Clanfield - Sustainable Future



Local Interim Planning Statement (August 2014)

East Hampshire DISTRICT COUNCIL

Contents

Introduction & Purpose

Clanfield Public Consultation Event Format

Overview of Settlement Profile Data

Clanfield Public Consultation Event Feedback

Appendix 1 – Event promotional Flyer

Appendix 2 - District Wide Housing targets Map

Appendix 3 – Clanfield Settlement Profile Maps: Heritage - Conservation - Flooding - Social - Economic.

Appendix 4 – Strategic Housing Land Availability Sites

Appendix 5 – Aerial View of Clanfield

Appendix 6 - Public Consultation Event - Housing site preferences

Appendix 7 - Public Consultation Event - Community Facilities

Appendix 8 - Public Consultation Event - Summary of Comments

Appendix 9 – Summary of Clanfield Parish Council SHLAA site consultation March 2013

Introduction and Purpose

1. The Council adopted the Interim Housing Policy Statement (IHPS) on 27 February 2014. The IHPS seeks to pull national guidance (National Planning Policy Framework (NPPF)) and existing saved local plan policy together; it provides a local interpretation of sustainable development in East Hampshire (excluding the South Downs National Park). As such it is a material consideration in the determination of planning applications.

2. On 8 May the Council adopted the Joint Core Strategy (JCS). The Council is working to achieve a five years supply and is accelerating work on bringing forward a Part 2 Local Plan to identify development allocations to meet the targets in the JCS. Until a five year housing land supply is achieved then the housing supply policies of the Council's existing Development Plan - i.e. JCS policies CP10 Spatial Strategy for Housing and CP14 - Affordable Housing for Rural Communities are not considered up to date by paragraph 49 of the NPPF. Therefore the NPPF presumption in favour of sustainable development takes precedence.

3. The Council believes that it is critically important for the future of the settlements in the District that democracy plays a central role in shaping future sustainable development.

4. The Council is undertaking public consultation events in the main settlements to seek views on sustainability issues affecting that settlement and which housing development sites might best meet local housing needs and place shaping aspirations. The results of the consultations are being collated and combined with an overview of the sustainability profiles of each of the settlements in Local Interim Planning Statements (LIPS).

5. The LIPS have two purposes. They provide a local supplement to the District wide IHPS. The LIPS will supplement Planning Officers' reports to Planning Committee in their consideration of whether proposals constitute locally sustainable development. Additionally, the LIPS are an initial options consultation under Regulation 18 of the Planning Regulations, the results of which will feed into the Part 2 Local Plan: Allocations.

Public Consultation Event Format

6. The consultation events have followed a consistent format:
    a. Daytime and early evening event in local accessible venue (See promotional flyer at Appendix 1)
    b. Display Boards containing
        i. Explanatory Text
        ii. Housing Target map of whole District (Appendix 2)
        iii. Settlement profiles of Economy, Social facilities, demographics environmental assets (See Appendix 3)
        iv. Strategic Housing land Availability Assessment (SHLAA) Maps - included & excluded sites (Appendix 4)
    c. Large scale aerial map of area (Appendix 5)
    d. Large SHLAA Map for site preference choice - one person one round sticker.

e. Facilities list for infrastructure preferences - two star stickers per person
f. Signing in book to leave contact details and comments on the event/sites etc.
g. Planning and Community Officers present to give advice and monitor sticker preferences

7. The events have been very busy and generally well received. The progress of the Part 2 Local Plan will involve formal stages with lengthier and broader consultations. As the events are an initial step in the Part 2 Local Plan Allocations work, for which there is no regulatory format to follow then they are valuable snapshots of community input.. The progress on the Part 2 Local Plan will build on this and future community consultation events and use the large amount of up-to-date evidence that already exists for the JCS e.g. transport capacity, Sustainability Appraisal, Green Infrastructure Strategy, housing needs, environmental assets etc.

8. These events have generated real and significant interest which provides a valuable kick off to the plan making process which will use traditional plus other innovative approaches as the Council progresses its Plan making. The results from the events are similar to those the Council would have received from a six week traditional consultation, the issues raised are largely the same and the preferences are what might reasonably be expected. The results therefore have value in both the plan making and planning applications processes.

Overview of Settlement Profile Data

9. The Maps at Appendix 2 provide clear visual information on the key features of Clanfield. These maps are an update of the mapping and data profiles used in the determination of the development distribution targets in the JCS. The story of Clanfield that is shown in the maps, data profile and the Clanfield Parish Plan is of a settlement that grew from a small farming hamlet prior to WW2 quite rapidly (at times) to be at the northern tip of the built up area that spreads north up the A3 largely unbroken from the Portsmouth conurbation to the edge of the South Downs National Park. Clanfield is at the edge of the Portsmouth urbanisation and very rural Hampshire. As the Parish Plan recognises the housing growth has enabled Clanfield to sustain a range of shops and other facilities as well as retaining some rural character, particularly in Old Clanfield; all of which make Clanfield an attractive place to live. Housing growth in Clanfield between 2001 – 2011 did slow with only 80 new homes completed; since 2011 the Green Lane site is being developed and its popularity means the site is being built out relatively quickly. In terms of places to work there are limited purpose built facilities; the A3 is the key to Clanfield's economy enabling car commuters to access Portsmouth – Petersfield – Guildford and beyond since the opening of the Hindhead Tunnel.

10. The parish of Clanfield is large relative to the actual built up area of the village. The hamlet of Chalton is also within the parish. The key point on the parish area is the vast majority of it is very rural and within the South Downs National Park with the built up area of Clanfield being the only part outside the SDNP, as can be seen from the maps in Appendix 3. The parish boundary between Clanfield and Horndean to the south runs through what the Parish Plan identifies as 'New Clanfield which has grown up around the Drift Road shops over the last 30 years or so; this is now widely regarded as the centre of the village'. Therefore some parts of what might be

considered Clanfield are within Horndean parish.

11. Clanfield Parish Council has taken a proactive role in local planning matters, including the Parish Plan from 2009 and more recently (March & September 2013) consultation on 'Development on Our Green Fields' which identified all the SHLAA sites in the parish and asked people to write to them to object (or support) any more development. The responses were then passed to the District Councillors and the planning department. The responses are summarised in Appendix 9. The consultation preceded the finalisation of the JCS and therefore didn't address the fact that development will be required by central government. Therefore it is not surprising that virtually all respondents objected to any more development. It is critical for communities to understand that the updating of the Joint Core Strategy development targets changed the whole planning context for the District. The Parish Plan, whilst having been written in a different political context, prior to the NPPF and the JCS, sums up the situation well: *'The majority of respondents (69%) do not believe the village can absorb new housing but most are prepared to accept that this is not a practical option……It is acknowledged that new development in the village is unavoidable for political and practical reasons and the objective is, therefore to ensure that the development which does take place is acceptable in terms of the phasing of construction, the range of dwelling types, the external appearance, that any new development takes account of appropriate "eco" technology and that the resources and infrastructure of the village expand at an appropriate pace to create a balanced community'*. Whilst the reality of the Green Lane development came after the Parish Plan and has hardened feelings against development, as seen in the Parish SHLAA consultation, the key point is that any new development must be sustainable.

Clanfield Public Consultation Event - Feedback

12. The Clanfield event was held on Thursday 26 June (3:30pm- 7:30pm) at the Memorial Hall and 114 people attended the event. The raw data from the exhibitions is shown at Appendix 6 & 7. In addition to the preference exercise written comments were made in the Comment Book, summarised at Appendix 8. Of the four sites in East Hampshire's planning authority area only the sites at South Lane (CL001-6) and Down Farm (CL001-5) got any significant preference; 35 and 50 respectively. The responses to the infrastructure preference focused on improving schools, doctors public open space and flooding telecoms. With the recent new development in Green Lane (Windmill View) putting more pressure on the primary school, doctors and roads this is quite understandable.

13. The fact that the South Downs National Park encloses the vast majority of Clanfield leaving only the four areas covered by the SHLAA sites undeveloped is a critical point. A strong point in the Parish Plan and again in the comments at the LIPS event was the desire to retain the rural character associated with Old Clanfield and the undeveloped gap that provides the separate identities of the Old and New parts of the village. The issue of identity was also a strong point in the Parish Plan, a key issue being over postal addressing, where Clanfield was lumped into the whole area of 'Waterlooville' and so created a strong call for Clanfield and Chalton to be recognised postal addresses.

14. The other aspect of SHLAA sites in this area goes back to the relationship of the parish boundary with the built form of Clanfield and how to a large degree it merges into one built up area on its southern boundary with development in Horndean parish. SHLAA site HD018, White Dirt Farm and a small site HD023 adjoin the Settlement policy boundaries of Horndean/Clanfield and therefore if they gained permission it may be considered that completions would count to the Clanfield target of allocating sites for a minimum off 200 new homes, as that is the settlement that they most directly relate to. No preferences were given for those sites at the Clanfield event; they were options at the Horndean events where they scored relatively poorly.

15. The SHLAA site CL001-2 Land at Cheriton Lane only got 7 sticker preferences and would be a site that would significantly impact on the important social aspect of sustainability; the separation of Old and New Clanfield; it is therefore not surprising that so few people felt it had merit. The Down Farm site is likely to have gained the highest preference as it has the least impact on existing residents and could be considered to finish/round off the current Windmill View development. The Windmill View development has gone some way to address the Leisure and Recreation actions from the Parish Plan with its inclusion of a community sports facility and allotments.

16. The fact that the South Downs National Park surrounds the village means that there is unlikely to be any significant development in the Park area. That proximity to the nationally important landscape is a key attractor to housing developers and a fundamental attractor to existing and new residents. The preferred sites identified in the event to fulfil the 200 minimum target are Downs Farm or South Lane, either could potentially accommodate that target. What is important that the sustainability credentials of the these two sites are fully assessed and understood by the local community. The District Council will continue to develop the Local Plan (Allocations) and local community input will be essential in that work. Whilst no formal approach has been made to undertake a Neighbourhood Plan in Clanfield consideration of how the community could be more involved is needed. The Parish Plan dates from 2009 and the last review of progress on any of the actions appears to be July 2011, with the current emphasis on new housing and the JCS target of a minimum of 200 new dwellings an update from Clanfield Parish would be beneficial.

17. The LIPS event and this analysis of the event and other parish council work has shown that for development to positively contribute to a sustainable Clanfield there are a number of key factors:
    a. The Parish Plan emphasised the need for development to include sustainable construction methods; since 2009 the government has changed its position and confirmed in the Housing Standards Review that it is looking to consolidate many housing standards including the Code for Sustainable homes and integrating it into Part L of the Building Regulations. The JCS contains Policy CP24 which requires Code level 4 rising to zero Carbon by 2016 (subject to development viability). CP24 must be used to secure the highest levels of sustainable construction possible.
    b. Safe roads – Clanfield is a commuter village and therefore has a high reliance on cars. The village roads can get congested particularly at peak times, including the school run. New development should have adequate parking and traffic calming measures to alleviate transport safety fears.

c. Public infrastructure such as schools and doctors are getting to capacity and more new development must be accommodated within future expansion of these services.
d. The village character that retains some heritage buildings and the rural surroundings on the edge of the South Downs is fundamental to Clanfield as a place.
e. The undeveloped land between the old and new Clanfield areas is fundamental to its character and setting.
f. Access to public open space is important and new development must make a positive contribution to that.

18. Clanfield as a place retains a rural character whilst providing suburban housing, facilities and accessibility to jobs and a wide range of services and higher order facilities. Clanfield has limited space for development with its relationship with the Park and is not a location for significant commercial/business development. It is likely to continue to rely on the car for that accessibility as public transport is less viable at rural/suburban edge locations. Protecting and enhancing the facilties that are available in the village will reduce the need to travel for things other than work and maintain the sustainability of the village. Development that does not positively contribute to the factors stated above would not be contributing to a sustainable Clanfield.

a. Appendix 1 – Event promotional Flyer



NEW HOUSING in Clanfield

WHERE DO YOU WANT IT TO GO?

Come along to an open exhibition,
find out more and give us your views

Clanfield Memorial Hall

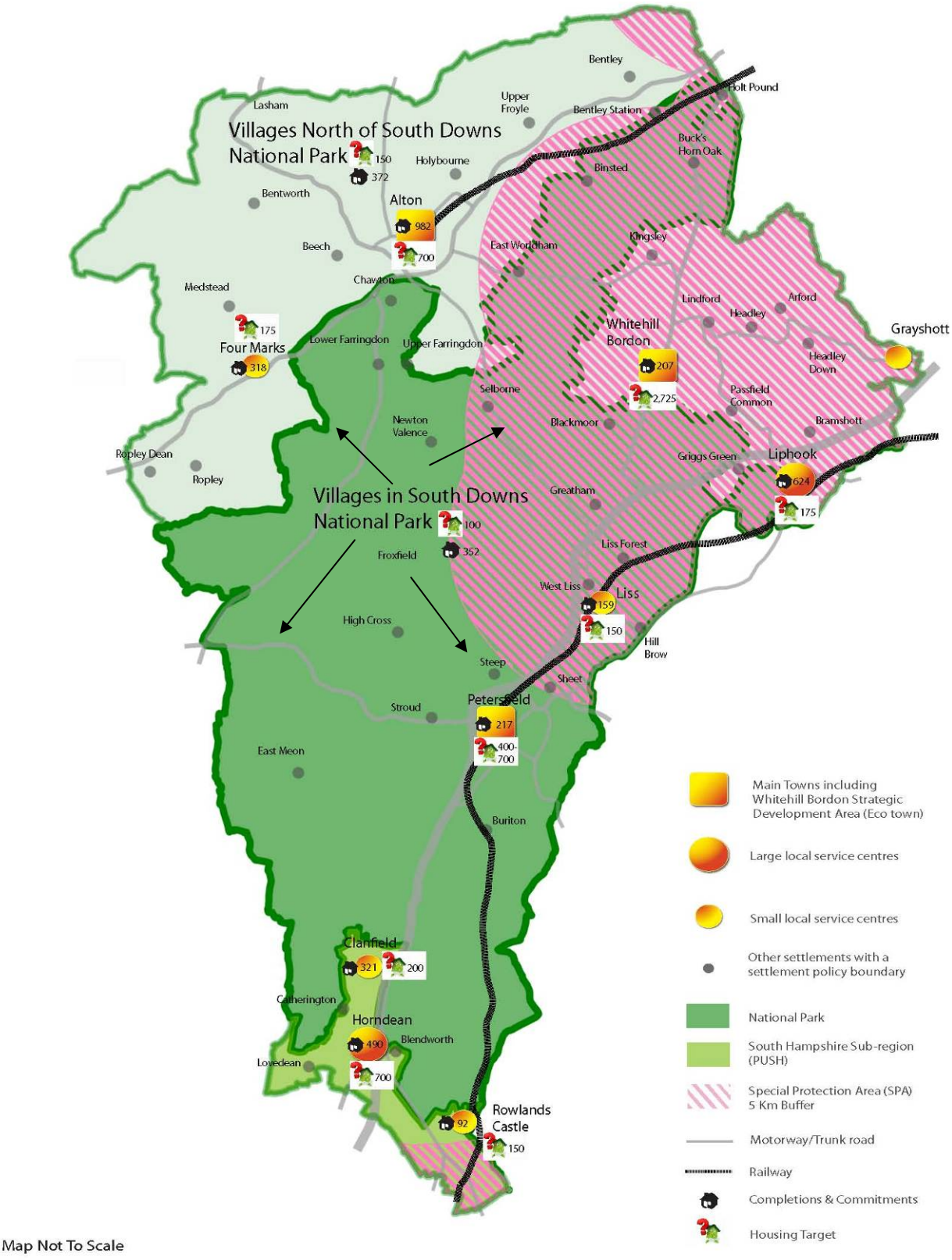
Thursday 26 June, 3.30-7pm

For more information visit
www.easthants.gov.uk/newhousingclanfield

East Hampshire DISTRICT COUNCIL

Appendix 2 - District Housing Target Map

Joint Core Strategy *Settlement Hierarchy with Distribution of New Site Allocations*

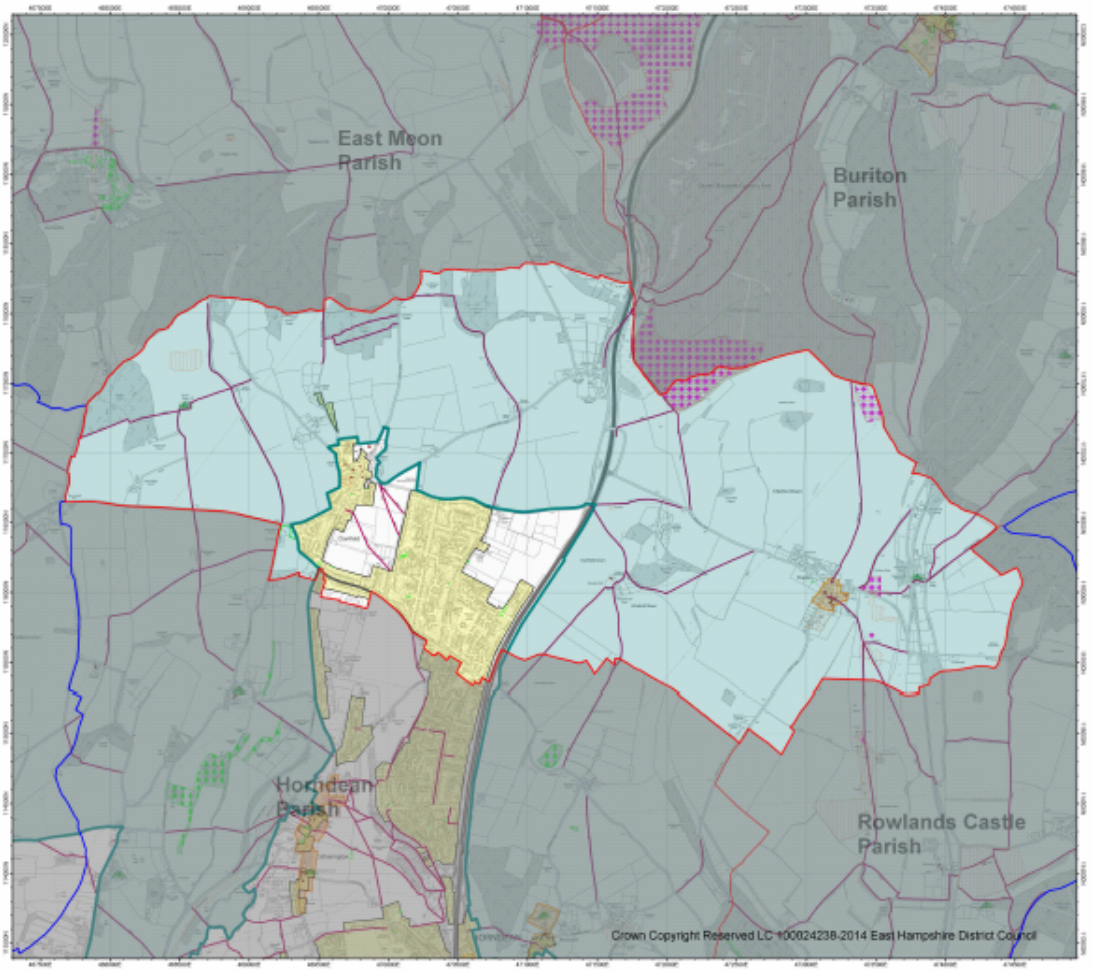


Map Not To Scale

Crown Copyright Reserved LC 100024238-2013 East Hampshire District Council

Appendix 3 - Clanfield Settlement profile Maps

Clanfield - Heritage

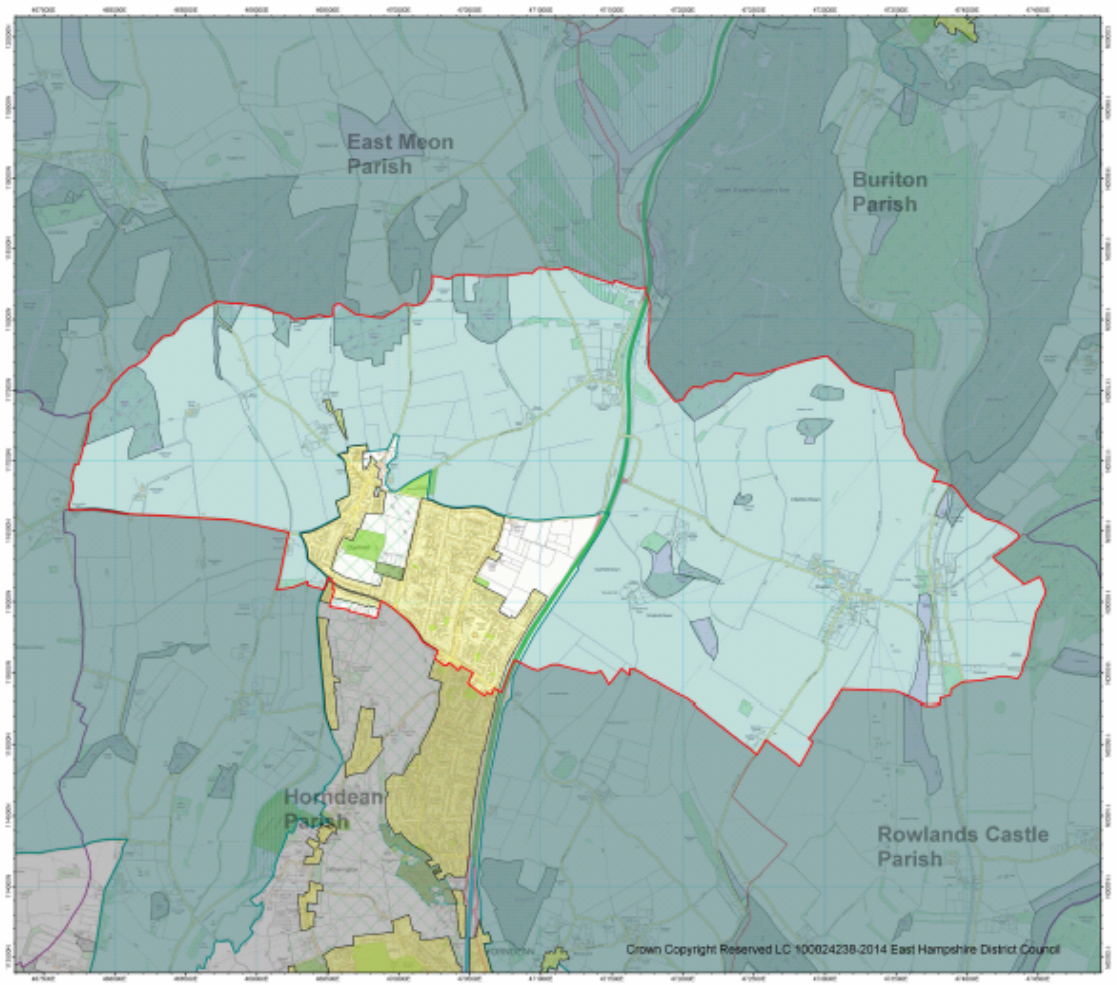


Key

- Conservation Area
- Tree Preservation Order (Area)
- Historic Parks and Gardens
- Listed Building
- Scheduled Ancient Monument
- Public Rights of Way
- Archaeology Red Alert
- Archaeology Orange Alert
- South Downs National Park
- Parish Boundaries
- East Hampshire District Boundary

East Hampshire DISTRICT COUNCIL

Clanfield - Conservation

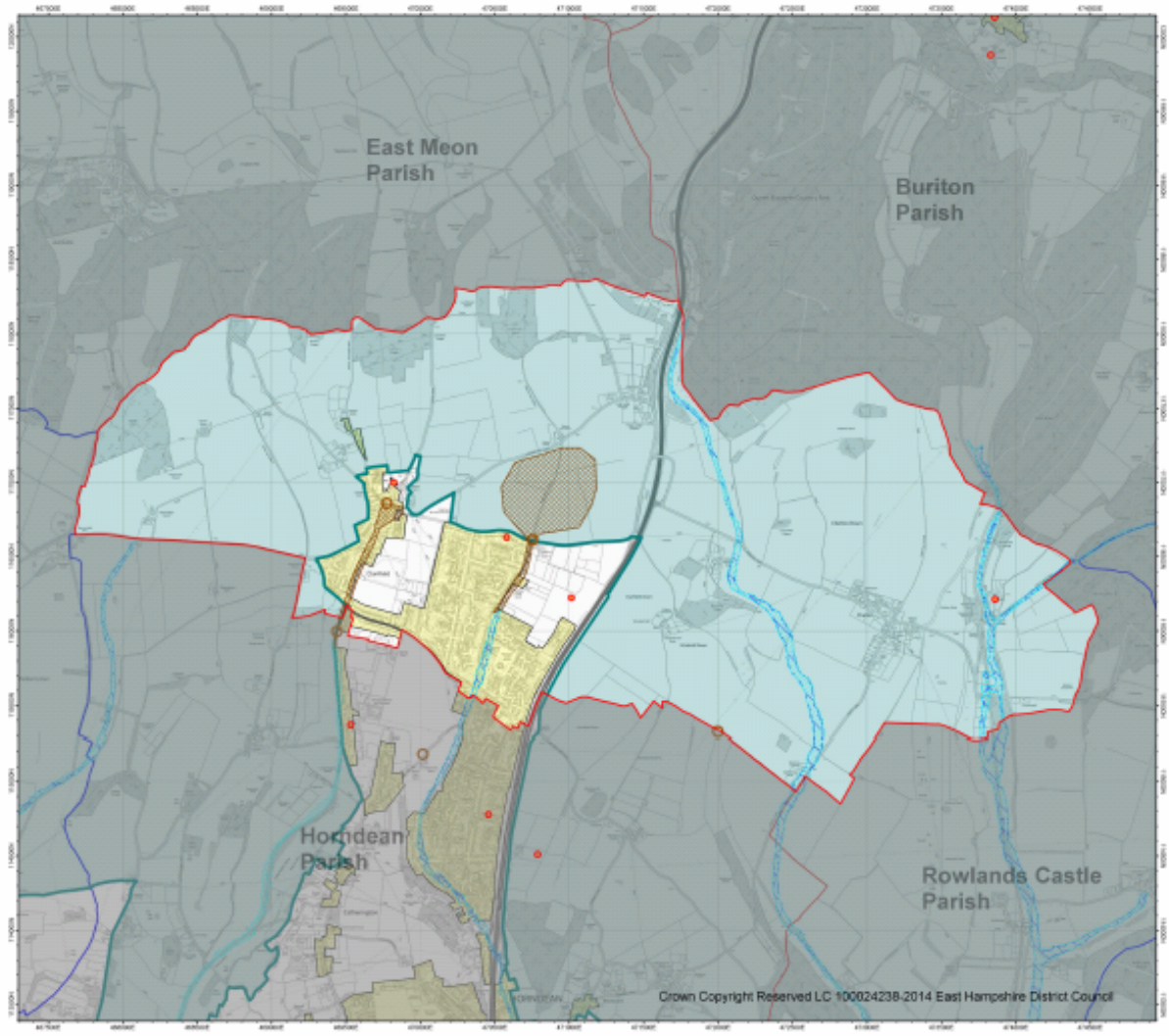


Key

- Local Gap
- Open Space
- SINC (Site of Importance for Nature Conservation)
- SAC (Special Area of Conservation)
- SSSI (Site of Special Scientific Interest)
- Local Nature Reserve
- East Hampshire District Boundary
- Parish Boundaries
- South Downs National Park
- Settlement Policy Boundary

East Hampshire DISTRICT COUNCIL

Clanfield - Flooding

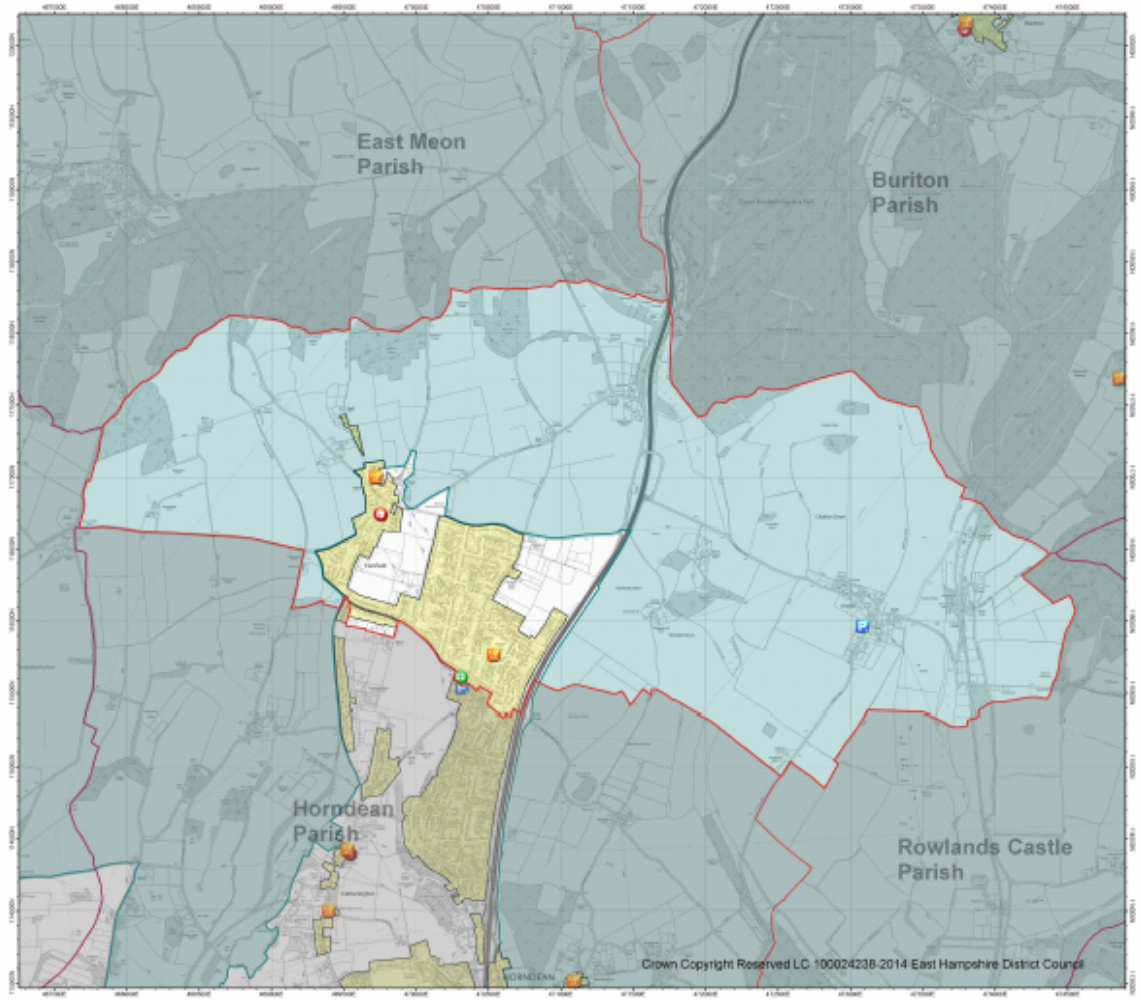


Key

- Settlement Policy Boundary
- Parish Boundaries
- East Hampshire District Boundary
- South Downs National Park
- National Flood Zone 3 (High Probability)
- National Flood Zone 2 (Medium Probability)
- Ground Water Flooding
- Localised Flooding (see EHDC Strategic Flood Risk Assessment)
- Location of East Hampshire Flooding Service Request from 24-12-2013

East Hampshire DISTRICT COUNCIL

Clanfield - Social



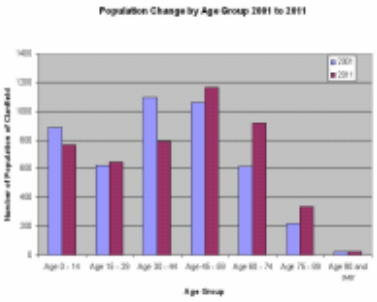
Key

South Downs National Park	
Settlement Policy Boundary	
Community Halls	
East Hampshire Car Parks	
Doctors Surgery	
Schools	
East Hampshire District Boundary	
Parish Boundaries	

Housing Need

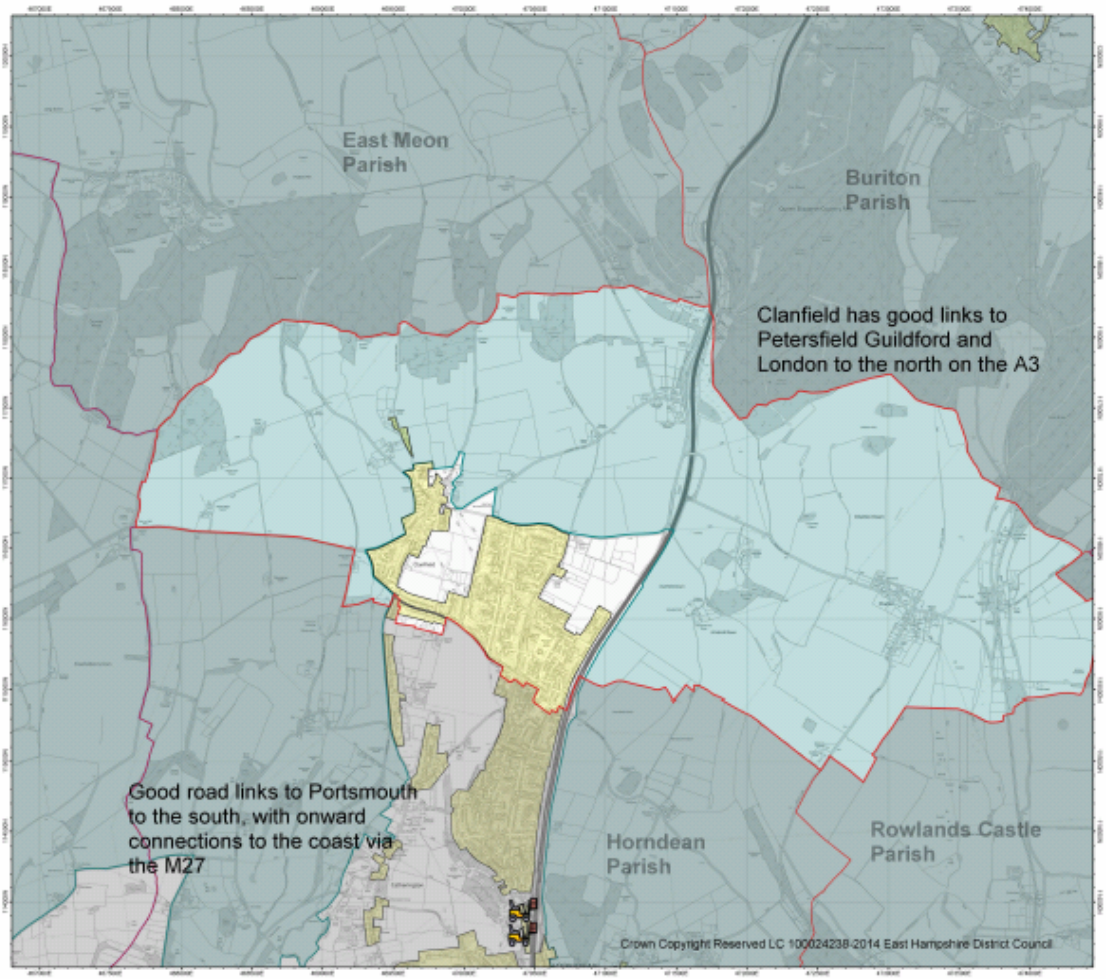
True housing need for all eligible applicants on the Hampshire Home Choice who want to live in Clanfield is as follows:

1 Bed	247
2 Bed	136
3 Bed	35
4 Bed	10
Total:	428



East Hampshire DISTRICT COUNCIL

Clanfield - Economic

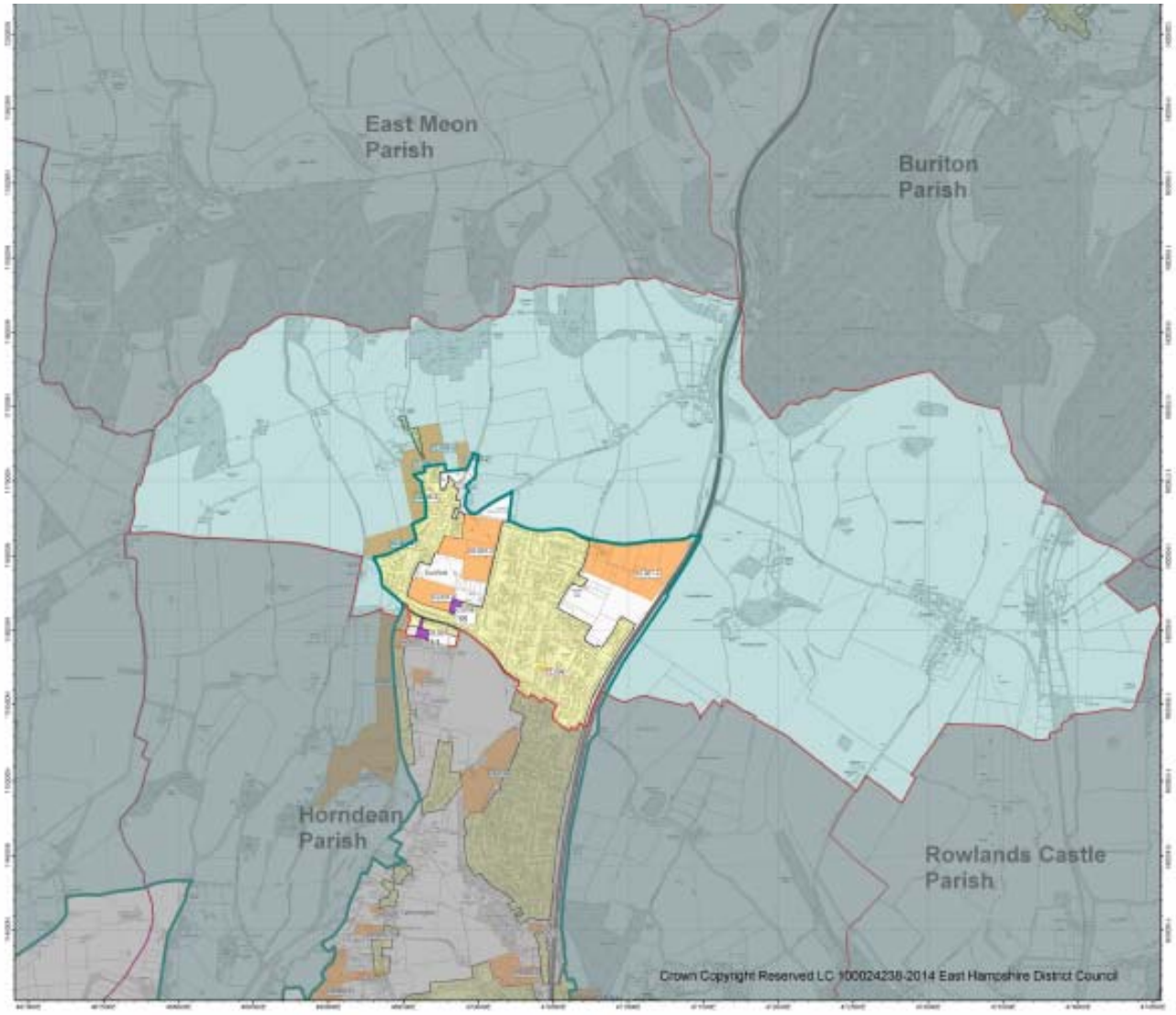


Key

- South Downs National Park
- Settlement Policy Boundary
- East Hampshire District Boundary
- Parish Boundaries
- Industrial Estates

East Hampshire DISTRICT COUNCIL

Appendix 4 – Clanfield SHLAA Sites



Key

Settlement Policy Boundary

East Hampshire District Boundary

Parish Boundaries

Sites Submitted in the SHLAA

SHLAA Sites with Planning Permission

South Downs National Park

Strategic Housing Land Availability Assessment (SHLAA) sites within the South Downs National Park are not necessarily up-to-date as the South Downs National Park Authority is currently working on its own SHLAA

East Hampshire cannot allocate sites within the National Park.

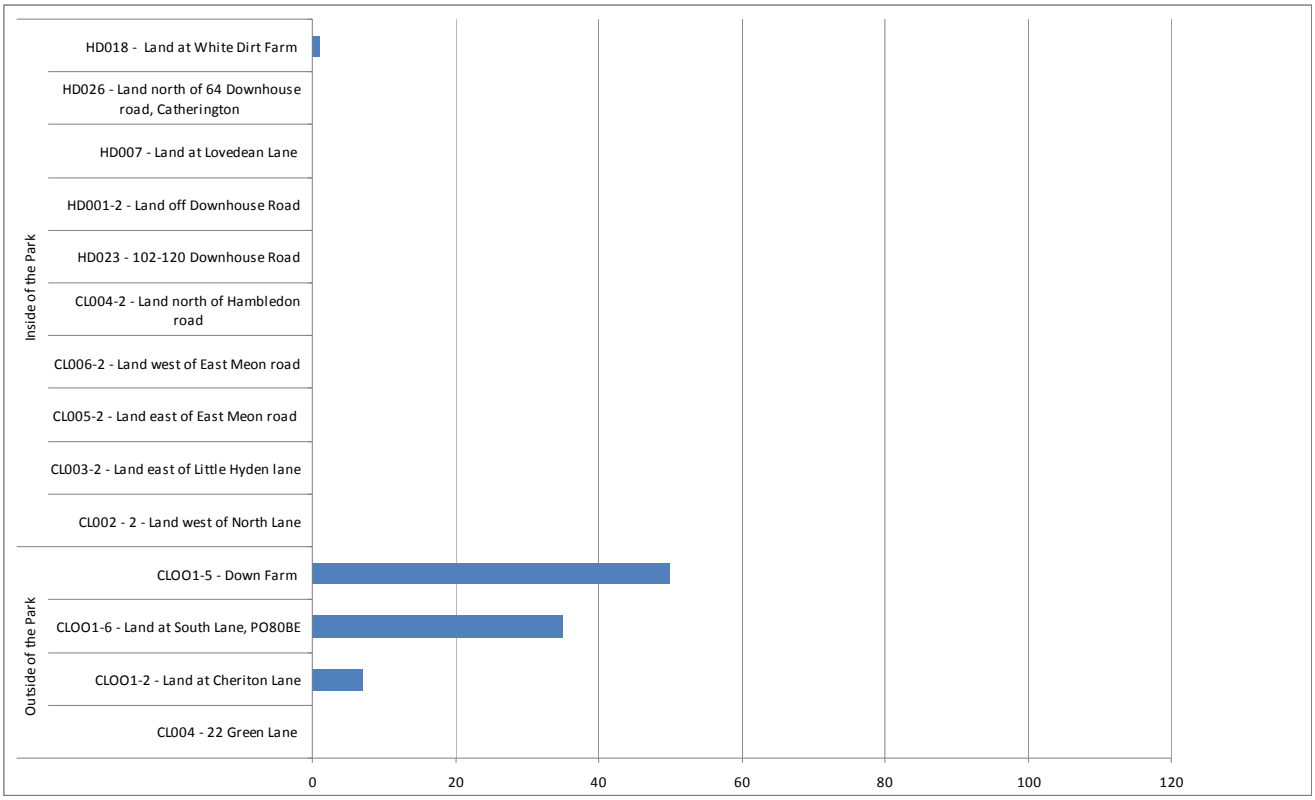
East Hampshire DISTRICT COUNCIL

Appendix 5 – Aerial view of Clanfield



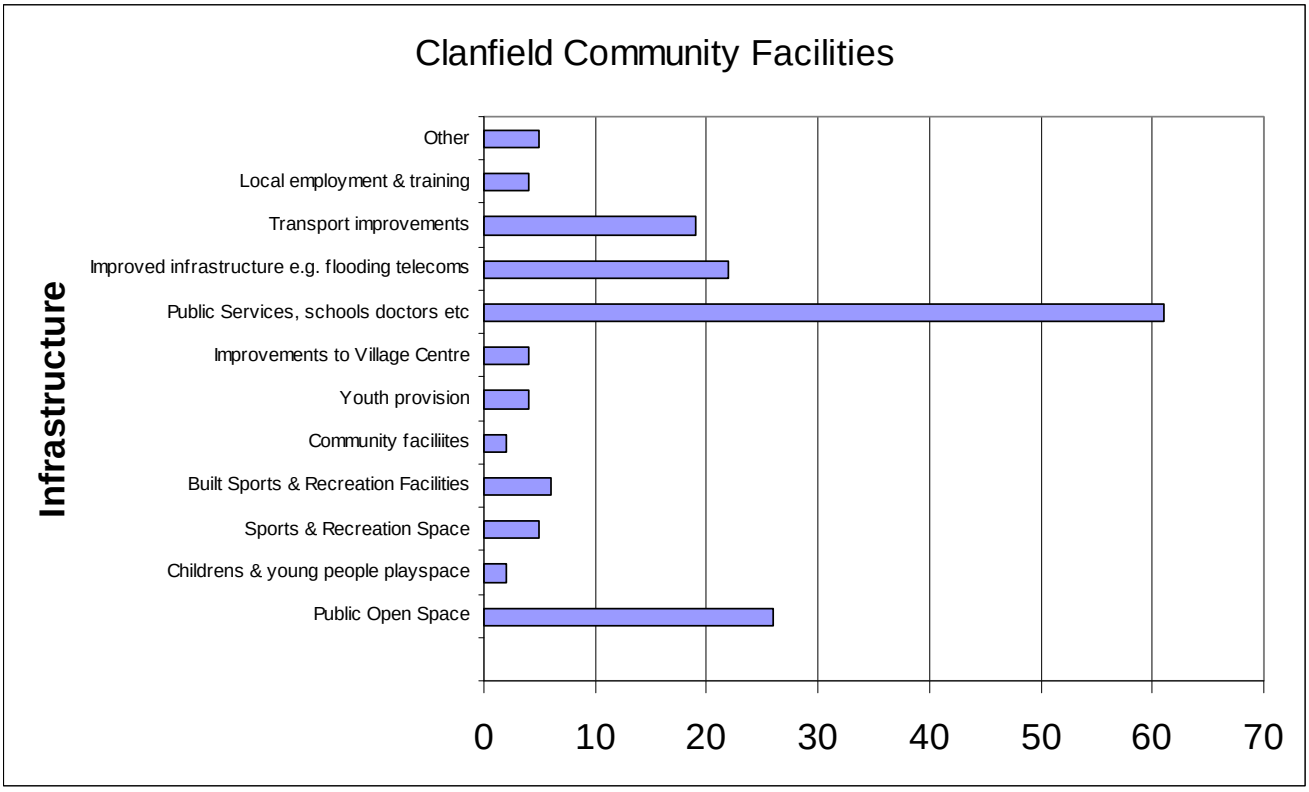
Appendix 6 - Public Consultation event - Site preference Results

Site Preference		Total
Outside of the Park	CL004 - 22 Green Lane	0
	CLOO1-2 - Land at Cheriton Lane	7
	CLOO1-6 - Land at South Lane, PO80BE	35
	CLOO1-5 - Down Farm	50
Inside of the Park	CL002 - 2 - Land west of North Lane	0
	CL003-2 - Land east of Little Hyden lane	0
	CL005-2 - Land east of East Meon road	0
	CL006-2 - Land west of East Meon road	0
	CL004-2 - Land north of Hambledon road	0
	HD023 - 102-120 Downhouse Road	0
	HD001-2 - Land off Downhouse Road	0
	HD007 - Land at Lovedean Lane	0
	HD026 - Land north of 64 Downhouse road, Catherington	0
	HD018 - Land at White Dirt Farm	1
	Total	93



Appendix 7 - Public Consultation Event - Community Facilities

Future of Clanfield Community Wish List	Total
Public Open Space	26
Childrens & young people playspace	2
Sports & Recreation Space	5
Built Sports & Recreation Facilities	6
Community faciliites	2
Youth provision	4
Improvements to Village Centre	4
Public Services, schools doctors etc	61
Improved infrastructure e.g. flooding telecoms	22
Transport improvements	19
Local employment & training	4
Other	5
Total	**160**



Appendix 8 - Public Consultation Event - Summary of Comments

- Need more services to cope with the increased population
- Public transport routes to Petersfield
- Bus route along Green Lane
- Must preserve space between Old and New Clanfield
- Need to protect the rural character of the village

Appendix 9 - Clanfield Parish Council Exhibition Comments March 2013

Clanfield Parish Council held a meeting in March 2013 advising all households in the Parish about the current SHLAA situation and a notification about the potential sites. The Parish council received 205 individual replies of which 100% objected to any development on six SHLAA sites. The objections fall mainly into the categories of being either not suitable or not sustainable, or both. The main concerns of the villagers is the lack of existing road network, lack of public transport, doctors, schools, inadequate drainage, loss of prime farming land as well as general lack of employment.

A standard letter was also distributed by a group of residents outlining the main concerns of the six potential SHLAA sites, demonstrating they are not deliverable because they are not suitable and for many reasons. This letter was signed by 112 individuals and sent back to the Parish Council.

Of the 6 SHLAA sites identified in the Parish Council exercise 5 are located inside the South Downs National Park, only the site bounded by Chalton Lane/South Lane/Sunderton Lane is in East Hampshire's Local Planning Authority area.

Site 6 - specific comments (Number):

- Vital open rural area in Clanfield (7)
- Removes gap between old and new Clanfield (16)
- Changes village aspect, more of a town (4)
- Chalton and South Lane are not suitable for increased traffic (8)
- Sunderton Lane is a single track that cannot cope with increased traffic (5)
- Land acts as a drainage soak for rain, increased risk of flooding (3)
- Loss of footpaths through the fields (1)
- Adverse impacts on the older part of the village (2)
- Inadequate access onto Chalton Lane and South Lane (4)
- School traffic and dangerous school crossing will be made worse (4)

Comments on Clanfield as a whole:

- Wildlife habitats ruined
- Any road improvement would ruin rural character of Clanfield
- Increased pressure on existing facilities and services e.g. Schools, shops, parking, doctors
- Views would be ruined
- Rural setting of the village would destroyed
- Clanfield has already taken 15% increase in housing stock (Green Lane)
- Lack of public transport, inadequate bus service
- Sites provide natural drainage for flooding

The site of Down Farm was added to the SHLAA in August 2013. The Parish Council undertook an additional consultation on this new SHLAA site. A total of 134 individual replies were received by the

Parish Council regarding the inclusion of this site in the SHLAA, of which 132 objected to any development.

Down Farm Site comments (number):

- Clanfield road network cant cope, especially Green Lane and Chalton Lane (53)
- Adjoins the SDNP boundary, detrimental to views of the park (31)
- Highly visible site, would ruin the rural feel of the village (19)
- Increase urban run off adding to flooding in Clanfield (28)
- Traffic issues joining the A3 from Chalton Lane (13)
- Strategic gap between houses and SDNP, shouldn't be developed (34)