

## **Summary of responses to the Local Plan issues and priorities consultation 2022-23**

The Local Plan issues and priorities consultation (regulation 18 stage) took place from 21 November 2022 to 16 January 2023. The Council received over 3,200 responses from over 900 respondents.

On [Commonplace](#), there were 3233 contributions received from 862 respondents. Via email, 81 representations from individuals, 42 representations from organisations, and 82 representations from developers were received. No letters were received. No hard copy consultation forms were requested or completed.

Thank you to everyone who responded to the consultation. This document summarises the responses received, by topic area and is published alongside all the full responses.

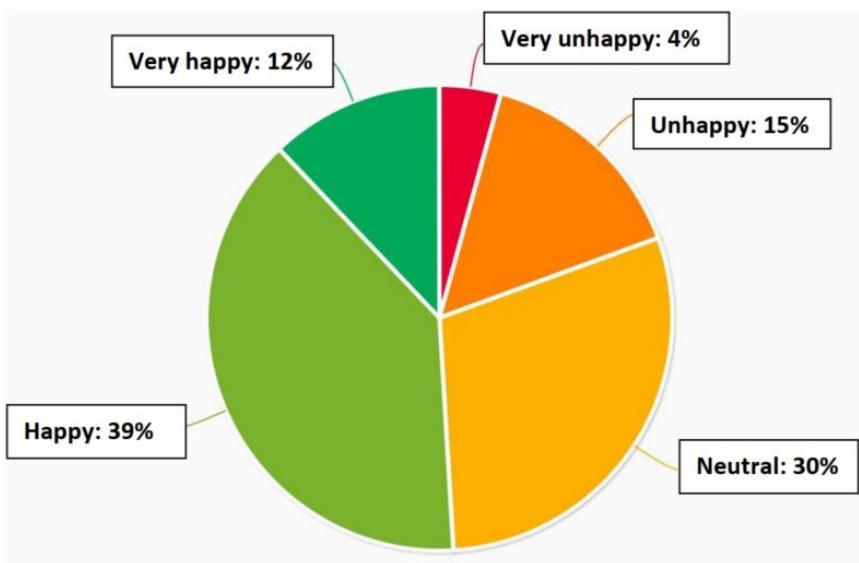
The full responses received are available on the website at <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/emerging-local-plan/evidence-base/responses-local-plan>.

## Vision

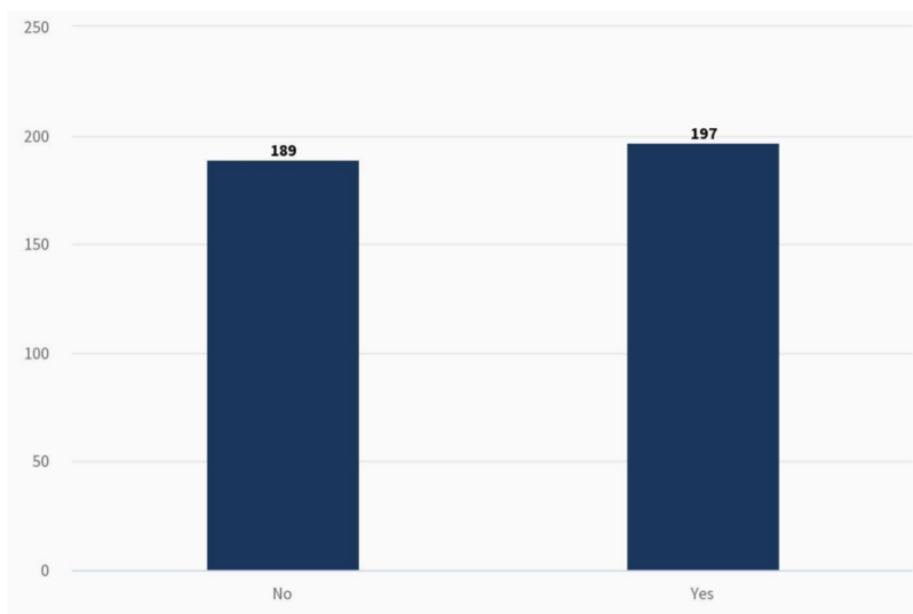
### Proposed Vision

*By 2040 our residents will live in healthy, accessible and inclusive communities, where quality homes, local facilities and employment opportunities provide our communities with green and welcoming places to live, work and play and respond positively to the climate emergency.*

### VIS1 How do you feel about this vision?



### VIS2 Does the vision cover the key matters of importance that the Local Plan can influence and inform?

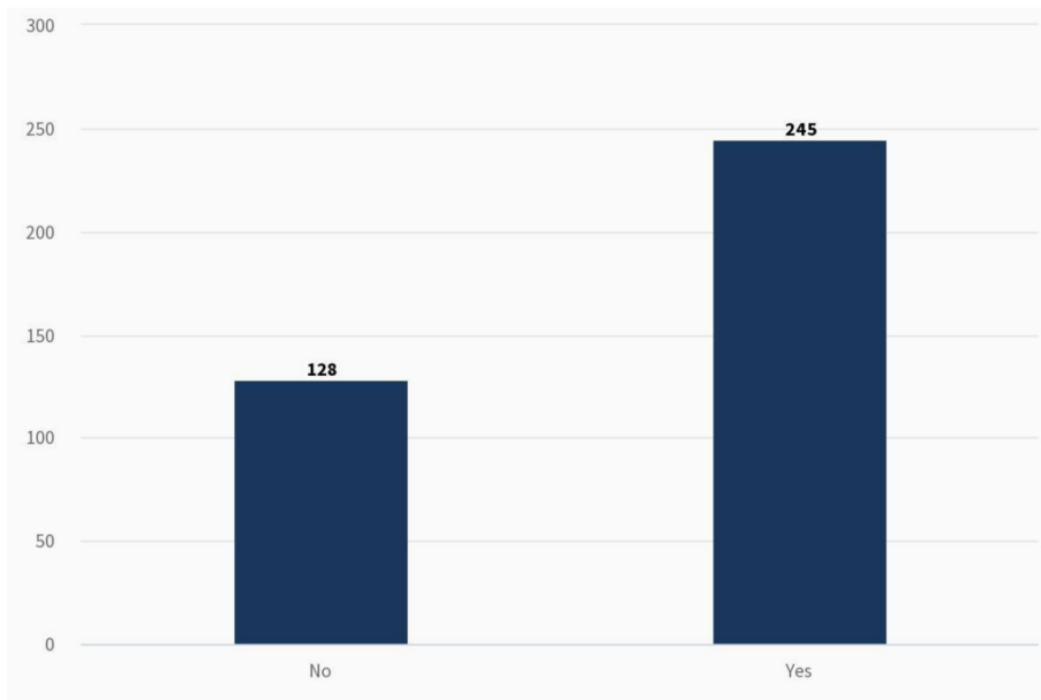


**VIS2a If no, please tell us what is missing from the vision and why this is important.**

Summary of key points made:

- Statement is too vague and general, lacks substance
- Could apply to anywhere
- Is uninspiring – says nothing
- Should refer to sustainability
- Why 2040 and not now or 2030?
- Lacks long term vision as required by NPPF (para 22) (*NPPF para 22 refers to local plans having strategic policies looking ahead over a minimum of 15 years; the 30 year reference relates to where new settlements or significant expansions are planned*)
- Previous LP vision included reference to a ‘front door for everyone’ – this message/objective has been diluted – this phrase should be reinstated as it sums up housing need
- Should be more detailed and refer to:
  - Meeting housing needs in full including affordable housing
  - Quality of new development – in particular housing
  - Providing infrastructure – transport, health, education etc
  - Improving biodiversity and wildlife – protection of the environment and protected habitats
  - Protecting green spaces and the countryside/landscape
  - Needs to be more ambitious about tackling the climate emergency
  - Economic development – employment opportunities
  - Connectivity through public transport and active travel
  - Local services and facilities
  - Refer to the unique and special qualities of East Hampshire
  - Include reference to heritage
  - Spatial distribution of development and the Council’s preferred strategy

### VIS3 Should the vision be more specific about areas of the district being planned for through the Local Plan?



Those who responded 'Yes' also included:

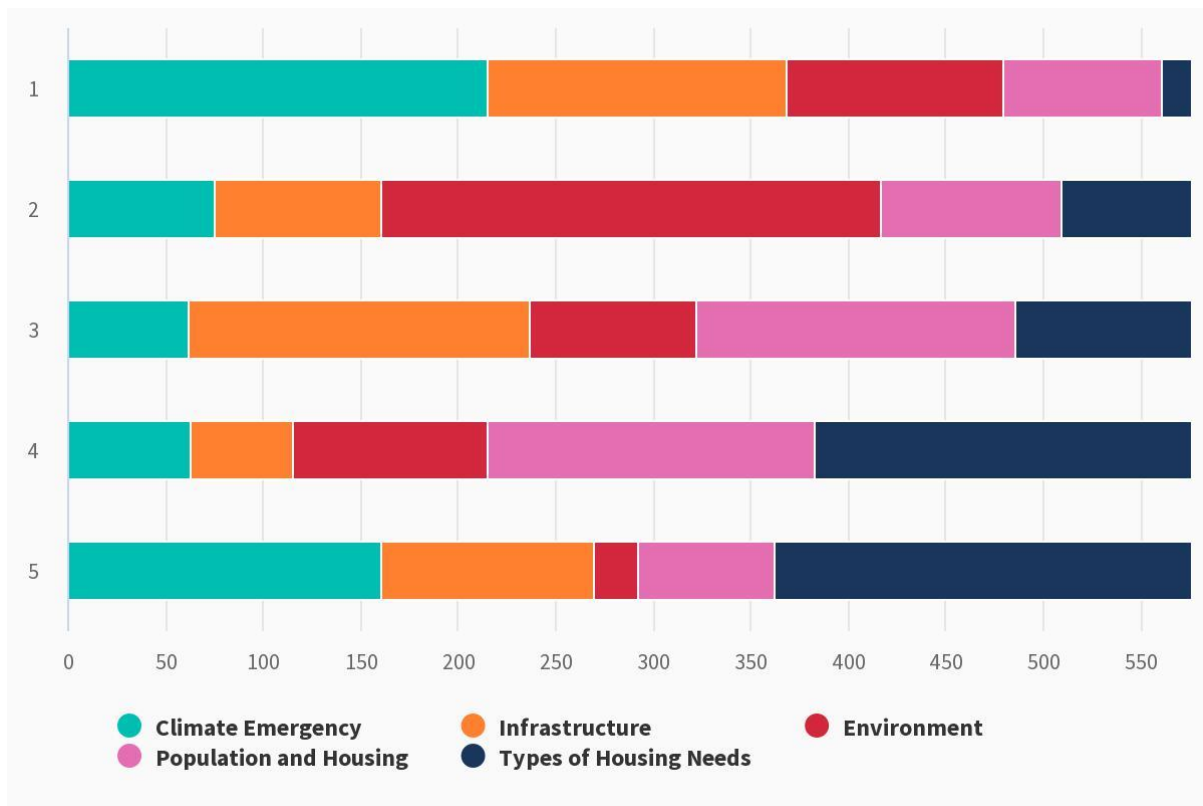
- Each area in East Hants is very different and this needs to be taken into account
- Local people want to support their local area not the whole District
- Different areas have different needs and characteristics
- Don't focus on selective areas only
- Too large an area to have a single plan
- Many references to SDNP – (*lack of understanding that the local plan will only apply to East Hants Local Planning Authority*)
- The local plan should identify areas and settlements for growth – need to provide certainty
- Need to reflect infrastructure capacity in each area – transport, schools, doctors etc
- Future development needs to be proportionate to the different areas

Those who responded 'No' also included:

- Everywhere and everyone should be equal
- The vision should apply to all areas
- Need a consistent approach to planning across an area, any variations due to locality would compromise the ideals identified
- This level of detail should come later in the local plan
- The vision should be high level and a development strategy set out in specific policies.

## Overview

OV1 Please sort these key issues in order of importance to you

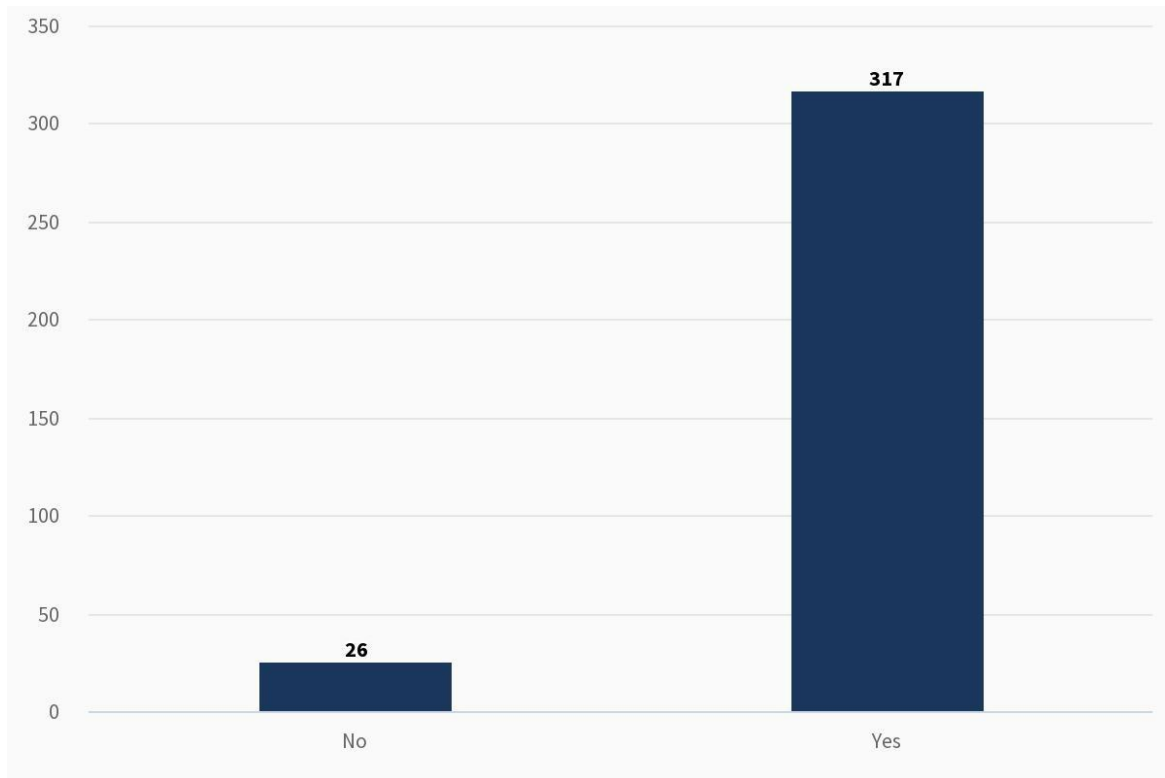


This question attracted the most responses. 575 people responded (around 2/3 of total respondents).

The Climate Emergency was most commonly chosen as the most important issue with over 1/3 of respondents choosing it. However, around 1/4 of respondents conversely placed the Climate Emergency as the least important issue to them. The environment was consistently identified as a very important issue: 19% chose it as the most important issue, whilst 45% selected it as the second-most

## Climate Emergency

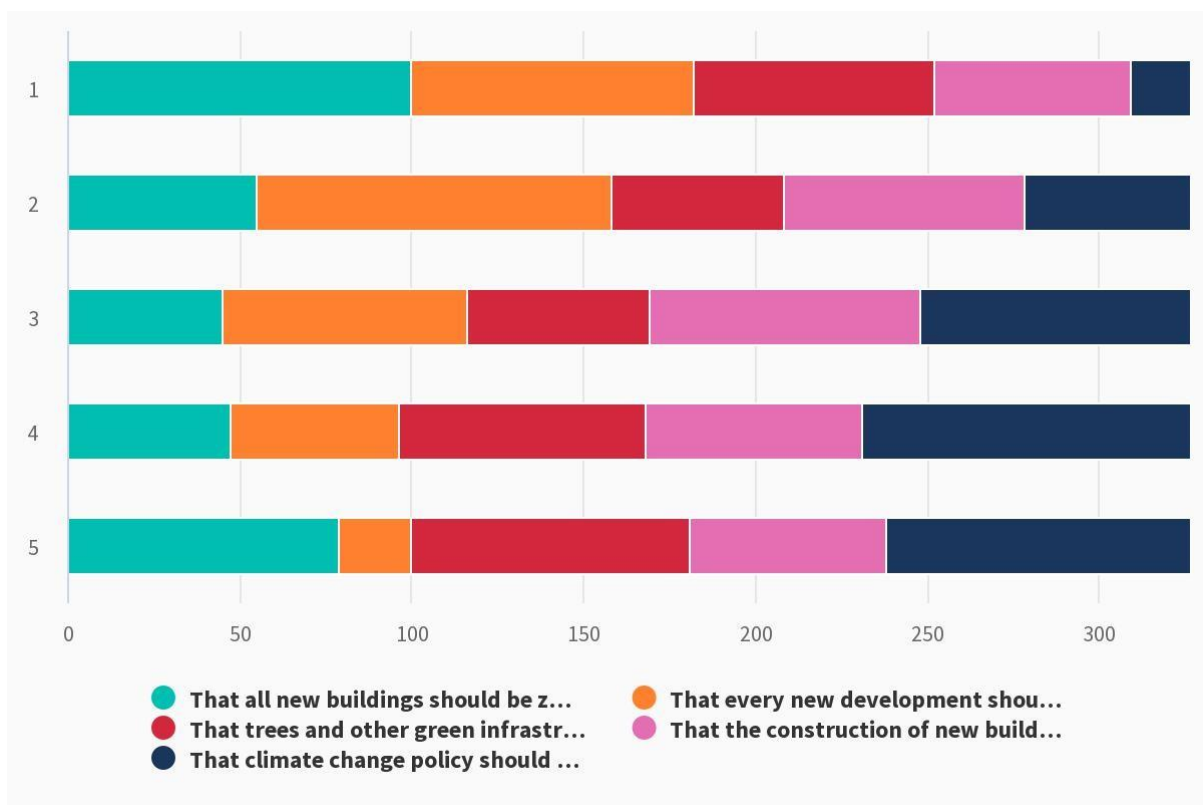
**CLIM1 Do you agree that new development should avoid any net increase in greenhouse gas emissions, wherever practicable?**



317 respondents (92%) answered yes, and 26 respondents (8%) answered no.

## CLIM2 So far, you've told us the following - but what's most important to you?

- That all new buildings should be zero carbon
- That every new development should have renewable energy provision and that any wind or solar development must be in keeping with the locality and its surroundings
- That trees and other green infrastructure could play an important role in reducing flood risks
- That the construction of new buildings should use less fossil fuels and more recycling of materials
- That climate change policy should clearly identify the impacts on water availability, with water consumption being reduced in new developments, including by reusing it on site



Although diverse responses were received to this question, the development of zero carbon buildings was most commonly selected as the most important action. However, a notable proportion identified it as the least important action compared to others. The inclusion of renewable energy technologies was more consistently selected as being a relatively high priority. By contrast, recognition of the impacts of development on water availability was often selected as being one of the lowest priority options, with relative few respondents selecting as the highest priority action. The results for other policy responses - the inclusion of green infrastructure to

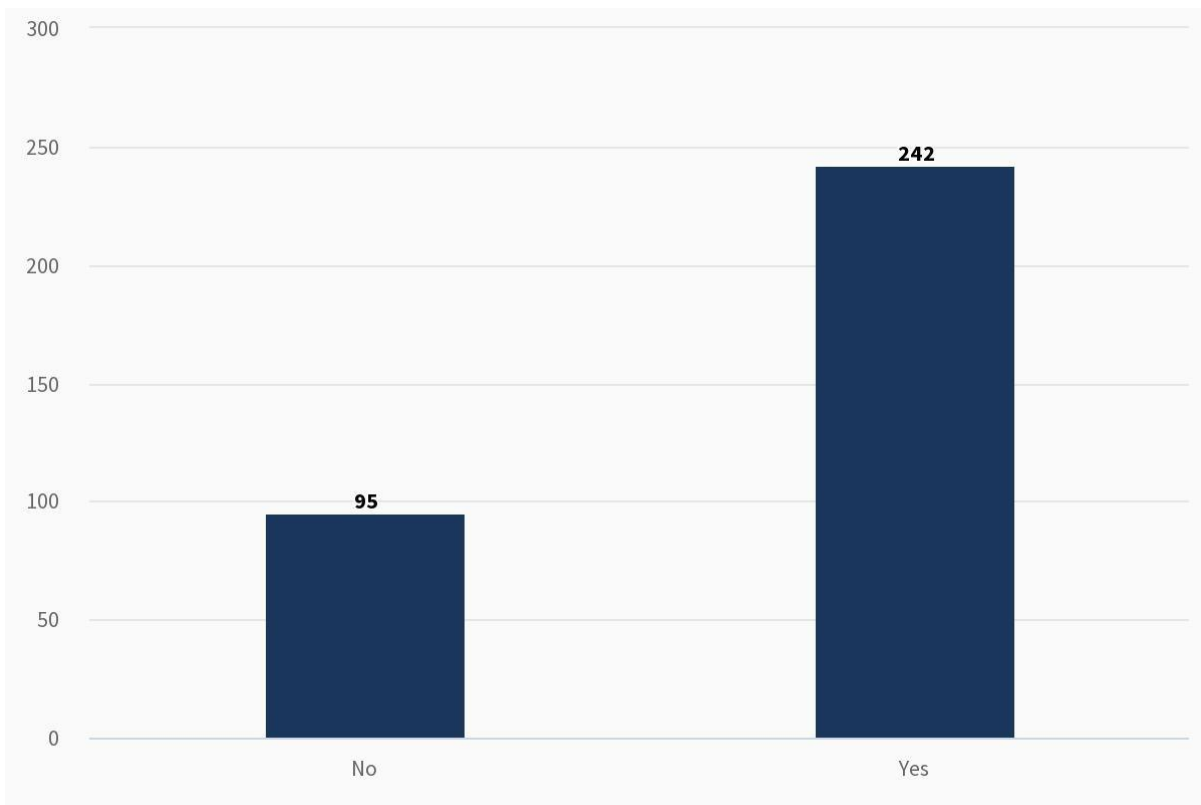
mitigate flood risks; consideration of emissions associated with construction - were more evenly distributed.

### **CLIM3 Do you agree that the Council should define 'net-zero carbon development' in this way?**

Defining 'Net Zero Carbon Development' for the East Hampshire Local Plan.

A best-practice definition is considered to be one whereby:

- The energy consumed by a building's occupants is taken into account and reduced as far as possible. This would mean considering all of the energy consumed, not only that which is regulated by the Government's Building Regulations;
- The remaining energy demand is met with the equivalent amount of renewable power generation, either onsite or offsite;
  
- The remaining carbon dioxide emissions that are associated with a building (e.g. through making or obtaining its building materials) are estimated and reduced, wherever practicable.



242 respondents (72%) answered yes, and 95 respondents (28%) answered no.



### **CLIM3a If you answered 'no', how should the definition be improved?**

General disagreement with climate change as a significant planning issue/policy approach

- Some concerns whether Net Zero is itself the right approach/or if this should be the driving force behind the Local Plan.
- Importance of getting buy-in to the definition from residents and stakeholders through good communication and education.
- Suggestion the Local Plan should focus on combatting pollution rather than energy generation.
- The approach should include protecting mature trees.
- Concerns that achieving Net Zero development is not feasible/ will impact viability.
- Query as to whether the approach will bring extra costs to residents.
- Concern that 'green' energy usage is limited by national/international factors (e.g., importing energy).
- Query regarding whether the definition goes beyond the scope of what the Local Plan can regulate.

Align instead with a definition/example provided by national government

- Suggested alignment with Building Regulations and potentially optional encouragement of going beyond this.

'Net Zero' should mean no additional carbon/greenhouse gas emissions/ A more precise and/or detailed definition is required

- Concerns regarding what the scope of Net Zero should/can be:
  - Suggestion all emissions related to construction and building occupation and use should be included.
- Concerns regarding wording e.g., 'reduce' - this does not go far enough and that reductions are not the same as Net Zero.
- Query as to why the definition does not include other greenhouse gases.
- Importance of design – e.g., passive solar design.
- Stricter definition needed to prevent policies overstretching their scope beyond enforceable limits.

Definition is insufficient in its scope

- Suggestion of including carbon impacts of transport, waste, and pollution.
- Inclusion of residents' quality of life within the definition.
- Highlighting importance of the policy not just applying to housing.
- Policy should explicitly exclude fossil fuels in new development.

Specific suggestions for the wording

- Considerable concern surrounding the flexibility of 'wherever practicable.'
- Concern that off-site renewable energy generation is much less desirable and should be avoided.

### Suggestions for 'best practice'

- Suggestion of promoting Passivhaus standards/ high standards for building design.
- Sustainable materials.
- Development must be strong on insulation, low (and sustainable) energy use, on-site renewable energy generation, and capacity for EV charging/ energy storage, ending heating via gas.
- Comparison to other LPAs which are aiming to require 100% onsite renewable energy generation.

### Other comments

- Suggestion that the Local Plan should proactively allocate sites for renewable energy generation to meet needs.
- Highlighting the importance of modal shift in order to reduce energy consumption.

### **CLIM3 Do you agree that the Council should define 'net-zero carbon development' in this way?**

#### **CLIM3a If you answered 'no', how should the definition be improved?**

Explanations from those who answered yes but provided a comment.

- Suggestion that the Net Zero development definition/policies should be reviewed within the Plan Period as national/local policy evolves.
- Emphasis on ensuring on-site renewable energy generation where possible.

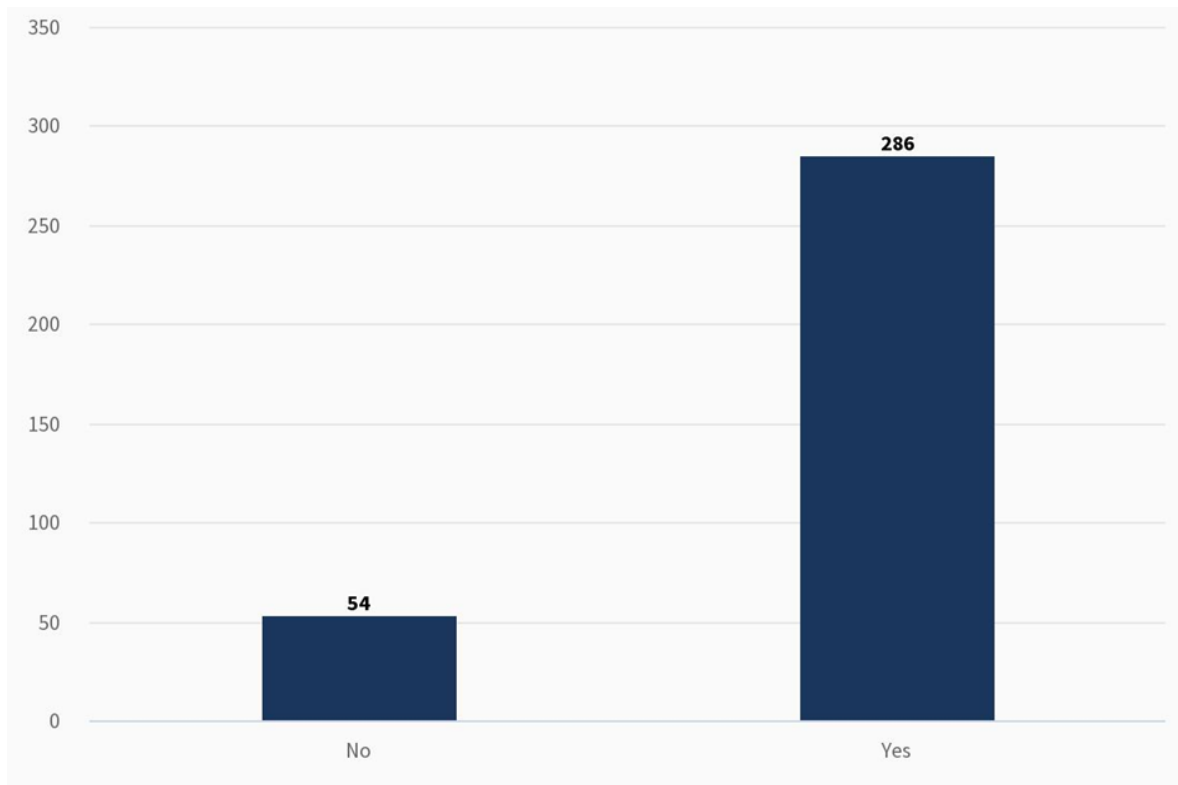
### **CLIM3 Do you agree that the Council should define 'net-zero carbon development' in this way?**

#### **CLIM3a If you answered 'no', how should the definition be improved?**

Explanations from those who did not answer but provided a comment.

- Suggestion developers should directly contribute to renewable energy/ zero carbon projects.
- Importance of allowing special consideration for historic buildings.

**CLIM4 In the future, should the Council’s policies on the design of new buildings focus more strongly on tackling climate change in accordance with the energy hierarchy?**



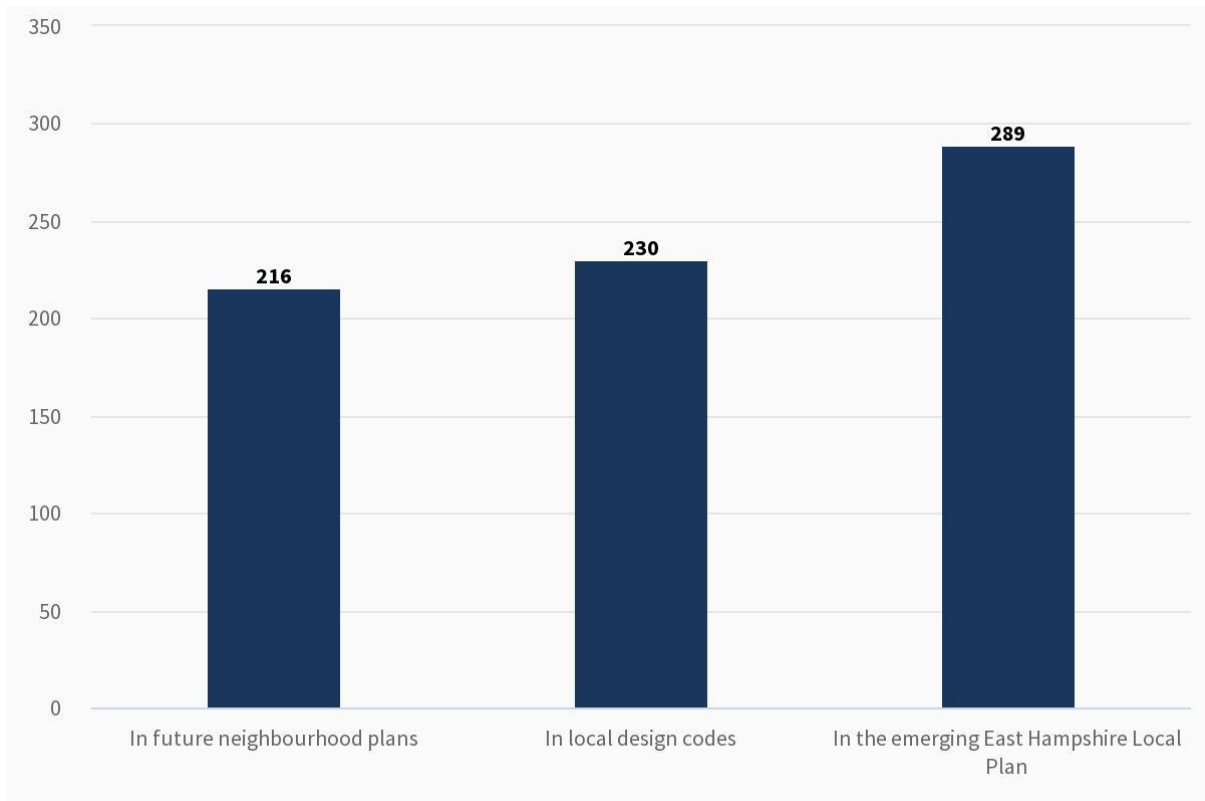
286 respondents (84%) answered yes, and 54 respondents (16%) answered no.

**CLIM4a If you answered ‘no’, how should we balance the design of new buildings with the need to tackle climate change?**

- General disagreement with climate change as a significant planning issue
- Do not enable the off-setting of emissions
- Specific changes to the hierarchy suggested (order or definition of terms)
- Support qualified with a further need to consider some omitted issues
- Support a different approach

**CLIM5 Should the detailed criteria for tackling climate change be specified in any of the following? (select one or more options)**

- In the emerging East Hampshire Local Plan
- In future neighbourhood plans
- In local design codes



In the emerging East Hampshire Local Plan was selected 289 times.

In future neighbourhood plans was selected 216 times.

In local design codes was selected 230 times.

**CLIM5a Please explain your answer**

Explanations from those who selected 'In the emerging East Hampshire Local Plan' only

Benefits to addressing the issue through the Local Plan

- For consistency
- To achieve broad coverage
- It's a scientific matter to be dealt with in the Local Plan

### **CLIM5a Please explain your answer**

Explanations from those who selected 'In future neighbourhood plans' only

- Better to deal locally, where local needs are known
- Every neighbourhood is different

### **CLIM5a Please explain your answer**

Explanations from those who selected 'In local design codes' only

Benefits of addressing the issue in local codes

- Blanket approach doesn't work
- Every area requirement is different so should be looked at individually rather than an umbrella code
- This would allow for greater detail / requirements specific to the area.
- Flexible to local needs

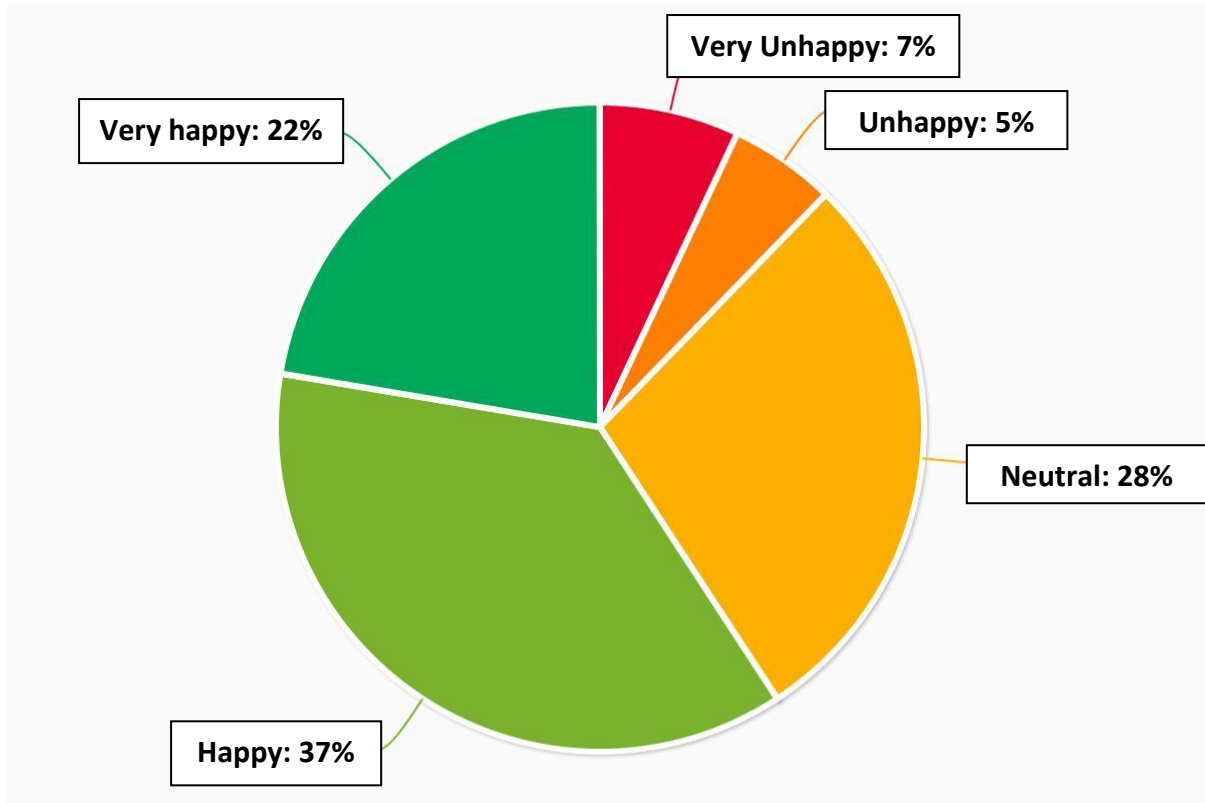
### **CLIM5a Please explain your answer**

Explanations from those who selected more than one answer

- A combined approach is needed

**CLIM6 How do you feel about using the idea of living locally to influence the location of new homes?**

**Very happy / happy / neutral / unhappy / very unhappy**



In total, 358 responses were made to this question.

**CLIM6a Please explain your response**

Explanations from those who answered, 'Very happy' and 'happy';

- Has personal, community and/or environmental benefits
- Should be part of a strategic approach to transport and/or service provision

**CLIM6a Please explain your response**

Explanations from those who answered, 'Neutral', 'unhappy' and 'very unhappy'

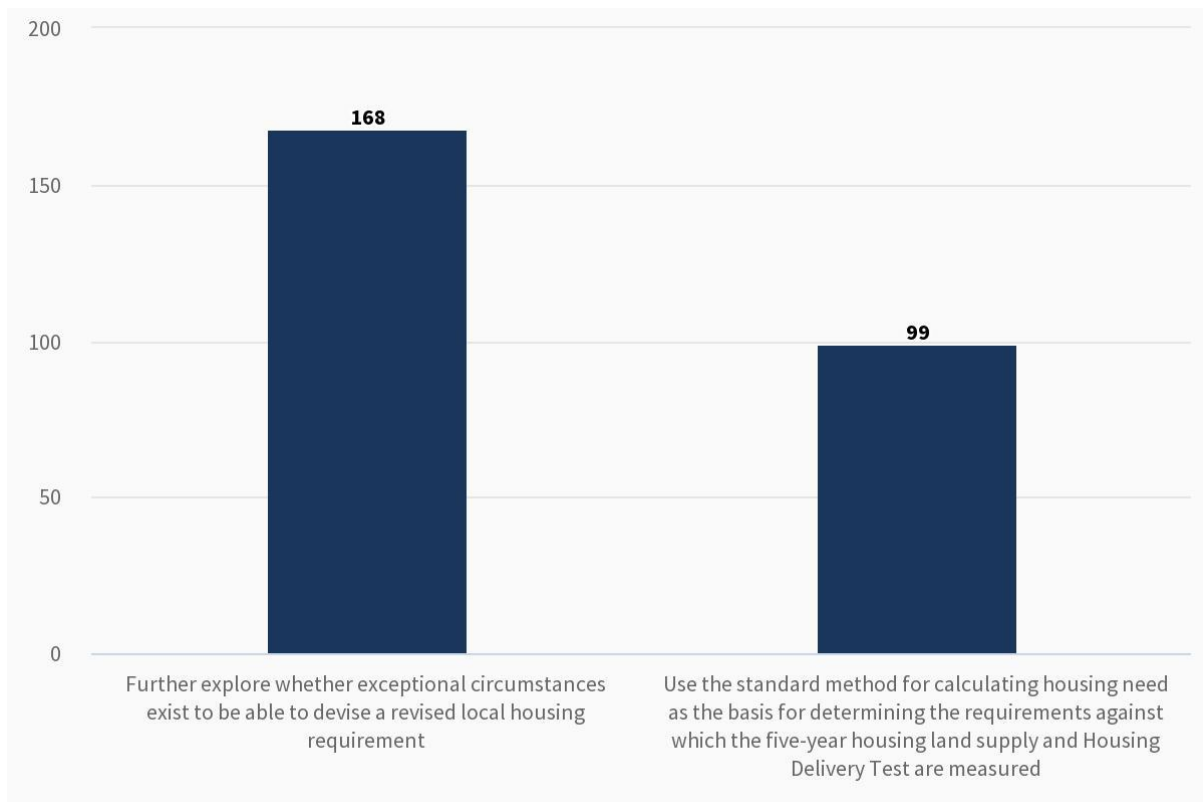
- Concerns about infrastructure provision
- Negative impacts of this approach
- Difficulties of how this would work in rural areas
- Not practical, doesn't work in reality.

## Population and Housing

### **POP1 How do you think we should proceed?**

Further explore whether exceptional circumstances exist to be able to devise a revised local housing requirement, or

Use the standard method for calculating housing need as the basis for determining the requirements against which the five-year housing land supply and Housing Delivery Test are measured.



168 respondents (63%) selected 'Further explore whether exceptional circumstances exist to be able to devise a revised local housing requirement'.

99 respondents (37%) selected 'Use the standard method for calculating housing need as the basis for determining the requirements against which the five-year housing land supply and Housing Delivery Test are measured'.

## POP1a Please explain your answer

Explanations provided by those who selected 'Use the standard method for calculating housing need as the basis for determining the requirements against which the five-year housing land supply and Housing Delivery Test are measured'.

- no evidence of exceptional circumstances
- The standard method appears to give sufficiently accurate results and provides clarity and certainty
- implications of additional resources required to constantly update the figures to justify exceptional circumstances
- Any deviation from the standard method would detrimentally impact affordability across EHDC.
- support the Local Plan looking to meet the identified local housing need and directing development to the most sustainable and accessible locations.
- There is an urgent need for new homes in East Hampshire.
- Housing need is defined within the Governments Planning Policy Guidance (PPG) as the unconstrained assessment of the number of homes needed in an area, in other words a 'policy off' figure. The PPG makes it clear that housing need is separate from the assessment of housing land availability, and, importantly, the generation of a housing requirement figure (a 'policy on' figure). Unfortunately, this distinction is not well understood, and many respondents to this consultation will attempt to further the argument that the housing need should in some way be suppressed, due to a perception that an area is 'full up' or because they feel that local infrastructure provision has become stretched over recent years.
- East Hampshire is an area that could sustain high numbers of good affordable housing.
- Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period in accordance with planning legislation and guidance.
- Should be emphasised that use of the standard method as the base-point for the housing requirement is a minimum housing figure, and uplifts to provide sufficient flexibility or to account for non-implementation or lapse rates of existing consents should be included.
- May need to consider whether actual housing need is higher than the standard method output
- The Council should not prejudge at the outset that it cannot meet the requirement of the standard method
- The HEDNA makes very plain that affordable housing needs are acute and the conclusion of the HEDNA that the SM requirement should not rise in response to this, is highly contestable.



- To start the plan-making process again whilst not meeting affordable housing needs is not appropriate if the Council does not wish to create further economic and social problems in the area
- relevant neighbouring local authorities include the South Downs National Park Authority and Havant Borough Council – both of these are unlikely to be able to meet their own housing needs, and will therefore rely on neighbouring authorities to assist them.
- Consider that there is an underestimation of inward migration in the work undertaken by Icení (Technical Note)
- The Icení Technical Note concludes that there is no evidence that the data feeding into the standard method is substantially wrong, and that this should form the basis for assessing housing need.

### **POP1a Please explain your answer**

Explanations provided by those who selected 'Further explore whether exceptional circumstances exist to be able to devise a revised local housing requirement'.

#### South Downs National Park

- Given that most of the district sits within South Downs National Park, there is a clear case for exploring exceptional circumstances given the environmental and geographical constraints of the District.
- Continuing under provision of new housing in the SDNP will increase house prices in the SDNP, exacerbating the affordability problem and increasing the district's overall housing need in a self-reinforcing cycle.
- Housing need in the areas outside the South Downs National Park is artificially inflated due to the unmet need from the SDNP
- The unmet need should not be passed on to areas outside the SDNP- it should just be taken as a general constraint on development in SDNP areas.
- should consider the north and south parishes as discrete areas when applying the affordability ratio
- Whilst recognising the value of the SDNP, it seems perverse that an area which is a significant part of the district of East Hampshire, capturing it's main town of Petersfield as well as other key settlements, have limited growth.
- Need more even distribution of housing across the District - protection of the landscape does not necessitate zero development, just careful, landscape led development delivering necessary homes for those in the area
- Concern lack of growth leads to closure of facilities – reduction in pupils and impact on local schools etc
- need a bespoke method to account for the SDNP covering 57% of the District
- should meet local needs using a bottom-up approach - the standard method calculation is flawed.
- For years the SDNP have not met their true housing need and the rest of the district have had to pick up their housing quota, this must stop and be recalculated based on current population

- Increase pressure on settlements on the edge of the SDNP to take additional housing
- the elitist SDNP which is no more beautiful than many other areas of the countryside in the south remain immune to any development.
- There is disproportionately more development on a minority of the land outside of the SDNP - roads and services are at capacity.

### Levelling-Up & Regeneration Bill

- the council should plan for enough houses to be built to meet demographic needs but no more, to avoid damaging the environment through over-development.
- EHDC should devise its own housing target based on local need
- Have greater number of homes allocated to brownfield sites.
- Housing in East Hants will continue to be out of reach of people on the lower to median income band as long as there is inward migration of people from the wider region with higher levels of income
- This consultation is premature in view of the letter of 5 December 2022 from DLUHC to all MPs.
- Due to new legislation and the amount of developments already being built the housing numbers for East Hants should be drastically lowered.
- Government figures are now advisory, not mandatory

### Infrastructure / environment

- Too much development without an associated level of infrastructure development.
- Needs to be assessed based on the plan for the infrastructure to support any new housing.
- Every area is different and should be considered on its merits and supporting infrastructure
- must reflect local circumstances, infrastructure and employment opportunities
- Housing pressure for East Hants is not sustainable
- Pressure on protected sites SPAs/ SACs, SSSIs, nature reserves, biodiversity which is in crisis

### Type of housing

- only really affordable housing is needed
- need for high class downsizing housing to free up empty bedrooms in the area in the homes of the elderly
- Housing should be spread about on the many and usable brownfield areas
- don't need 'more of the same'
- in terms of the climate crisis we can no longer expect to live in a detached home with its own garden. Housing should be being constructed in towns at a

greater density and in medium-rise buildings with access to decent parkland. Green space needs to be protected to not only ensure food production for future generations but also to protect the natural environment.

#### Need for housing/ affordability

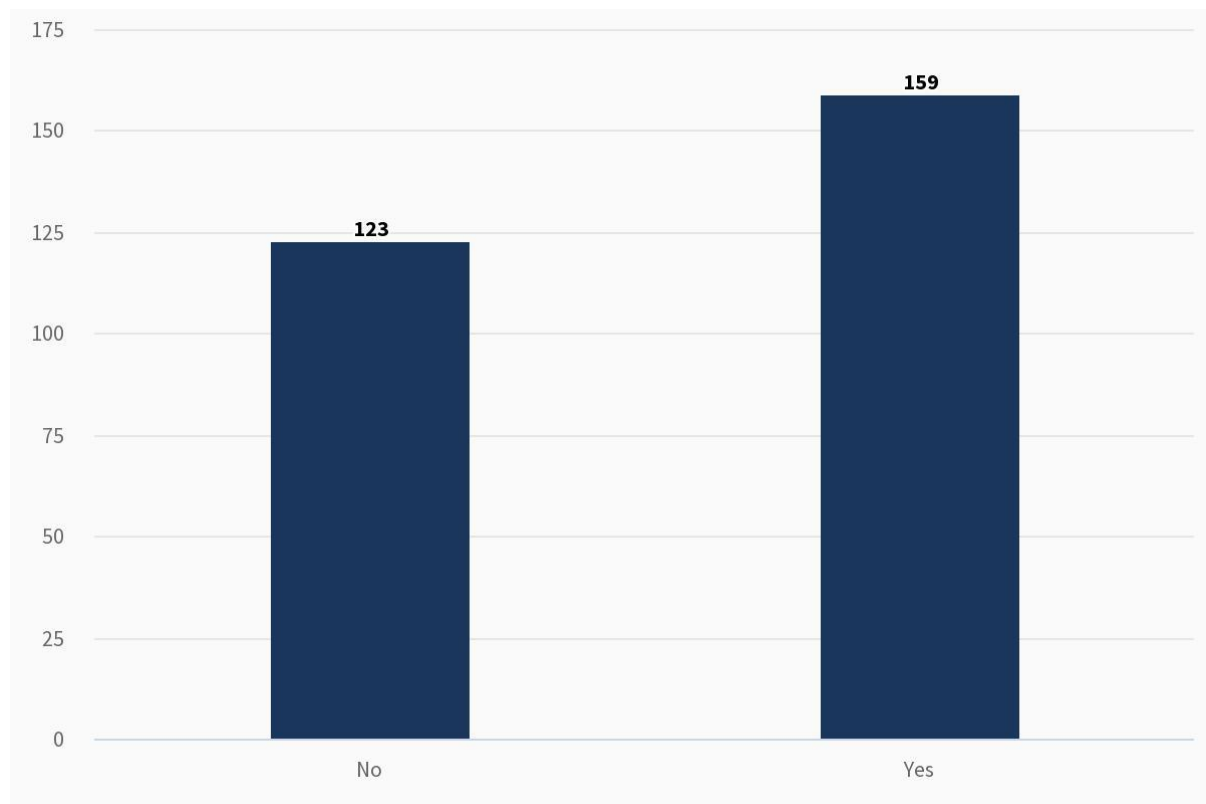
- There is no population growth – do not need more housing.
- There is no housing need.
- Housing is a local concern that should meet local needs only
- new developments built locally are not affordable
- concern predominance of larger homes being built rather than smaller homes
- support the Local Plan to adjust the target to meet the demographic need only , i.e. 381 across the district, or 319 in the Local Plan Area.
- Area does not need developer driven planning decisions without due consideration to real needs and effect on existing population and infrastructure
- too many houses being built on greenfield sites
- This is a deprived area and house prices are unaffordable for many local people
- Cutting short on housing numbers creates greater unaffordability. Market forces are a determining factor in the way housebuilders pay for the land and set their sale prices. If there's lots of competition, then this acts as a natural restraint to the rise in prices.
- Wages are very low in comparison to more affluent areas, yet house prices are comparable with those areas
- forecasts of 2014 (based on the 2011 Census) are no longer valid and should not be used in the calculations
- 2021 census confirms population growth is amongst the retired and not the working population
- Statistics don't take into consideration specific needs per area
- The uplift resulting from affordability numbers is not explained
- The high percentage of land within the SDNP relative to the rest of the area is undoubtedly prohibitive and restrictive of people trying to live in East Hampshire. Splitting the two areas into separate plans will only create division and force more housing outside of the SDNP.
- should explore the impact of the exceptional circumstances that exist in the Strategic Planning Authority Area (SPAA)

### POP1a Please explain your answer

Explanations provided by those who did not select an answer but provided comments.

- presentation of the figures is confusing
- no more housing is needed we have too much and no infrastructure to support
- The uplift on numbers of housing 'needed' due to affordability ratio does not take account of the increased pressure on infrastructure due to even more housing. Nor does it recognise the way in which increase in density of housing affects the character of our mainly rural settlements. The alternatives put forward need more context and the choice would vary across East Hampshire Planning authority.
- Exceptional circumstances DO exist

### POP2 Are there any strong reasons not to use the housing need figure of 517 new homes per year for the Local Plan? (Y/N)



123 respondents (44%) answered no, and 159 respondents (66%) answered yes.

## POP2a Please explain your answer

Explanations provided by those who answered 'Yes'.

- housing numbers should reflect the 60/40 % areas
- The latest housing projections suggest SDNP should provide 115 dpa, although the Reg.18 Plan suggests SDNP are likely to maintain the 100dpa commitment. As a result, the overall shortfall will only increase, further impacting on affordability and supply within SDNP and beyond. EHDC should therefore take the additional 15 dpa, giving a total housing figure of 532 dpa.
- Some fringe areas of the SDNP are better suited for development than adjacent areas outside the Park
- the need is not sustainable with the area available for development outside the protected South Downs park and protected environments / character areas
- Certain areas of the district are already being over developed due to the existence of the SDNP. Much more cooperation from the SDNPA needs to be obtained to ensure that any new homes are spread evenly around the district in the most appropriate and sustainable locations.
- Not a sustainable approach
- Number is too high for a rural area
- There is limited evidence to support the assessment and whether sufficient land exists within the national park boundaries to support 115 homes per year without that leading to substantial harm to protected landscapes
- further assessment is carried out to better understand the capacity for additional development within the SDNP part of East Hampshire District.
- would be appropriate to assume zero housing delivery within the National Park during the plan period with the result that the rest of the District (i.e. that covered by the emerging East Hants Local Plan) plan for the full standard method derived figure of 632 dwellings per year.
- Local infrastructure must keep up with number of houses built and be in place before the houses are built
- Local roads cannot sustain more growth
- Lack of infrastructure schools, new roads, GP surgeries, dentists, hospitals, water supply , waste water, etc
- requirement is for smaller homes not larger houses, need more bungalows
- improve quality of existing housing stock
- need genuine affordable homes
- HEDNA recognises under supply of affordable housing – the 517 figure would be knowingly accepting the local plan will fail to address during the plan period
- Southern parishes have taken significant housing numbers over the years and a more local housing needs assessment is needed to reflect this past delivery.
- this is an arbitrary calculation with no real relationship to actual housing need

- The affordability index is a flawed calculation only adding more and more higher priced dwellings and making them even further out of reach local residents there is no evidence that more housing leads to cheaper homes
- changes being enacted by Michael Gove through the National Planning Policy Framework process gives EHDC the flexibility to build only the number /type of house we actually need
- EHDC should take into account the excess historical house building in the Four Marks/South Medstead area and reduce the target for this area.
- government figures based on the existing algorithm don't reflect the population increase or the demand for affordable housing in East Hampshire
- is possible to generate a figure of between 305 and 320 new build per year for the Local Plan area if a) revisit 2014 household based projections, b) revise affordability figures and c) reflect special circumstances of SDNP.
- figure includes a "market signals uplift" which needs to be challenged and reviewed
- there are significant numbers of empty properties across East Hampshire
- data invalidated by the impact of BREXIT on immigration and a shrinking population
- The South Downs National Park Authority is not under the same policy obligation to meet its objectively assessed need as the District. The Council should model additional for affordable housing to meet the remaining latent shortfall.
- reduce number from 517 to 319 by removing the 'market signals uplift' in full
- The HEDNA confirms that the entire district is a single Housing Market Area, which implies that assigning differing population characteristics to the SDNP and LPA is an artificial concept.
- the Local Plan should be made flexible enough to take into account changes (during its term) to housing need figures brought about by: Affordability improvement following house price movements (better affordability = reduced new housing need); A change to the need calculation methodology mandated by Government; Changes to any co-operation agreements with neighbouring planning authorities; Abolition by Government of top-down housing targets .
- defer the nomination of named housing sites that would be developed more than, say, 10 years in the future, to permit future reductions to housing need to be accommodated.
- If the LPA and the SDNP each accommodate their own housing need in full, there is no credible reason why East Hants population growth rates in the SDNP and the LPA should differ
- Skewed data input means skewed data output.
- our view, this completely invalidates the 517/115 split of the 632 new homes p.a.
- the most sensible and reasonable way to split the 632 number (or any other substituted district-wide number) is on a proportionate population basis, i.e. SDNP 174 p.a. (27.5%), LPA 458 p.a. (72.5%).

- The Government has agreed local councils can have more leeway to depart from centrally-set housing targets.
- EHDC should consider the outcomes of the new housing bill currently before Parliament and rework their HEDNA housing numbers before proceeding further
- This is the minimum requirement, and should be used as a starting point.
- The government method should be skewed to using brownfield sites first.
- Too much green land being built on and habitat destruction for wildlife.

### **POP2a Please explain your answer**

Explanations provided by those who answered 'No'.

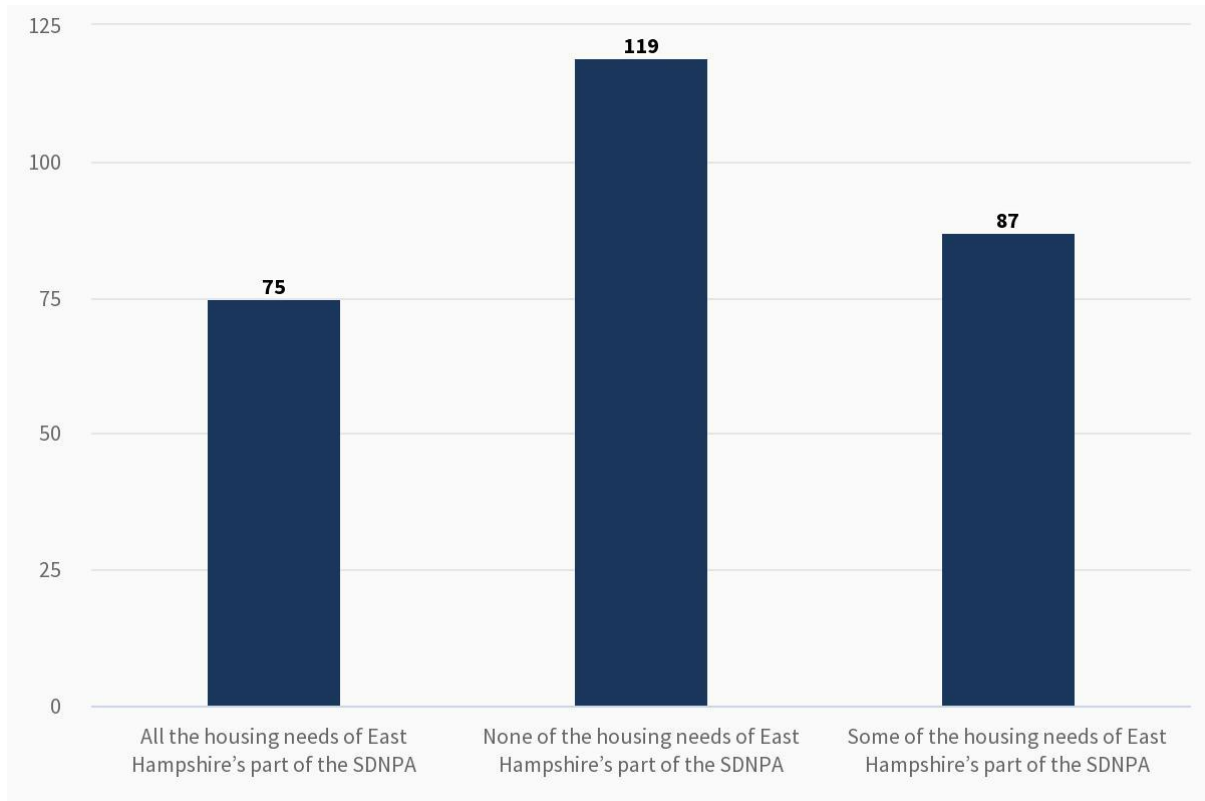
- SDNPA needs to find a way take a more equitable share of the burden.
- The assumptions on population are already biased due to overdevelopment outside the SDNP
- inadequate infrastructure such as doctors schools public transport
- The District is not so constrained that a lower number is justified – it is not covered by a significant proportion of absolute or high-order policy constraints
- There are sufficient sustainable locations from Tier 1 -3 across the district that can meet all existing and future housing numbers required by the standard method calculation of 517 new homes per year.
- If that is the genuine housing need and doesn't include need for other authorities, then we should use those figures.
- need to meet housing need as housing is unaffordable

Explanations provided by those who did not select a response but provided an explanation.

- EHDC is constrained by a large part of the district falling within South Downs, however, there are sufficient sustainable locations form Tier 1 -3 across the district that can meet all existing and future housing numbers required by the standard method calculation of 517 new homes per year.
- be aware of natural limiting factors, topography, geology, hydrology and also water supply and sewage.
- No-one who called for the establishment of the SDNP envisaged that this would lead to the establishment of a 20 mile conurbation along its north western border.
- no evidence base that this top down figure from Govt is needed locally or even sustainable.

### POP3 Based on the above should we meet

- All the housing needs of East Hampshire's part of the SDNPA, or
- None of the housing needs of East Hampshire's part of the SDNPA, or
- Some of the housing needs of East Hampshire's part of the SDNPA.



75 respondents (27%) selected meet 'All the housing needs of East Hampshire's part of the SDNPA'.

119 respondents (42%) selected met 'none of the housing needs of East Hampshire's part of the SDNPA'.

87 respondents (31%) selected meet 'some of the housing needs of East Hampshire's part of the SDNPA'.



### **POP3a Please explain your answer**

Explanations from those who answered 'All the housing needs of East Hampshire's part of the SDNPA'.

- no evidence to move away from a similar plan to before
- there is no new evidence that justifies any deviation away from the existing approach agreed in the Statements of Common Ground between the two authorities.
- The assumption that the SDNPA can accommodate 115 dpa is not justified and is not based on consultation with the SDNPA. We believe it is inappropriate to push such a percentage into a constrained area, not least without consultation
- There are strong arguments in favour of increasing the SDNPA proportion BEYOND the 115 homes p.a. suggested. Petersfield, within the SDNPA, is a town like any other, with no claim to "landscape and scenic beauty". It could easily accommodate housing growth at the same rate as Bordon or Alton
- There are plenty of options to develop such modest targets within the national park, without significant impact.
- Lots of towns within the SDNPA need houses - people still need to live and work in the SDNPA maintaining communities
- the HEDNA does not provide a sufficiently robust assessment of the capacity of the part of the District that falls within the SDNP to absorb any additional development without harm to protected landscapes. In the absence of that level of finer grained and likely landscape led assessment, it is considered that the emerging plan should seek to meet all of the needs generated by the District (including that falling within the SDNP) in the areas that are not constrained by national park designation
- SDNP should have priority to reserve its unique identity
- SDNP needs to take responsibility for more housing needs and not put them all in East Hampshire
- The settlements within the SDNPA are the most sustainable and should be delivering more housing which can be accommodated without harming the character of the National Park. They should be taking their fair share of housing and not imposing these on the northern and southern parishes
- the Local Plan should contain sufficient flexibility to provide any unmet need from the SDNPA should this arise over the next few years.

### **POP3a Please explain your answer**

Explanations from those who answered 'Some of the housing needs of East Hampshire's part of the SDNPA'.

- The projection actually forecasts a reduction in 17-64 households in the SNDPA. What is needed is how provision for over 64 is to be met.
- The countryside is a living thing not a green museum
- The SDNPA covers a significant area of East Hampshire so the plan should allow for a higher proportion of sympathetic developments within the SDNPA.
- As areas outside of the National Park are not constrained in the same manner as a protected landscape (i.e a National Park), East Hampshire should accommodate an appropriate level of growth in sustainable locations.
- There is no reason why not more homes can be built in the SDNPA however they need to be in keeping with the surroundings so thatched cottages with decent gardens in low density areas
- is important to maintain the vibrancy and vitality of the area
- must protect the national park. Once it's been built on, it will be too late to get it back
- is appropriate that some new housing is delivered within the SDNP area of East Hampshire.
- there needs to be fairer and more equitable split of housing delivery between EHDC and SDNP
- We are a retirement community and the SDNPA is a great area to retire to.
- Question of fairness

### **POP3a Please explain your answer**

Explanations from those who answered 'none of the housing needs of East Hampshire's part of the SDNPA'

- SDNP can build more than 115 pa
- must be a fair and equitable distribution of housing development
- Wrong to expect 40% of the area to take all 100% of Gov figure
- SDNPA should meet its own identified requirements – should have separate housing quotas
- The SDNPA has plenty of space to accommodate more than 115 homes per year so should actually be offering to take some of the 517 homes from EHDC.
- the intrinsic beauty and landscape of the SDNP should be preserved, there is land in towns like Petersfield and Liss for housing and infill which could be built on without any detriment to the beauty of the SDNP
- SDNP needs more housing to create viable populations in smaller unsustainable rural villages.
- The SDNPA isn't in need of any further development

- The SDNPA affordability ratio is already much higher than the rest of East Hampshire and without some housing growth communities in the Park will suffer from a gradually aging population, diminishing viability and losses of schools, shops and GPs.
- Although 43% of East Hampshire is not in the SDNP there are rural areas and protected landscapes. Amenities should not be sacrificed to enable the SDNP to restrict its housing numbers
- If you built 100 homes a year on a national park how long until it's gone?
- There is little distinction in most of EHDC between the area designated as a National Park and the countryside that is outside it.
- the total numbers are unnecessarily inflated. All of the stated 'need' comes from net inward migration
- EHDC should explore all possibilities of alternative ways to calculate housing need AND ensure that the SDNP LPA take their fair share of housing
- are very strong reasons why EHDC needs to limit its housebuilding, including that the current sewage infrastructure is already beyond capacity and there is insufficient groundwater to supply continued growth
- SDNP appears to be a "genuine constraint" for the purpose of the DLUHC Letter, so justifying a reduction in housing numbers for the rest of the District.
- The Affordability Ratio needs to be challenged in the context of East Hampshire.
- The numbers also need to take more account of the high-quality character of the local plan area, and the reduced availability of land for development when constraints resulting from designated biodiversity sites and Valued Landscapes are taken into account.

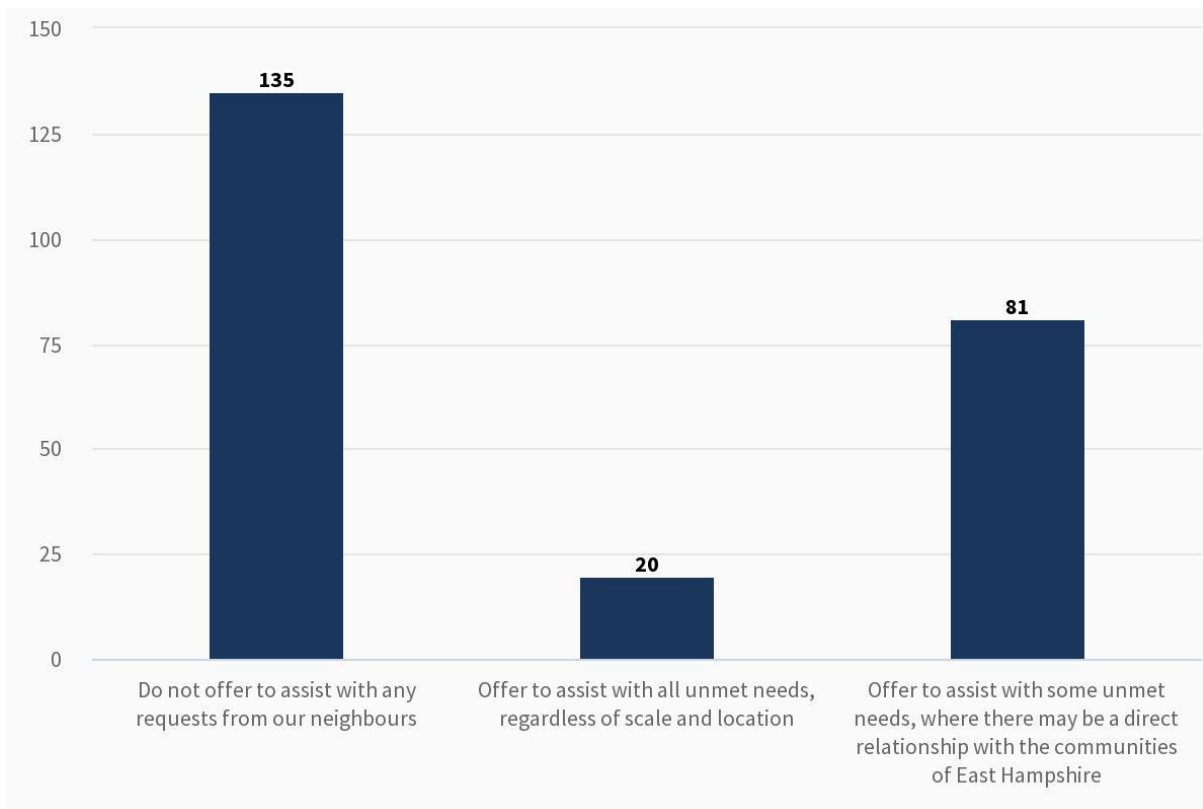
### **POP3a Please explain your answer**

Explanations from those who didn't select an answer but provided a response.

- Do not interfere with the National Park. EHDC should stick to its own territory
- There is need for new housing within SDNPA as there is with every other authority. Whilst conserving the natural beauty of the national park is important, it should not be placed above the need for new homes.
- Settlement areas, such as Liphook, that are split between the two authorities need to be assessed for housing needs as an entity to give a balanced development about the centre of the community and avoid distorting the established shape of the settlement.

**POP4 At present we do not know the precise amount of unmet need but we are aware of our neighbours seeking help, therefore do we:**

- Offer to assist with all unmet needs, regardless of scale and location, or
- Offer to assist with some unmet needs, where there may be a direct relationship with the communities of East Hampshire, or
- Do not offer to assist with any requests from our neighbours.



135 respondents (57%) selected 'Do not offer to assist with any requests from our neighbours'.

20 respondents (8%) selected 'Offer to assist with all unmet needs, regardless of scale and location'

81 respondents (35%) selected 'Offer to assist with some unmet needs, where there may be a direct relationship with the communities of East Hampshire'

#### **POP4a Please explain your reasons**

Explanations from those who selected 'Offer to assist with all unmet needs, regardless of scale and location'.

- the district has the capacity to accommodate additional development to assist in the delivery of housing to satisfy the unmet needs of neighbouring authorities
- East Hampshire is arguably more readily able to absorb development compared with more highly constrained neighbouring authorities, so not offering to assist with unmet need means that need not being met anywhere. This means the area continuing to suffer from suppressed household formation, which in the long term will affect the economic wellbeing of the local area and wider region, as well as people's quality of life.
- To be compliant with the Duty to Co-operate, the Council should continue to engage on an ongoing basis with neighbouring authorities to understand the scale of any unmet need. Once that need has been identified the Council should then assess the capacity of the district to accommodate some or all of that need. As such the Council should not take a policy decision at this early stage in the plan making process as to whether or not to accommodate unmet needs from neighbouring authorities. That decision should be based upon evidence as to whether there is capacity to accommodate unmet need
- There is a collective housing crisis we need more homes.
- It seems certain that many neighbouring and nearby authorities will have unmet needs which will need to be accommodated elsewhere, to avoid a worsening housing supply crisis. It is therefore imperative that EHDC starts planning for this now.

#### **POP4a Please explain your reasons**

Explanations from those who selected 'Offer to assist with some unmet needs, where there may be a direct relationship with the communities of East Hampshire'.

- It should be accepted that a number of the settlements within EHDC are well located to serve adjacent districts.
- There are some LPAs locally which do not have the land available to meet their own housing needs, such as LPAs with a lot of Green Belt and AONB designations, and they struggle every year to meet their housing targets. One solution to this problem would be to allocate some of their much needed housing numbers to locations with fewer policy and environmental constraints, such as East Hants, which has no Green Belt,
- want to support neighbouring areas but need to also protect the individual communities of East Hants that already exist so that they don't become absorbed into some greater whole that removes the distinctive character of any area.

- District boundaries are arbitrary and many communities and how people live their lives may transcend district boundaries
- Co-operating with neighbouring Authorities is good planning
- Cannot ignore neighbours but also cannot afford to meet all their needs due to environmental impact
- It is reasonable for East Hampshire to assist with meeting some unmet need in South Hampshire, but only for affordable housing for younger residents of East Hampshire who work in South Hampshire so they can live in the communities in which they grew up
- If there is benefit to local people with a limited number of houses from other areas then if communities agree this is not a problem.
- What about impact on infrastructure

#### **POP4a Please explain your reasons**

Explanations from those who selected 'Do not offer to assist with any requests from our neighbours'.

- Our standard method targets are artificially inflated and too high already. Why should EHDC meet the unmet needs of other LPAs ?
- There should be a clear calculation as to need and the reasons why the neighbours cannot meet the need together with how there is a direct relationship with East Hampshire communities.
- We have no brownfield land. We are a predominantly rural area. We have only 30% of land nominally available for development given the protected heathland and presence of the SDNP
- any offers to assist neighbours with their unmet housing needs be limited to considering only their demographic needs, not their housing target based on market signal uplifts. If the unmet needs at neighbouring LAs have been calculated using affordability uplifts for market signals, they are likely to overstate the demographic need because the targets will have been artificially inflated to reflect the market signals uplift in the Standard Method
- housing number expectations are already excessive
- The benefit of helping neighbouring, allows them to comply with centrally set targets rather than meeting actual demographic housing needs, while the environmental costs for East Hants in building more homes would be very real and not justified by any actual housing need. Given the recent announcement from the government to move away from mandatory housing targets, this should be an opportunity to focus on the housing that is needed while preventing environmentally harmful over-construction
- The southern parishes of Clanfield/Horndean have taken significant housing and the settlements now merge together alongside neighbouring Havant Borough settlements and those within Portsmouth City Council. There is no distinction between the settlements. We should not be fulfilling the needs of densely urban areas within PFSH.

- struggling to meet our own needs
- Infrastructure is insufficient
- SDNP need to assist East Hampshire not the other way around
- EHDC's "area" - ie net of SDNP - seems too small to provide critical mass - suggest EHDC's planning powers are transferred to or delegated to, the SDNPA, which does have size and scope for critical mass.

#### **POP4a Please explain your reasons**

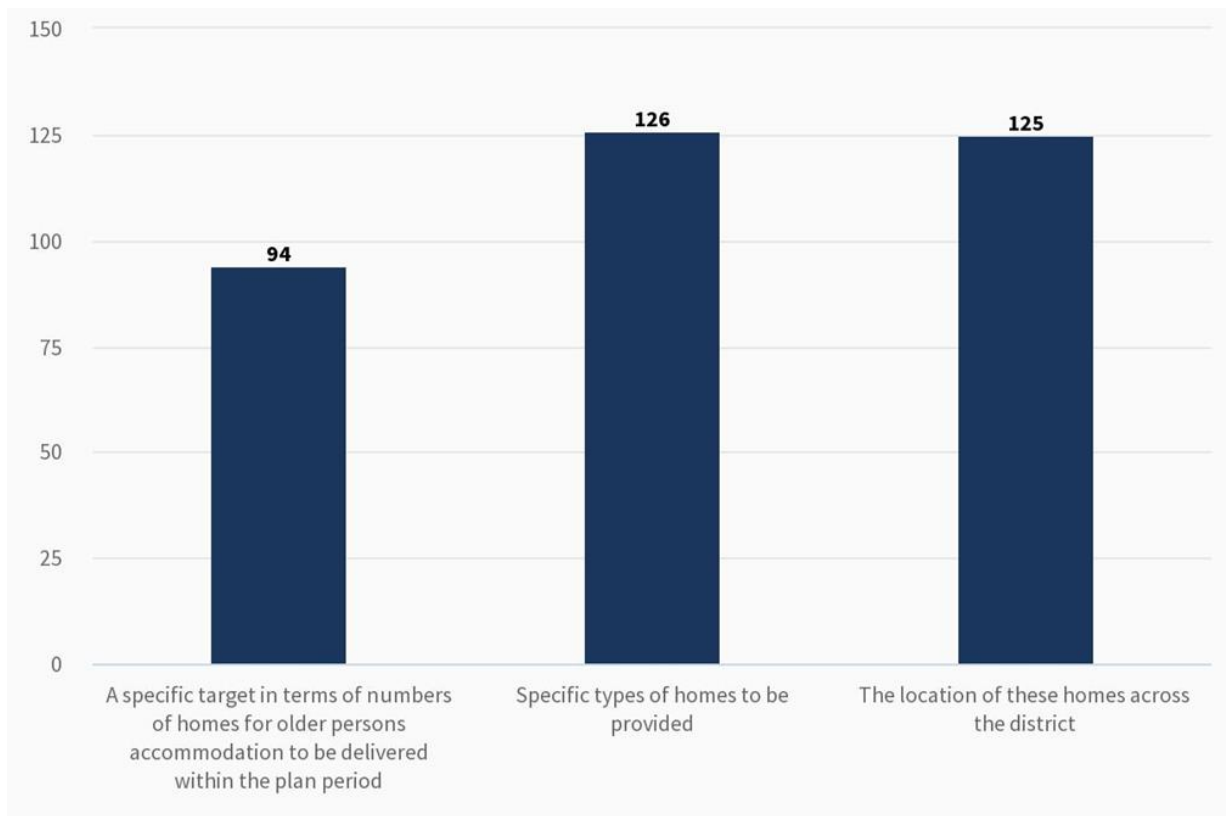
Explanations from those who did not select a response but provided an explanation.

- precise amount of unmet need is still to be agreed, given the timescales for the adoption of this new Plan (2025) assessing and planning for the level of unmet need through Statements of Common Ground between the relevant adjoining authorities will be very challenging within the timescale irrespective of the numbers involved. The scale of the challenge is also great.
- crucial that these needs are met closest to where they arise, as far as constraints allow, to avoid exacerbating energy- and carbon-intensive patterns of movement.

## Types of Housing Need

**HOU1 What should a specific policy on older persons accommodation include? Select one or more options**

- A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period
- Specific types of homes to be provided
- The location of these homes across the district



### **HOU1a Please explain your reasons**

Key points made by those who selected 'A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period' only.

- Need for clarity and to set out requirements for developers
- Meet the needs of the ageing population of the district/ reflect proportion of older people in housing targets/types
- Having a target number without specific types may be more flexible

Key points made by those who selected 'Specific types of homes to be provided' only.

- provide options for downsizing and a broad mix of housing types (e.g., independent living, sheltered, extra care, care home) for older people
- Need for:
  - smaller homes – particularly 1-2 bedrooms



- Ground floor accommodation/ bungalows
- Affordability
- Importance of proximity to services
- Need to free up large family homes in the district

Key points made by those who selected 'The location of these homes across the district' only.

- Importance of proximity to infrastructure and services
- choice of location to suit individual needs
- Suitable homes not just in the largest settlements
- Dispersal of these homes would prevent excessive strain on local services
- Older persons accommodation should be incorporated with other housing types to avoid isolation and create greater community cohesion and inclusivity between age groups

Key points made by those who selected more than one option.

- All the options are important
- Need to ensure choice and variety

#### *Planning policy/ evidence base*

- Older persons accommodation should be a key theme of the Local Plan and not just a single policy
- Need for minimum standards of older persons accommodation
- Highlighting that population change may be different in different areas – suggestion that minimal older persons accommodation is needed in Whitehill and Bordon – where more larger family homes are needed.
- Must ensure that targets reflect actual need
- Targets must be set alongside locations and mix of housing types

#### *Downsizing*

- Need for single floor accommodation - Desire for bungalows – sense that there is less commercial drive to build this type of housing and it should therefore be supported by the planning authority
- Desire to retain gardens
- Need for smaller houses in all/ a range of locations to encourage/facilitate downsizing (desire to stay close to previous homes)

#### *Location/accessibility*

- Importance of proximity to public transport (and other infrastructure and services)
  - Proximity to green space

#### *Types of housing*

- Need for a broad mix of housing types
- Need for affordable older persons housing

Summary of key points made by those who did not select an option but provided comments.

- housing mix should not be age specific
- Smaller houses should not necessarily be for older people
- Infrastructure should be in place before housing sites are determined
- in some areas there is already too much older persons housing provision

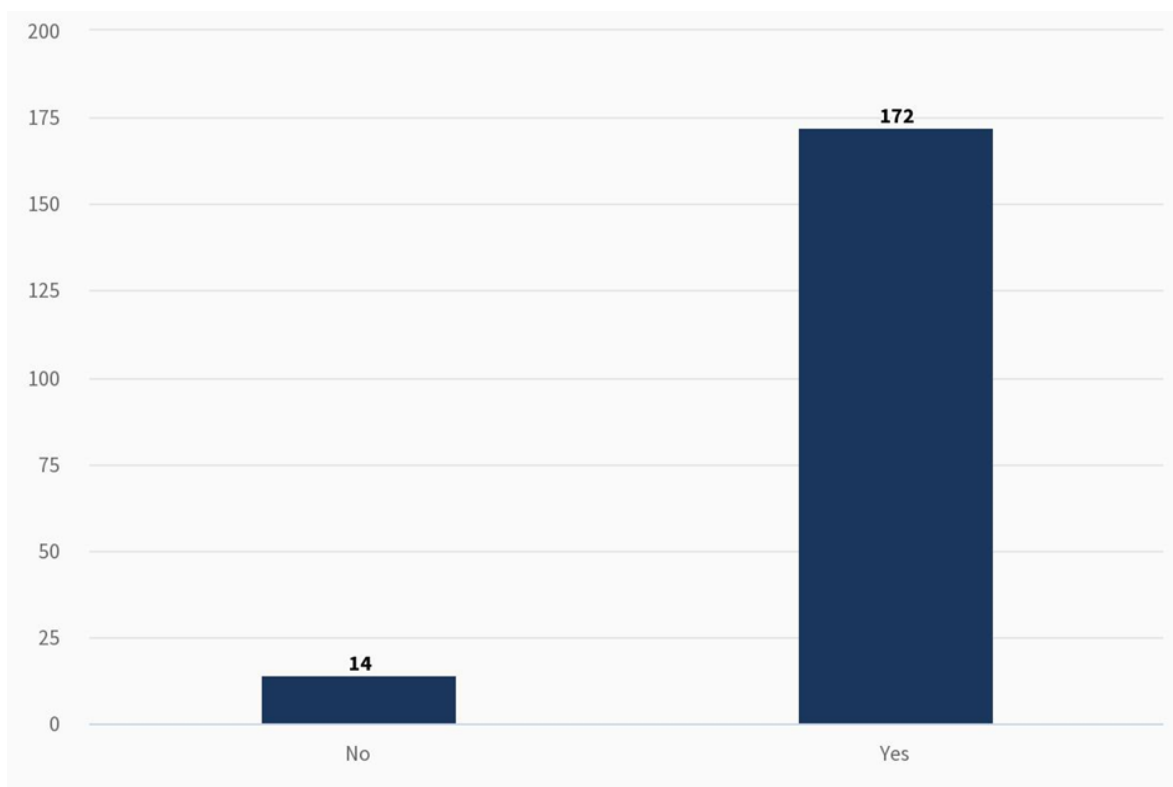
### **HOU2 Is there anything else that should be included in this policy?**

- Suggestion of age-friendly aspects of design in all new homes to future-proof them.
- Need to provide care homes and hospices
- Consider inter-generational living.

#### *Integration with other services/ additional facilities/accessibility*

- Integration of older persons infrastructure – social care, GP surgeries, pharmacies, bus services.
- Development should be near existing settlements and services – following principle of living locally.

### **HOU3 Should the Local Plan include a specific policy on adaptable housing?**



#### **HOU4 Should there be a requirement on large sites for a percentage of new homes to be adaptable? (Yes/No)**

Summary of explanations from those who answered 'No'.

- promote adapting/converting existing dwellings to meet some housing needs.
- Suggestion that adaptable homes may be better elsewhere than large sites
- They should be flexibly distributed where the need is rather than prescriptively on all large sites.
- Concerns regarding viability/house prices implications of the additional requirements
- Requires robust evidence to justify a blanket percentage.
- Potential difficulties for deliverability on certain sites.
- all new homes should be adaptable.

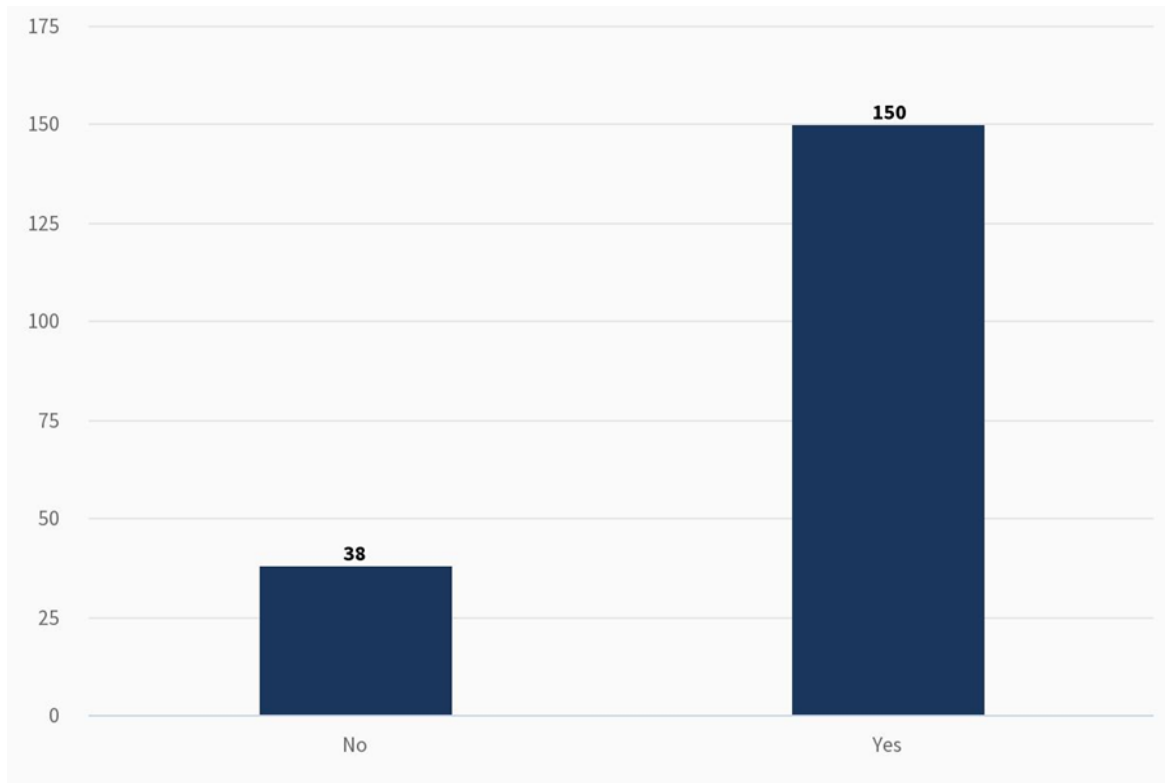
Summary of explanations from those who answered 'Yes'.

- Making homes adaptable future-proofs them to potential needs and circumstances – supports inclusivity, independence/ whole-life occupation.
- May provide homes for downsizing to free up larger family homes.
- Strong support for many/most/all new homes to be adaptable.
- Promotes mixed/diverse communities and intergenerational living.
- Need to ensure evidence is accurate and up-to-date so that any percentage requirement reflects this.
- Such homes should be located near existing communities so disabled/older persons can remain in/near their communities.
- Adaptable homes should be located near/accessible to public transport and other services.
- of provision for accommodation for carers/social care workers near to adaptable homes
- Support for Lifetime homes standard.

#### *Policy*

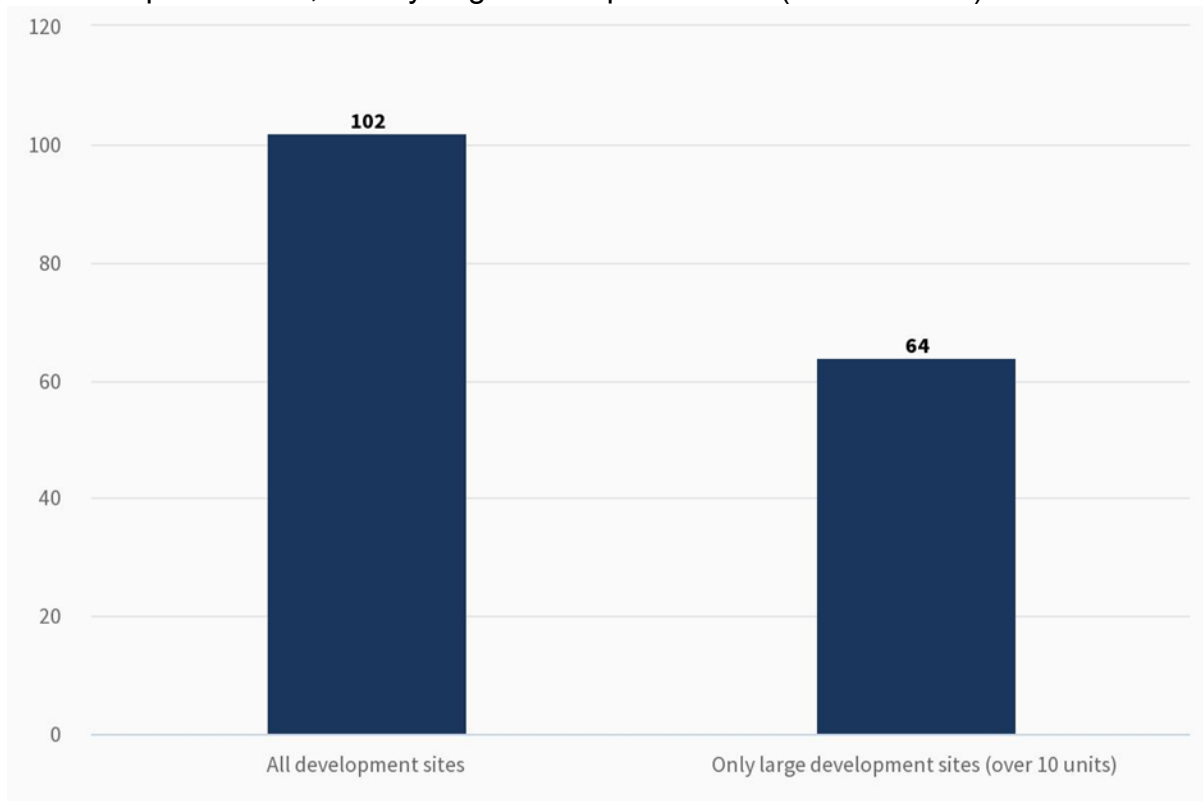
- Requirements ensures the delivery of needed adaptable homes.
- Such policy supports equalities objectives/requirements.
- Suggestion that adaptable homes should be/will be covered by national policy/building regulations.
- Differing suggestions on what the percentage would be - (10%, 25% etc.)

**HOU5 Should the Local Plan include a policy to specify the percentage of smaller homes on development sites? (Yes/No)**



## HOU6 Should a percentage of smaller homes to be provided on: (Select one)

All development sites, or only large development sites (over 10 units).



## HOU6a Please explain your reasons

Summary of explanations from those who answered 'All development sites'.

- Importance of supporting and creating diverse communities/community cohesion
- Ensure that smaller homes for older persons are walkable to services.
- There is clear need shown in the HEDNA for smaller homes.
- Sense that very few of homes currently be delivered are small – concerns surrounding excessive delivery of 'executive houses.'
- There may be differences in demand between market homes and affordable.
- Different areas within the district have different needs.
- Support for percentage requirement.
- Need for homes for young people.
- Genuinely affordable houses needed
- Need for downsizing to free up larger homes in the district.
- Need for good space standards within dwellings – smaller homes should not have relatively small rooms.
- Needed to ensure choice.
- People may not want to live on a large development.

Summary of explanations from those who answered 'Only large development sites (over 10 units)'.

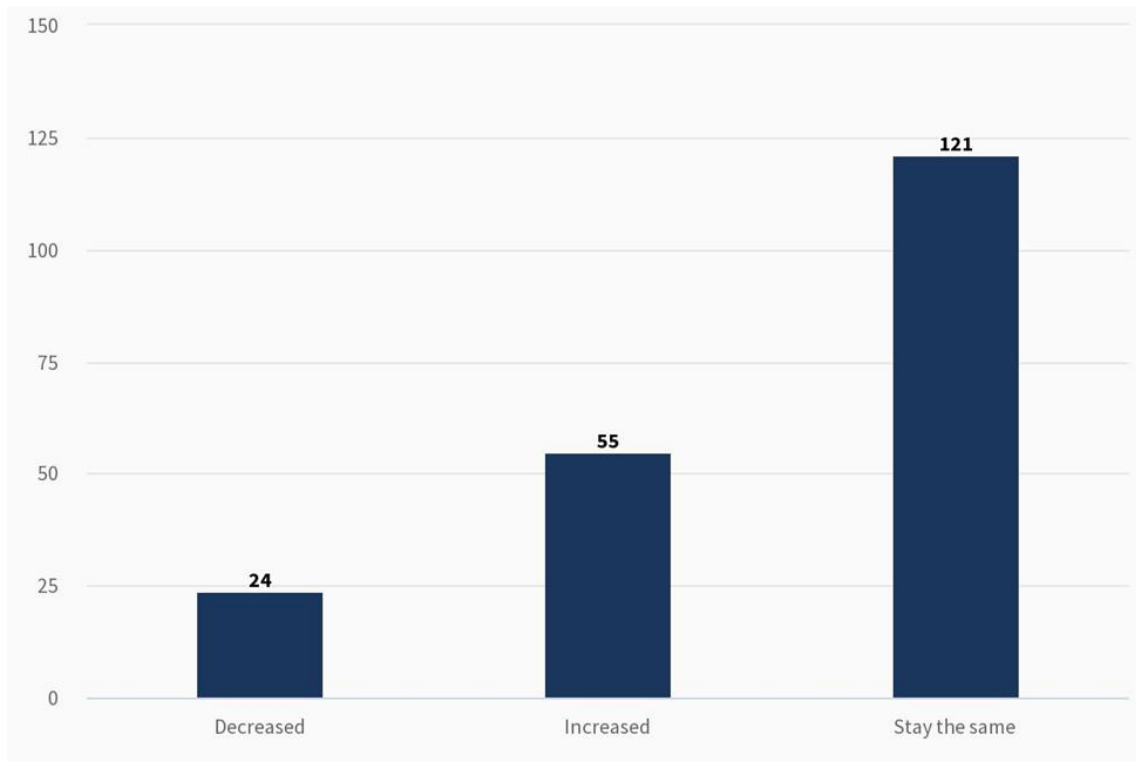
- Potential viability issues/not always needed/ may not be feasible on certain sites.
- Household size is declining and may continue to do so.
- Need for bungalows.
- This may be more likely to ensure access to facilities (large sites unlikely to be in isolated rural locations).
- Need to ensure new developments are mixed and well balanced.
- Housing mix should include all types of homes and meet the needs of all.
- Smaller homes are likely to be more affordable.
- Arguing that affordable houses should not necessarily be small.
- Suggestion of higher threshold than 10.

Summary of explanations from those who did not select an answer but provided a comment.

- Unsure if requiring a percentage is reasonable – suggest general support instead.
- Smaller houses are more inflexible to meet housing needs.
- Flexibility needed/ not all sites suitable for such a policy – site-by-site assessment of what is needed.

**HOU7 The current requirement is that 40% of new homes on qualifying sites are affordable homes? Should the % requirement for affordable homes be: (select one)**

- Increased, or
- Decreased, or
- Stay the same?



**HOU7a Please explain your answer**

Summary of explanations from those who selected 'Increased'.

- Significant need for more affordable homes in the district.
- East Hampshire is a highly unaffordable place to live (e.g., see affordability ratio) - suggestion there needs to be a push towards social/social rented housing. - Council should deliver affordable/social housing.
- focus on affordable provision for older persons and families would free up smaller homes for younger people.
- too much leniency towards developments not meeting the 40% affordable requirement.
- More affordable homes allow young people to stay in the area
- increasing the affordable percentage is preferable to increasing overall housing numbers (with the implication this would still deliver greater affordable housing).

Summary of explanations from those who selected 'Decreased'.

- Concerns that the specified target number of new homes is too high.
- feasibility of affordable housing should be looked at by site.
- focus should be on social housing rather than affordable.
- Idea of developments that are entirely affordable in sustainable locations, while other sites that are 'not suitable' would not require affordable provision.

Summary of explanations from those who selected 'stay the same'.

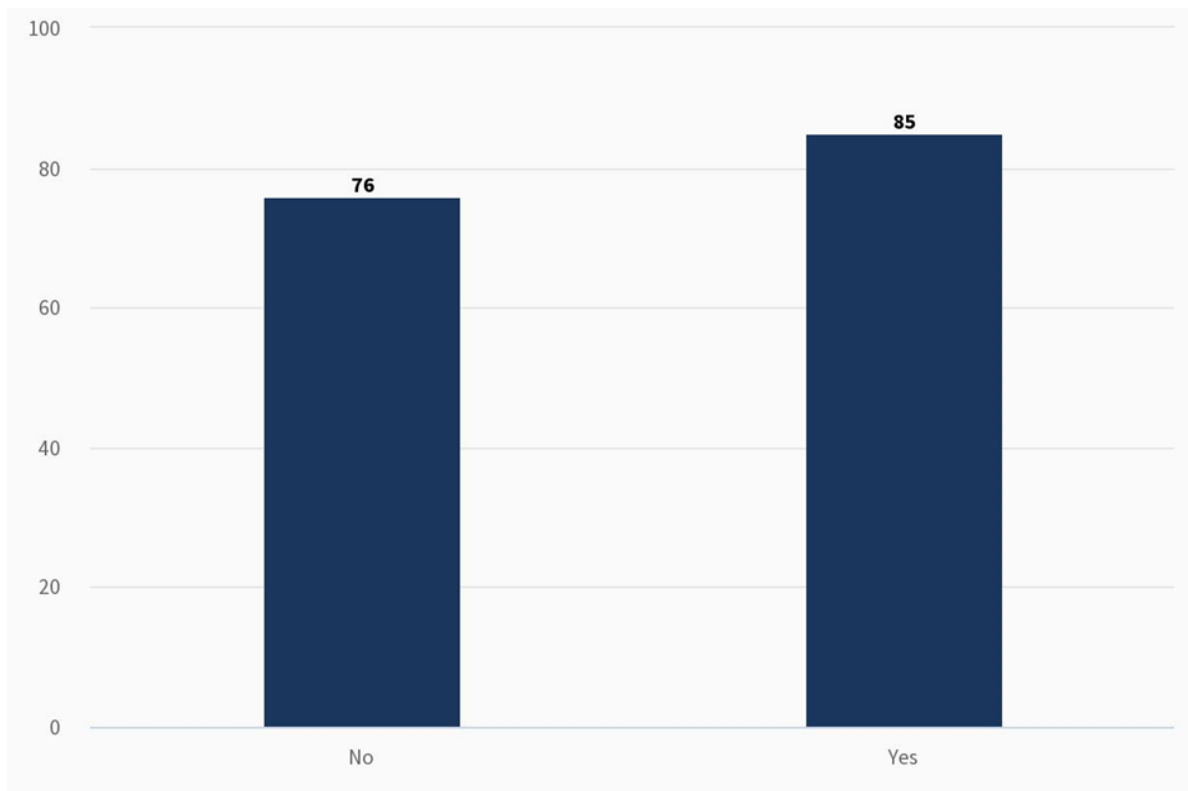
- perception that developments are not currently delivering 40% affordable.
- Must be more rigidly enforced with no exceptions to ensure increased supply of affordable housing – strong support for this point.
- Seek a more localised definition of affordable.
- Suggestion of creating a Council Housing Company to deliver affordable housing.
- Criticism of First Homes – e.g., constrained by maximum sale value of £250,000.
- Size of affordable properties should meet needs.
- Promotion of more affordable older persons housing.
- 40% provides a balance between housing needs and viability.
- If viable, developers may look to over-deliver beyond 40% to meet needs.
- Suggestion of flexibility within the policy – possible to move slightly higher or lower depending on viability.
- Suggestion of requiring affordable housing on all sites.
- General consensus that 40% is a reasonable figure.

Summary of responses from those who did not select an answer but provided a comment.

- The policy must be informed by the viability assessment.
- Concern that affordable homes may have fewer bedrooms when people that need them need more bedrooms (large family homes).



**HOU8 Are there any other forms of housing that the Local Plan should refer to?(Y/N)**



**HOU8a If yes, then please state what other forms of housing**

*Traveller Accommodation*

- Traveller sites/ accommodation are needed – impact on existing environment must be considered.

*Self and Custom Build*

- Self & Custom build should be encouraged – there are also statutory requirements.
- Suggestion to emphasise zero carbon homes within this.

*Miscellaneous*

- Apartments/ flats
- Maisonettes
- Bungalows
- Mobile homes
- HMOs

*Affordable*

- More shared ownership
- Significantly more social/affordable/ 'council' housing.

*Older persons/ care/ specialist*

- Retirement homes/extra care

*Other comments*

- Short-term rental accommodation/tourist accommodation
- Seasonal agricultural worker accommodation
- Conversion of vacant retail/commercial to affordable housing/older persons housing
- Provision for homeless people
- Larger housing (e.g., suitable for home businesses)

Summary of comments from those who answered 'no' but provided comments.

- Suggestion self-build and custom build should not be a focus, lacks evidenced need and can only ever deliver a very small fraction of housing need.

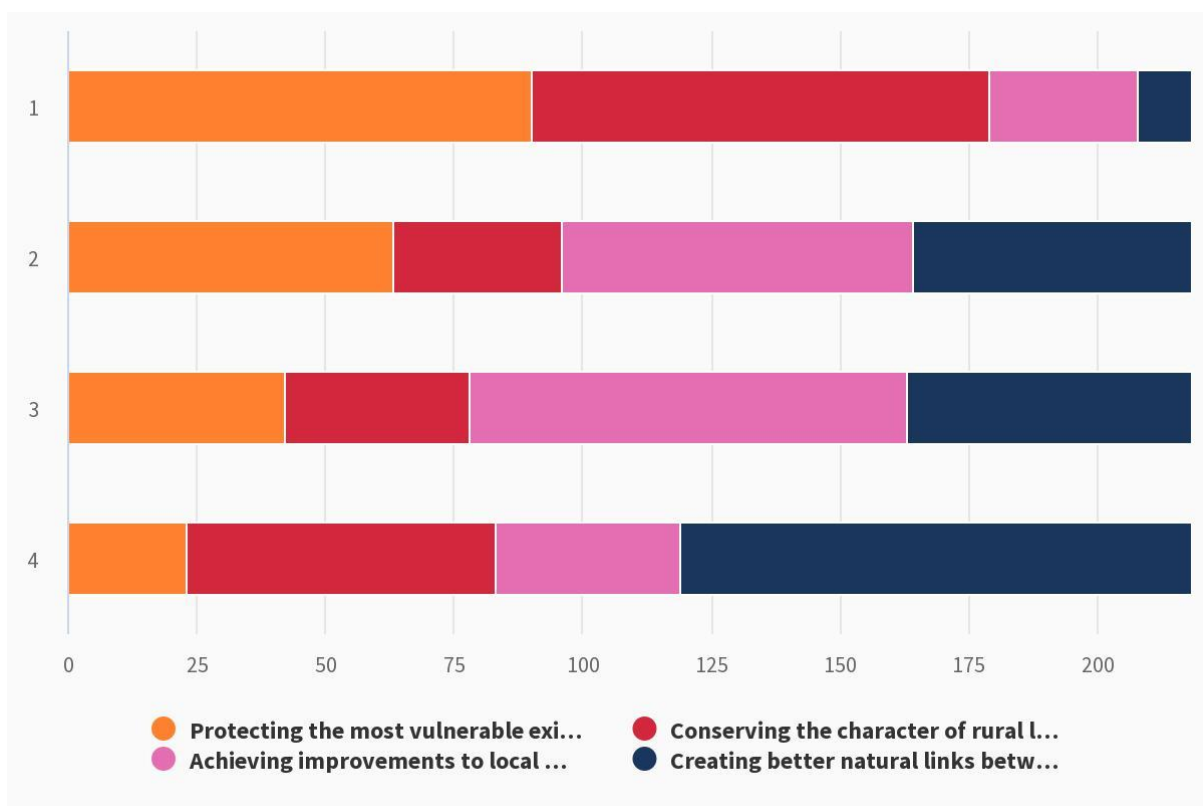
Summary of comments from those who did not select an answer but provided comments.

- Need for more rented accommodation – particularly social rented.
- Carbon neutral/ eco homes.
- Self-build and custom build – suggestion it should be its own policy.

## Environment

ENV1 Which of the below environmental considerations is most important to you? (sort in order of importance)

- Creating better natural links between existing habitats
- Conserving the character of rural landscapes
- Protecting the most vulnerable existing protected habitats and species
- Achieving improvements to local wildlife habitats

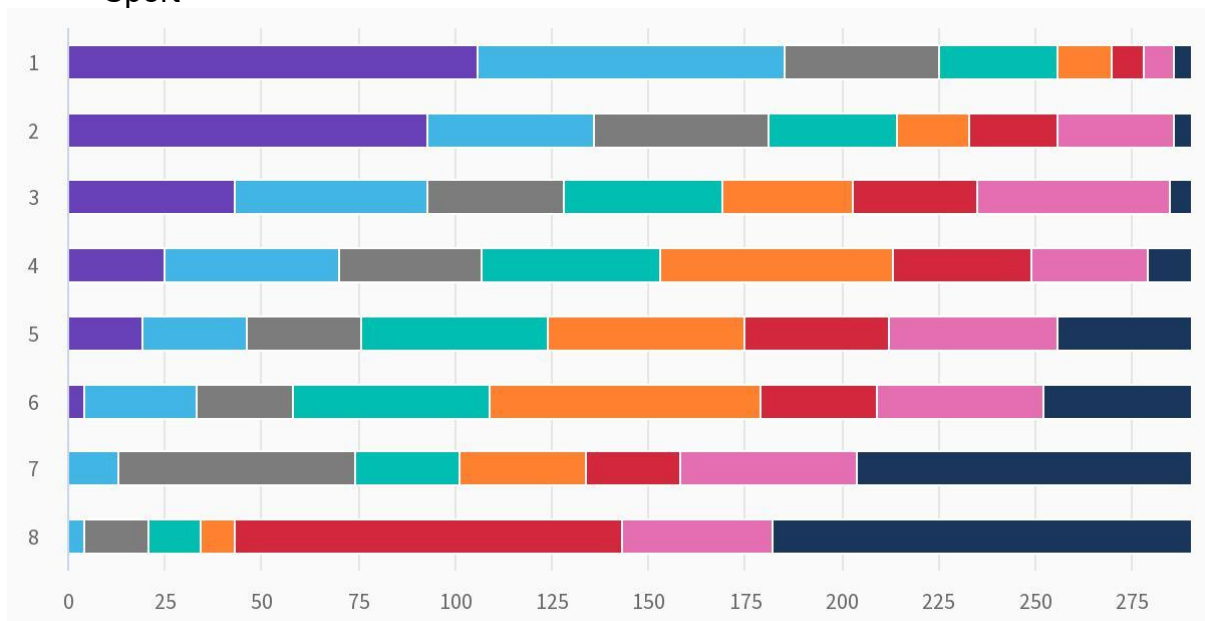


Conserving rural character and protecting vulnerable existing habitats and species were both chosen by just over 40% as the most important consideration.

## Infrastructure

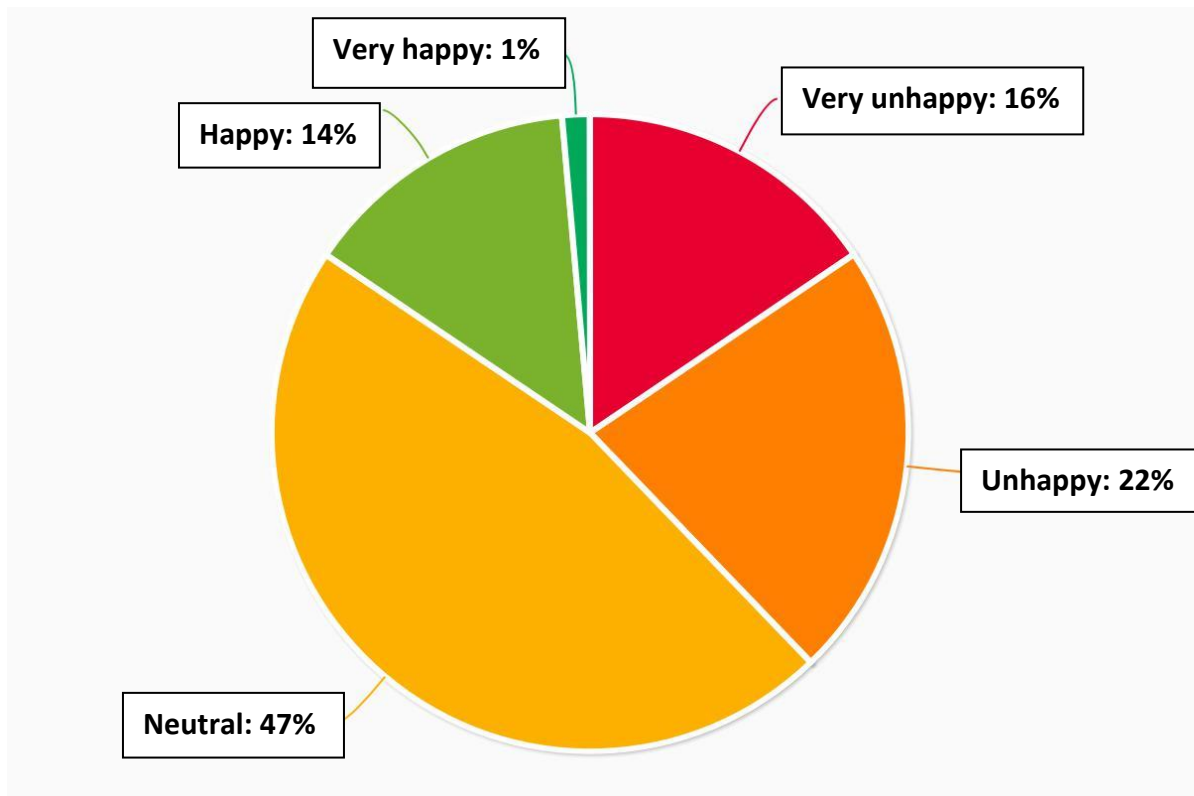
INF1 What type of infrastructure is most important to you? (sort in order of importance)

- Health
- Transport
- Energy supplies and water
- Green spaces
- Community facilities
- Internet and mobile phone reception
- Schools, colleges
- Sport



Health and transport were most commonly ranked highest, while sport and internet and mobile phone reception were lowest.

**INF2 How do you feel about the allocation of CIL funds to date?**



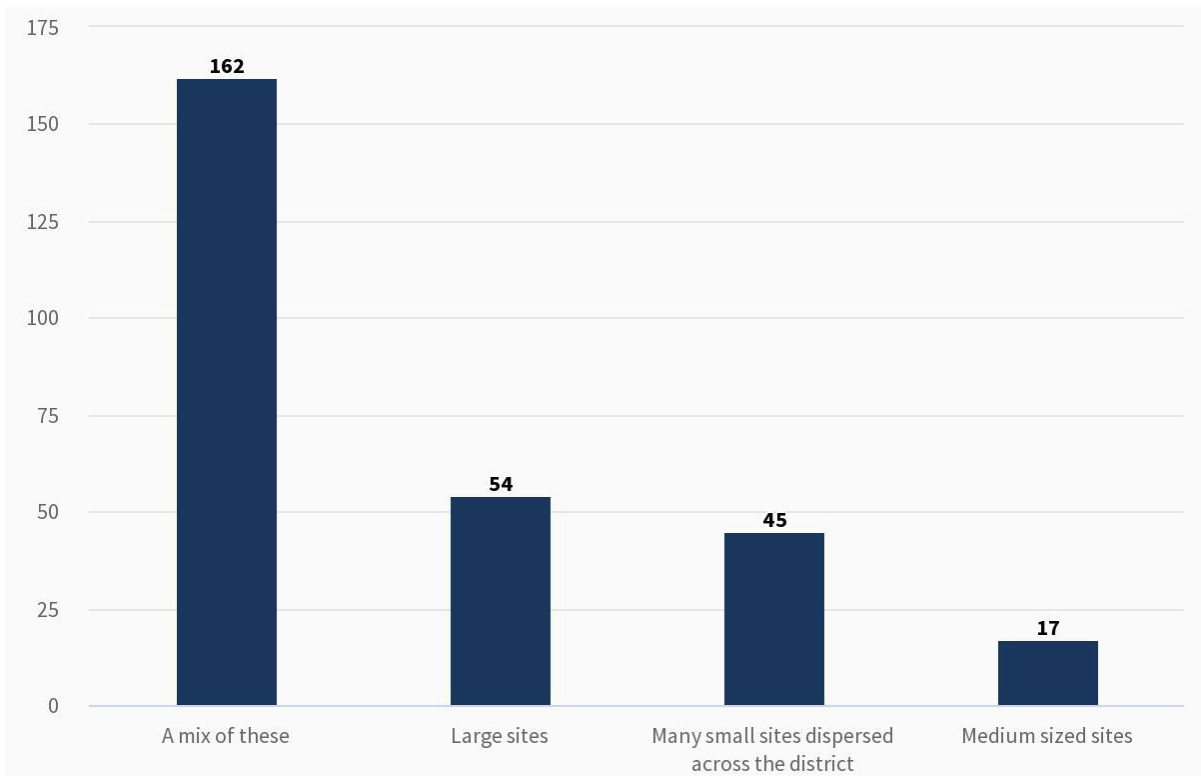
There were 283 responses made to this question in total.

**How, where and when infrastructure is provided can relate to the size of new development.**

**INF3 Which of these do you think provides the best outcome for infrastructure provision? (select one option)**

Many small sites dispersed across the district

- Medium sized sites
- Large sites
- A mix of these



- 162 respondents (58%) selected a mix of these
- 54 respondents (20%) selected large sites
- 45 respondents (16%) selected many small sites dispersed across the district
- 17 respondents (6%) selected medium sized sites

### INF3a Please explain your answer

Feedback relating to the question

- Suggestions that infrastructure provision should come before housing development.
- Suggestion that the question itself unfairly implies large sites are required for any new infrastructure.
- Questioning the necessity for linking development options with infrastructure provision – housing development should not be led by an aim of generating funds for infrastructure.
- Lack of information/ respondents felt they could not make an informed decision.
- Some wanted to express no development was preferred.

Summary of key points made by those who selected 'many small sites':

*Considered benefits of small sites*

- Smaller sites are better for accessibility.
- Less opposition to smaller sites.
- Smaller sites fit better with the district's existing, often rural, character and spread the load of new development.
- Less opposition to smaller sites.

*CIL/Infrastructure*

- Necessity of ensuring developer contributions are spent on infrastructure as close as possible to development sites.
- There is not enough funding for infrastructure and developer contributions do not satisfactorily meet infrastructure needs/ alternative ways of funding infrastructure would be preferable.

*Considered negative aspects of larger sites*

- Medium and particularly large sites have a greater negative impact on traffic and local services.
- Small sites may be overlooked in favour of large sites.

Summary of key points made by those who selected 'medium sized sites':

- Medium sized sites provide a balance between greater infrastructure investment/ developer contributions and strain on local services and existing infrastructure relative to large or small sites.

Summary of key points from those who selected 'large sites':

*Considered benefits of large sites*

- Large sites provide the greatest local infrastructure investment and could mean more cohesive investment as less disagreement over contributions from small sites – economies of scale.
- Larger sites ultimately may provide a greater physical space on which facilities and infrastructure can potentially be delivered.
- May be better for integrating active travel and contributing towards 20 min neighbourhoods.

*Considered negative aspects of smaller sites*

- Small sites may create greater pressure on existing services without adding new infrastructure.

*CIL/Infrastructure*

- General impression that considerable housing is being built in the district, but little infrastructure seems to be being delivered.
- Greater investment & ambition needed.

Summary of key points from those who selected 'a mix of these'

*Considered benefits of a mix of sites*

- Need to be flexible – different scales are appropriate in different areas/ different areas have different needs.
- Provides choice/ balance/ spreads burden and benefits.
- Key for viability and sustainability of development.

*Considered negative aspects of alternatives*

- One size does not fit all requirements.

*CIL/Infrastructure*

- Highlighting importance of new health infrastructure.
- Need to include childcare infrastructure in the local plan.
- Importance of giving priority to the projects identified in the Playing Pitch Strategy.
- Importance of high-speed broadband.
- Whitehill & Bordon needs large-scale infrastructure projects to match the scale of development.
- Importance of considering environmental factors and climate change in infrastructure decisions.
- Neighbourhood Plans needed in all areas to ensure effectiveness of CIL allocation and co-ordinated priorities.
- Suggestion that CIL may be allocated to 'superficial' projects rather than critical infrastructure.
- Successful delivery of CIL-funded projects may improve public perception of developers and the Local Authority.

*Spatial distribution*

- Brownfield sites should be prioritised.

*Process*

- Desire for change in the CIL process so that all money collected is spent.

Summary of key points from those who did not select an answer but provided a comment.

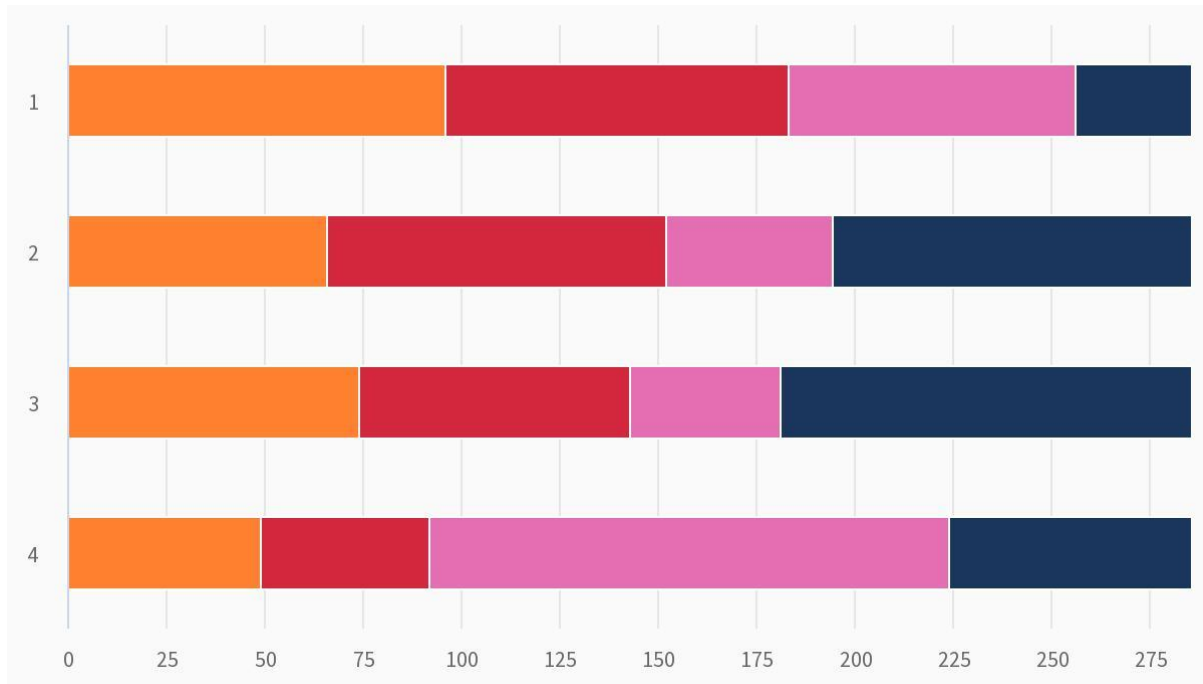
- Infrastructure spending should give higher priority to climate change and biodiversity.
- Importance of new healthcare infrastructure.



## Development Options

### DEV1 Please rank these options in order of preference

- Option 1: Disperse new development to a wider range of settlements
- Option 2: Concentrate new development in the largest settlements
- Option 3: Distribute new development by population
- Option 4: Concentrate development in a new settlement



This returned quite a split result with options 1 and 2 having around 30% first preference. While option 4 also had around 25% first preference, it was also by far the most commonly ranked least preferred.

### DEV2 Why have you ranked the options this way?

Summary of reasons given by those who ranked 'Development Options - Option 1: Disperse new development to a wider range of settlements' as their preference

#### *Infrastructure*

- Less impact on existing infrastructure/ existing infrastructure would require relatively minimal investment to be able to cope with the limited new demand.
- Suggestion that too much development is currently being focused in a few specific areas/need to prevent urban sprawl.

### *Equal distribution/ spread development*

- Promotion of sustainable growth within existing settlements which have existing services to support some expansion.
- Idea of 'spreading the load' more equitably.
- Spread development where there is good existing transport infrastructure, which can be improved.
- Ensure range of housing options in all areas.

### *Protect from over development/sprawl*

- Ensure development is not concentrated on SDNP boundary.
- Allows large settlements/ towns to expand sustainably without having to meet all of the district's need.

### *Living Locally*

- The approach is consistent with facilitating the living locally concept – supports sustainable growth (in housing, infrastructure, and services) and vitality of a broad range of settlements.
- Concerns surrounding the promotion/implementation of living locally.

### *Validity of the question/ Other comments*

- Querying the similarity of the potential outcomes of different Options.
- Ensures development is proportionate to the sustainability of the settlement.
- Allows small brownfield delivery in smaller settlements.
- Increases choice across the district, as opposed to concentrating in area.

Summary of reasons given by those who ranked 'Development Options - Option 2: Concentrate new development in the largest settlements' as their preference

### *Most sustainable locations*

- Considerable support for focusing on the places which have the greatest existing infrastructure to support growth.
- Suggestion East Hants has a suitable number of sustainable large settlements within which to focus this development.
- Desire to focus on places with rail/ good bus links for new development.
- Large settlements may reasonably be expected to be the most popular locations to live/ where housing demand is greatest.

### *Infrastructure*

- More infrastructure available and more scope to improve/add infrastructure

### *Protect villages/rural character/countryside*

- This approach will protect smaller villages

### *Living locally*

- Greater opportunity to walk, cycle or use public transport

### *Climate change*

- Result in fewer car journeys

Summary of reasons given by those who ranked 'Development Options - Option 3: Distribute new development by population' as their preference

### *Infrastructure*

- Infrastructure may not be able to cope in largest settlements

### *Proportionate/flexibility*

- Enables settlements to grow at their own pace, proportionately

### *Climate Change*

- New development should be around existing settlements, reducing the need to travel

Summary of reasons given by those who ranked 'Option 4: Concentrate development in a new settlement' as their preference

### *Infrastructure*

- A new settlement can provide the infrastructure needed on site
- Helps to secure the infrastructure
- Larger sites create more CIL and infrastructure opportunities
- More likely to be near existing infrastructure, like travel infrastructure

### *Less impact on other settlements*

- Helps to protect existing smaller settlements
- Less pressure on existing communities

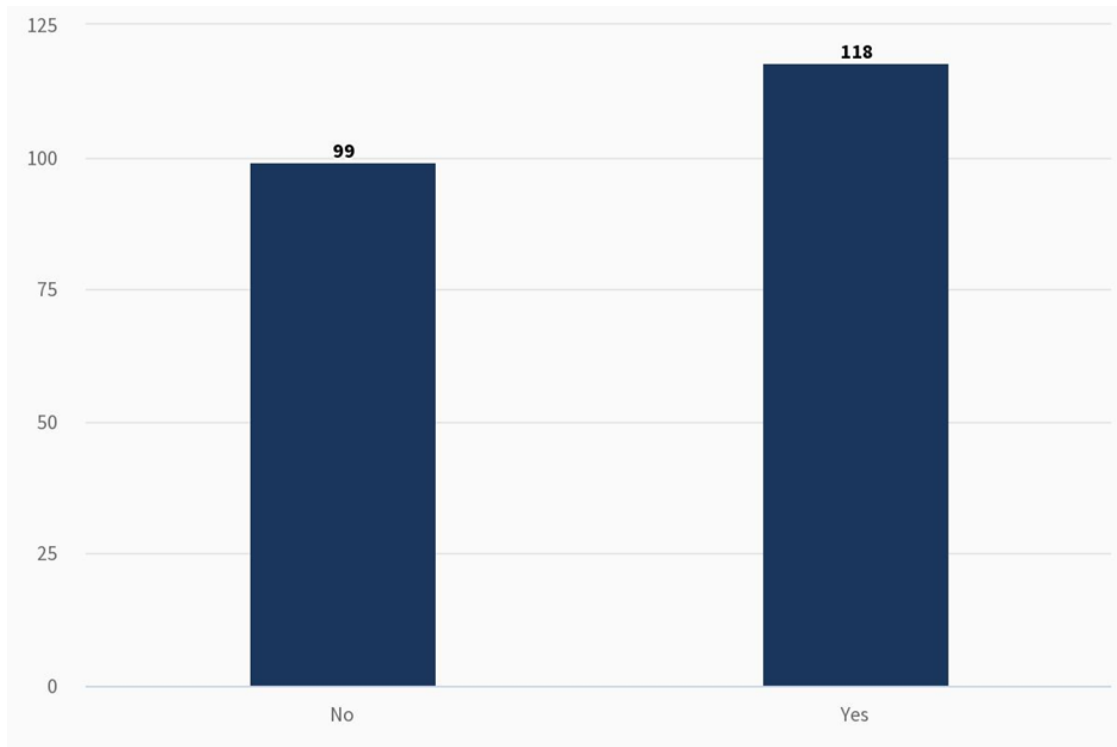
### *Climate change*

- Allows a clean sheet on which to plan a development and meet climate change requirements

### *Strategic location*

- Strategically placed to take account of where people work, and travel to, to minimise travel by car

### DEV3 Are there any alternative options we should consider?



118 respondents (54%) answered yes, and 99 respondents (46%) answered no.

#### DEV3a If yes, please explain

##### *South Downs National Park*

- Greater development in the SDNP
- Consider further growth in Petersfield

##### *Brownfield/ regeneration*

- Concentrate development on brownfield land
- Only build on brown field land
- Brownfield first approach

##### *Infrastructure*

- Infrastructure should be provided before the development

##### *Type of housing*

- Acknowledging different types of housing needed, e.g. Self build, older persons
- Encourage greater occupation of existing houses

### *Living Locally*

- Priority to 20 minute neighbourhoods

### *Mix*

- A combination of approaches

### *Spread/ distribution across the district*

### *New towns/ eco towns/ large sites*

### *Infill*

### *Climate Change*

- Concerns about flood risk

### *Housing Requirement*

- Revise targets
- Housing number too high

### Summary from those who answered no, but provided a comment

- Suggestion alternative options do not need to be considered at this stage as the Plan can/will be adapted in the future.
- Idea of a transport-led spatial option prioritising locations by accessibility and ability to deliver 20-minute neighbourhoods.

### Summary from those who did not select an answer, but provided a response

- Consider constraints at earliest point in plan-making process.
- Suggestion Bentley is ignored as an option.

**Call for Traveller Sites**  
**Gypsy, Traveller and Travelling Showpeople accommodation**

The following suggestions were received:

Penns Place, Petersfield
Petersfield locations
South Downs National Park
Scotland
Land north of Wolf's Lane, Chawton
Sickles Lane, Kingsley
Farmland outside Farnham on A31 which is on flood plain could be raised and used
Not next door to existing private dwellings. Spare farm land that is not productive.
No comment / no suggestions / no suitable land
Question the authenticity of travellers if have a permanent base

\*Note, these are suggestions made by respondents to the consultation. There is no planning status attributed to them from this list.

## Summary of call for 'Green Sites'

*If you know of possible land for these uses in East Hampshire, please tell us about it.*

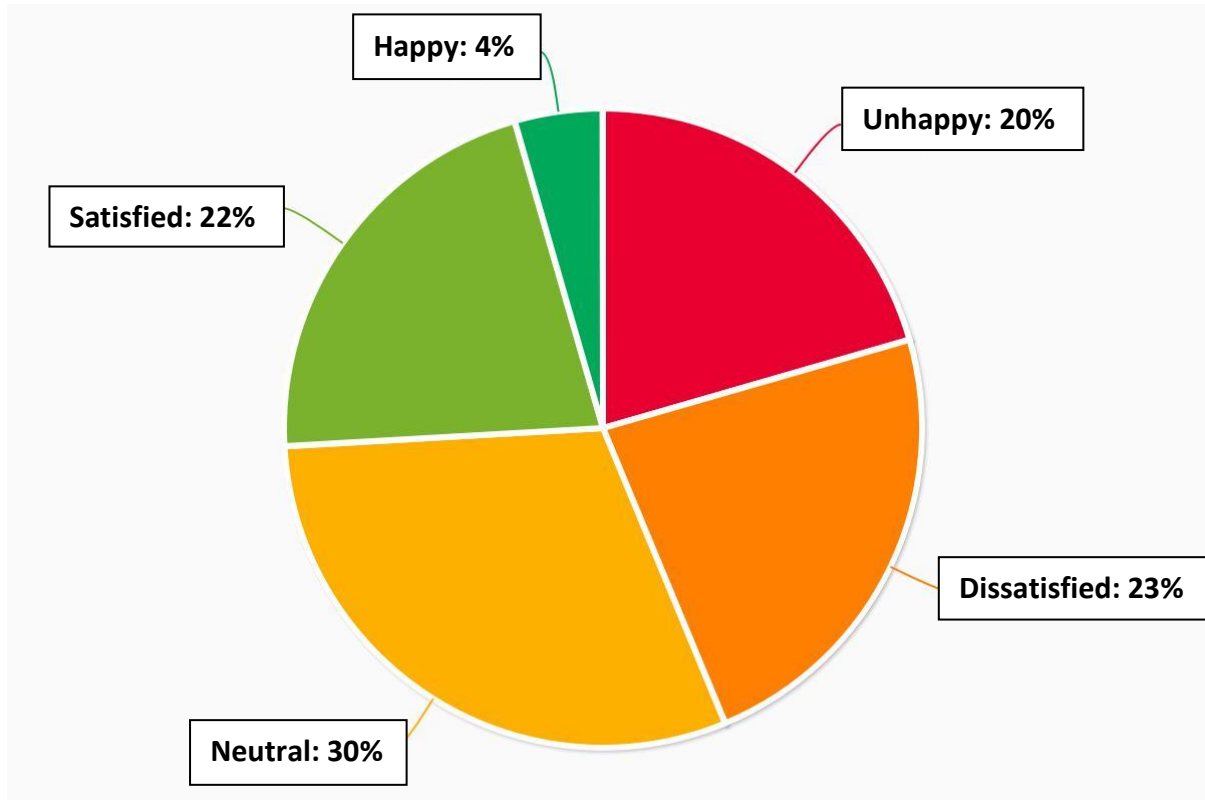
### **CFS2 Please describe where the land is and provide an address if possible**

Chawton Park Farm
Biodiversity Net Gain - Horndean/Denmead/Waterlooville – site already threatened by development so suggesting could be protected.
Improve linkage to River Wey
Four Marks south of A31 – area to be protected.
Land adj. to Alice Holt Forest
Stancomb Wood, Upper Soldridge Lane, Medstead opposite Stancomb Broad Lane
Hullum Lane and Carpenter's Cottage, Newton Valence
Chiltley Farm/Chiltley Farm and adjoining land up to Devil Lane
Former village allotments, Church Road, Steep
Land east/west of Lymington Bottom Road, Medstead
Land north/east of BOSC in Whitehill & Bordon act as buffer and opportunity for native tree planting. Any SANG should not include floodplains.
Standford Grange Farm perfect for SANG excluding Eveley Wood
Deadwater Valley area not suitable for SANGs due to disturbance to wildlife from dogs.
Alton Golf Club and adjoining fields
Should better use existing greenspaces for nature recovery. HCC Nature Recovery doing a good job, EHDC need to be part of their work.
Questioning need for this call for 'green sites': Offsetting should be last resort so why requesting call for green sites, HBIC list important wildlife sites so no need for public to put forward any.
Language too complicated to understand what a green site is. Suggest it is written to deter many residents from contributing their thoughts.

\*Note, these are suggestions made by respondents to the consultation. There is no planning status attributed to them from this list.

## General Feedback

### GEN1 How do you feel about this consultation?



113 people answered this question.

### GEN2 Is there anything else you would like to tell us in response to this consultation?

#### Consultation system

Respondents provided feedback on their individual challenges with the online consultation.

#### Awareness of consultation

Respondents provided feedback on their individual opinions on whether the community would have been aware of the consultation

#### Consultation content, questions and wording

Respondents provided feedback on their individual opinions on the style, wording and understanding of the consultation. A few people commented on the challenges



they experienced to follow and understand the content and questions, and that some questions were leading.

### Consultation process

Respondents provided feedback on the information provided, ranging from too much information to too little, with comments about the time it would take to read and understand the information and then respond to the consultation questions.

### Taking account of consultation responses

Some respondents raised queries about how the results of the consultation will be interpreted and used. Some respondents queried to what extent their opinion mattered and had influence.

### Proposed planning reform

Some respondents raised proposed Government changes to planning legislation (referencing Michael Gove MP).

### Infrastructure

Some respondents raised concerns about current infrastructure provision, and increased pressure associated with development. A range of infrastructure types were referenced.

### Housing

Some respondents commented in general terms about housing provision, how much and where.

### Environment

Some respondents highlighted the importance of environmental considerations.

Examples which help summarise;

“The consultation document is headed "better homes", but we consider that in a rural District, greater emphasis should have been given to the effects of housebuilding on the productive farmland and woodland of the District.”

“Your approaches to the environment are all very defensive - they all talk about minimising damage. There is nothing about proactively enhancing the environment - we need to increase biodiversity, particularly if the population is to increase. There should be a proportional increase in public open space and "wild" land.”

### South Downs National Park

Some respondents made comments about the geographical and political relationship with the South Downs National Park Authority.

### Planning process

Some respondents raised issues they have experienced with the planning process.

## Whitehill & Bordon

Some respondents raised very specific comments about Whitehill & Bordon, including concerns about any more housing being allocated there, and transport links.

## Spatial considerations

Some comments were made about the spatial distribution of development, including reference to 'levelling up'.

## Settlement hierarchy

Some respondents raised specific queries about the process of preparing a settlement hierarchy, including reference to Four Marks and Medstead.

## What's missing from the consultation?

Suggested missing aspects include;

- how the Local Plan will adapt to changing needs over the 20 years it is looking at
- improving public transport, cleaning up the roadside litter; only building on brownfield, all new buildings to be carbon neutral, stop cutting verges, plant more trees.
- within the questionnaire, the council states that it does not welcome the submission of any details of any sites for consideration. We consider that this is not acceptable and is a missed opportunity.