improve housing provision. The Local Planning Authority maintains a register of individuals and associations of individuals who have expressed an interest in self and custom-build homes.
- 11.102** The Council has a legal duty to give suitable serviced plots of land to meet the demand for self-build and custom housebuilding. 'Self-build' is housing usually built in full by its final owners/occupiers from scratch. 'Custom-build' is housing usually part built by a provider and then customised by its owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. Owners/occupiers can be individuals or associations of individuals. A 'serviced plot of land' is land that can be connected to basic infrastructure. Each term is defined in the Housing and Planning Act, Self-build and Custom Housebuilding Act and associated regulations.
- 11.103** The Local Planning Authority therefore, wishes to encourage the provision of self-build and/or custom-build homes, in suitable locations.

POLICY DM16

SELF AND CUSTOM HOUSEBUILDING

DM16.1 Proposals for Self-build and custom housebuilding within settlement policy boundaries will be supported subject to the following matters being met:

- i. the proposed development has no significant adverse effect on the local character; and
- ii. Serviced plots made available should respond to the needs of the individuals and groups on the Local Planning Authority's self and custom build register at the time of the application; and
- iii. Plots should be priced and marketed appropriately as self-build or custom-build plots for at least 12 months (see Appendix D).

IMPLEMENTING THE POLICY

11.104 A proportion of the total home's numbers shall be available for sale as self-build and/or custom housebuilding plots where there is an identified need on our Self-build and Custom Housebuilding Register on all new residential development schemes.

11.105 Applications for self- and custom-build developments in the Local Plan Area should demonstrate high-quality design and be sensitive to the characteristics of the local area.

11.106 Serviced plots or units should be offered for sale to self-build and/or custom builders, at a realistic price, for a minimum of 12 months. Where plots have marketed appropriately for at least 12 months and have not sold, the plot(s) may remain on the open market as self-build or revert to market housing and be built by the developer.

11.107 This policy will not apply where the provision of self-build and/or custom housebuilding would be unsuitable, such as an apartment development.

11.108 The requirement for self or custom build housing is separate to any affordable housing requirements set out in Policy H3.

11.109 Provision of self and custom-build housing opportunities will be controlled through conditions and/or Section 106 legal agreements as necessary.

▲ POLICY DM17: BACKLAND DEVELOPMENT

WHY WE NEED THIS POLICY

11.110 In the Local Plan Area, 'backland' development has made a meaningful contribution to the supply of housing as an efficient use of land, particularly large and underused gardens, and in some locations, has become established as characteristic of the area. As such, the Local Planning Authority is not seeking to resist all development of residential gardens. However, housing development of this type needs very careful consideration and benefits from early engagement with all interested partners to develop a scheme that is sensitive to the constraints such sites will have in order to preserve the character of the area and the amenities of neighbouring residents.

11.111 The urban character of the Local Plan Area differs considerably from settlement to settlement and from place to place within settlements. 'Backland' development can be characteristic of some areas, whereas other areas are characterised by a linear frontage form of development, where 'backland' or tandem forms of development are likely to be considered inappropriate.

POLICY DM17

BACKLAND DEVELOPMENT

- DM17.1** Housing development on garden land and/or to the rear or side of existing residential property within a defined Settlement Policy Boundary will be supported provided that:
- a. the form, density, scale and external appearance of the development is in keeping with the character and appearance of the area;
 - b. the relationship between buildings within and outside the site ensures that the privacy and amenity of existing and future residents are preserved;
 - c. the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and would not result in harm to the amenities of adjoining residents from noise and disturbance from vehicle movements;
 - d. a high standard of landscape is incorporated into the design; and
 - e. development of the site does not compromise the ability for the more comprehensive development of a wider area.

IMPLEMENTING THE POLICY

11.112 Throughout the Local Plan Area, pressure exists for the subdivision of garden land belonging to existing dwellings, to allow for the development of additional houses within them. Whilst some gardens may be capable of accommodating additional dwelling units, this type of proposal has the potential to adversely affect residential amenity. This occurs where standards relating to distances between dwellings, garden sizes, access, parking and privacy cannot be met. In addition, this type of proposal can detrimentally affect the established layout and character of an area.

11.113 The Local Planning Authority acknowledges that the development of residential garden land can contribute to achieving sustainable growth by making the most effective use of land - provided it reinforces the local character and maintains the appearance and amenity of the existing residential area. Therefore, it is important that applications for the redevelopment of residential garden land are considered in the context of the presumption in favour of sustainable development and planning permission will be granted unless the adverse impacts on character, amenity and privacy outweigh the benefits of the development.

▲ POLICY DM18: RESIDENTIAL EXTENSIONS AND ANNEXES

WHY WE NEED THIS POLICY

11.114 Rising property prices, means that extending a property and creating more appropriate living space is attractive to many occupiers. Furthermore, the prevalence of working from home or creating extra space to accommodate relatives whether young or old has increased in recent years.

11.116 However, the Council is mindful of the benefits of being able to extend properties and create additional space, but it is important to ensure that these do not harm the character of the area. Further details on design are set out in Policy DES1: Well-designed places.

11.115 The General Permitted Development Order 2015 (as amended) has changed and it is now possible to be able to create new residential extensions of some size without the need for planning permission.

POLICY DM18

RESIDENTIAL EXTENSIONS AND ANNEXES

DM18.1 Planning permission for residential extensions will be supported, provided that the scale, mass, layout, design and external materials positively respond to the existing dwelling and locality and do not cause harm to the character of the area.

DM18.2 The provision of ancillary accommodation for the purposes of habitation or homeworking will be permitted, provided that:

- a. It is within the curtilage of the principal dwelling; and
- b. It is proportionate in size to the principal dwelling; and
- c. It is of a design and structure that is in keeping with the existing dwelling and respects the character of the local area; and
- d. There is a physical connection with the main dwelling in terms of reliance on provision of utility and infrastructure services; and
- e. There is a functional connection in terms of providing living or working accommodation for the resident or a dependant or relative of the residents of the main dwelling; and
- f. There is no boundary demarcation or sub-division of curtilage areas between the principal dwelling and ancillary accommodation

IMPLEMENTING THE POLICY

- 11.117** Evidence of a functional relationship between the ancillary accommodation and the main dwelling will be required in support of any planning applications submitted for consideration. This will need to ensure that both the annex and main dwelling are in the same ownership and share utility services, car parking and private amenity space.
- 11.118** Preference is for the annexe to be physically attached to the host dwelling, however where this is not practicable and evidence has been submitted to demonstrate this, consideration will be given to the size, location and orientation of the detached annex to ensure that it is sub-ordinate to the main dwelling.
- 11.119** If the annex is for workspace, it is important that the residential amenity and character of the area is protected. If the proposed activities would be more intrusive than a domestic use, then planning permission is unlikely to be supported.
- 11.120** It may also be necessary to use planning conditions to control the nature and occupancy of the ancillary accommodation for both habitable and workspace annexes.

POLICY DM19: CONVERSION OF AN EXISTING AGRICULTURAL OR OTHER RURAL BUILDING TO RESIDENTIAL USE

WHY WE NEED THIS POLICY

11.121 There is a general restraint against new housing in the countryside which is supported by Policy NBE1. However, in rural areas there are often opportunities for reusing or adapting existing rural buildings for alternative uses. Such reuse or adaptation can help reduce demands for new buildings in the countryside.

POLICY DM19

CONVERSION OF AN EXISTING AGRICULTURAL OR OTHER RURAL BUILDING TO RESIDENTIAL USE

- DM19.1** Planning permission for the conversion of an existing agricultural or other rural building to a dwelling will only be granted in the following circumstances:
- a. it has been demonstrated by means of a supporting statement to the satisfaction of the Local Planning Authority that the building has been continuously actively marketed in line with Appendix 3, for suitable preferred or alternative reuses, such as business, tourism or community; or
 - b. the residential conversion is a subordinate part of a scheme for a business, tourism or community reuse, which will have a positive benefit on the local economy and community; or
 - c. the residential conversion meets an identified local housing need; and
 - d. the form bulk and design of the building is sympathetic to the rural surroundings, and it respects local styles and materials; and
 - e. the building is structurally sound and is capable of conversion without major reconstruction or extension and any alterations can be achieved without a detrimental impact on its character and appearance; and
 - f. the building is capable of conversion and reuse without requiring substantial additional outbuildings or a significant change in the setting of the building; and
 - g. where the building is of historic significance, this significance is conserved or enhanced and any features of architectural or historic merit are retained; and
 - h. there is no overriding conflict with other policies in the Local Plan.

IMPLEMENTING THE POLICY

11.122 This policy is only applicable to planning applications for the conversion to a dwelling. For all other matters, Policy DM21: Farming and Forestry Development and Diversification applies.

11.123 East Hampshire contains a considerable range of rural buildings, which contribute to the Local Plan Area's architectural and cultural heritage. These buildings were predominantly erected for agricultural purposes. They do not include buildings already in domestic use, such as garages and outbuildings. Their age, character, form and quality vary, but the changing structure of the rural economy and the demand of agriculture means that many of these buildings are no longer required for their original use or suited to modern day farming.

11.124 Many of these buildings make a positive contribution to the character and appearance of the Local Plan Area. Provided they are structurally sound, conversion of these buildings can safeguard their future. By reusing existing resources, conversions can also meet the aims of sustainable built development. However, there are some buildings which are not suitable for conversion, including those which are:

- structurally unsound;
- roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure;
- of temporary construction;
- eyesores which should be removed in the interests of landscape conservation;
- unsuitable in terms of size and form of construction;
- at risk of flooding.

11.125 When the rural buildings are of historic value or interest, adaptation to a new use is recognised as one way of saving the buildings, particularly if it is in danger of falling into disrepair. In these circumstances Policy DM4: Listed Buildings may be applicable.

▲ POLICY DM20: RURAL WORKER DWELLINGS

WHY WE NEED THIS POLICY

11.126 There is a general restraint against new housing in the countryside which is supported by Policy NBE1: Development in the countryside. However, in rural areas there is a need to recognise that there will be occasions when the staffing needs of farms, forestry holdings, and other enterprises in the countryside change, and additional staff accommodation is required at or near their place of work.

POLICY DM20

RURAL WORKER DWELLINGS

DM20.1 Planning permission for new rural worker dwellings in the countryside will only be granted in the following circumstances:

- a. where the proposal is linked to a new business in the countryside, the proposal is for temporary accommodation for a period of three years; and;
 - i. there is an essential functional need for the dwelling based on evidence of that business; and
 - ii. financial evidence has been submitted demonstrating the viability of the business and its intention to be established; and
 - iii. the occupancy of the dwelling is restricted to those employed in the activity for which the dwelling was originally permitted; and
 - iv. there is no other suitable and available existing accommodation within the area.
- b. where the proposal is linked to an existing business which has been established for three years or more: and
 - i. there is an essential functional need for the dwelling based on evidence of that business; and
 - ii. financial evidence has been submitted demonstrating that the business is viable and established, and
 - iii. an existing dwelling, either on or closely connected to the business which would have been suitable, has not been sold separately from the unit or in some other way alienated from it within the past five years;
 - iv. there is no other suitable and available alternative existing accommodation within the area; and
 - v. the occupancy of the dwelling is restricted to those employed in the activity for which the dwelling was originally permitted.

DM20.2 Where the proposal is for the removal of the occupancy condition this will be permitted provided that:

- c. it can be demonstrated that the dwelling is no longer required to meet the needs of the occupational workers engaged or last engaged in the activity for which the dwelling was originally permitted.

IMPLEMENTING THE POLICY

- 11.127** A functional need to live at a particular site could be justified for example where the care of animals or agricultural processes require immediate attention at short notice. Financial viability is assessed in terms of the enterprise having been established for at least three years, profitable for at least one of them, being currently financially sound and having a reasonable prospect of remaining so.
- 11.128** Considerations that may be relevant to the application of this policy includes:
- Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);
 - The degree to which there is confidence that the enterprise has the potential to remain viable for the foreseeable future;
 - Whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process; and
 - Whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context.
- 11.129** Permission will only be given initially for temporary accommodation on the site until such time as genuine functional need and financial viability of the enterprise can be proven.
- 11.130** The Local Planning Authority will seek appropriately sited dwellings to avoid isolated dwellings in remote locations. Proposals should respect the local vernacular and provide appropriate boundary treatments to reduce the potential impact on the rural landscape. Proposals which include disproportionately large private amenity spaces will not be permitted. The new agricultural dwelling should be to a scale and size proportionate to the rural workers that will inhabit the dwelling and where applicable, it may be appropriate to remove permitted development rights.
- 11.131** In order to ensure that the accommodation is always available for staff use, their occupation will be strictly limited to full-time workers (and their immediate dependants) who are employed in farming, forestry or other rural enterprise who must live on the site rather than a nearby settlement. If it is found that a unit of accommodation previously associated with the holding or establishment has been sold or let separately in the previous five years, then planning permission will not be granted.

- 11.132** Once an occupancy condition has been imposed, it will only be removed if it can be demonstrated that there is no long-term need (up to three years) for the dwelling to accommodate persons in agriculture, forestry or similar land-based rural enterprise within the locality. As part of the assessment to establish the existing functional need for such a dwelling, the property should be properly marketed for a reasonable period at a price that reflects the occupancy restriction (no more than 70% of deemed market value). The reasonable period for marketing must take account of the restricted market for the dwelling but should be for a period of at least 12 months (Appendix D).
- 11.133** Any costs associated with assessments that are needed to meet the requirements of this policy will be met by the applicant/developer.
- 11.134** Dwellings in remote locations. Proposals should respect the local vernacular and provide appropriate boundary treatments to reduce the potential impact on the rural landscape. Proposals which include disproportionately large private amenity spaces will not be permitted. The new agricultural dwelling should be to a scale and size proportionate to the rural workers that will inhabit the dwelling and where applicable, it may be appropriate to remove permitted development rights.
- 11.135** In order to ensure that the accommodation is always available for staff use, their occupation will be strictly limited to full-time workers (and their immediate dependants) who are employed in farming, forestry or other rural enterprise who must live on the site rather than a nearby settlement. If it is found that a unit of accommodation previously associated with the holding or establishment has been sold or let separately in the previous five years, then planning permission will not be granted.
- 11.136** Once an occupancy condition has been imposed, it will only be removed if it can be demonstrated that there is no long-term need (up to three years) for the dwelling to accommodate persons in agriculture, forestry or similar land-based rural enterprise within the locality. As part of the assessment to establish the existing functional need for such a dwelling, the property should be properly marketed for a reasonable period at a price that reflects the occupancy restriction (no more than 70% of deemed market value). The reasonable period for marketing must take account of the restricted market for the dwelling but should be for a period of at least 12 months (Appendix D).
- 11.137** Any costs associated with assessments that are needed to meet the requirements of this policy will be met by the applicant/developer.

SUPPORTING THE LOCAL ECONOMY

▲ **POLICY DM2I: FARM & FORESTRY DEVELOPMENT AND DIVERSIFICATION**

WHY WE NEED THIS POLICY

11.138 This policy seeks to support the development and diversification of farming and forestry businesses in a way that retains the openness and character of the countryside. The policy encourages the reuse, or if necessary, the replacement of existing buildings, with the appropriate siting of any new buildings. Specific policy criteria are needed because of the operational and locational requirements of these businesses.

11.139 Whilst planning requirements have been relaxed in recent years in terms of change of use of agricultural buildings, it is still desirable, when planning permission is needed to ensure that proposals preserve and enhance local biodiversity, natural beauty, cultural heritage and recreational opportunities.

POLICY DM21

FARMING & FORESTRY DEVELOPMENT AND DIVERSIFICATION

DM21.1 Development proposals for the purposes of agriculture or forestry will be permitted where:

- a. evidence is provided to demonstrate the operational need for the development and that the scale of development is commensurate with the needs;
- b. for units of more than 5ha, existing and proposed diversification activities remain subordinate to the main land use, in terms of physical scale and environmental impacts;
- c. the traffic generated by the development would not be of a type or volume that, in itself or cumulatively with existing or planned uses, would require highway improvements that would harm the character of rural roads, particularly narrow or sunken lanes;
- d. the development reuses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings associated with the enterprise, unless there are operational circumstances that necessitate a more isolated location;
- e. any new buildings are sited appropriately to their rural location so that they can be satisfactorily integrated into the landscape without significant harm to local biodiversity, natural beauty, cultural heritage or recreational opportunities, and are of a scale and design that reflects the proposed use; and
- f. a building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the needs of the development proposed.

IMPLEMENTING THE POLICY

- 11.140** It is recognised that to support farming and forestry businesses in the Local Plan Area, new development (such as agricultural barns) may be required to support the operational needs of businesses. The Local Planning Authority will require supporting evidence within a planning statement, setting out why the new development is required as part of on-going or proposed agricultural or forestry operations.
- 11.141** The open or undeveloped character of the countryside is often an important component of its landscape value. To avoid or minimise impacts on landscape character, the loss of existing fit-for-purpose buildings that may be needed for future agricultural or forestry operations is discouraged. This means that new buildings to replace those recently disposed of, or converted to alternative uses will not normally be permitted. Exceptions may be made to this where the applicant can provide evidence to show that the need could not previously have been foreseen.
- 11.142** Where new buildings are required, these should be sited close to existing agricultural or forestry buildings and make best use of existing infrastructure, including access roads. It is however recognised that there may occasionally be a requirement to separate new buildings from existing uses, to prevent disturbance and amenity impacts (see Policy DM11). In all cases, significant adverse impacts on the local environment should be avoided.
- 11.143** Planning conditions may be used to ensure that no harmful intensification of agricultural or forestry activities occurs, once planning permission has been granted. For example, if a planning statement is submitted to demonstrate that the proposed scale of the development is commensurate with the operational needs, it may be necessary to restrict its future operation to ensure on-going compliance.
- 11.144** Diversification schemes in particular should be developed in the context of business plans which meet the needs of the enterprise, provide for the ongoing management of the land and buildings, are sustainable and are consistent with safeguarding countryside character.
- 11.145** The Council will ensure that the scale and nature of the development would not lead to a dispersal of activities that is likely to increase reliance on the private car, compromise sustainability objectives or significantly affect the vitality of nearby towns and settlements. A diversification plan should be submitted with a planning application, showing that the implications of the proposed activities have been appropriately considered and would not undermine the continuation of land-based activities, nor result in significant harm to the local area.
- 11.146** A viability appraisal may be required in support of a diversification proposal. It is expected that diversification activities would help to sustain the land-based operations, so proposals may need to demonstrate that they would not prejudice the future viability of an agricultural enterprise.
- 11.147** For the purposes of implementing this policy, please note that agricultural businesses do not include those relating to equestrian activities (see Policy DM22). The term 'agriculture' is to be interpreted in a wide sense, to include viticulture and horticulture.

▲ POLICY DM22: EQUESTRIAN AND STABLING DEVELOPMENT

WHY WE NEED THIS POLICY

11.148 Horse riding continues to be a popular activity and can bring significant employment and economic benefits to the rural areas, in addition to providing local opportunities for recreation and enjoyment. Due to the rural nature of much of the Local Plan Area, proposals for new or extended equestrian establishments and riding centres are likely to come forward over the plan period. However, the associated development and its intensity of use can have a significant impact on the character and appearance of the countryside.

11.149 Guidance is needed for dealing with planning applications, in relation to the scale and nature of appropriate development proposals, including the types of equestrian businesses that are likely to be acceptable in rural areas. Although some proposals for horse-related development may be classed as 'agricultural' development (i.e., purely for the keeping of horses), there are some specific concerns relating to stabling that mean further guidance is needed to complement that provided for new agricultural development (see Policy DM23).

POLICY DM22

EQUESTRIAN AND STABLING DEVELOPMENT

DM22.1 Development proposals relating to the keeping and riding of horses will be granted planning permission where:

- a. development is of an appropriate scale, design and intensity to be satisfactorily integrated with its surroundings, including the proposed means of enclosure which should be sympathetic to the character and appearance of the countryside;
- b. development does not harm the setting of a settlement or wider landscape character and there is no significant harm to local biodiversity, natural beauty, cultural heritage or other recreational opportunities;
- c. access, manoeuvring and parking provisions are acceptable, and the traffic generated by the development, or cumulatively with existing or planned uses, would not be of a type or volume that would require highway improvements that would harm the character of rural roads, particularly narrow or sunken lanes;
- d. development is well-located in relation to infrastructure that is suitable for the safe exercising of horses, including bridleways and other off-road tracks;
- e. there is no significant adverse impact on the amenity of nearby properties, including as a result of increases in traffic generated by the development; and
- f. lighting is kept to the minimum necessary to serve the unit and is designed so as to avoid light spillage and not to impact on neighbouring properties, the wider countryside, or the Dark Night Skies International Reserve in the South Downs National Park.

IMPLEMENTING THE POLICY

- 11.150** In accordance with this policy, Policy DES2 Responding to Local Character and Policy NBE10 (Landscape), horse-related development proposals should employ a high standard of design for new buildings, external areas and boundary treatments, which should reflect the character of its rural surroundings. Further design and landscape considerations may particularly apply to manèges, which are typically large, enclosed buildings that could have significant adverse impacts on the landscape. It may also be necessary to restrict the siting of structures such as mobile field shelters, caravans and storage containers. Proposals should not require the long-term or permanent provision of caravans, storage containers or open-air storage areas.
- 11.151** It will also be important to consider the potential impacts of development on local biodiversity, including on nocturnal animals when new lighting is proposed. Proposals will be expected to take account of and avoid or mitigate the potential impacts on heritage assets (nearby listed buildings and conservation areas). Depending on the proposal's location, it may be important to consider visual impacts from historic routes in the rural area, such as the Pilgrims Way. In appropriate circumstances, there may be a requirement to remove equipment such as jumps, when not in frequent use, to avoid visual clutter.
- 11.152** The proposed means of enclosure should take account of surrounding uses in the countryside; for example, the boundaries should be stock proof. However, the Local Planning Authority would not necessarily wish to see the introduction of harsh fencing and would expect natural boundary treatments such as hedges.
- 11.153** Where possible, the proposal should be well related to the existing rights of way network. Proposals should not require, either by themselves or in combination with other existing or planned development, significant engineering of the local road network in a way that erodes its rural character.
- 11.154** Any proposal for a new dwelling to support an equestrian establishment will be considered against Policy DM22: Rural worker dwellings.

▲ POLICY DM23: SHOPPING AND TOWN CENTRE USES

11.155 Policy E5 defines the following retail hierarchy:

Town Centres: Alton and Whitehill & Bordon

District Centre: Liphook (The Square)

Local Centres: Liphook (Station Road Area),
Clanfield, Four Marks, Grayshott, Horndean,
Bordon (Forest Centre)

Neighbourhood Centres: Alton (station area);
South Medstead (Lymington Bottom Barns);
Old Clanfield; Rowlands Castle; Headley

11.156 Whilst National Planning Policy has become more flexible in terms of uses and changes of use in our defined centres that do not require planning permission, there is still a desire to protect and enhance a centres vitality and viability.

11.157 Development that fails the sequential approach to development or is likely to have significant adverse impacts will be refused.

11.158 Proposals for new community provision within or adjacent to defined centres will be permitted where the proposals meet a local need, widen the choice, quality or range of local shopping or community facilities, and are of a scale appropriate to the function of that particular centre.

POLICY DM23

SHOPPING AND TOWN CENTRE USES

DM23.1 Within the defined centres permission will be granted for Class E, F and sui generis uses that support the vitality and viability of the area. Where proposals result in the loss of these uses at ground floor level, consideration will be given to:

- I. Absence of need or viability for the existing use; and
- II. Individual or cumulative impact on neighbouring amenity; and
- III. Adverse impact on the vitality and viability of the centre; and
- IV. Provision of an active frontage at ground floor level which relates well to the design of the building and street scene; and
- V. adequate marketing for Class E, F and sui generis uses

DM23.2 Planning permission for main town centre uses outside the identified centres, will be permitted where the applicant has successfully demonstrated:

- a. that there are no other more suitably located and available sites within or on the edge of the identified centres for the town centre use(s) proposed, using a sequential approach to site identification;
- b. the site is accessible and well connected to the centre through a range of transport modes other than the car, including good local public transport services, walking and cycling; and
- c. the proposed development does not have a significant detrimental effect on the highway network in terms of congestion, road safety and pollution.

DM23.3 When assessing applications for main town centre uses outside the identified centres, which propose a floorspace that meets or exceeds 500 sqm. gross floorspace, the Local Planning Authority will also require an impact assessment, to include an assessment of:

- I. the impact of the development on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- II. the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment.

IMPLEMENTING THE POLICY

- 11.159** Centres are defined on the policies map, in accordance with the above hierarchy.
- 11.160** Protection of retail and service provision in the Centres is essential to maintain the sustainability of the town or associated neighbourhoods, retention of their character and their continued vitality and success.
- 11.161** The Local Planning Authority will support proposals for appropriate new development and redevelopment in the Town and District centres. Any development will be expected to be of an appropriate scale and design for the particular centre. Proposals outside these areas will be assessed according to the sequential test, the requirement for good accessibility by walking, cycling and public transport, and their impact on committed and planned public and private investment.
- 11.162** The Local Planning Authority will apply the sequential test to main town centre uses in the following order:
- Town Centre locations;
 - Edge of centre locations
 - within 300m of the Primary Shopping Area in Alton and 300m of the town centre boundary in Whitehill & Bordon);
 - Out of Centre locations.
- 11.163** Within Alton Town Centre a Primary Shopping Area is defined to protect the 'retail core' of this centre. Policy DM24: Alton Primary Shopping Area provides further detail on the implications of this designation.
- 11.164** Proposals at out of centre locations will only be permitted if suitable sites are not sequentially available in town centre, or edge of centre locations. Preference will be given to accessible sites that are well connected to the town centre.
- 11.165** Testing the impact of development will focus on the impact of the development on in-centre investment and vitality and viability (including trading impact).
- 11.166** In the case of existing retail warehouses that are effectively limited to bulky goods, the Local Planning Authority will resist pressures to broaden out the range of goods permitted to be sold. This is to protect the vitality and viability of the Town and District centres, but it would also help retain the availability of units for bulky goods sales.
- 11.167** Every effort should be made to ensure that retail and community uses are not lost, and the Local Planning Authority will require evidence that the property has been maintained, managed and operated effectively and actively marketed, should an alternative use be proposed.
- 11.168** The Local Planning Authority will continue to monitor vacancies in its centres.

▲ POLICY DM24: ALTON TOWN CENTRE – PRIMARY SHOPPING FRONTAGE

WHY WE NEED THIS POLICY

11.169 Town Centre boundaries have been defined through Policy E5, but Alton as our largest settlement, with a unique heritage and character, also has a greater number of shops and associated town centre uses. The main focus of the town centre is the High Street, which runs south west to north east, with the Market Square just off this axis in Lenten Street. It is a commercial and social hub for the town and its rural hinterland, and there is a popular weekly street market.

11.170 It is important to maintain a retail core within the Town Centre to provide a competitive retail offer and accessible shopping core, that said, there are a number of vacant retail units. With the relaxation of planning requirements and changes of use sometimes no longer needing planning permission it is even more important to ensure that the integrity of the core retail area as defined on the Policies Map, is retained through both a mix of appropriate uses and active frontages.

POLICY DM24

ALTON TOWN CENTRE PRIMARY SHOPPING FRONTAGE

DM24.1 The Primary Shopping frontage is shown on the Policies Map.

DM24.2 The Local Planning Authority will support proposals that promote Class E uses which strengthen the retail function including proposals to enhance the local street market.

DM24.3 Where planning permission is required, the change of use of ground floor premises from Class E to other uses (excluding residential) will be granted where:

- a. it can be shown that the premises is no longer needed for a Class E use and the retention of Class E use at the premises has been fully explored, without success, by way of active marketing for a period of at least 12 months (see Appendix D); and
- b. the proposed change of use does not have an unacceptable impact on the retail function of the primary shopping area, or its vitality and viability including pedestrian circulation.

DM24.4 An exception may be made where the proposal would clearly be beneficial to the vitality and viability of the primary retail function of the primary shopping area.

IMPLEMENTING THE POLICY

- 11.171** Alton town centre serves as a retail and service hub both for the residents of Alton and for many others living in nearby settlements. Indeed, it is an historic market town and one of two main shopping centres within the Local Plan Area. The importance of this role was recognised by the East Hampshire Retail and Main Town Centre Uses Study 2023 update and is reflected in Policy E5 Retail Hierarchy and network. As a result, proposals for retail and other main town centre uses will be supported where they meet the criteria outlined in Policy E5.
- 11.172** Within Town Centres, the growth of non-retail uses reduces the availability of choice for customers and can create 'dead frontages' resulting in a loss of vitality and attractiveness to customers. This is particularly noted in Alton, where strict application of a Primary Shopping Frontage policy will assist with consolidating the main shopping area along the High Street, to ensure there is an accessible central core of shopping for comparison and choice to support the needs of the community over the plan period.
- 11.173** The weekly market provides a valuable contribution to the vitality and viability of the town centre, not only as a draw for residents, but also potential visitors. It is important that the local market is retained and, where possible, enhanced.
- 11.174** The policy refers to active marketing for a period of 12 months and this must be undertaken in accordance with the requirements of the Marketing Appendix 3. The Local Planning Authority may also seek the advice of an independent valuer to provide advice on market values in the local area that will be considered alongside the marketing report. Any costs associated with assessments that are needed to meet the requirements of this policy will be met by the applicant/developer.