

12

SITE ALLOCATIONS

OUR
**LOCAL
PLAN**
2021-2040



BACKGROUND

This chapter presents a total of **42 sites** that are being proposed for new development within this Draft Local Plan. Taken together, they provide an expression of the spatial strategy from Chapter 3, which has set out the amounts and types of development for the Local Plan Area. The distribution of sites has been informed by a revised settlement hierarchy, which has helped the Local Planning Authority to prioritise certain areas for new development. As is explained below, the sites are presented by settlement or sub-area, and described so that local residents, businesses, infrastructure providers and other interested parties may provide their views on the suitability of each site for allocation at the next (Regulation 19 or ‘pre-submission’) stage of the Local Plan.

Local Plan Objectives

Objective A: Providing sustainable levels of growth through the Local Plan

1. Provide a sustainable level of housing growth to meet future housing needs and to provide homes for all, helping to deal with the issues of affordability and an ageing population. The Local Plan will:
 - a) identify and maintain a supply of land to meet the requirements for market housing and housing that is affordable, ensuring this is of the right size, type and tenure, and is in the right location; and
 - b) make provision for gypsies, travellers and travelling showpeople accommodation to meet needs.
2. Provide a sustainable level of economic growth to ensure that local people of all ages can access employment. The Local Plan will:
 - c) identify and maintain a flexible and varied supply of land and buildings for business that is the right type and in the right location, including the rural areas.

Objective B: Providing better quality, greener development in the right locations. The Local Plan will:

1. Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings.
4. Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing.

THE SETTLEMENT HIERARCHY AND THE PROPOSED SITES

The revised settlement hierarchy of the Draft Local Plan (Policy S2: Settlement Hierarchy) reflects the view that settlements that offer more opportunities for people to access services and facilities on foot or by bicycle should be preferred as a location for new development. This recognises the significance of transport in generating greenhouse gas emissions – hence the need to reduce travel distances and dependency on the private car within new development – and the need support healthy and active lifestyles. However, sites that are promoted for development by landowners and developers will always have a variety of other constraints and opportunities associated with them, for purposes of their (re)development. Some of the other considerations for the Local Planning Authority are the effects of new development on landscape and settlement character, the potential impacts of development on nearby habitats and species, and the risks to development from flooding.

In selecting sites for the Draft Local Plan, the Local Planning Authority has used the settlement hierarchy to identify where – all other things being equal – new development could take place; and has then sought to consider the relative advantages and disadvantages of individual sites, to determine which of them to identify for consultation purposes. An Integrated Impact Assessment (IIA) of the Draft Local Plan has been undertaken to ensure that appropriate social, environmental and economic objectives have been considered when selecting sites. The IIA confirms that the geography of constraints and opportunities does not always match the settlement hierarchy, so some of the settlements in lower tiers of the hierarchy may have more development proposed than other settlements that are placed above them in the hierarchy. In all cases, the Local Planning Authority has sought to align with national planning policies that constrain certain areas more than others, because of the severity of impacts that could otherwise result.

HOUSING: PROPOSED SITES

Policy S1: Spatial Strategy makes clear that the housing requirement is the largest overall development requirement for the Local Plan Area up to 2040. Policy H1: Housing Strategy identifies a broad distribution of new housing that follows the settlement hierarchy by distributing more new homes to the higher tiers of the hierarchy. Figure 12.1 provides a breakdown of how many new homes could be developed by settlement, if the sites proposed in the Draft Local Plan were taken forward through the next stages of the plan-making process. Provision to address the needs of travelling communities also includes some sites within the Local Plan Area which contribute to the numbers in Figure 12.1.

FIGURE 12.1: **TOTAL NUMBER OF HOMES PER SETTLEMENT THAT WOULD BE DELIVERED BY PROPOSALS IN THE DRAFT LOCAL PLAN**

Settlement	Hierarchy Tier	No. of Homes
Alton	1	1,700*
Whitehill & Bordon	2	667
Horndean	2	320
Liphook	2	111
Bentley	3	20
Clanfield	3	180
Four Marks	3	210
Holt Pound	3	19
Rowlands Castle	3	145
Catherington	4	13
Medstead	4	15
Bentworth	5	10
Lovedean	5	30

*Note: a significant proportion of the 700 homes that are proposed within Alton and outside of the strategic site proposal at Neatham Manor Farm will be identified through the Alton Neighbourhood Plan, which is in the process of being revised.

EMPLOYMENT AND OTHER USES: PROPOSED SITES

Policy S1: Spatial Strategy identifies that the employment needs of the Local Plan Area will be met through intensification of existing strategic employment zones and local employment sites. In practice, this means that the Draft Local Plan proposes sites for additional employment development in Alton and Whitehill & Bordon.

To ensure that the needs of new development are met, additional health-related infrastructure – extensions to GP surgeries – are identified in Alton and Four Marks, whilst a new surgery is likely to be required in Clanfield and could be provided alongside new housing.

The planned delivery of new community infrastructure and commercial development at the former Bordon Garrison will be supported at Whitehill & Bordon, whilst there is an emerging opportunity to regenerate the existing Forest Centre for a mixed-use development that would provide commercial, residential and community uses.

UNDERSTANDING THE SITE PROPOSALS

Sites are only being *proposed* in this Draft Local Plan, they are not yet being allocated for development. This is because the Local Plan is a draft document for consultation purposes. It holds no significant weight for decision-making purposes in relation to any relevant planning application. Where planning applications are or have been submitted for sites within this Draft Local Plan, those applications will be considered on their own merits against adopted development plan policies and national planning policies.

Because this Draft Local Plan contains proposals and not site allocations, there are no criteria to regulate development within this chapter. Instead, the sites are described and a list of constraints and opportunities for development are highlighted. The Local Planning Authority has decided that the sites within this chapter are worth consulting on, so there is also a brief justification for each site that explains why the site has been thought potentially suitable for development. It is important for local residents and other stakeholders to ‘have their say’ about where development could take place.

The proposed sites are presented in relation to their host settlements. This chapter has therefore been split into individual sections for the larger settlements, where more than one site has been proposed for development. However, for smaller settlements that have just one or two sites, the site proposals have been collated and presented in terms of the sub-area (North, North East, South) within which they are located. This means that the rest of the chapter has the following structure:

- Alton (including Holybourne)
- Whitehill & Bordon (including Lindford)
- Horndean
- Liphook
- Clanfield
- Four Marks
- Rowlands Castle
- North Area: Remaining Settlements & Site Proposals
- North East Area: Remaining Settlements & Site Proposals
- South Area: Remaining Settlements & Site Proposals

Each section has an introduction that characterises the settlement or sub-area from a demographic perspective and shows some of the main (strategic) environmental constraints that have influenced the Local Planning Authority’s decisions on which areas could accommodate new development. For the larger settlements, there are also maps showing the locations of outstanding planning permissions and where the proposed sites are situated, to give an overall impression of where new housing would be developed over the plan period.

The site proposals themselves begin with information on the site's size and the type(s) of proposed development. The site's reference within the Land Availability Assessment (2023) is also provided. Where new housing is proposed, the anticipated number of new homes has been made clear. The anticipated number of new homes has been informed by the Land Availability Assessment and its assessment of the site's capacity. It does not always follow the information that has been submitted by site promoters. Each site is identified by a location plan that shows the extent of the proposed site and its immediate environs. A brief description of the site and the context is provided, together with a list of constraints and opportunities for its development.

Information from the Local Plan's evidence base – such as the Integrated Impact Assessment, the Landscape Capacity Study and the Strategic Flood Risk Assessment – together with planning officer analyses of the sites have contributed to the list of constraints and opportunities. For many of the larger sites, a plan has been produced to show how the location of particular constraints and opportunities might affect where and how development would take place. Please note that constraints or opportunities that have a number associated with them (e.g. '(1)' or '(2)') have also been designated on the relevant constraints and opportunities plan using these numbers, to indicate which parts of the site are particularly affected.

The lists and plans of constraints and opportunities would be a 'first step' to informing an appropriate layout for new development. The areas of highest constraint may need to be avoided, or certain features might represent opportunities for ensuring that new development would deliver the Local Plan's vision. For example, public rights of way might be described or identified because new connections to these features would help to enhance accessibility to the countryside, offering future residents the opportunity to enjoy healthy and active lifestyles. If a proposed site were to be taken forward for the next stage of the Local Plan, the constraints and opportunities would help the Local Planning Authority to determine a suitable concept for the site's development.

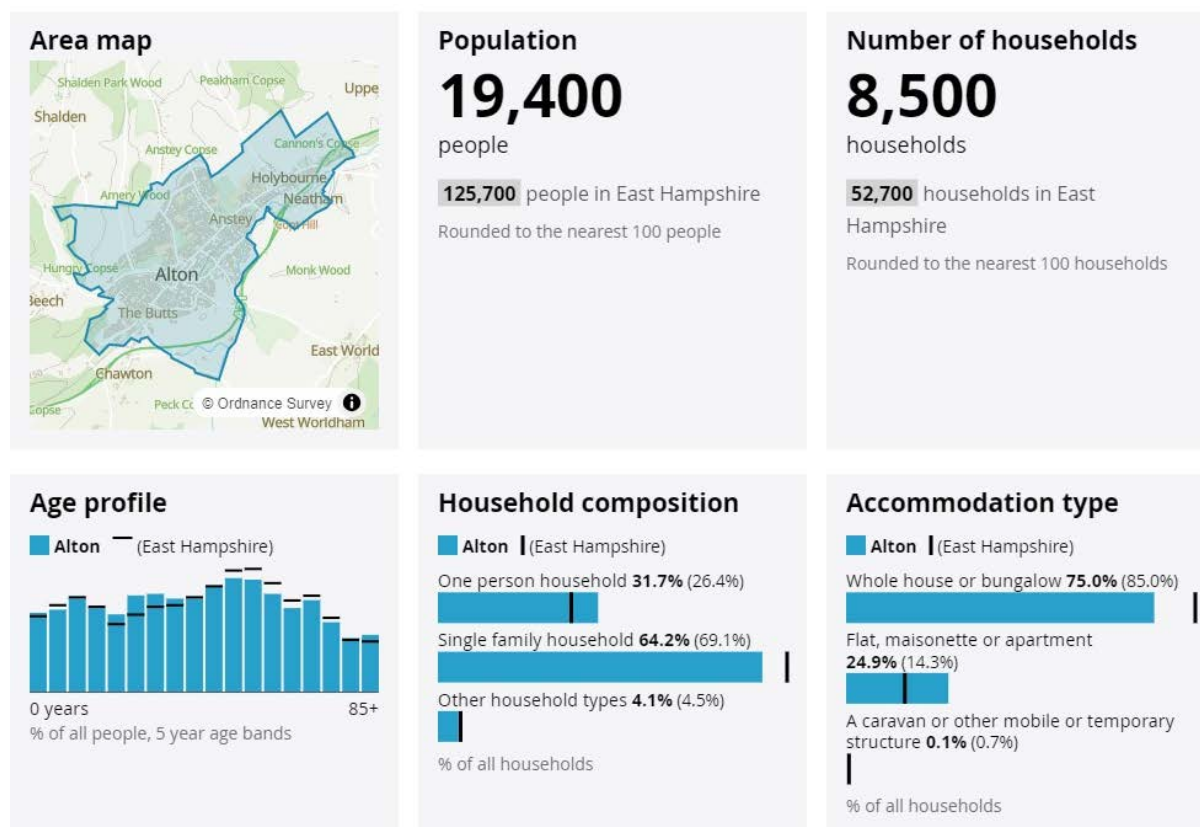
As already noted, a summary of the reasons for including each site has been provided. This summary takes account of the presented information and other relevant evidence. The Local Planning Authority believes that each site has some potential to be developed over the Local Plan period, but one of the purposes of this Draft Local Plan consultation is to hear from residents and other interested parties (landowners, statutory agencies and infrastructure providers) on the suitability of the site proposals. Comments are therefore welcome in relation to these summaries.

The Local Planning Authority is also aware of the importance of ensuring that the infrastructure requirements of new development are appropriately considered. This has been underlined by previous consultation responses to earlier Local Plan consultations. Therefore, the key infrastructure requirements for particular sites have been identified, where these are known. Discussions with infrastructure providers are on-going and requirements will be clarified and confirmed in advance of the next (Regulation 19 or pre-submission) stage of the Local Plan.

It is important to remember: sites have only been included in this Draft Local Plan for consultation purposes. The site proposals do not have significant weight for making decisions on planning applications.

ALTON (INCLUDING HOLYBOURNE)

Alton is the largest settlement in the Local Plan Area. The built-up area is contiguous with that of Holybourne, which relies on Alton for a lot of its local services and facilities. Holybourne also falls within the designated area of the Alton Neighbourhood Plan. As such, Alton and Holybourne have been considered together for the planning of future development within this Draft Local Plan. Population and household statistics that are available from the 2021 Census provide the following overview of the existing community:

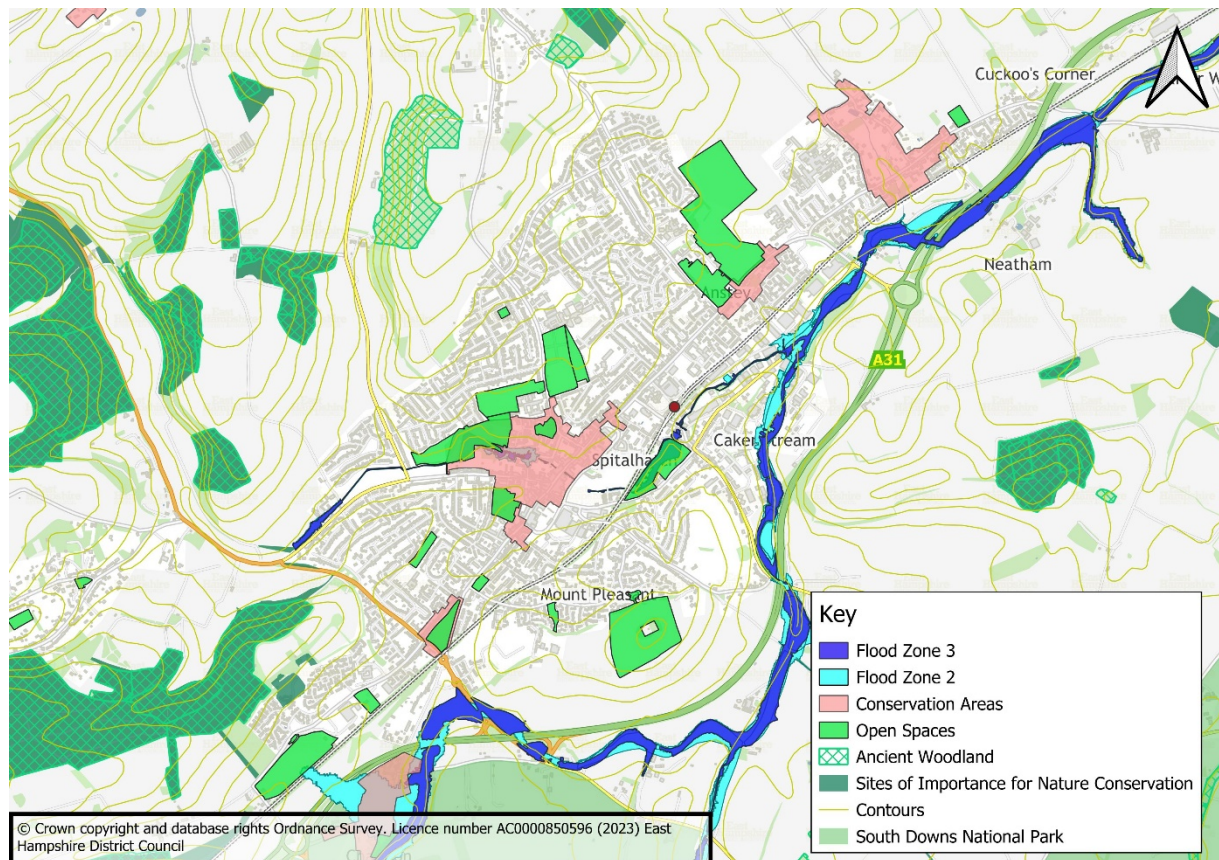


Source: Office for National Statistics - Census 2021

Alton has direct connections to the A31, which acts as a southern bypass, running from Guildford to Winchester; and it is connected to Basingstoke in the north by the A339. There is a twice-hourly direct train service to London Waterloo, with Alton being at the end of the line. It is a historic and characterful market town, with four Conservation Areas, one associated with the historic core and the others associated with Anstey, The Butts and Holybourne.

Alton is set within a distinctive chalk landscape setting, at the source of the River Wey, which also runs throughout the town centre. It sits relatively hidden in a hollow, which is encircled by sloping downland that provides a green skyline. Immediately to the southwest is the northern edge of the South Downs National Park. There are numerous areas of open space, including Anstey Park in the east; Greenfields to the north; The Butts Green to the west; Windmill Hill to the south; as well as King's Pond and Alton Flood Meadows located more centrally.

FIGURE 12.2:

STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR NEW DEVELOPMENT IN AND AROUND ALTON

In the revised settlement hierarchy of this Draft Local Plan, Alton (& Holybourne) stand alone as the Tier 1 settlement within the Local Plan Area. This indicates that it has an extensive range of accessible facilities and services for meeting the everyday needs of local residents.

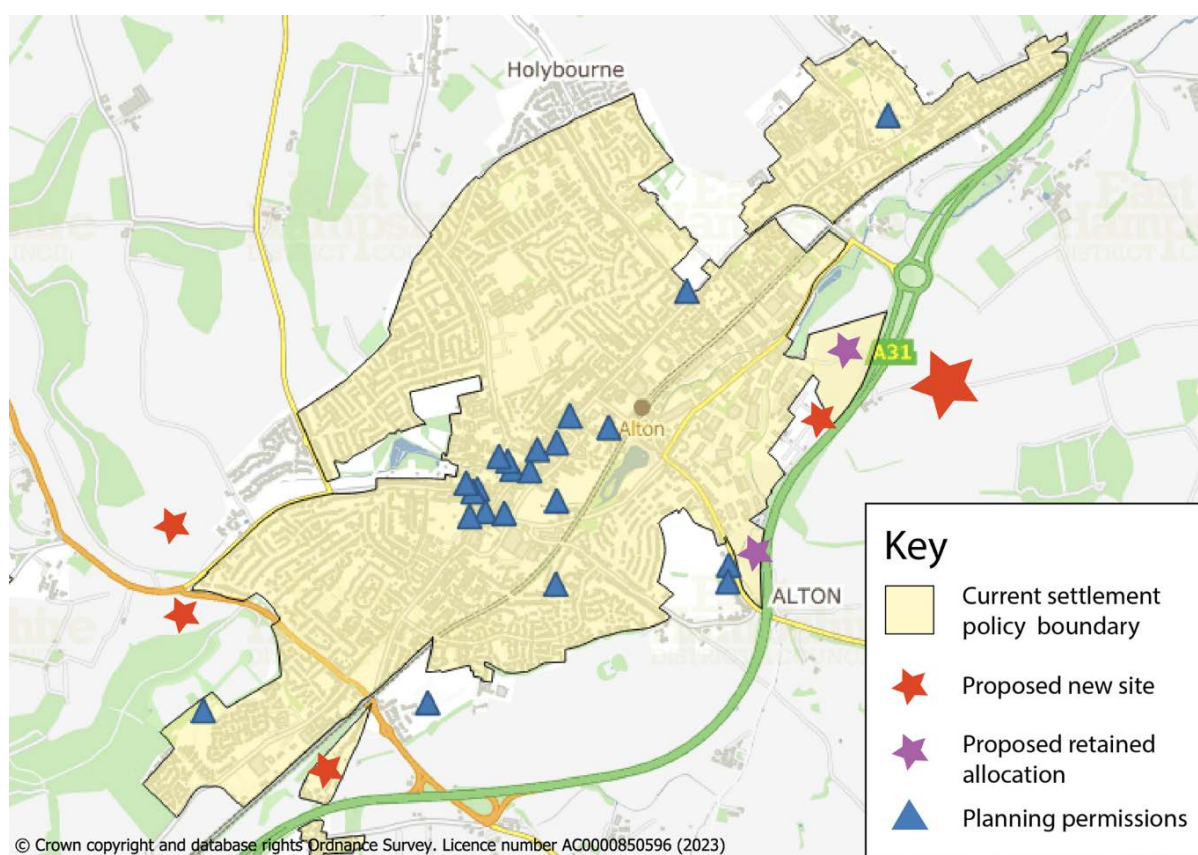
Figure 12.3 identifies the number of new homes completed or permitted within Alton since 2021, whilst Figure 12.4 highlights where current planning permissions are located within the settlement. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. Unlike other settlements in the Local Plan Area, new allocations will be addressed through a combination of proposals identified in this Local Plan (including a Strategic Allocation at Neatham Down), as well as the emerging Alton Neighbourhood Plan. More information and the Local Plan's proposals for development sites are included after Figure 12.4.

FIGURE 12.3: **HOUSING IN ALTON (& HOLYBOURNE)**

Type of supply	Number of homes
Completions (2021-2023)	327
Outstanding permissions (2023)	701
Proposed new allocations (to 2040)	1,700*

* Note: a significant proportion of the 700 homes that are proposed within Alton and outside of the strategic site proposal at Neatham Manor Farm will be identified through the Alton Neighbourhood Plan, which is in the process of being revised.

FIGURE 12.4:
LOCATION OF OUTSTANDING HOUSING PERMISSIONS AND PROPOSED SITES IN ALTON (INCLUDING HOLYBOURNE)*



*Note: The settlement policy boundary shown above does not include the recent developments that have taken place in Alton in accordance with the Alton Neighbourhood Plan. This Draft Local Plan proposes a new settlement policy boundary that includes these areas. The proposed new sites that are shown are those included in this Draft Local Plan. Other sites will come forward through the Neighbourhood Plan.

RELATIONSHIP WITH THE ALTON NEIGHBOURHOOD PLAN

The Local Plan, prepared by the Local Planning Authority, is the strategic planning document for the area. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development and must be consistent with the NPPF. Local Plans should set out the strategic priorities for the area, for example, the number of new homes and jobs needed in the area and requirement for infrastructure and facilities. Neighbourhood Plans should be aligned with the strategic needs and priorities of the wider local area.

Neighbourhood Plans must be in **general conformity** with the strategic policies of the Local Plan. It should be noted that to achieve 'general conformity', the Neighbourhood Plan does not need to be identical to the Local Plan. It is reasonable for a Neighbourhood Plan to influence strategic priorities, providing it does not undermine them.

In February 2023, Alton Town Council took the decision to undertake a full review of the existing Alton Neighbourhood Plan, following a previous iteration being made in 2016, and a further, minor modification in 2021. The emerging Neighbourhood Plan will cover Alton Parish, except for a small parcel of land lying within the South Downs National Park. Amongst other topics, the Neighbourhood Plan will look to address residential site allocations.

In line with the NPPF¹, Local Planning 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. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should consider factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

In regard to the emerging Alton Neighbourhood Plan and in line with the strategy identified in this Local Plan, a housing requirement of 700 homes is designated within the settlement of Alton and its surrounding areas, alongside a strategic allocation of approximately 1,000 homes on land at Neatham Down (See Policy H1). It should be noted that some proposals for new allocations are identified within this Local Plan as they fall outside (or partly outside) the designated Neighbourhood Plan area. All other sites will be designated within the Regulation 14 version of the Alton Neighbourhood Plan. All proposals, with the exception of the Strategic Allocation (Proposal ALT7), will contribute to the 700-dwelling requirement.

¹ NPPF Paragraph 66

LAND AT NEATHAM MANOR FARM

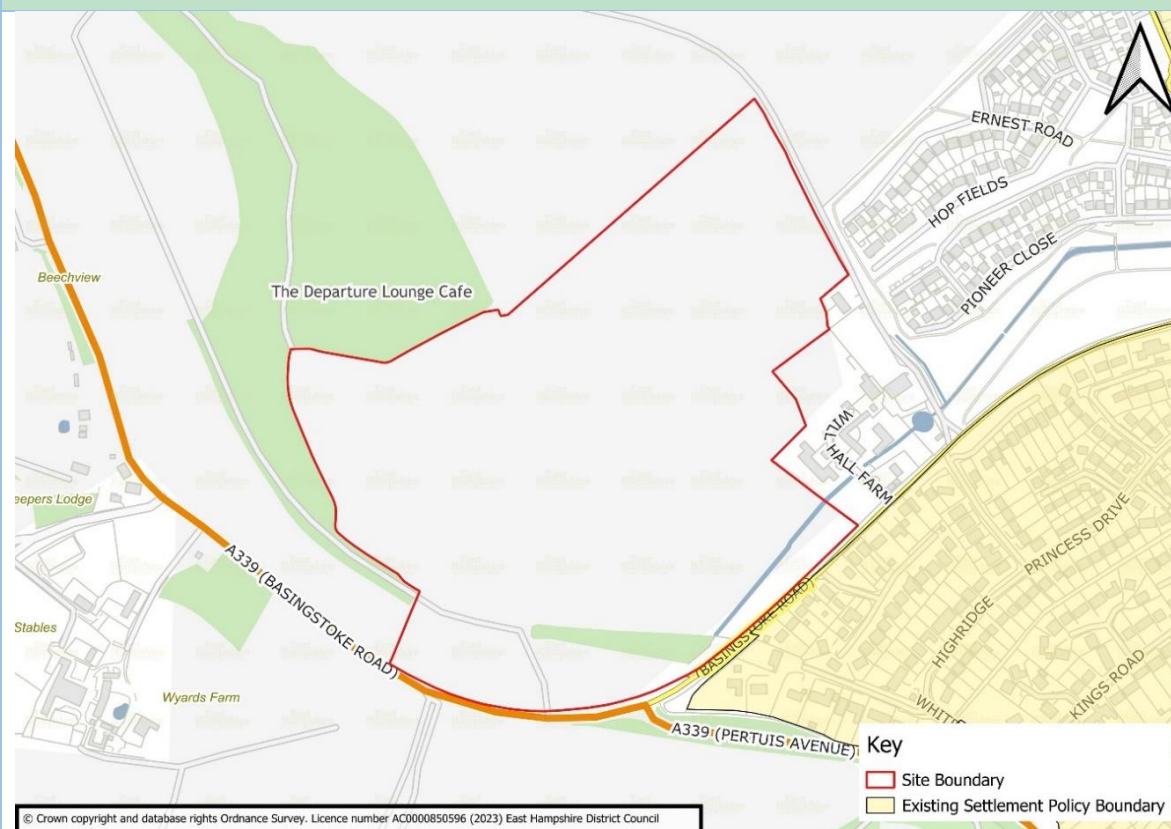
As identified in Policy H1 – Housing Strategy, provision is made for about 3,500 new homes in the most sustainable and accessible locations in the Local Plan Area in accordance with the Settlement Hierarchy (Policy S2). The distribution of these homes includes 700 new homes in Alton, as well as a new proposed Strategic Allocation, which consists of land at Neatham Manor Farm. This proposal includes:

- A minimum of 1,000 homes, including six travelling showpeople plots;
- New areas of woodland and chalk grassland;
- Supporting infrastructure (potential for a new primary school and neighbourhood amenities).

A mixed-use strategic allocation in close proximity to the largest settlement in the Local Plan Area presents the opportunity to deliver a unique place with a focus on local character, that takes a landscape-led approach to development. Concentrating a large amount of development within close proximity to the most sustainable settlement will also help to prevent sporadic urban sprawl across the Local Plan Area, in less sustainable locations. Full details of the proposal are provided in the proposal: ALT7.

ALT1 – Land at Brick Kiln Lane, Alton

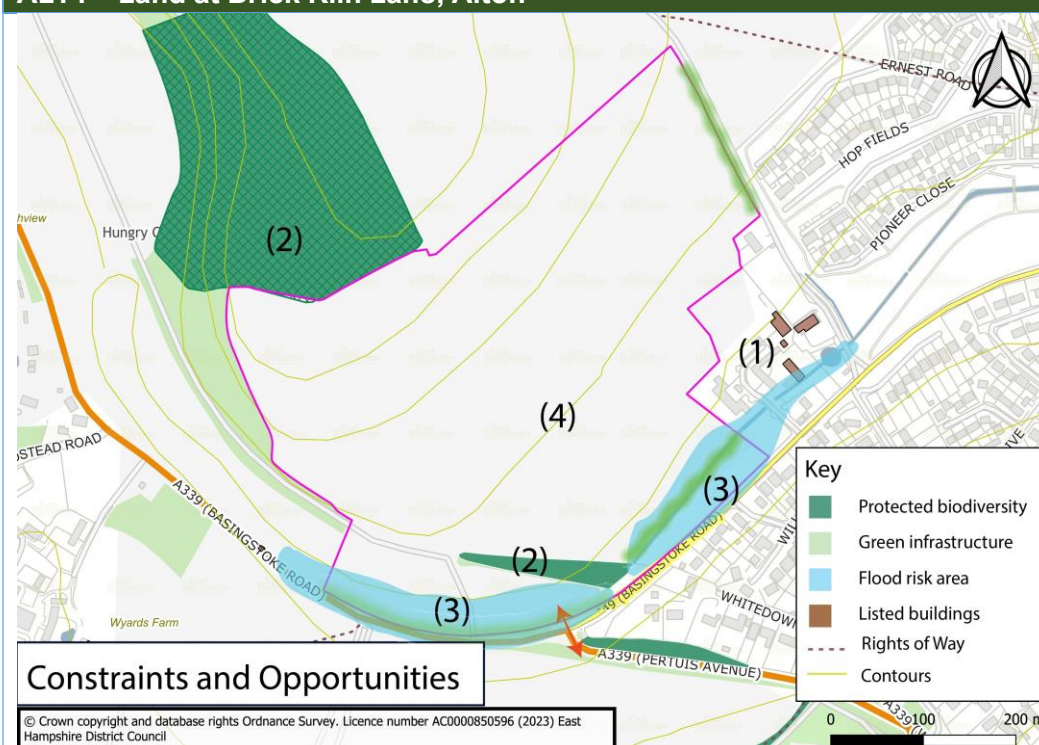
LAA Reference	AL-005
Site Size (Ha)	21.3 ha
Existing Use	Agricultural
Proposed Future Use	Residential
Proposed Number of Homes	150

**Site Description**

This site lies to the north-west of Alton, adjacent to recent development at Will Hall Farm and to the north and west of the original farm buildings. The southern boundary adjoins the A339 Basingstoke Road and part of the site also fronts Brick Kiln Lane, a narrow track which becomes a public right of way.

The land is currently in agricultural use and includes the source of the River Wey in the southern part of the site. There are various trees and hedgerows within the site and adjacent to it. An area of woodland known as Hungry Copse adjoins the northern and eastern boundaries. The land rises up from south to north and is visible within the landscape from the Basingstoke Road and from residential areas to the south-east. Residential development in the wider area is a mix of predominantly detached houses, including some bungalows, with some semi-detached housing.

ALT1 – Land at Brick Kiln Lane, Alton



List of constraints & opportunities

- **Built heritage (1):** several Grade II listed buildings (Will Hall Farmhouse, Will Hall Farm Barn, Will Hall Farm Oast) lie adjacent to the site, close to Brick Kiln Lane.
- **Biodiversity (2):** SINCs are located within the south-west corner of the site and to the north, just beyond the site boundary (Will Hall Farm, Area 5 and Hungry Copse). Hungry Copse is also identified as ancient natural woodland.
- **Flood risks (3):** southern areas of the site are susceptible to fluvial and surface water flooding associated with the River Wey and its source. The risk of groundwater flooding exists throughout Alton.
- **Water quality:** the site is located within a water source protection zone (Zone 3).
- **Green infrastructure:** mature field boundaries and trees (some of which are protected by tree protection orders) provide a sense of visual containment along southern, eastern and western boundaries.
- **Landscape:** there is potential for adverse landscape and visual impacts due to the site's prominent position on the edge of Alton.
- **Topography (4):** the rising land means that some parts of the site are more visually exposed than others.
- **Access:** connection to the local road network could be achieved via a new roundabout at the junction between the A339 (Basingstoke Road) and Pertuis Avenue/Whitedown Lane. Brick Kiln Lane is unlikely to be suitable for access for motor vehicles.
- **Access:** potential to connect to the public rights of way network via Brick Kiln Lane and along the River Wey corridor, enabling healthy and active lifestyles.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

ALT1 – Land at Brick Kiln Lane, Alton**Summary of Reasons for Inclusion**

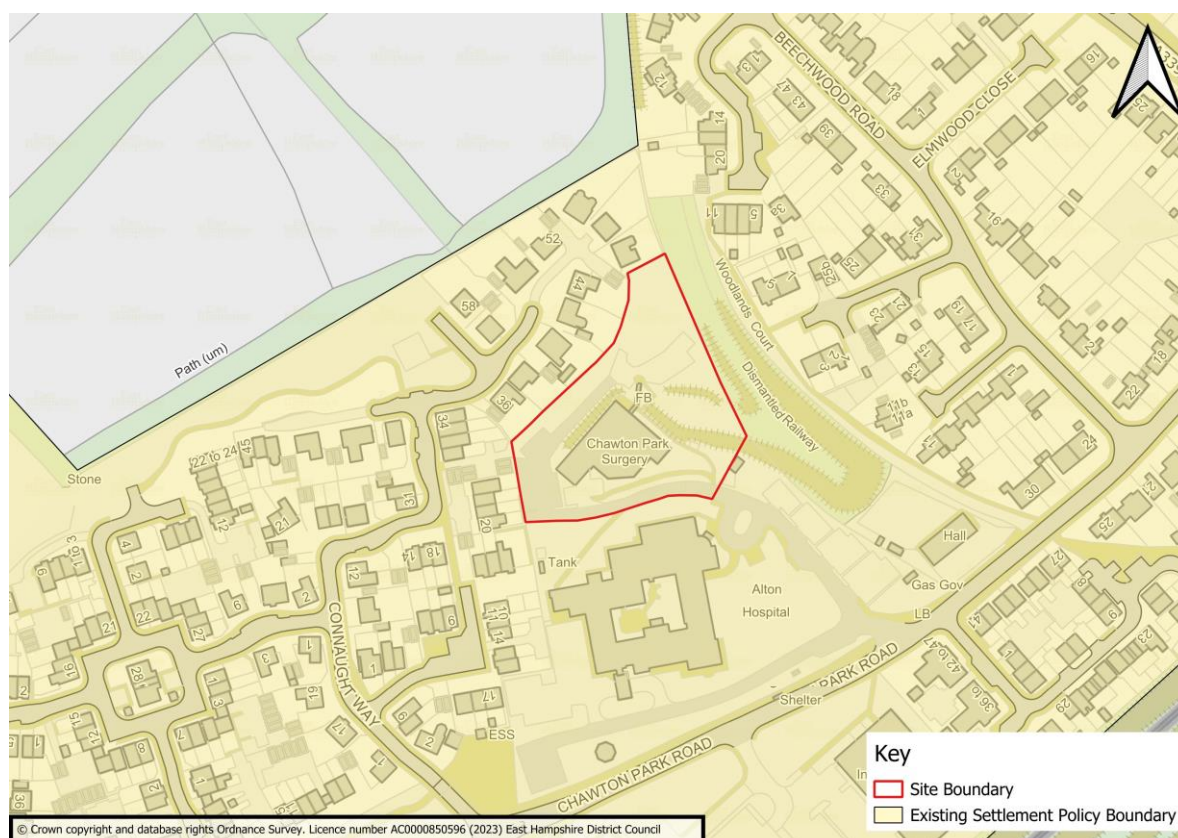
The site scores above average in the Local Planning Authority's Accessibility Study. It could be well-connected to both the open countryside and to parts of Alton, via public rights of way and pedestrian infrastructure, thus supporting healthy and active lifestyles for residents. The site is large enough to provide opportunities for a well-designed new development that would mitigate adverse landscape and visual impacts. Impacts on other environmental constraints (biodiversity, water quality, flood risks) could be mitigated by protecting, incorporating and reinforcing existing green infrastructure whilst keeping areas of flood risk free of development. New vehicular access could be provided directly onto the A339 with opportunity to upgrade the existing junction between A339/Basingstoke Road and Pertuis Avenue to a roundabout (including suitable pedestrian & cyclist crossing points) that would also access the development site. The site's dimensions facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

- **Education:** Developer contributions (e.g. by a s.106 contribution) may be required towards an expansion of the Butts Primary School and Amery Hill and/or Eggars School.
- **Health:** Developer contributions (e.g. by a s.106 contribution) would be required towards expansion of Chawton Park Surgery and/or the Wilson Practice.
- **Sport:** Potential for off-site sports contribution.
- **Access:** A new vehicular access point onto the A339 and new walking and cycling infrastructure and connections (e.g. within the River Wey corridor) would be necessary to support development.
- **On-site drainage:** parts of the site have been identified as highly compatible with infiltration sustainable drainage systems, but areas close to the source of the River Wey may be significantly constrained. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

ALT2 – Chawton Park Surgery

LAA Reference	AL-037
Site Size (Ha)	0.6 ha
Existing Use	Health infrastructure (doctors' surgery)
Proposed Future Use	No change – extension proposed



Site Description

Chawton Park Surgery is an existing doctor's surgery serving the surrounding settlement of Alton. The site is accessed from Chawton Park Road, sharing a main access with the Alton Community Hospital and pharmacy. The surgery is situated to the north of the hospital, with an area of mature trees to the east and south, and residential properties to the west. Car parking is prominent in the northern area of the site. Chawton Park Surgery is located close to other community facilities, including the surgery, pharmacy, hospital, scouts hut and many of Alton's sporting facilities.

The National Cycle Network Route 224 runs to the south of the site on Chawton Park Road with bus stops also being present on this road, both within a short accessible distance to the site.

ALT2 – Chawton Park Surgery**List of constraints & opportunities**

- **Access:** potential to access the facility via public transport (bus), cycle and on foot. The National Cycle Network is nearby, on Chawton Park Road.
- **Infrastructure:** there is an opportunity within the site to extend this strategic health infrastructure and support local growth.
- **Biodiversity:** there are a number of tree protection orders (including individual trees and areas) in the north and south of the site.
- **Flood risks:** there are no identified flood risks for this site, although the risk of groundwater flooding exists throughout Alton.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

Chawton Park Surgery is a key health facility supporting residents of Alton and its surrounds. An extension to this existing health facility would help to support the health needs of existing and future residents. It is well-located with other community facilities, accessible by walking, cycling and public transport, and with parking available for those needing to drive. There are opportunities to encourage walking and cycling and improve connections to the centre of Alton and the rail station.

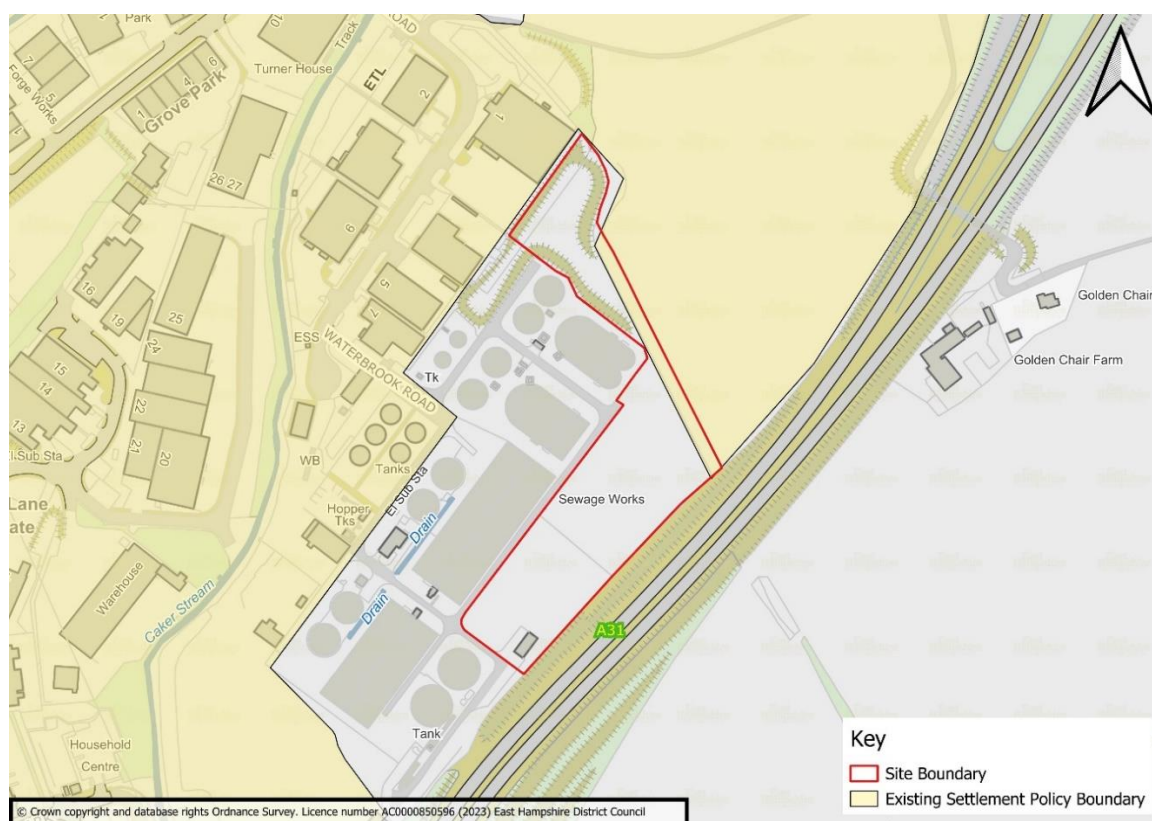
Reconfiguration and/or extension of this surgery would help to ensure there is sufficient health provision to support the growing population. Increased capacity at this surgery is considered essential for healthcare purposes.

Funding

£50,000 of CIL funding has been allocated to a project to provide further capacity at this surgery (2022). Further CIL applications are expected and S106 contributions will be collected for this proposal from developments in the area where appropriate, to help deliver this project.

ALT3 – Land adjacent to Alton Sewage Treatment Works, Alton

LAA Reference	AL-058
Site Size (Ha)	1.2 ha
Existing Use	Vacant
Proposed Future Use	Employment, waste water infrastructure



Site Description

The site adjoins the Alton Sewage Treatment Works to the west, an industrial unit to the northwest and the A31 immediately to the south. Land at Lynch Hill, which is the existing allocation EMP1 of the Housing and Employment Allocations Plan (adopted 2016) (and which is also a proposed site in this Draft Local Plan), adjoins the site to the north-east. There is no road frontage to the site, but it is currently connected to Waterbrook Road through road infrastructure associated with the treatment works. The land is generally flat and undeveloped, with trees and hedgerows on boundaries on the edges and within the site.

ALT3 – Land adjacent to Alton Sewage Treatment Works, Alton**List of constraints & opportunities**

- **Green infrastructure:** mature trees and hedgerows within/on the edge of the site are important characteristics, providing visual containment from the A31 and local habitats.
- **Landscape:** there is the potential for adverse landscape and visual impacts depending on the heights and massings of new structures.
- **Odour and noise:** noise from the A31 and odour from the sewage treatment works mean that this site would be unsuitable for more sensitive uses.
- **Adjoining uses (existing and proposed):** employment uses adjoin the site to the north-west and permitted employment development lies to the north-east. There is potential to connect parts of this site to these areas to accommodate expansion of existing/new facilities. Alternatively, the whole site could accommodate an expansion to the treatment works, if needed to support new development in the wider area.
- **Access:** vehicular access could be provided through existing or permitted employment-related development, or through existing on-site road infrastructure at the sewage treatment works.
- **Flood risk:** there are no identified flood risks for this site, although the risk of groundwater flooding exists throughout Alton.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

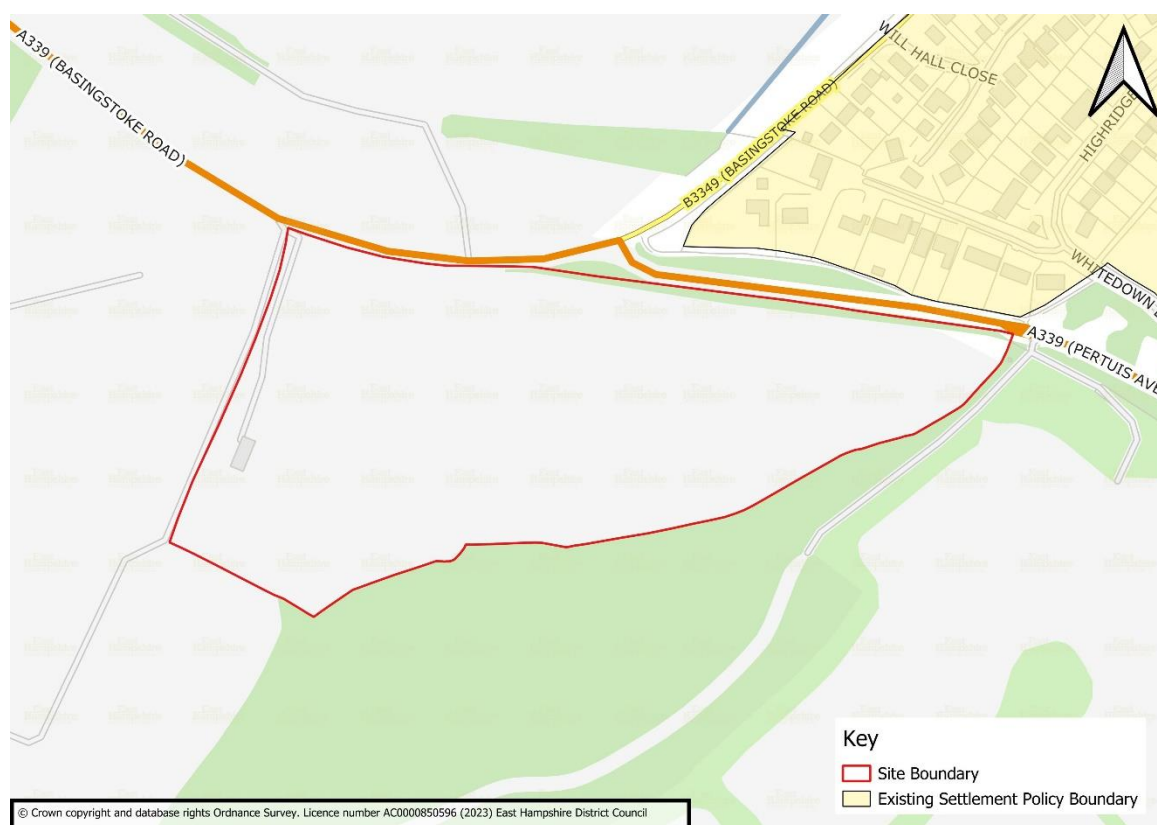
The site lies within an existing employment area and therefore offers potential to accommodate the expansion of adjoining employment or waste water treatment uses. At this stage in the plan-making process, its potential is being identified as an opportunity for further exploration in conjunction with landowners and statutory consultees. Environmental constraints (green infrastructure, landscape) could be avoided or mitigated through the appropriate layout and design of new development, with existing trees and hedgerows being maintained and enhanced where necessary. Access would need to be considered in relation to the proposed use, which would also need to take account of the odour and noise constraints associated with the site. The site is free of flood risks, being located in flood zone 1 and without identified surface water flood risks.

Infrastructure Requirements

- **Access:** a new vehicular access may be required, depending on emerging proposals for the site

ALT4 – Land at Whitedown Lane, Alton

LAA Reference	BEE-010
Site Size (Ha)	9.0 ha
Existing Use	Grazing/agricultural
Proposed Future Use	Residential
Proposed Number of Homes	90

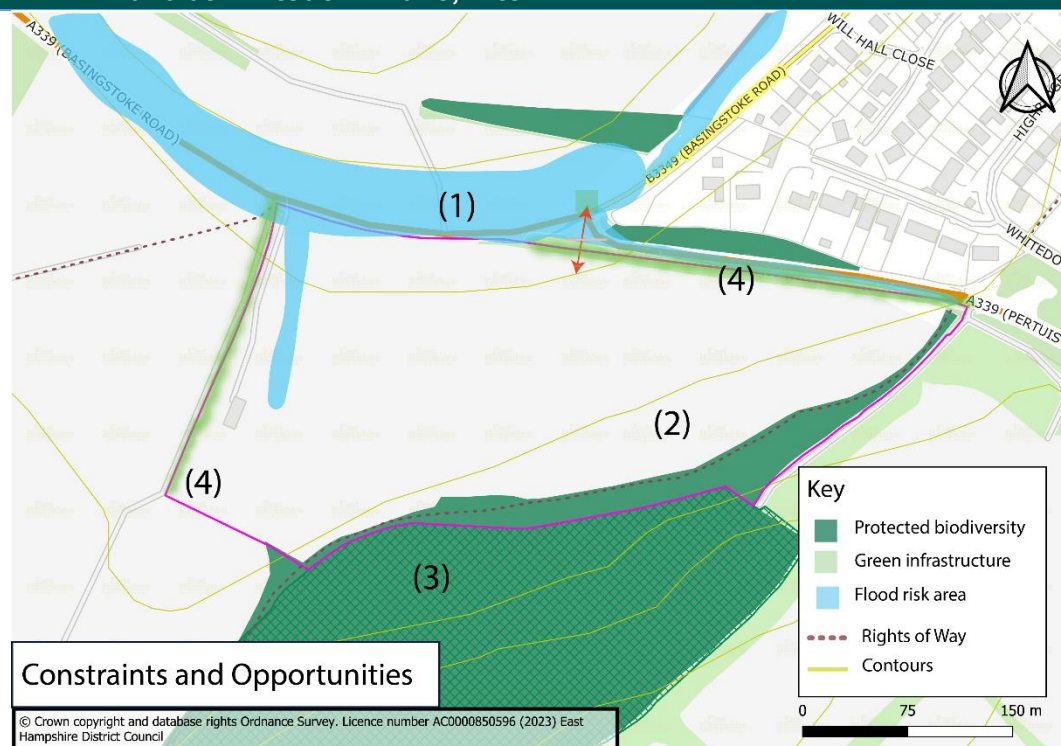


Site Description

The site lies to west of Alton, directly to the south of the A339 (Basingstoke Road) and Pertuis Avenue/Whitedown Lane. Despite adjoining the built-up area of Alton, the site is located within the parish of Beech. To the south of the site is an extensive area of woodland, which contains a public right of way in close proximity to the southern boundary of the site.

The site is gently sloping, with the land rising towards the woodland to the south. The site is greenfield pasture, with a small farm building close to the western boundary. There is an access track and field entrance (gated) associated with the farm building. Land to the west of the site is undeveloped. Housing to the north (off Whitedown Lane) is screened by mature vegetation. Housing types in the wider area are typically detached houses on relatively large plots.

ALT4 – Land at Whitedown Lane, Alton



List of constraints & opportunities

- **Flood risks (1):** small parts of the site are susceptible to surface water flooding. These parts of the site are along the northern boundary and close to the western boundary. The risk of groundwater flooding exists throughout Alton.
- **Topography (2):** the gently rising land means that some parts of the land may be more sensitive to development.
- **Landscape:** there is some potential for adverse landscape and visual impacts, depending on site layout, building typologies and density of built form. Site is within the settlement gap identified by the Beech Neighbourhood Plan.
- **Biodiversity (3):** site is adjacent to a SINC (Ackender Wood/Alexandra Wood), which is also identified as ancient natural woodland.
- **Access:** potential to connect the site to the public rights of way network, improving permeability and enabling healthy and active lifestyles.
- **Access:** connection to the local road network could be achieved via a new roundabout at the junction between the A339 (Basingstoke Road) and Pertuis Avenue/Whitedown Lane.
- **Green infrastructure (4):** mature field boundaries and trees are important characteristics of the site, helping it to integrate with the surrounding rural landscape.
- **Water quality:** parts of the site are located within a water source protection zone (Zone 3).
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage:** no designated constraints to development.

ALT4 – Land at Whitedown Lane, Alton

Summary of Reasons for Inclusion

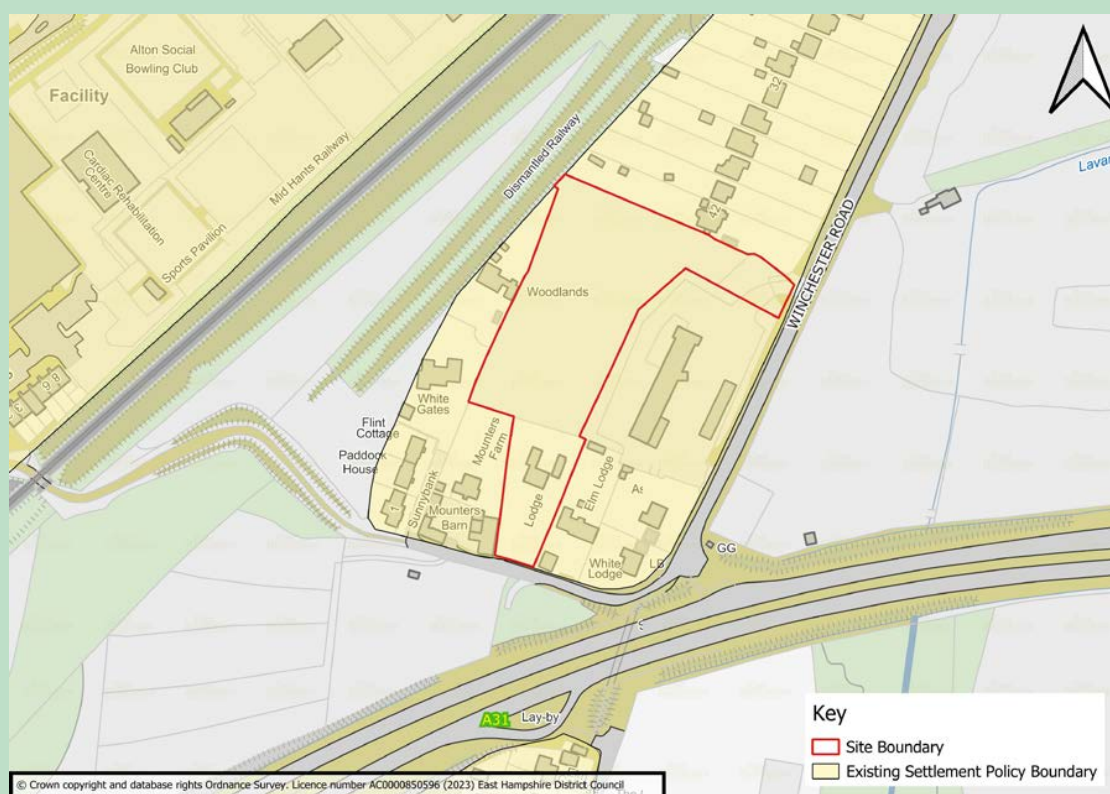
The site scores above average in the Local Planning Authority's Accessibility Study. It is large enough to provide opportunities for a well-designed housing development that responds to the location of the site, helping to mitigate landscape and visual impacts and preserve a gap between Beech and Alton. Impacts on other environmental constraints (biodiversity, water quality, flood risks) could be mitigated by protecting, incorporating and reinforcing existing green infrastructure whilst keeping areas of flood risk free of development. The site could be well-connected to both the open countryside and to parts of Alton, via public rights of way and new pedestrian infrastructure (e.g. in association with a new roundabout to provide road access), thus supporting healthy and active lifestyles for residents. The site's dimensions facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

- **Education:** Developer contributions (e.g. by a s.106 contribution) may be required towards an expansion of the Butts Primary School and Amery Hill and/or Eggars School.
- **Health:** Developer contributions (e.g. by a s.106 contribution) would be required towards expansion of Chawton Park Surgery and/or the Wilson Practice.
- **Sport:** Potential for off-site sports contribution.
- **Access:** A new vehicular access point onto the A339 and new walking and cycling infrastructure and connections would be necessary to support development. Improvements to the adjoining public right of way (e.g. a new connection) may also be required.
- **On-site drainage:** There are likely to be opportunities for bespoke infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

ALT5 – Land at Travis Perkins (Mounters Lodge part)

LAA Reference	CHA-009
Site Size (Ha)	0.88
Existing Use	Residential and vacant
Proposed Future Use	Residential
Proposed Number of Homes	24

**Site Description**

The site is located on the southern edge of Alton, accessed via Mounters Lane/Winchester Road. The site is within the built environment, situated between the railway line and the local strategic road network of the A31. The South Downs National Park is to the south of the site, separated by the A31. The site is a short walking/cycling distance to Alton Sport's Centre and playing fields. The Writers Way public rights of way bounds the south of the site on Mounters Lane and a subway under the A31 provides a connection to Chawton village.

The existing site consists of the vacant residence of Mounters Lodge with associated garden and paddock land. The South Downs National Park is visually obscured by vegetation and physically separated by the A31. Immediately to the east of the site is Travis Perkins. The remainder of the site is immediately surrounded by residential dwellings that front on to Mounters Lane/Winchester Road with varying amounts of vegetation. The east and west boundaries of the site are covered by mature trees.

House types adjoining the site are typically detached houses on relatively large plots.

ALT5 – Land at Travis Perkins (Mounters Lodge part)

List of constraints & opportunities

- **Flood risks:** there are no identified flood risks for this site, although the risk of groundwater flooding exists throughout Alton.
- **Access:** connection to the local road network would be from the western most boundary that adjoins Winchester Road, thus leading to the A339.
- **Access:** potential to connect to a nearby public right of way that leads to Chawton Park Road and thus integrate the site with the proposed LCWIP network.
- **Green infrastructure:** mature vegetation including trees on the site boundaries provides important screening for adjoining properties.
- **Built form & local character:** surrounding dwellings often occupy relatively large plots that incorporate substantial green infrastructure. Buildings are set back from the public highway.
- **Residential & non-residential amenity:** due to the proximity of adjoining buildings on all sides (dwellings and a builders yard) there is the potential for adverse impacts on the amenity of existing uses.
- **Noise & air quality:** potential for adverse impacts on residential amenity in southern areas of the site from noise and air pollution associated with traffic on the A31.
- **Built heritage & biodiversity:** no designated constraints to development.

Summary of Reasons for Inclusion

The site scores above average in the Local Planning Authority's Accessibility Study. It could be well-connected to sports facilities on Chawton Park Road, thus supporting healthy and active lifestyles for residents. The site itself is relatively unconstrained by environmental and built heritage designations. Impacts on the amenity of adjoining uses could be avoided or mitigated by retaining the existing mature trees on eastern and western boundaries and through appropriate design and layout (e.g. incorporating new planting). Due to the limited road frontage of the site, there is limited scope for adverse impacts on street scenes along Winchester Road or Mounters Lane. Appropriate layout could also help to reduce noise and air quality impacts on development, but this would need to be informed by more detailed studies.

Infrastructure Requirements

- **Health:** Developer contributions (e.g. by a s.106 contribution) would be required towards expansion of Chawton Park Surgery.
- **Access:** A new vehicular access point on to Winchester Road and improvements to walking and cycling infrastructure and connections would be necessary to support development. Improvements should be linked to the implementation of the Alton LCWIP.
- **On-site drainage:** the site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to avoid exacerbating flood risks in the local area.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL

ALT6 – Land at Wilsom Road, Alton

LAA Reference	WOR-004
Site Size (Ha)	3.6 ha
Existing Use	Agriculture
Proposed Future Use	Employment

**Site Description**

The site is located to the southeast of Alton on land to the east of Wilsom Road. It is bordered by Wilsom Road to the west, the A31 to the east and Alton Business Centre/Omega Park to the north. The site is an existing allocation in the Housing & Employment Allocations Plan (adopted 2016). Alton town centre and rail station are within walking/cycling distance to the northwest of the site.

The site is greenfield (undeveloped) with mature trees and hedgerows along its eastern boundary, and includes a section of the River Wey, which bisects the site from south to north. Current access is provided via a field entrance (gated) along Wilsom Road. There are several linear detached residential properties on the opposite (western) side of Wilsom Road. There are two public rights of way in very close proximity to the site, The Hangers Way skirts the northern boundary and Writers Way passes the southern point of the site. Bus stops are present on Wilsom Road to the north and south of the site and a pedestrian footpath is present on the western side of the Wilsom Road carriageway that runs parallel to the western boundary of the site.

ALT6 – Land at Wilsom Road, Alton



List of constraints & opportunities

- **Green infrastructure (1):** mature vegetation along the site's eastern boundary and along the course of the River Wey are distinctive characteristics that help to integrate the site with its wider context.
- **Landscape:** there is potential for adverse landscape and visual impacts on the setting of Alton, including from viewpoints along the Hangers Way.
- **Biodiversity:** no designated constraints, but there is potential for adverse impacts on habitats and species within the river corridor.
- **Flood risks (2):** the site is susceptible to fluvial and surface water flooding. Central parts of the site are identified as Flood Zones 2 and 3. These are also the areas of the site which have identified surface water flood risks.
- **Access (3):** potential to connect the site to the public rights of way network improving permeability for walking and cycling modes and enabling healthy & active lifestyles.
- **Noise & air quality:** potential for adverse impacts on amenity in eastern areas of the site from noise and air pollution associated with traffic on the A31.
- **Access:** potential to connect to the local road network through existing employment access in the north or directly on to Wilsom Road via the existing field entrance.
- **Agricultural land quality:** the site could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage:** no designated constraints to development.

ALT6 – Land at Wilsom Road, Alton**Summary of Reasons for Inclusion**

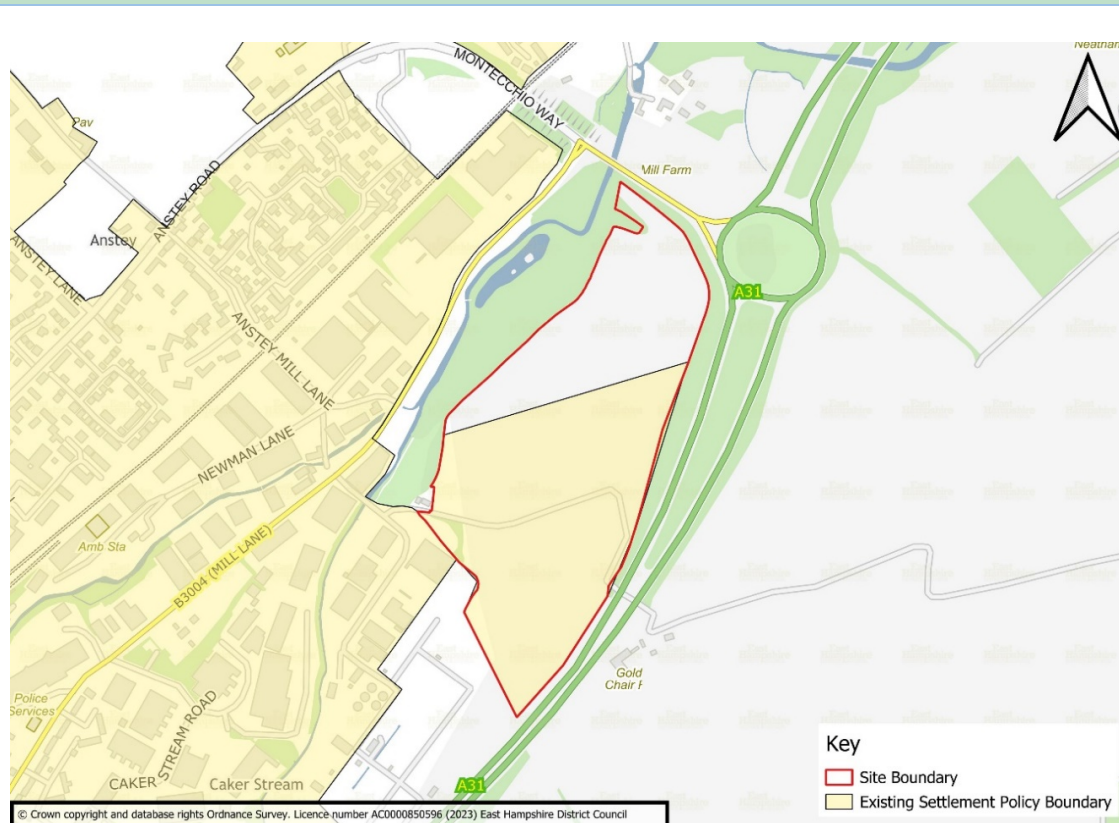
Retaining the allocation of this site for employment purposes could make a positive contribution to both the quality and quantity of employment floorspace within Alton, enabling more residents to both live and work locally. The site lies adjacent to an existing employment area and therefore offers the potential to accommodate the expansion of adjoining businesses. Landscape impacts could be mitigated through the appropriate layout and design of new development, with existing trees and hedgerows being maintained and enhanced where necessary and the use of (e.g.) green roofs or living walls, to reduce impacts on the setting of Alton and views across the site from the Hangers Way. Access could be provided from existing access points along Wilsom Road. Employment uses are a less vulnerable use in terms of flood risk and can be located in Flood Zone 2 and 3, subject to a flood risk assessment. There is potential to introduce solar panels, enable access by sustainable transport modes (walking, cycling and public transport) and to follow passive design principles to help address the climate emergency.

Infrastructure Requirements

- **Access:** a new vehicular access to Wilsom Road and new pedestrian infrastructure would be necessary to support development. The layout of development would likely need to facilitate safe access over the River Wey, including for pedestrians and cyclists.
- **On-site drainage:** very significant constraints have been identified for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL, if applicable (NB: CIL is not collected in the Local Plan Area for industrial or office development).

ALT7 – Land at Lynch Hill, Alton

LAA Reference	BIN-008
Site Size (Ha)	9.4 ha
Existing Use	Agricultural
Proposed Future Use	Employment (industrial, storage & distribution with opportunity for complementary commercial uses)

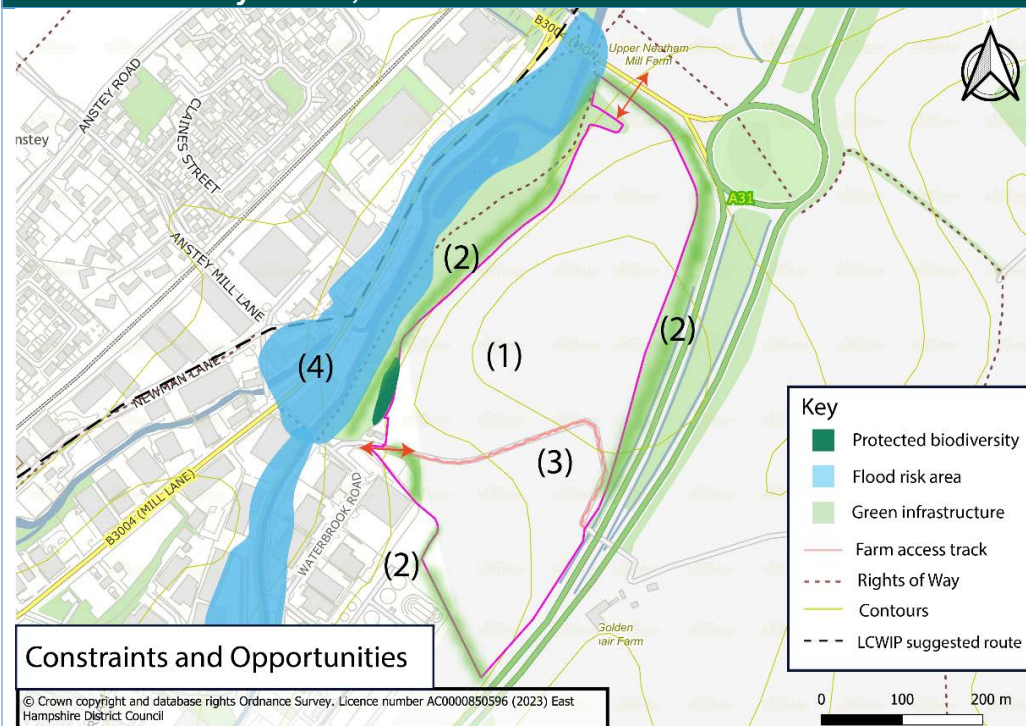


Site Description

The site lies to the east of the River Wey valley and the west of the A31, on land that has outline planning permission for up to 7ha of employment land (business and industrial uses). It is an existing allocation in the Housing & Employment Allocations Plan (adopted 2016). Montecchio Way forms the northern boundary and is the proposed means of accessing the permitted development. Industrial and commercial development along Mill Lane and Waterbrook Road provides the wider context for the site.

The site is currently in use for agricultural purposes. A private track runs across the southern part of the site, connecting Waterbrook Road with the Golden Chair Farm via a narrow bridge over the A31. Land rises from south to north up to a high point in the centre of the site and then slopes down towards Montecchio Way in the north. There is a wooded and treed area to the west of the site within the environs of the River Wey. Substantial hedgerows bound the site. Buildings to the west of the site are typically large-footprint, standalone buildings that are light in colour, with shallow pitched roofs and metal cladding.

ALT7 – Land at Lynch Hill, Alton



List of constraints & opportunities

- **Landscape & Topography (1):** potential for adverse visual and landscape impacts, especially in elevated parts of the site that may be visible from the A31
- **Green infrastructure (2):** mature hedgerows and fringing vegetation are important characteristics of the site, providing visual containment and local habitats. There is an area tree protection order adjoining the western boundary of the site.
- **Sympathetic adjoining uses:** development of the site for employment purposes would be unlikely to create amenity issues for nearby uses (and vice versa).
- **Access (3):** existing access rights (a farm access track) across the site could influence the layout of new development.
- **Access:** potential to connect the site to public rights of way and to enhanced cycling infrastructure, as proposed within the Local Cycle and Walking Infrastructure Plan (LCWIP), via (e.g.) Waterbrook Road.
- **Flood risks (4):** areas to the west of the site are susceptible to surface and fluvial flood risks that could be exacerbated by any increase in surface water run-off rates from the site. The risk of groundwater flooding exists throughout Alton.
- **Sports & leisure:** There is known demand for a gymnastic facility/trampoline centre within Alton, the provision of which could be investigated for this site. This could form part of other uses, complementary to industrial and storage & distribution facilities.
- **Agricultural land quality:** the site could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage and biodiversity:** no designated constraints to development.

ALT7 – Land at Lynch Hill, Alton

Summary of Reasons for Inclusion

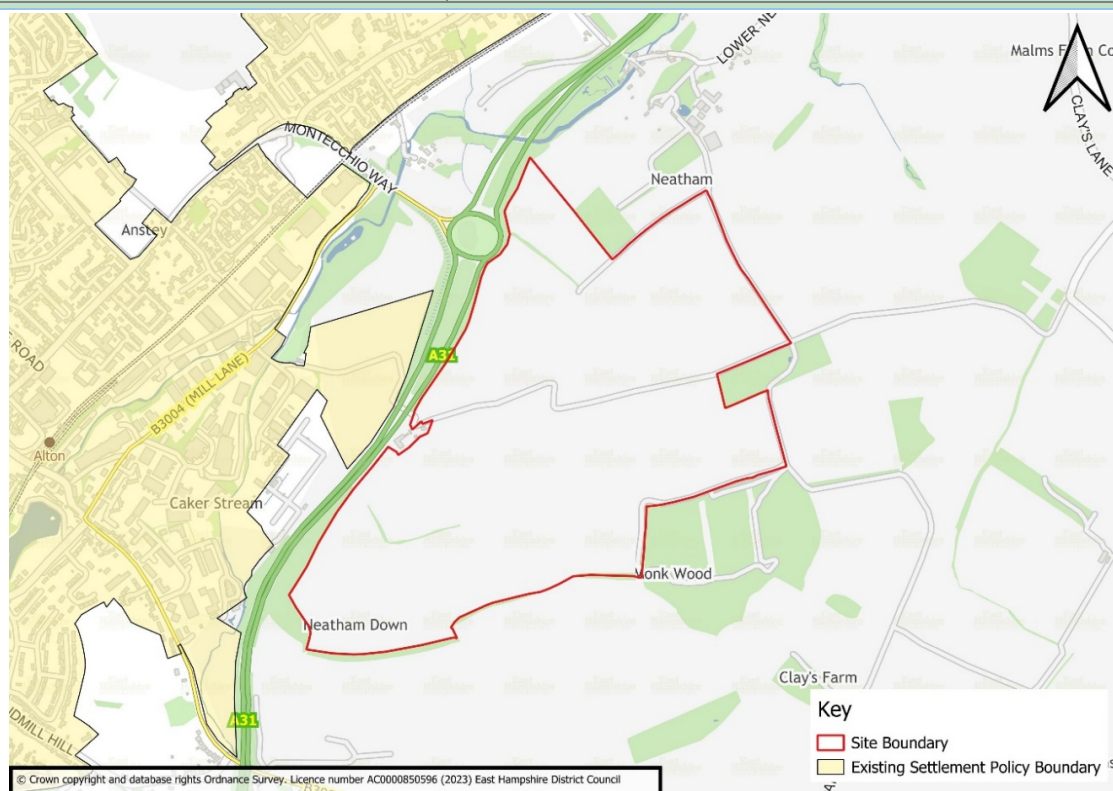
Retaining and expanding the allocation of this site for employment purposes could make a positive contribution to both the quality and quantity of employment floorspace within Alton, enabling more residents to both live and work locally. Any amenity issues for new and existing businesses could be avoided, whilst adverse landscape impacts would need to be mitigated by sympathetic layout and building design. Green infrastructure on the site boundaries should be maintained and augmented, whilst new planting across the site could help to break up the built form. The site is located close to retail uses on Mill Lane and scores above average in the Local Planning Authority's Accessibility Study. New connections to pedestrian and cyclist infrastructure could be provided to support other improvements to sustainable transport that have been identified within the LCWIP. There is potential for vehicular access via Montecchio Way and pedestrian and cycle access via Waterbrook Road. The dimensions of the site support the orientation of new buildings in accordance with passive design principles and for the efficient operation of solar panels.

Infrastructure Requirements

- **Access:** a new vehicular access to Montecchio Way and new pedestrian and cycling infrastructure (e.g. connections to Waterbrook Way) would be necessary to support development. Consideration would need to be given to how the design and layout of development could support walking and cycling movements between Alton and Land at Neatham Manor Farm, should that site proposal come forward at the next stage of the Local Plan.
- **On-site drainage:** parts of the site have been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL, if applicable (NB: CIL is not collected in the Local Plan Area for industrial or office development).

ALT8 – Land at Neatham Manor Farm, Alton

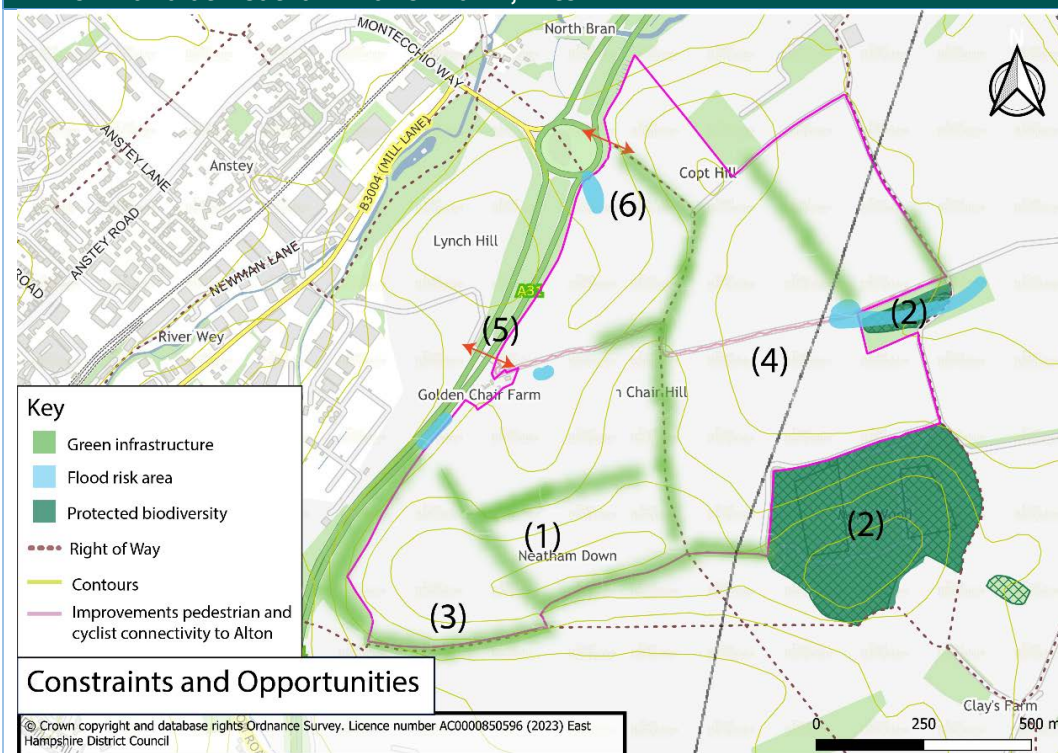
LAA Reference	BIN-011
Z	
Site Size (Ha)	97.9 ha
Existing Use	Agricultural
Proposed Future Uses	Residential (including travelling communities), commercial, education, community
Proposed Number of Homes	Approximately 1000 (including 6 travelling showpeople plots)

**Site Description**

The site lies to the east of Alton, adjacent to the A31 and to the south-west of buildings in Neatham. A substantial area of woodland (Monk Wood) adjoins the south-east boundary. To the west and south of the site are areas of farmland in arable use. There are public rights of way adjoining the eastern and southern site boundaries, as well as a route through the site that connects Copt Hill in the north with Neatham Down in the south. The route to the south of the site forms part of the Hangers Way. The public footpath within the site enters the northern end after crossing the A31 roundabout at Montecchio Way.

The site itself is comprised of large fields separated by hedgerows, some of which are more substantial than others, and agricultural access tracks. A farm track that leads to Golden Chair Farm bisects the site and connects with a bridge across the A31. Copses, woodland and hedgerows define the edges of the site in many locations, although a small section of the site boundary in the north is undefined by physical features. The land rises from the A31 corridor as part of an undulating downland landscape, with the western areas of the site being contained by landform. A notable ridgeline runs through the centre of the site between Copt Hill and Neatham Down. To the east of the ridge, the land slopes gently towards the eastern boundary. Utilities infrastructure (electricity pylons) pass through eastern and central areas. The site lies at the edge of the chalk landscape in East Hampshire, close to the geological boundary with the Wealden greensands.

ALT8 – Land at Neatham Manor Farm, Alton



List of constraints & opportunities

- **Landscape:** potential for adverse visual and landscape impacts. The site forms part of an unsettled landscape with a strong sense of rural tranquillity despite the proximity of Alton and the A31. There is potential for long-distance views of the South Downs National Park from eastern parts of the site and views into the site from the Hangers Way. Western areas of the site are better contained by landform.
- **Topography (1):** the land rises relatively steeply in southern parts of the site associated with Neatham Down.
- **Biodiversity (2):** site adjoins two SINC's (Neatham Farm Manor Copse and Monk Wood). Monk Wood is also identified as ancient natural woodland.
- **Green infrastructure (3):** mature field boundaries (hedgerows and trees) are present within the site and along the southern boundary. These are distinctive characteristics of the site and its landscape setting. There is opportunity to enhance these features.
- **Access:** road connection to the A31 and Alton could be achieved at the roundabout adjacent to the site.
- **Access (4):** potential to connect new development to the public rights of way network and provide new pedestrian routes across the site, enabling healthy & active lifestyles.
- **Access (5):** potential to improve pedestrian and cyclist connectivity to Alton via the existing bridge. Future access arrangements for Golden Chair Farm are to be clarified.
- **Flood risks (6):** small areas in the north (close to the roundabout on the A31) and on the eastern boundary are susceptible to surface water flooding. These flood risks could be exacerbated by increases in surface water run-off rates from the site.
- **Utilities:** there are overhead powerlines traversing the site, north-to-south (high voltage) and east-to-west (lower voltage).
- **Noise and odour:** potential for adverse impacts on residential amenity in western areas of the site from noise associated with traffic on the A31 and the close proximity of the Alton Sewage Treatment Works.

ALT8 – Land at Neatham Manor Farm, Alton

- **Agricultural land quality:** the site and has been identified as Grade 3 agricultural land, which is a finite resource.

Summary of Reasons for Inclusion

This is the largest proposed development that has been included for consultation in the Draft Local Plan. The site's development would constitute a significant expansion to the settlement of Alton, the largest settlement in the Local Plan Area, creating a new neighbourhood with the potential for its own distinct character. Drawing on the influences of the landscape and the potential to strengthen areas and boundaries of biodiversity value to form a more coherent and substantial green network, the site promoter has identified opportunities to deliver around 1,250 new dwellings and other supporting uses. Taking account of the constraints and opportunities, a more conservative estimate of 1,000 new homes is being put forward by the Local Planning Authority at this time. An indicative concept for the development is illustrated on the following page.

Large parts of this site have previously been considered through the Large Development Sites (Regulation 18) consultation in late 2019. At that time, Land at Neatham Down was promoted for 600 new homes; 1 hectare (ha) of employment land; 9 ha of open space, a shop/pub, a primary school, and opportunity for travelling communities accommodation. The Local Planning Authority and site promoter will work with infrastructure providers to understand the requirements for new infrastructure for the larger site, but new areas of open space, neighbourhood amenities (a shop and pub) and the potential for a new primary school will be considered as a starting point. Due to the proximity of the Lynch Hill proposal, new employment land would not be required, but accommodation for travelling showpeople is needed and could be provided close to the A31 access.

This revised, larger strategic proposal could deliver more of the area's housing requirements, incorporating a mix of housing sizes, types and tenures, including provision for self-builders. Landscape constraints are greatest in eastern areas, which would be more suitable for recreational open space and biodiversity enhancements. Exposed or steeply sloping parts of the site are likely to be less suitable for new buildings. A detailed landscape and visual impact assessment would need to be undertaken to understand which areas could be developed, but landscape studies that have already been undertaken by the site promoter support the potential for development in western areas.

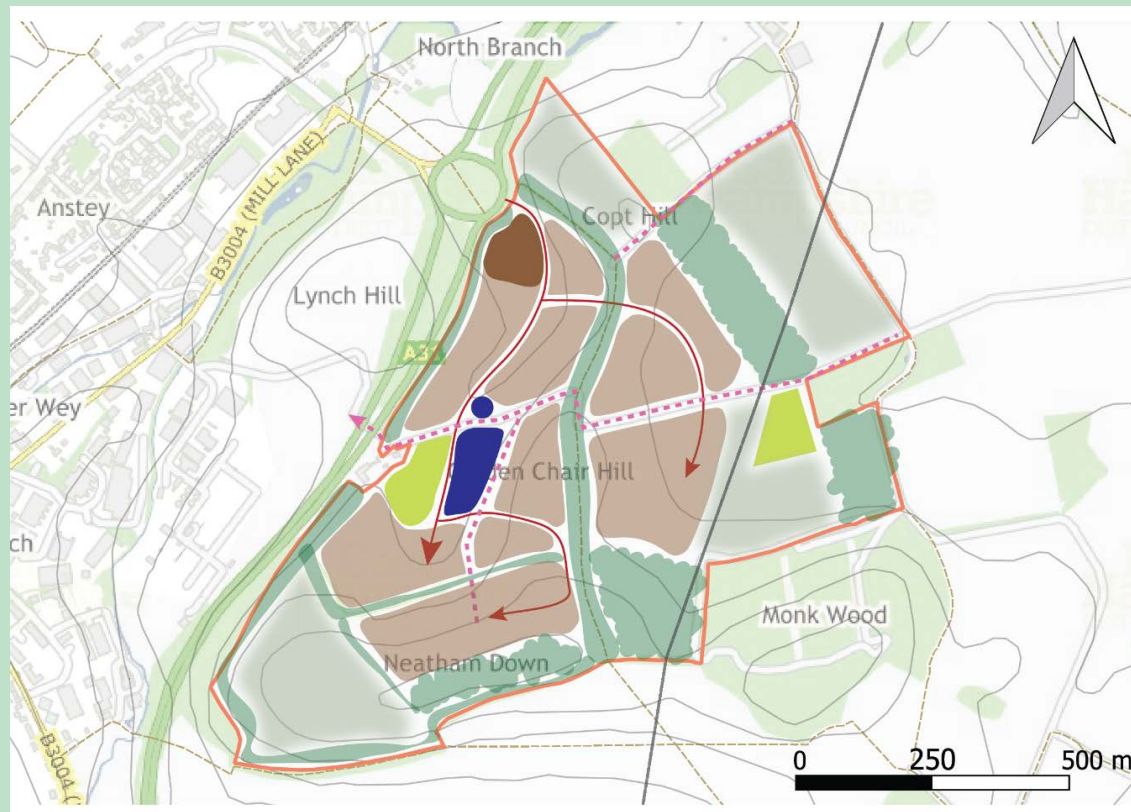
Impacts on environmental constraints (biodiversity, green infrastructure, flood risks) can be avoided or mitigated by appropriate design and layout, whilst there is good potential for biodiversity enhancements through connecting the fragmented habitats and providing new areas of woodland and chalk grassland. Although this would lead to a loss of agricultural resources (high-quality farmland), this needs to be balanced by the potential for supporting nature recovery in an area that is intensively farmed. Retaining a rural ambience and setting for rights of way on the edges of the site is a key design challenge, but there is good potential to offer new residents access to the countryside, including the Hangers Way, to encourage healthy & active lifestyles.

Access and accessibility is an important consideration for a sustainable development. There is existing road infrastructure (a roundabout on the A31) that could connect the site to the road network, although the highways authority has advised that an assessment of traffic movements on the A31 must demonstrate that there is no negative impact. Overall, the site scores above average in the Local Planning Authority's Accessibility Study. However, there is a large variation in accessibility scores across the site, with areas in the west being (in theory) more accessible to facilities and services in Alton by walking and cycling modes.













ALT8 – Land at Neatham Manor Farm, Alton

Proposals will need to take advantage of opportunities to open up the existing bridge to pedestrians and cyclists and to support improvements to the network of routes identified in the LCWIP. Passive design principles, the installation of solar panels and the potential for a district heating system could help tackle the climate emergency.

Indicative concept for development



Key

	Existing green infrastructure		New woodland & planting
	Formal open space		Local centre (services & facilities)
	New travelling showpeople		New housing
	New chalk grassland & wildflowers		Height contours
	Existing rights of way		Primary vehicular routes
	High voltage electricity cables		New pedestrian and cycle routes

Infrastructure Requirements

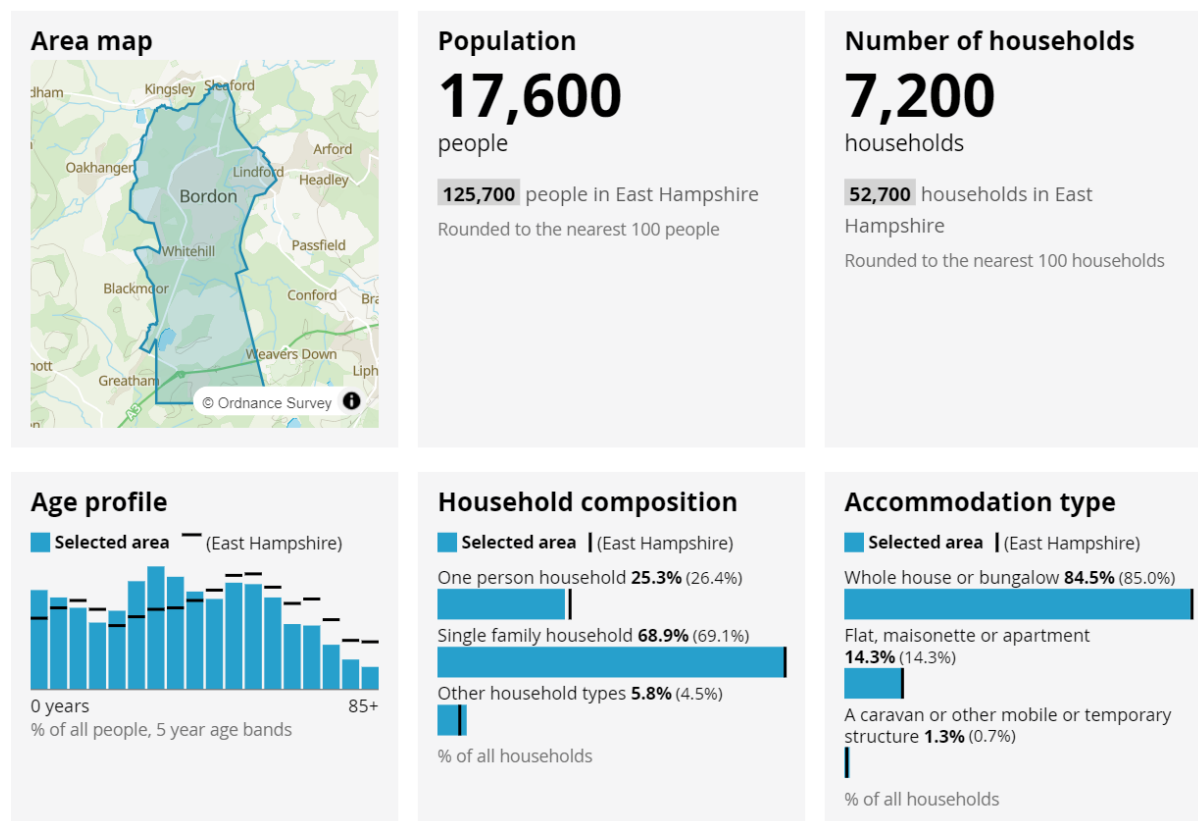
- **Education:** Developer contributions (e.g. by a s.106 contribution) will be required to meet the educational requirements (early years, primary and secondary schooling) of new housing. There is potential for a new primary school to be built on-site, within the area identified as the local centre. The issue of whether to expand existing primary schools within Alton or provide a new facility on the site will be the focus of partnership working with the education authority.

ALT8 – Land at Neatham Manor Farm, Alton

- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required to expand existing GP surgeries in Alton (The Wilson Practice and/or Chawton Park Surgery).
- **Local centre:** the on-site provision new local services, including a shop, a pub and/or a community centre should be investigated.
- **Natural greenspace:** significant areas of new woodland and natural planting are likely to be required to avoid adverse landscape impacts. This will need to be introduced in advance of development, given time to become established and would need to be maintained to ensure the effective screening of new built form.
- **Access:** A new vehicular access point onto the A31 (via a new arm off the existing roundabout) and a new on-site movement framework suitable for all users will be necessary to support development. Improved connectivity to rural rights of way and greater permeability should be investigated. New, high-quality pedestrian and cycle connections to Alton will be imperative to avoid feelings of disconnection from the town. The existing bridge across the A31 should be made publicly accessible for walking and cycling, whilst other pedestrian and cycling improvements (e.g. along Montecchio Way and across the A31) should be investigated. Developer contributions (e.g. by a s.106 contribution) to implementing the Alton LCWIP may be required.
- **Formal open space and sport:** On-site provision to meet the open space requirements associated with new housing. This could include new allotments or a community orchard in the eastern part of the site, taking advantage of the quality of the agricultural land and the restrictions on built development in close proximity to overhead power lines. There is also potential for off-site sports contribution to improve facilities in Alton.
- **On-site drainage:** many parts of the site have been identified as highly or probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- **Utilities:** High-voltage electricity cables that traverse the eastern part of the site could be retained, but the removal of smaller pylons and the re-routing and/or burying of cables that traverse the western part of the site should be investigated.
- Please note: due to the strategic nature of this proposal, the site could become a 'CIL island' whereby all developer contributions would be secured via bespoke legal agreements rather than through Community Infrastructure Levy payments.

Whitehill & Bordon (including Lindford)

Whitehill & Bordon is one of the largest settlements within the Local Plan Area. The smaller settlement of Lindford lies in very close proximity, to the north-east, separated from Whitehill and Bordon by the narrow valley of the River Wey. Population and household statistics that are available from the 2021 Census for the Census area of 'best fit' provide the following overview of the existing communities:



Source: Office for National Statistics - Census 2021

Whitehill & Bordon has a strong connection to the military, although many training activities that once took place in the area have now been relocated. In recent years, former defence facilities such as the Quebec and Louisburg Barracks have been successfully redeveloped and regenerated for housing and employment purposes (including an innovation centre and future skill training centre). Regeneration of the wider Bordon Garrison is on-going in accordance with the planning application: 55587/001 and related detailed planning applications. Information on the relationship between this regeneration activity and additional development that is being proposed through this emerging Local Plan is provided below.

The town is located along the A325, which provides road connections to the A3, the A31 and Farnham. Historically, residential areas were mainly located to the east of the A325, with the Bordon Garrison and associated MoD training areas located to the west. Nearby, Lindford is connected via the Lindford Road and by several public rights of

way, supplemented by the network of paths within the Bordon Inclosure. The Shipwright's Way runs through both Whitehill & Bordon and Lindford. The nearest train stations are at Bentley, Liphook and Liss, all of which are approximately six miles from central parts of Whitehill & Bordon.

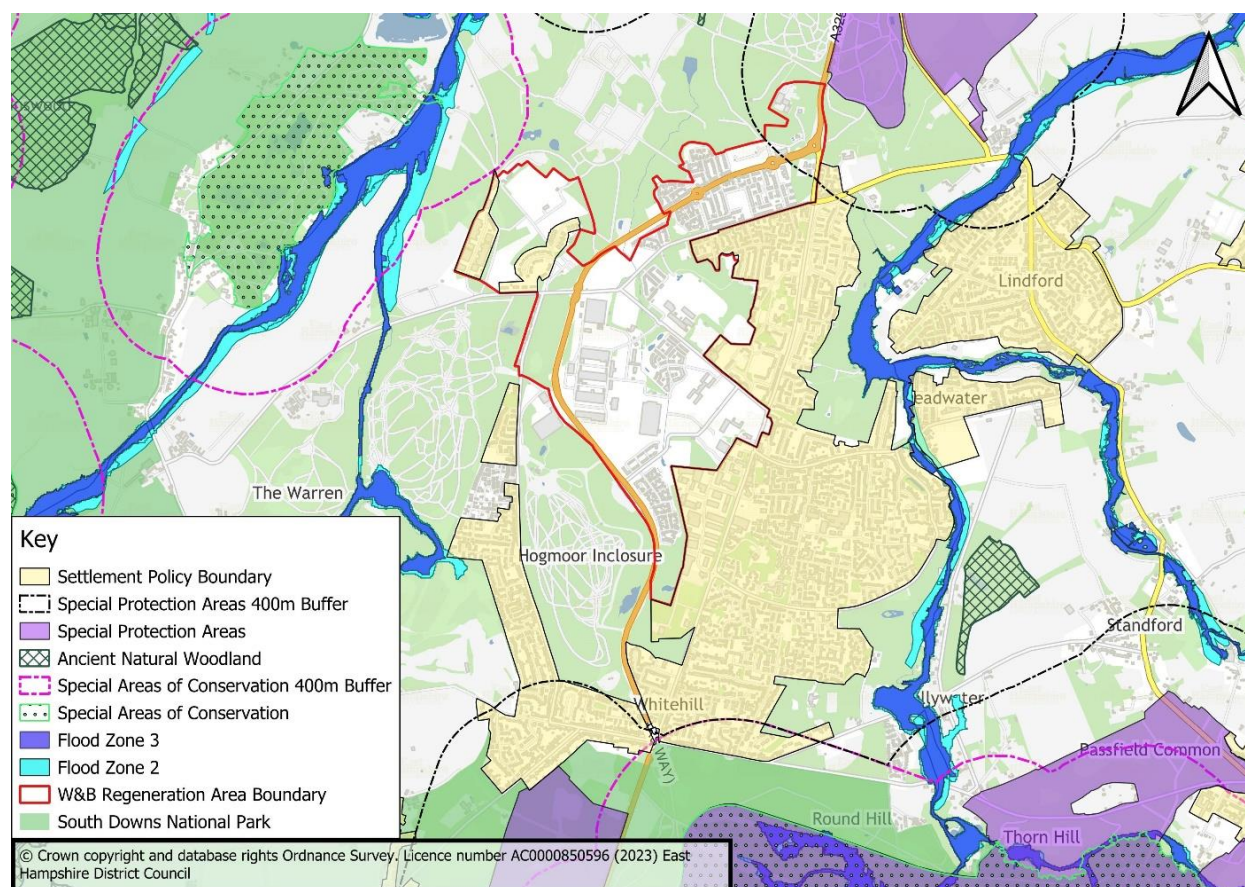
In accordance with the planned regeneration of the Bordon Garrison, significant numbers of new homes, a relief road and community infrastructure (including schools) have been developed to the west of A325, whilst a new town centre will be delivered at the junction with Budds Lane. Parts of the existing Forest Centre are likely to be regenerated through a mixed use redevelopment by 2040 (see proposal: W&B8 for details). Local heritage is focused on the contribution that the military and its buildings have made to local area, with few designated heritage assets. Internationally designated biodiversity sites – the Wealden Heaths Phase II Special Protection Area (SPA) – are located close to the town and to Lindford, whilst the southern part of Whitehill & Bordon adjoins the South Downs National Park.

The aforementioned Bordon Inclosure is one of two large areas of 'suitable alternative natural greenspace' surrounding Whitehill & Bordon, intended as alternative destinations for outdoor recreation and leisure, to relieve recreational pressures on the Wealden Heaths Phase II SPA. The other notable area is the Hogmoor Inclosure to the south-west of the town. These areas are linked by a 'green loop' and supporting 'green grid' of pedestrian and cycle routes around the town, which have increased accessibility by walking and cycling modes as part of Whitehill & Bordon's regeneration. Areas of woodland form a notable backdrop and landscape context for both settlements.

In addition to the biodiversity and landscape constraints, areas close to the River Wey and its tributaries of the Deadwater and Hollywater streams are constrained by fluvial and surface water flood risks. Figure 12.5 identifies the strategic environmental constraints for new development.

FIGURE 12.5:

STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR NEW DEVELOPMENT IN AND AROUND WHITEHILL & BORDON AND LINDFORD

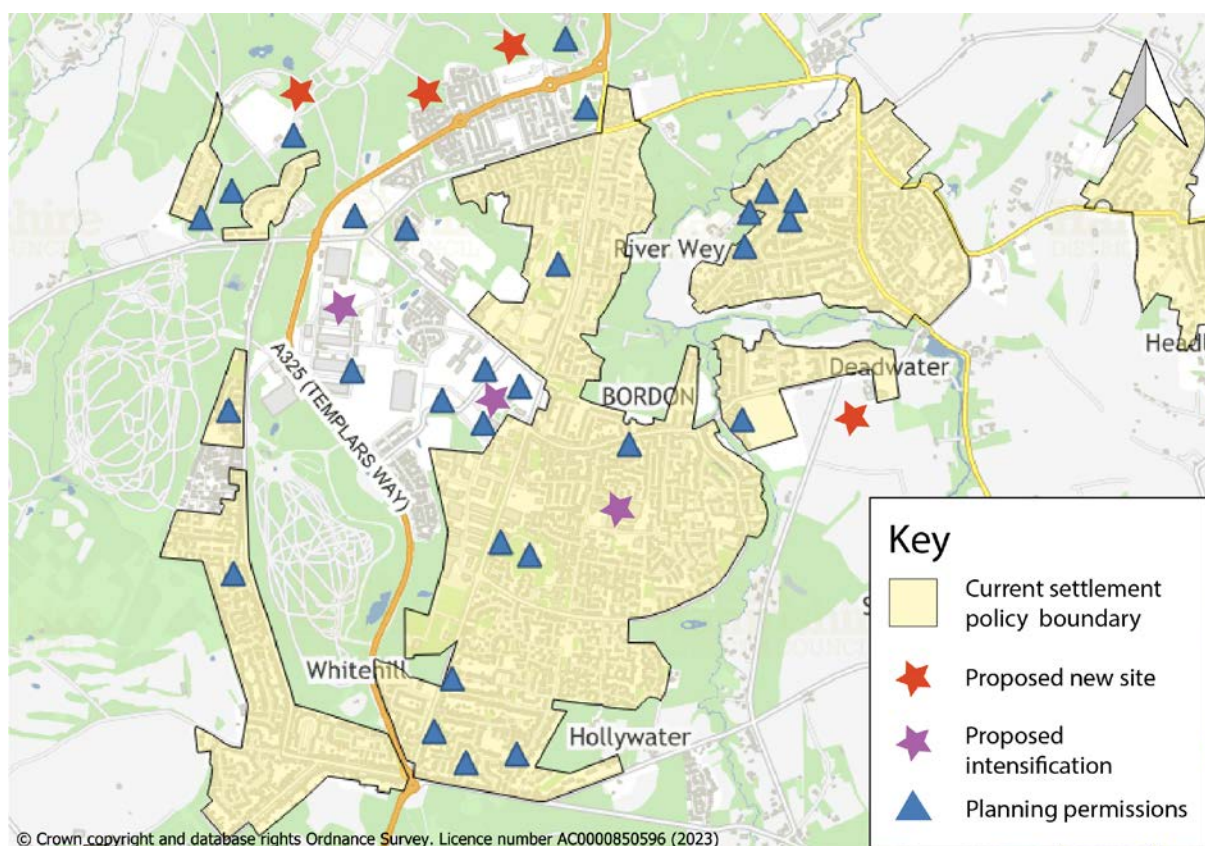


In the revised settlement hierarchy of this Draft Local Plan, Whitehill & Bordon (including Lindford) is identified as a Tier 2 settlement. This indicates that it has a relatively large range of facilities and services for meeting some of the everyday needs of local residents. However, an even greater range of local facilities and services will be delivered through the development of a new town centre as part of regeneration activities.

Figure 12.6 identifies the number of new homes completed or permitted within Whitehill & Bordon (including Lindford) since 2021, whilst Figure 12.7 highlights where current planning permissions are located within the settlements. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. Proposals for development sites are included after Figure 12 10

Figure 12.6: Housing in Whitehill & Bordon (including Lindford)

Type of supply	Number of homes
Completions (2021-2023)	363
Outstanding permissions (2023)	1,962
Proposed new allocations (to 2040)	667

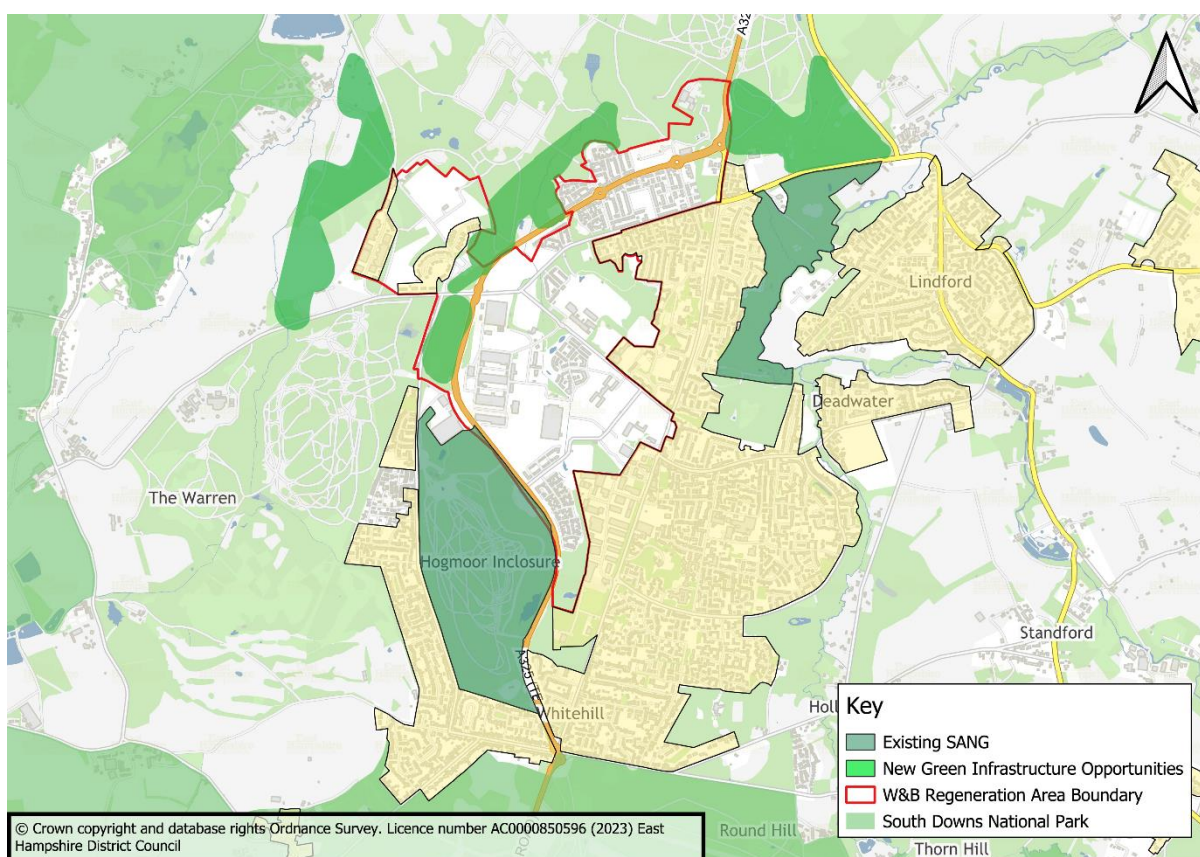
Figure 12.7: Location of outstanding housing permissions and proposed sites in Whitehill & Bordon (including Lindford)

How does the emerging Local Plan relate to the on-going regeneration?

As mentioned above, large areas in Whitehill & Bordon that formed part of the former Bordon Garrison are undergoing comprehensive regeneration. Planning permission for up to 2,400 homes, employment facilities, schools, a new town centre and 'suitable alternative natural greenspace' (SANG) was granted in 2015. With the exception of the SANG, this new development is being delivered within the area that is identified by the red line in Figure 12.8.

Additional new development was proposed through the plan-making process for the emerging Local Plan in 2019. Some of the additional housing would have required new areas of SANG to be provided, in order to avoid adverse impacts (recreational disturbance) on the Wealden Heaths Phase II SPA. Following discussions involving the site promoter (Whitehill & Bordon Regeneration Company) and Natural England, the Local Planning Authority remains uncertain about the suitability of some of these new areas for mitigating the impacts on the SPA that would be associated with additional housing development. Taking this into account, the Draft Local Plan does not propose specific sites for new SANG but Figure 12.8 identifies options for natural greenspace, which could be designated for SANG or only to support local wildlife. Some of these areas could be taken forward and included in the next stage of the Local Plan (the Regulation 19 or Submission Local Plan).

FIGURE 12.8: OPPORTUNITIES FOR NEW GREEN INFRASTRUCTURE TO SUPPORT BIODIVERSITY NET GAIN OR PROVIDE SUITABLE ALTERNATIVE NATURAL GREENSPACE FOR ADDITIONAL REGENERATION

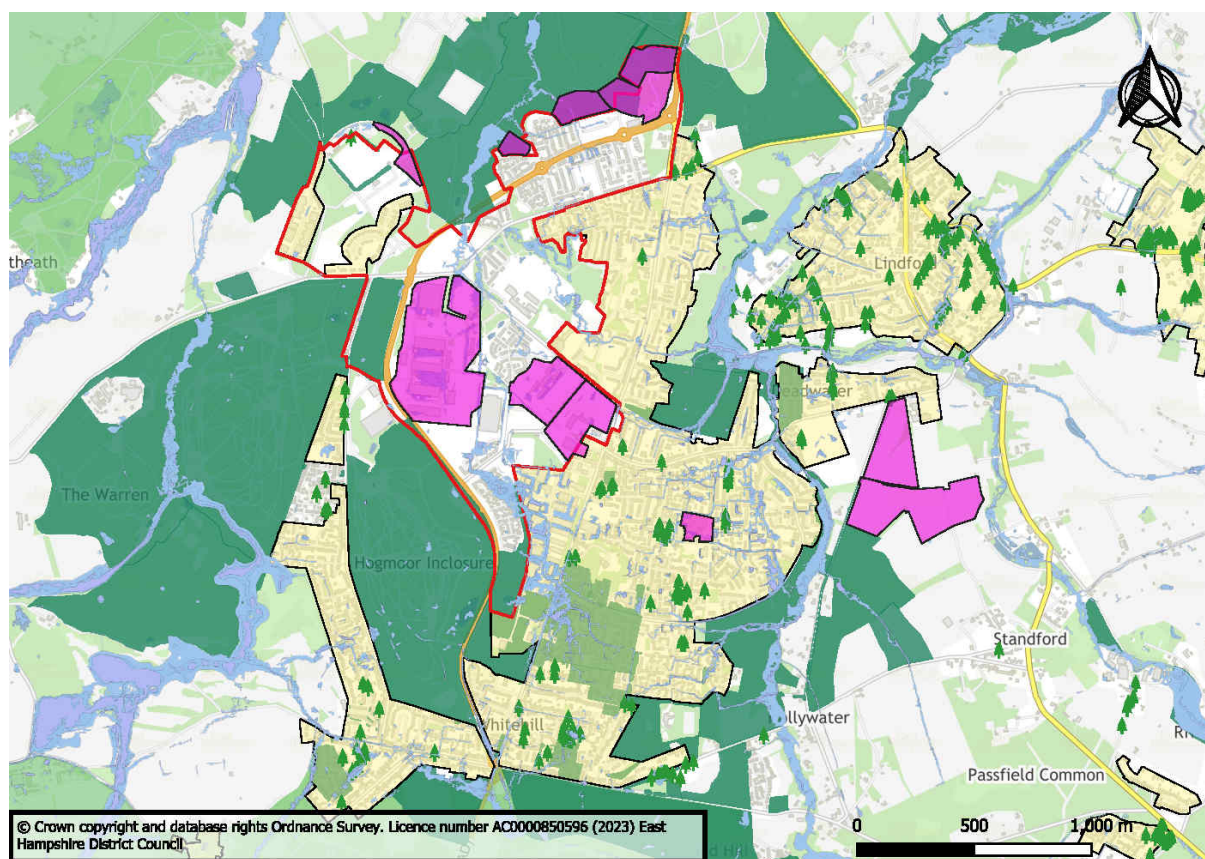


The Local Planning Authority's view on the amount of additional new homes that should be delivered at Whitehill & Bordon has changed over time. For example, a proposed greenfield site adjoining the regeneration area, at Gibbs Lane and Oakhanger Road (Land Availability Assessment reference: WHI-021), has not performed as well as other sites within the Local Planning Authority's Accessibility Study (2023). This means that it is likely to be less sustainable from the point of view of encouraging walking and cycling to local services and facilities. Due to this and other

on-site biodiversity, infrastructure and amenity constraints, this site is no longer being proposed for additional new homes through this Draft Local Plan.

Overall, it is considered that 667 new homes could be delivered by 2040 in addition to the 2,400 new homes that have planning permission. Not all of these would be developed within, or adjoining the regeneration area. Figure 12.9 below shows the location of the sites within the Whitehill & Bordon and Lindford areas. See proposals: W&B1-W&B8 on the following pages for site-by-site details. Figure 12.9 also shows the local constraints and opportunities affecting the future development of these sites, including sites of interest for nature conservation (SINCs; shown in dark green), areas of surface water flood risk (shown in light blue) and tree protection orders (shown by individual tree symbols).

FIGURE 12.9: **SITE PROPOSALS AND LOCAL CONSTRAINTS AND OPPORTUNITIES FOR DEVELOPMENT**



As identified above, some of the proposed sites for additional development are within the regeneration area for which planning permission has been granted. In these areas, additional development would involve a more intensive use of the land by (for example) building at higher residential densities. This could affect the look and feel of the built environment, and how residential car parking is designed and provided. A public consultation on 'low-car designs' for Whitehill & Bordon was undertaken in 2022 and has informed the proposed parking standards of this Draft Local Plan (see Appendix F). These standards remain the same as current parking standards but identify opportunities for innovation and flexibility, where it is demonstrated that this would be appropriate.

Other proposed sites for additional development adjoin the regeneration area close to the former Lousiburg Barracks. In these areas, additional development would, if taken forward, extend the area for new housing and employment opportunities. A key issue for the regeneration of Whitehill & Bordon has always been the need to replace the jobs that were lost through the relocation of military activities from the Bordon Garrison and to offer local employment in close proximity to new homes, which could reduce the need to commute long distances for work. However, the proposed extensions include parts of existing SINCs as shown in Figure 12.9.

Surveys undertaken by the Hampshire Biodiversity Information Centre for the Local Planning Authority have identified that some areas close to the regeneration boundary are of a poor quality in terms of species diversity and habitat value. The inclusion of these proposed sites (W&B4 & W&B5) in this Draft Local Plan is therefore to highlight their potential for development, notwithstanding the identified constraints and taking account of the survey results. Further work will be undertaken to understand how to mitigate any adverse impacts and achieve a net gain in biodiversity through the development of these extension sites, in connection with work to understand the options for enhancing natural greenspace (Figure 12.8, above). If this work identifies that there is no such potential, or that the potential is low and comes with a high risk of damage to local biodiversity, these sites would not be included in the next stage of the Local Plan.

INFRASTRUCTURE REQUIREMENTS FOR ADDITIONAL DEVELOPMENT AT THE FORMER BORDON GARRISON

The existing hybrid planning permission (reference: 55587/001) and the Whitehill & Bordon policies of the Joint Core Strategy (adopted 2014) have established the infrastructure requirements for the regeneration of the former Bordon Garrison. As well as supporting the delivery of this infrastructure – including a new town centre and health hub – additional development within and adjoining the regeneration area would establish its own requirements. Figure 12.10 identifies the additional needs that are likely to emerge as a result of the proposals.

Additional development within the regeneration area will likely require developer contributions via a new section 106 legal agreement or a deed of variation to the existing agreement, for purposes of ensuring the delivery of new infrastructure. This is because this area is a ‘CIL island’, which is to say that it is an area in the district where the community infrastructure levy does not apply. For proposals that expand beyond this area, new infrastructure could either be delivered by legal agreements or by CIL, depending on which mechanism would be most appropriate for the given type of infrastructure. Delivery mechanisms will be the focus of further work for the next stage of the Local Plan.

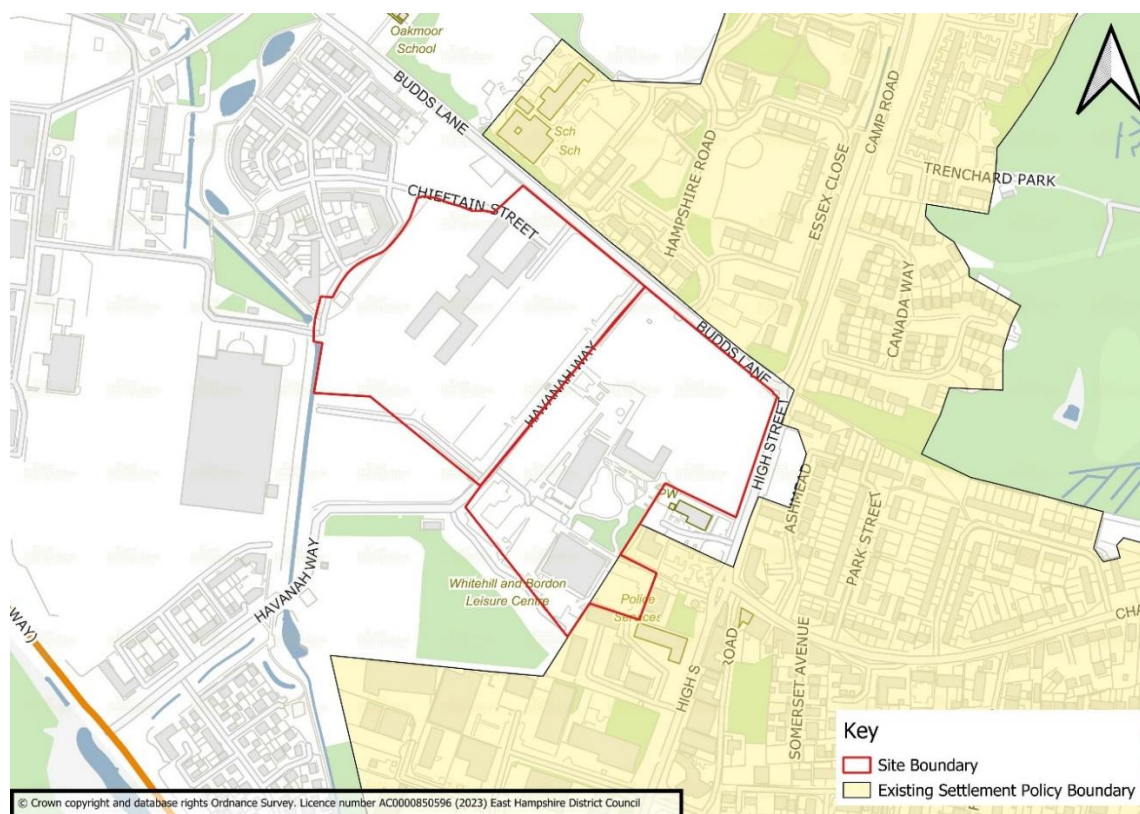
FIGURE 12.10: INFRASTRUCTURE REQUIREMENTS FOR PROPOSALS W&B1-W&B5

Topic	Details of Requirements	Affected Sites
Education	Developer contributions (e.g. by a s.106 agreement) will be required towards the expansion of primary school provisions.	W&B1, W&B2, W&B3, W&B4
Health	Developer contributions (e.g. by a s.106 agreement) may be required towards the expansion of planned capacity at the forthcoming health hub. This will depend on further discussions with the NHS Integrated Care Board and other interested parties for the next stage of the Local Plan.	W&B1, W&B2, W&B3, W&B4
Access	New vehicular connections to the local road network will be required. Developer contributions may also be required to mitigate additional impacts on the local highway network. New pedestrian and cycling infrastructure and connections will be also be required, especially to enable use of the green grid and green loop within Whitehill & Bordon.	W&B3, W&B4, W&B5
Access	Intensification within central regeneration areas will require the consideration of street, plot and building designs to deliver sufficient car parking at higher residential densities. Further transport assessment work will be required to support intensification, considering impacts on the local highway network such as the Budds Lane/Station Road junctions. Developer contributions will be required towards the provision of new walking, cycling and/or public transport infrastructure.	W&B1, W&B2

Topic	Details of Requirements	Affected Sites
On-site drainage	Appropriate infrastructure will be required to mitigate flood risks. Sites within the regeneration area (W&B1, W&B2) include areas that are highly compatible with infiltration sustainable drainage systems. Sites on the edge of the regeneration area (W&B3, W&B4, W&B5) may have opportunities for bespoke infiltration sustainable drainage systems.	W&B1, W&B2, W&B3, W&B4, W&B5

W&B1 – Whitehill & Bordon Town Centre Intensification

LAA References	WHI-016, WHI-017
Site Size (Ha)	10.8 ha
Existing Use	Leisure, commercial and vacant land
Proposed Future Use	Mixed – leisure, commercial, office, residential
Proposed Number of Homes	317 additional homes

**Site Description**

The site is located in central Whitehill & Bordon and comprises land that has been or is planned for redevelopment in accordance the mixed-use hybrid planning consent for regenerating the former Bordon Garrison. It includes The Shed development (which features commercial uses including food & drink businesses), areas of public open space and the Whitehill & Bordon Leisure Centre. It is in close proximity to local primary and secondary schools that are located to the north-west, and adjoins a place of worship (The Sacred Heart Church) that is located to the east. There are residential properties to the north, east and west along Budds Lane, High Street and Centurion Way.

The site is bisected by Havanah Way. It includes significant buildings that formed part of the Bordon Garrison, such as the Sandhurst block at Prince Philip Barracks, and cleared land that is inaccessible to the public. It also provides areas of car parking that support The Shed and the leisure centre. Whilst most of the land is occupied by buildings, infrastructure or derelict land, the public open space to the east of the The Shed includes natural landscaping and trees. There are individual trees along the site's boundaries and a notable concentration of trees to the east of the site, in the environs of The Sacred Heart Church and as part of the Guadeloupe Car Park, as well as trees and greenspace to the south and southwest. Land slopes gently from the south to the north, with the highest point in northeast areas of the site, at the corner of Budds Lane and High Street.

W&B1 – Whitehill & Bordon Town Centre Intensification

List of constraints & opportunities

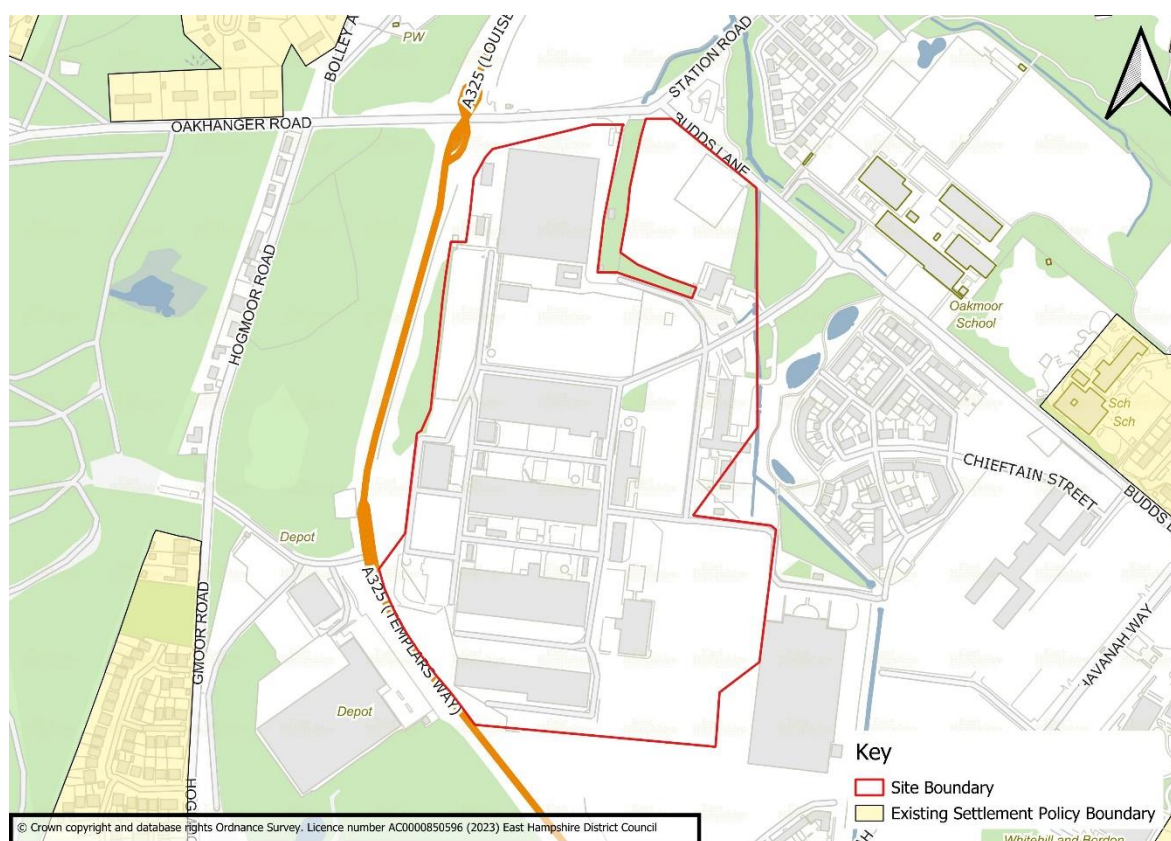
- **Biodiversity:** recreational impacts on the Wealden Heaths Phase II Special Protection Area would need to be appropriately mitigated.
- **Existing uses & on-going regeneration:** recent development in this area associated with the hybrid planning consent (ref: 55587/001) is to remain and presents a design constraint/opportunity, in terms of the physical built form, overall legibility (i.e. wayfinding to, from and within the site) and public accessibility.
- **Built form and townscape:** development adjoining the site is often two-storey, with maximum building heights within the site and to the north-west being three-storey. Rising land within the site could also accentuate the impacts of building heights and massings on the local townscape, public spaces and adjoining areas.
- **Transport:** public transport serving Whitehill & Bordon is considered to be insufficient whilst additional housing, services and facilities on site will increase travel demands and parking requirements.
- **Transport:** additional commercial and community uses in this location has the potential to increase accessibility to services and facilities by walking and cycling modes within central Whitehill & Bordon.
- **Green infrastructure:** trees within and adjoining the site include mature specimens that could provide the basis of a framework for new landscaping to support wildlife.
- **Flood risk:** there are small areas of surface water flood risks in both eastern and western parts of the site.
- **Minerals:** as with all parts of the Whitehill & Bordon regeneration area, the site forms part of land that has been safeguarded for minerals extraction (soft sand/silica sand).
- **Built heritage:** the site includes buildings that are of local heritage value, providing a valuable and recognisable link to its previous military use.

Summary of Reasons for Inclusion

Planning permission for a new town centre has been permitted on this site, with elements having been delivered through the development of a new leisure centre, The Shed and a dedicated performance space (The Cube). However, there is scope – and the commitment to deliver – a greater range and number of local facilities. Additional residential development would be sustainably located, close to the services and facilities and within walking and cycling distance of natural greenspace. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on local townscapes could be mitigated by appropriate building design, whilst the layout of new uses could be designed to respect and enhance the setting of existing buildings. Existing green infrastructure could be augmented to strengthen local green networks for wildlife, mitigate the 'urban heat island' effect and offer sustainable drainage solutions. Potential impacts on the Wealden Heaths Phase II SPA could be mitigated by new SANG, or existing facilities (depending on their capacity). Parking and public transport options would need to be carefully considered in accordance with Local Plan policies. Prior extraction of mineral deposits could be undertaken to avoid the unnecessary sterilisation of resources.

W&B2 – Land at the Former Bordon Garrison

LAA Reference	WHI-020 (part)
Site Size (Ha)	19.4 ha
Existing Use	Employment
Proposed Future Use	Residential
Proposed Additional Homes	115 additional homes

**Site Description**

The site is located to the east of Templars Way (the relief road) and south of Budds Lane. It comprises land that is planned for redevelopment in accordance with the mixed-use hybrid planning consent for regenerating the former Bordon Garrison. A watercourse, the Oxney Drain, lies immediately to the east of the site. There are trees and established vegetation on the western and north-eastern boundaries.

The site is largely comprised of previously developed land that is occupied by employment uses. These are often businesses operating in the industrial, construction and storage & distribution sectors. They are based here temporarily, prior to the site's redevelopment for housing in accordance with the hybrid planning consent. The land itself is relatively flat. It includes large numbers of warehouse-style buildings and areas of hardstanding, with relatively little green infrastructure.

W&B2 – Land at the Former Bordon Garrison

List of constraints & opportunities

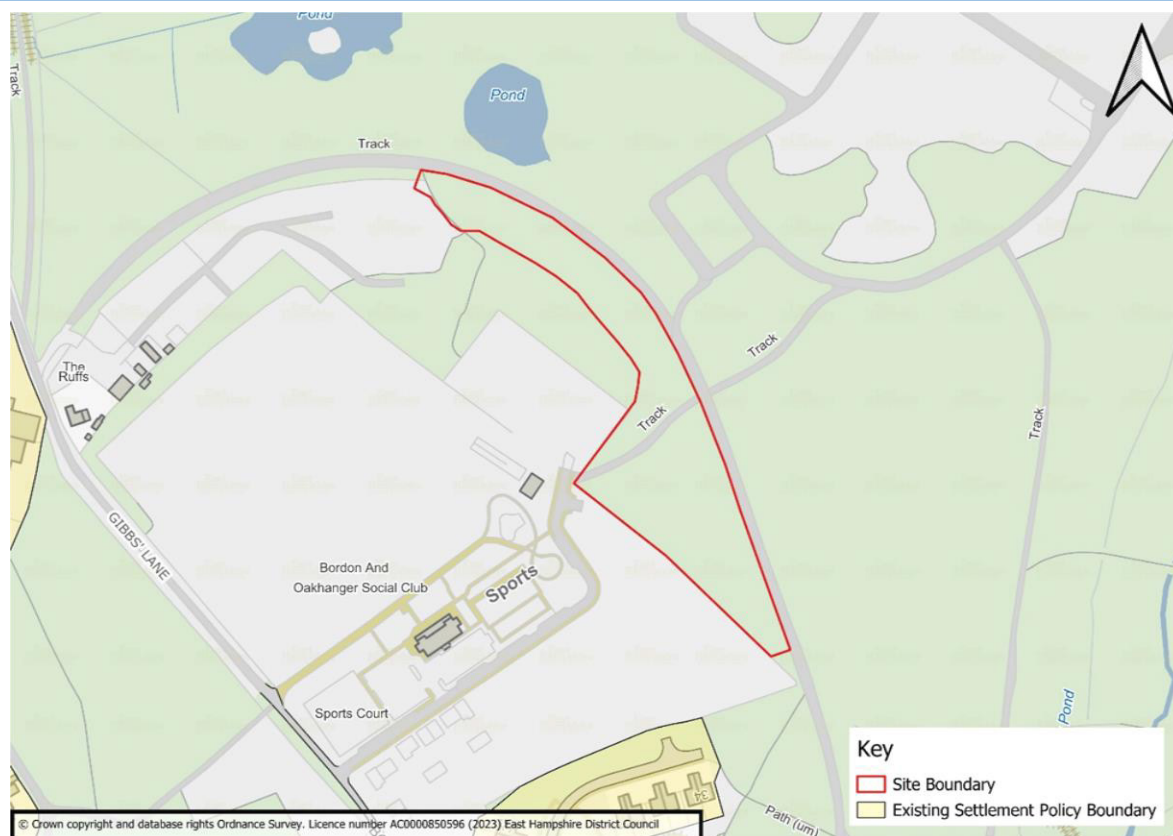
- **Biodiversity:** recreational impacts on the Wealden Heaths Phase II Special Protection Area would need to be appropriately mitigated.
- **On-going regeneration:** development in the wider area that is associated with the hybrid planning consent (ref: 55587/001) will influence the layout of new housing as well as suitable access points and route connections.
- **Built form:** increases to the height and massing of new buildings (to accommodate additional residential development) could have unsympathetic impacts on relationships between the site and the wider woodland context.
- **Green infrastructure:** screening vegetation provides a sense of visual containment for northern parts of the site, as well as a sympathetic transition to woodland areas that are located to the west (beyond the relief road).
- **Transport:** additional residential development has the potential to increase accessibility to services and facilities by walking and cycling modes within Whitehill & Bordon.
- **Transport:** additional residential development on site will increase travel demands and parking requirements.
- **Flood risk:** there are areas of surface water flood risks in both central and eastern parts of the site, especially in areas close to the Oxney Drain.
- **Minerals:** as with all parts of the Whitehill & Bordon regeneration area, the site forms part of land that has been safeguarded for minerals extraction (soft sand/silica sand).
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

Planning permission for new residential development has been permitted on this site. However, a more efficient use of this previously developed land may be possible, by laying out and designing new homes in ways that optimise the use of space whilst still providing a good standard of residential amenity. Additional residential development would be sustainably located, close to new services and facilities in the town centre and along Budds Lane, and within walking and cycling distance of natural greenspace. Impacts from increased building heights and massings could be mitigated by lower heights and densities on the site peripheries. The Oxney Drain could be used as the basis for a green corridor that could offer sustainable drainage solutions. Potential impacts on the Wealden Heaths Phase II SPA could be mitigated by new SANG, or existing facilities (depending on their capacity). Parking and public transport connections would need to be carefully considered in accordance with Local Plan policies. Prior extraction of mineral deposits could be undertaken to avoid the unnecessary sterilisation of resources.

W&B3 – BOSC Residential Expansion

LAA Reference	WHI-034
Site Size (Ha)	1.2 ha
Existing Use	Woodland
Proposed Future Use	Residential
Proposed Number of Homes	38

**Site Description**

The site is located within the strategic allocation area which is subject of a hybrid planning application for the regeneration of the former Bordon Garrison site. It is located to the north-east of the Bordon and Oakhanger Sports Club (BOSC), an established sports and recreational facility on the northern outskirts of Bordon. There is an existing access track bisecting the site, which is indirectly connected to Bolley Avenue and Oakhanger Road. This track links to another that defines the eastern perimeter of the site.

The site forms the edge of plantation woodland and adjoins new dwellings that are being developed to the south and south-west. The wider area has a sylvan character to which the site contributes.

W&B3 – BOSC Residential Expansion

List of constraints & opportunities

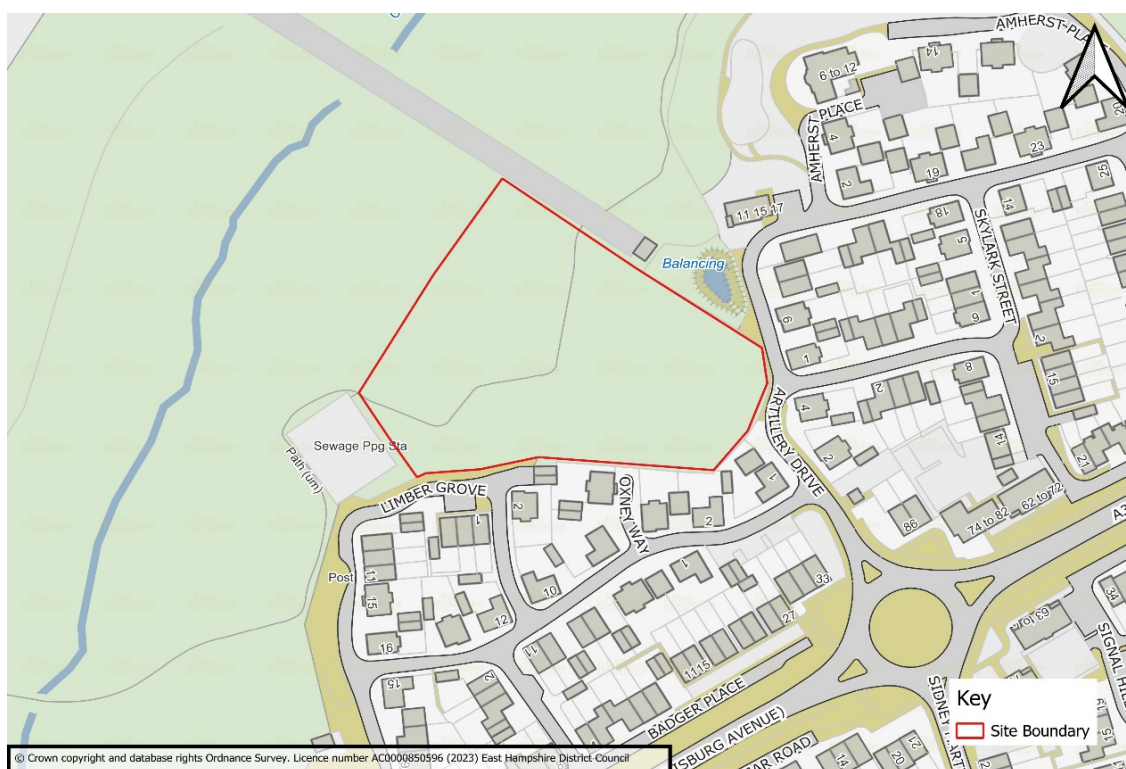
- **On-going regeneration:** development in the wider area that is associated with the hybrid planning consent (ref: 55587/001) will influence the layout and character of new housing as well as suitable access points and route connections.
- **Biodiversity:** site is adjacent to two SINCs (Free Piece West, Oxney Farm; Oxney Farm Woodland) and close to others. There are also two tree protection orders close to the site's western boundary associated with the BOSC.
- **Biodiversity:** recreational impacts on the Wealden Heaths Phase II Special Protection Area would need to be appropriately mitigated.
- **Access:** potential to connect the site to the green loop and green grid network of local routes, improving permeability for walking and cycling modes and enabling healthy & active lifestyles.
- **Access:** vehicular access could be achieved through the access road to the BOSC and by connecting the site to new roads associated with adjoining residential development. In its current form, the perimeter access track is unlikely to be suitable as a principal access route for vehicles.
- **Landscape:** there is potential for adverse landscape and visual impacts through the loss of tree cover. Appropriate landscaping could help to integrate the site with its wider woodland context.
- **Built heritage:** no designated constraints to development.
- **Flood risks:** there are no identified flood risks for this site.
- **Minerals:** as with all parts of the Whitehill & Bordon regeneration area, the site forms part of land that has been safeguarded for minerals extraction (soft sand/silica sand).

Summary of Reasons for Inclusion

The site scores above average in the Local Planning Authority's Accessibility Study. It could be well-connected to both areas of natural greenspace and to parts of Whitehill & Bordon, via connecting the site to the green loop and green grid network of routes, thus supporting healthy and active lifestyles for residents. However, new housing could significantly alter the sylvan character of the landscape setting to new development in the BOSC area. Adverse landscape and visual impacts could be mitigated by appropriate design and site layout, with new and retained green infrastructure (trees and landscaping) being used to integrate development with the wider woodland context. Potential impacts on the Wealden Heaths Phase II SPA could be mitigated by new SANG, or existing facilities (depending on their capacity). There are large areas in the immediate environs of Whitehill & Bordon where green infrastructure improvements could be funded by new development, to achieve biodiversity net gain. Prior extraction of mineral deposits could be undertaken to avoid the unnecessary sterilisation of resources.

W&B4 – Louisburg Residential Extension

LAA Reference	WHI-022
Site Size (Ha)	0.9 ha
Existing Use	Woodland
Proposed Future Use	Housing
Proposed Number of Homes	27

**Site Description**

The site adjoins development at the former Louisburg barracks, in northern Whitehill & Bordon. To the south and east of the site there are residential dwellings and road infrastructure that connects to the A325 relief road. Sustainable drainage infrastructure adjoins part of the eastern boundary and a pumping station is located on the western boundary. To the north are areas of woodland that form a forested backdrop to the urban area that is characteristic of Whitehill & Bordon.

The site itself also consists of dense plantation and mixed woodland. The land closest to the settlement is relatively flat, but the site as a whole slopes gently towards a watercourse to the northwest. An access track adjoins northern parts of the track, leading to the former parade ground.

W&B4 – Louisburg Residential Extension

List of constraints & opportunities

- **Recent regeneration:** development in the wider area that is associated with the redevelopment of the Louisburg barracks will influence the layout of new housing as well as suitable access points and route connections.
- **Flood risk:** small parts of the site are susceptible to surface water flooding. These flood risk areas are located on the north-western boundary of the site.
- **Biodiversity:** site lies within the Oxney Farm Woodland SINC. Habitat surveys have indicated that some areas may be poor quality habitats, but opportunities to improve habitats elsewhere would need to be identified to ensure that a biodiversity net gain could be achieved by the site's development.
- **Biodiversity:** recreational impacts on the Wealden Heaths Phase II Special Protection Area would need to be appropriately mitigated.
- **Access:** potential to connect the site to pedestrian infrastructure that links to the green loop and green grid network of local routes, improving permeability for walking and cycling modes and enabling healthy & active lifestyles.
- **Access:** vehicular access could be achieved through Artillery Drive which also serves the existing residential development and provides connection to the local road network.
- **Landscape:** there is potential for adverse landscape and visual impacts through the loss of tree cover. Appropriate landscaping could help to integrate the site with its wider woodland context.
- **Built heritage:** no designated constraints to development.
- **Minerals:** as with all parts of the Whitehill & Bordon regeneration area, the site forms part of land that has been safeguarded for minerals extraction (soft sand/silica sand).

Summary of Reasons for Inclusion

The development of the site lies adjacent to an existing residential development, with good opportunity to connect to existing road infrastructure and the green loop and green grid network of routes. The site could be well-connected to both areas of natural greenspace and to parts of Whitehill & Bordon for walking and cycling purposes, thus supporting healthy and active lifestyles for residents. However, new housing could have adverse impacts on local habitats and species within the SINC. Development would not be acceptable unless it is clearly demonstrated that improvements that would be funded by development would lead to a net gain in biodiversity. There is potential for this to be achieved in the immediate environs of Whitehill & Bordon, where green infrastructure improvements could be made. Adverse landscape and visual impacts could be mitigated by appropriate design and site layout, with new and retained green infrastructure (trees and landscaping) being used to integrate development with its woodland setting. Potential impacts on the Wealden Heaths Phase II SPA could be mitigated by new SANG, or existing facilities (depending on their capacity). Prior extraction of mineral deposits could be undertaken to avoid the unnecessary sterilisation of resources.

W&B5 – North of Louisburg Employment Proposal

LAA References	WHI-006 (eastern site), WHI-030 (western site)
Site Size (Ha)	4.8 ha
Existing Use	Woodland
Proposed Future Use	Employment

**Site Description**

This proposal comprises two sites that are adjacent to each other and that could come forward together to deliver local employment for new residents of the regeneration area in Whitehill & Bordon. Both sites are located on the northern edge of Whitehill & Bordon, within an area of woodland, but with direct access to the A325 (Louisburg Avenue) via Hudson Road. The eastern site lies to the north of another employment site (Tech Forest) and a number of residential dwellings at the former Louisburg barracks. The two sites are separated by an existing track, which traverses the eastern site. A campus of office and industrial buildings at Lion Court are located to the north-east, whilst the Farnham Road lies further to the east, separated by an embankment. The land rises gently across the two sites from west to east and south to north. There is some utilities infrastructure present within the eastern site, but otherwise both sites are largely undeveloped.

W&B5 – North of Louisburg Employment Proposal

List of constraints & opportunities

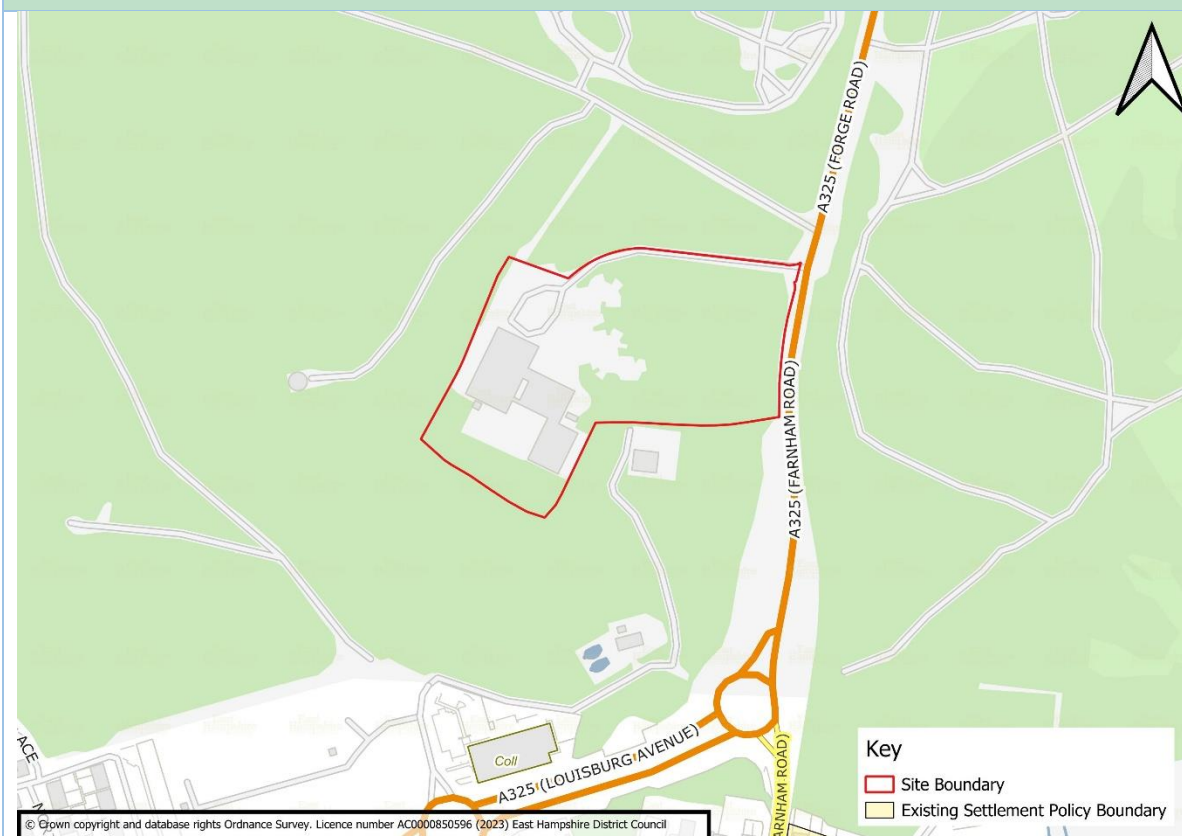
- **On-going regeneration:** development in the wider area that is associated with the hybrid planning consent (ref: 55587/001) will influence the layout of new employment development, as well as suitable access points and route connections.
- **Biodiversity:** site lies within the Oxney Farm Woodland SINC. Habitat surveys have indicated that some areas may be poor quality habitats, but opportunities to improve habitats elsewhere would need to be identified to ensure that a biodiversity net gain could be achieved by the site's development. The eastern site and parts of the western site are within the 400m buffer zone for the Wealden Heaths Phase II Special Protection Area.
- **Flood risks:** small parts of the western site are susceptible to surface water flooding. These flood risk areas traverse the site close to its western boundary.
- **Landscape:** there is potential for adverse landscape and visual impacts through the loss of tree cover. Appropriate landscaping could help to integrate the site with its wider woodland context.
- **Access:** vehicular access could be achieved via Hudson Road, which links to a roundabout junction with A325 Louisburg Avenue.
- **Access:** potential to connect the site to the green loop and green grid network of local routes, improving connectivity to homes in Whitehill & Bordon by walking and cycling modes.
- **Amenity:** due to the proximity of adjoining homes to the south-west boundary of the western site, there is the potential for adverse impacts on local residential amenity.
- **Built heritage:** no designated constraints to development.
- **Minerals:** as with all parts of the Whitehill & Bordon regeneration area, the site forms part of land that has been safeguarded for minerals extraction (soft sand/silica sand).

Summary of Reasons for Inclusion

The eastern site already benefits from planning permission for employment-related development, but there is now scope to provide a more comprehensive development involving the western site, which could provide more new jobs for local residents in Whitehill & Bordon. This is a suitable location for new employment-related development, close to the future skills centre and BASE Bordon Innovation Centre. Both of the proposed sites score above average in the Local Planning Authority's Accessibility Study. They could be well-connected to new and existing residential areas of Whitehill & Bordon via the green loop and green grid network of routes, which would enable more residents to commute to work by walking and cycling. However, new development could have adverse impacts on local habitats and species within the SINC. Development would not be acceptable unless it is clearly demonstrated that improvements that would be funded by development would lead to a net gain in biodiversity. There is potential for this to be achieved in the immediate environs of Whitehill & Bordon, where green infrastructure improvements could be made. Adverse landscape and visual impacts could be mitigated by appropriate design and layout, with new and retained green infrastructure (trees and landscaping) helping to integrate development with its woodland setting. Prior extraction of mineral deposits could be undertaken to avoid the unnecessary sterilisation of resources.

W&B6 – Land at Lion Court, Farnham Road

LAA Reference	WHI-019
Site Size (Ha)	3.7 ha
Existing Use	Employment
Proposed Future Use	No change – expansion of employment use

**Site Description**

The site is located immediately to the north of Whitehill & Bordon, within an area of woodland. It benefits from direct access to the A325 (Farnham Road), which adjoins the eastern boundary. The site has previously been developed for employment purposes and contains a series of low-rise industrial and office buildings set within an area of woodland, which extends beyond the site boundaries to the north, west and south. It has recently been re-let after a period of vacancy. Only the access road is visible from the A325.

W&B6 – Land at Lion Court, Farnham Road



List of constraints & opportunities

- **Green infrastructure:** (1) there is a single, site-wide tree protection order covering the site, though only some areas (shown in lighter green) are occupied by trees.
- **Biodiversity:** (2) site is adjacent to the Oxney Farm Woodland SINC and the Broxhead Common South and West SINC. The site also lies within 400m buffer zone for the Wealden Heaths Phase II Special Protection Area.
- **Landscape:** there is potential for adverse landscape and visual impacts associated with the loss of tree cover.
- **Access:** vehicular access could continue to be taken from the A325 Farnham Road.
- **Access:** potential to connect the site to Whitehill & Bordon by walking and cycling modes in association with development of the proposed employment site to the south. New pedestrian and cycle connections could improve connectivity to homes in Whitehill & Bordon by walking and cycling modes.
- **Built heritage:** no designated constraints to development.
- **Flood risk:** there are no identified flood risks.

W&B6 – Land at Lion Court, Farnham Road**Summary of Reasons for Inclusion**

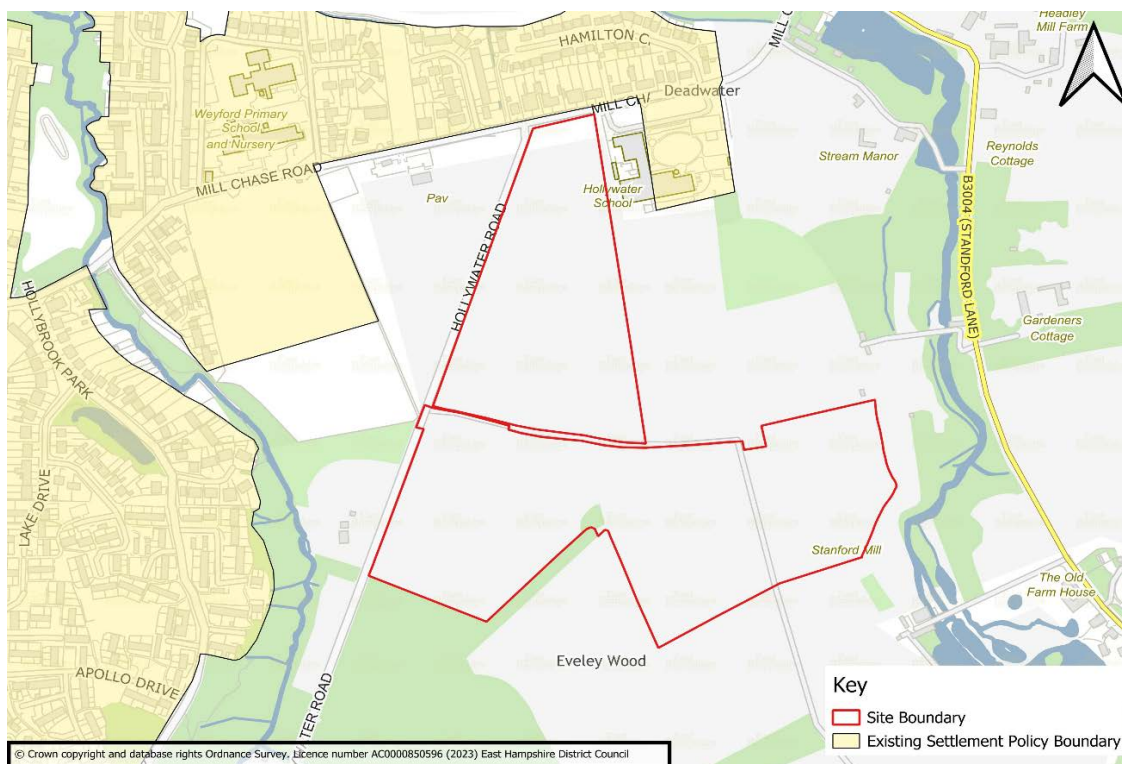
This is an existing employment site, but there may be some potential to renew and intensify its employment-related use. The site scores above average in the Local Planning Authority's Accessibility Study. There are opportunities to provide safe and attractive walking and cycling connections to Whitehill & Bordon in association with new employment-related development to the south (see proposal W&B5). This means that the site could ultimately be connected to new and existing residential areas of Whitehill & Bordon by the green loop and green network of routes, enabling more residents to commute to work by walking and cycling. However, new development could have adverse impacts on protected trees and their associated biodiversity value. Development would not be acceptable unless it is clearly demonstrated that improvements that would be funded by development would lead to a net gain in biodiversity. There is potential for this to be achieved in the immediate environs of Whitehill & Bordon, where green infrastructure improvements could be made. Adverse landscape and visual impacts could be mitigated by appropriate design and layout, maintaining building heights so that green infrastructure would conceal new development from its wider environs. The site is accessible for vehicles via its direct connection to the A325 Farnham Road.

Infrastructure Requirements

- **Access:** New pedestrian and cycle connections through any development to the south and onward connections to the green grid and green grid network of routes should be explored.
- **On-site drainage:** the site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure would be required to avoid exacerbating surface water flood risks in the wider area.

W&B7 – Land at Hollywater Road and Mill Chase Road

LAA Reference	HEA-018
Site Size (Ha)	4.5 ha
Existing Use	Agriculture
Proposed Future Use	Housing and SANG
Proposed Number of Homes	126

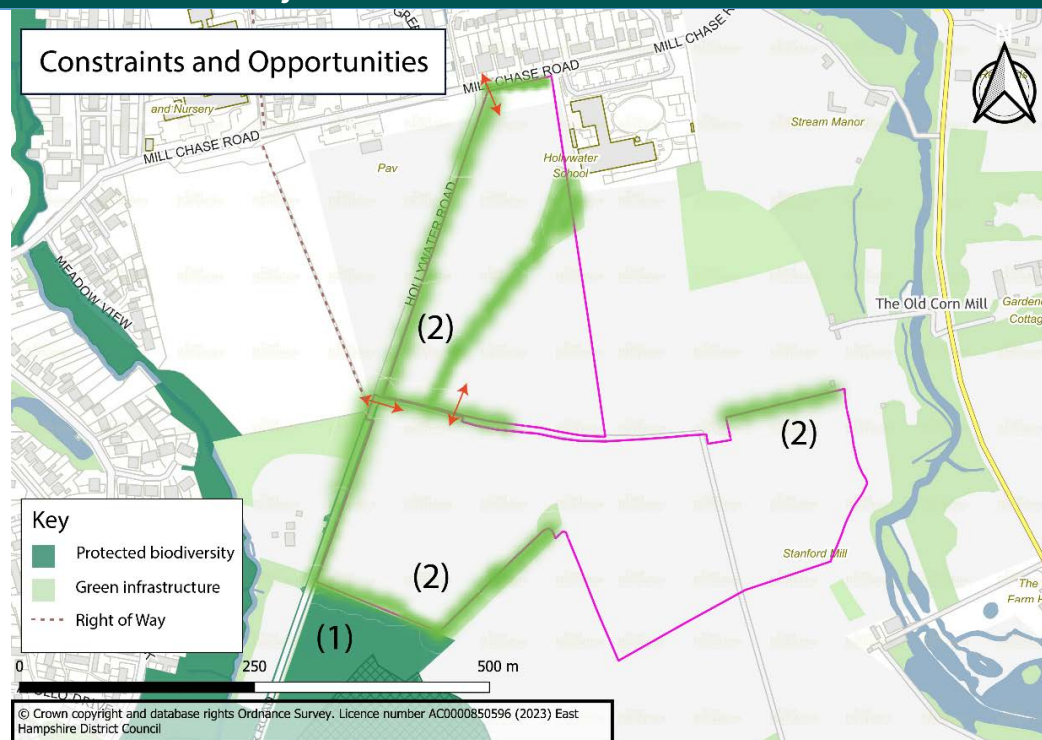


Site Description

The site is located to the east of Whitehill & Bordon and lies within the Parish of Headley. It adjoins Hollywater Road to the west, Eveley Wood and agricultural land to the south, and the River Wey and Hollywater School to the east. The northern part of the site adjoins Mill Chase Road and lies opposite a recreation ground and residential area. The southern part of the site extends further to the west and also adjoins Whitehill Cemetery.

The site is bisected by an access road to cemetery, which is located to the east. It comprises agricultural land associated with Stanford Grange Farm. The southern part of the site has planning permission for the creation on an area of suitable alternative natural greenspace (SANG), to mitigate recreational disturbance of the Wealden Heaths Phase II SPA in relation to the redevelopment of the former Mill Chase secondary school and leisure centre. The land slopes gently, rising from the Hollywater Road to a broad ridge, before descending towards the River Wey in the east. The site and its boundaries contain mature trees and hedgerows, with a strong line of mature trees bisecting the northern part of the site. Housing to the north is a mix of detached and semi-detached bungalows, with two-storey dwellings on smaller plots within residential cul-de-sacs.

W&B7 – Land at Hollywater Road and Mill Chase Road



List of constraints and opportunities

- **Biodiversity (1):** site is adjacent to a SINC (Eveley Wood) which is also identified as ancient natural woodland. Recreational impacts on the Wealden Heaths Phase II Special Protection Area would also need to be appropriately mitigated.
- **Green infrastructure (2):** mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features and forming part of the network of green infrastructure along the River Deadwater.
- **Flood risks:** a small part of the site is susceptible to surface water flooding. This area is located close to the western boundary with Hollywater Road, in the northern part of the site. There is also identified potential for groundwater flooding in northern areas.
- **Access:** potential to connect the site to the public rights of way network and to an adjoining recreation ground on Hollywater Road, improving permeability and enabling healthy & active lifestyles. Pedestrian and cycling access could also be achieved from Mill Chase Road, which has existing pedestrian infrastructure.
- **Access:** vehicular access could be achieved via the existing access road to the cemetery or directly from Hollywater Road. Vehicular access should not be via Mill Chase Road in order to reduce conflict with pick-up and drop-off at the Hollywater School.
- **Landscape:** due to the landscape character, there is potential for adverse landscape and visual impacts. These are likely to depend on site layout, building density and building heights.
- **Built heritage:** no designated constraints to development.
- **Agricultural land quality:** although much of the site is lower quality agricultural land (Grade 4), some areas could be Grade 3 agricultural land, which is a finite resource.

W&B7 – Land at Hollywater Road and Mill Chase Road

Summary of Reasons for Inclusion

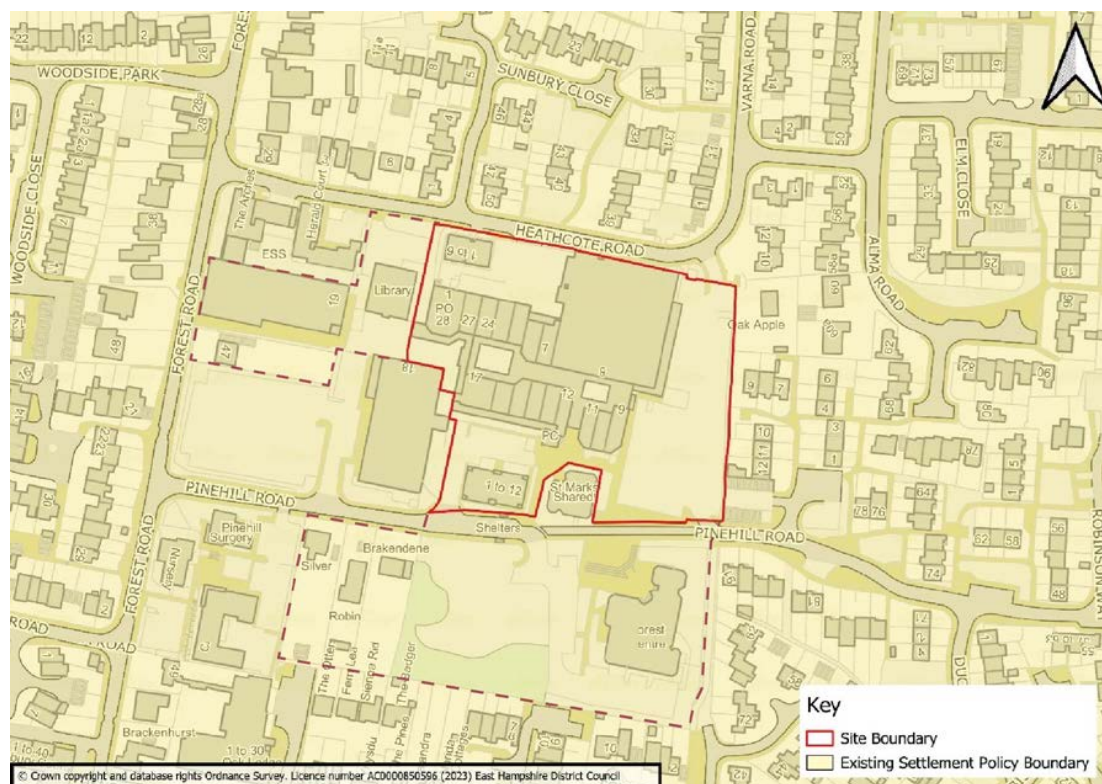
The site is located very close to educational and recreational facilities, whilst the southern area will provide additional natural greenspace that would help to avoid recreational impacts on the Wealden Heaths Phase II Special Protection Area (SPA). The site scores above average in the Local Planning Authority's Accessibility Study. New connections to an adjoining right of way could support healthy and active lifestyles, also enabling the site to connect to the green grid and green loop network of routes within Whitehill & Bordon. Impacts on environmental constraints (biodiversity, flood risks) could be avoided or mitigated by appropriate design and layout. The development of the southern area for SANG provides a wide range of opportunities for increasing natural habitats and achieving a net gain to biodiversity. Potential impacts on the Wealden Heaths Phase II SPA could be mitigated within this area, or through further expansion of the permitted SANG (if required). The northern part of the site is relatively close to existing residential areas, providing a suitable context for further residential development at this location. The sensitive layout of new development could protect existing green infrastructure and help to reduce landscape concerns. Appropriate housing typologies and building design could be informed by a landscape and visual impact assessment. Appropriate landscaping could help to integrate new development with the wider, semi-rural context.

Infrastructure Requirements

- **Education:** no specific requirements identified, however developer contributions (e.g. by a s.106 contribution) may be required towards local education infrastructure.
- **Health:** Developer contributions (e.g. by a s.106 contribution) may be required towards improvements at Badgerswood Surgery in Headley.
- **Suitable Alternative Natural Greenspace:** a sufficient area of SANG would need to be provided in order to mitigate the potential for recreational disturbance at the nearby Wealden Heaths Phase II SPA. A legal agreement is already in place to secure the provision, implementation and long-term maintenance of SANG in the southern part of the site, in connection with the delivery of new housing at the former Mill Chase School Academy School site.
- **Access:** Connections to pedestrian and cycle infrastructure along Mill Chase Road and connection to the adjacent public right of way would be required. Improvements to the Whitehill Cemetery access road and/or a new road connection to Hollywater Lane would also be necessary to support development. It should be noted that the highways authority has speed-related concerns for connections to Hollywater Road which may require mitigation. Opportunities to improve connections to the new town centre also need to be considered.
- **On-site drainage:** the site has been identified as probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

W&B8 – Land at the Forest Centre, Whitehill & Bordon

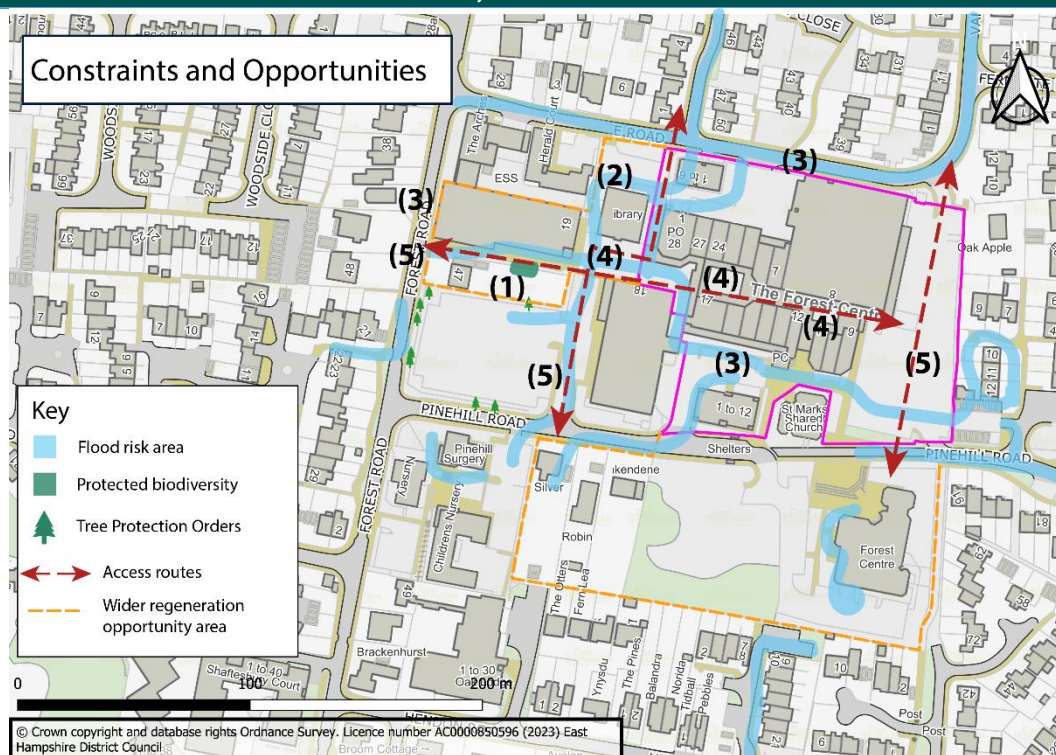
LAA Reference	WHI-024
Site Size (Ha)	1.4 ha
Existing Use	Commercial and leisure
Proposed Future Use	Mixed – leisure, commercial, residential
Proposed Number of Homes	44

**Site Description**

The core site (shown in red) forms one part of The Forest Centre, an existing retail centre that also includes some local community facilities in Whitehill & Bordon. Redevelopment could also provide an opportunity for a more comprehensive regeneration of the centre and its immediate environs (areas within the dashed purple line) for a mix of residential and community uses. The core site is bounded by Heathcote Road to the north and Pinehill Road to the south, by residential development to the east and by the library and supermarket to the west. St Marks Church, The Forest Community Centre and an area of public open space are located immediately to the south, on Pinehill Road.

The core site includes buildings associated with The Forest Centre, areas of car parking and service yards. It is accessible to members of the public including via a semi-enclosed central walkway that functions as a “high street” (where buildings address a pedestrianised space via shop frontages). There are several vacant commercial units within the site including the large retail unit formerly occupied by Wilko’s. Pedestrians can access the shopping area from entrances to the west, south and east. Buildings ‘turn their backs’ to Heathcote Road, which offers vehicular access for servicing and car parking. There are recent residential developments in peripheral areas of the site that have awkward and unattractive relationships to the commercial uses. Main access points and routes across the site are neither direct, nor easy to understand for visitors. The land is relatively flat, rising slightly from north to south

W&B8 – Land at the Forest Centre, Whitehill & Bordon



List of constraints & opportunities

- **Biodiversity (1):** There are tree protection orders within the wider opportunity area. There is also potential to introduce green infrastructure (planting, trees) within the core site to support local wildlife.
- **Biodiversity:** recreational impacts on the Wealden Heaths Phase II Special Protection Area (SPA) would need to be appropriately mitigated.
- **Flood risk (2):** parts of the site are susceptible to surface water flooding. These areas affect the western and southern areas of the core site and parts of the wider opportunity area.
- **Adjoining uses (3):** Relationships between buildings within the site and other adjoining and nearby buildings are poor, creating difficulties for the amenity of existing residents/users and reducing the ability of new visitors to find their way.
- **Building heights and massing:** The centre and its surrounding buildings are predominantly low-rise, with limited opportunity for increasing building heights without affecting the character of the wider area.
- **Townscape:** potential to improve relationships between the site and its adjoining streets (Heathcote Road and Pinehill Road) and to raise the architectural quality of buildings within the centre.
- **Open space (4):** potential to consolidate the existing sequence of open spaces for meeting and dwelling, to provide a focal point and heart to commercial and community activities within the local centre.
- **Access (5):** potential to improve pedestrian and cycle connections through the site and to its immediate environs, improving permeability and supporting healthy and active lifestyles
- **Access & car parking:** potential to re-configure the parking and access arrangements for vehicles.
- **Built heritage:** no designated constraints to development.

W&B8 – Land at the Forest Centre, Whitehill & Bordon**Summary of Reasons for Inclusion**

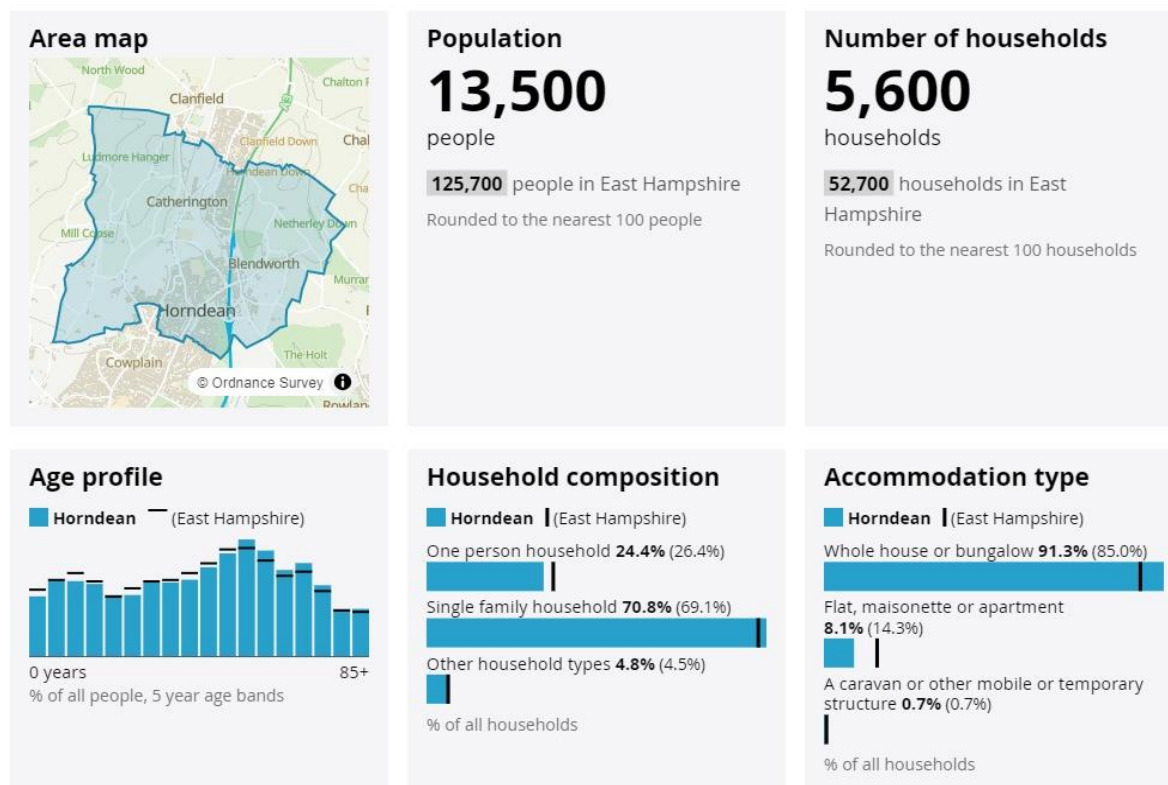
The site is sustainably located, with the potential for new housing to be well-connected to community facilities, retail and other commercial or leisure uses within a re-configured local centre. The core site scores above average in the Local Planning Authority's Accessibility Study and adjoins the green grid network of routes within Whitehill & Bordon, which connects with the green loop and areas of natural greenspace. There is good potential for supporting healthy and active lifestyles for residents. Impacts on environmental constraints (trees, flood risks) could be mitigated through appropriate layout and the introduction of new green infrastructure across the site. The existing shopping centre is under-occupied and features low-quality communal outdoor spaces. An approach that consolidates existing retail, commercial and community uses – within the centre and in the wider opportunity area (as indicated) – would provide opportunities to improve relationships between buildings and open spaces; improve way-finding within and across the site; and improve the visual quality and attractiveness of the open space. Redevelopment also offers the opportunity to refurbish existing buildings (improving their energy efficiency), install solar panels and electric vehicle charging infrastructure, which would help to tackle the climate emergency. The potential impacts due to recreational disturbance on the Wealden Heaths Phase II SPA could be mitigated without the on-site provision of suitable alternative natural greenspace, which would be impractical to deliver. Parking and public transport options would need to be carefully considered in accordance with Local Plan policies.

Infrastructure Requirements

- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards improvements at Pinehill Surgery, which is close proximity to the site.
- **Suitable Alternative Natural Greenspace:** developer contributions (e.g. by a s.106 contribution) will be required towards mitigation projects relating to potential recreational impacts on the Wealden Heaths Phase II SPA. For developments of less than 50 dwellings, on-site provision of SANG is not required.
- **Access:** Improved pedestrian connections, street furniture and cycling infrastructure (including cycle parking) would be necessary to deliver a more successful and attractive local centre. The location and quantity of car parking that would be required would depend on the amount of new commercial and residential development.
- **On-site drainage:** the site has been identified as probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

HORNDEAN

Horndean is one of the largest settlements in the Local Plan Area. Population and household statistics that are available from the 2021 Census provide the following overview of the existing community:

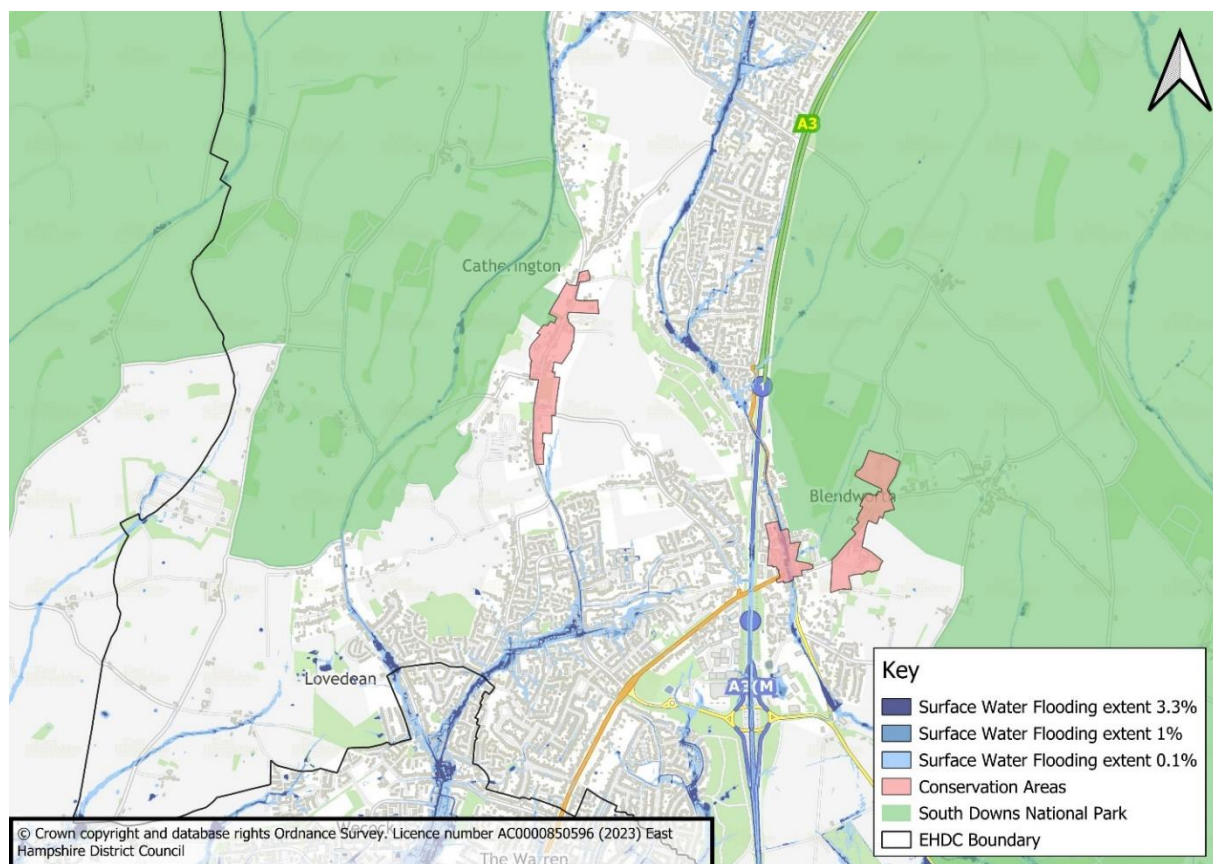


Source: Office for National Statistics - Census 2021

Horndean is situated to the north-west of Havant with the A3(M) acting as a strong boundary to much of the built-up area. It is a busy, car-dominated settlement with a range of facilities and services, including convenience stores, a supermarket, primary and secondary schools and community halls that are distributed across the settlement. Due to its position it not only provides access to key facilities, but also provides good access to the open countryside including areas of woodland to the east.

The South Downs National Park lies to the east and west of Horndean. There are a few listed buildings within the area. Of note is Merchistoun Hall, Portsmouth Road, an early-nineteenth-century house set in its own grounds and the ex-Gales Brewery (now flats), which fall within a conservation area. Horndean is not an area that is vulnerable to river flooding, but there are areas which are prone to surface water flooding. Figure 12.11 identifies some of the key environmental constraints for new development.

FIGURE 12.11:
STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR NEW DEVELOPMENT IN AND AROUND HORNDEAN



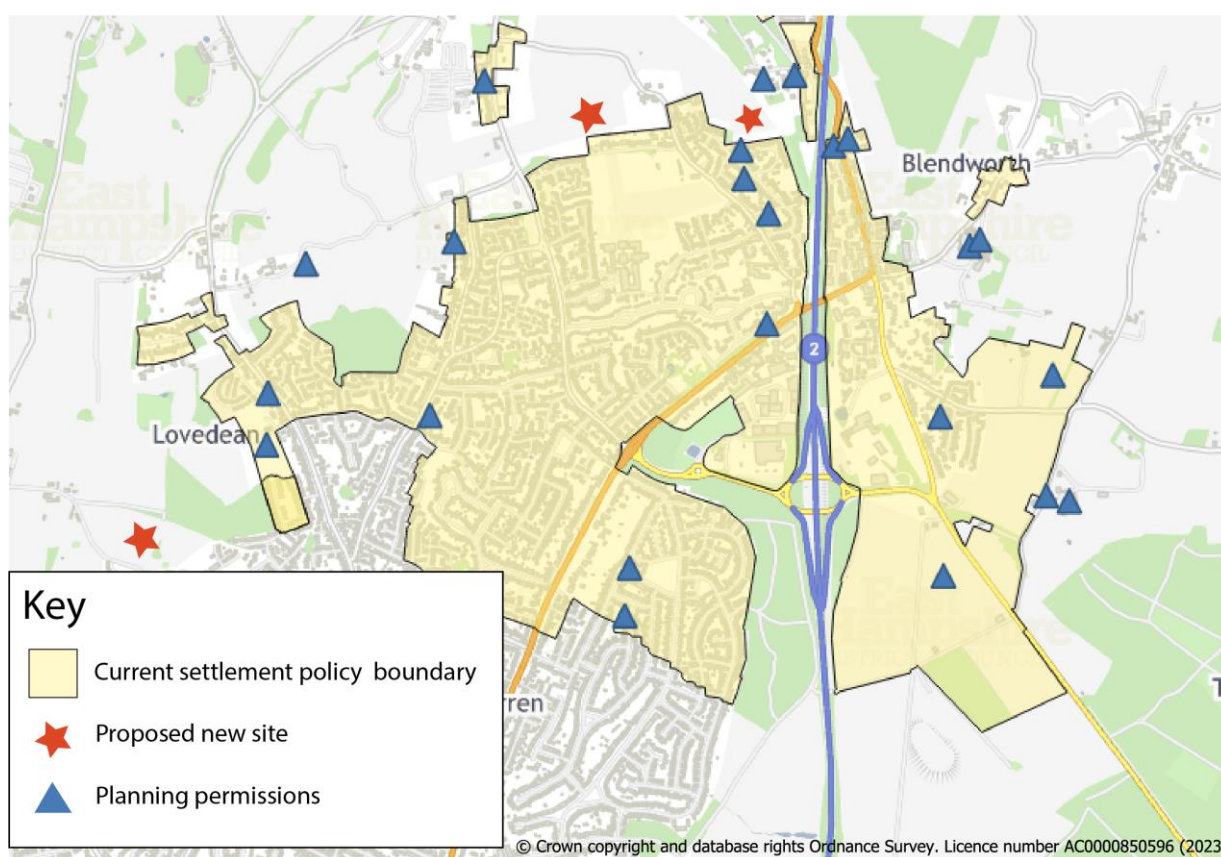
In the revised settlement hierarchy of this Draft Local Plan, Horndean is identified as a Tier 2 settlement. This indicates that it has a relatively large range of facilities and services for meeting some of the everyday needs of local residents.

Figure 12.12 identifies the number of new homes completed or permitted within Horndean since 2021, whilst Figure 12.13 highlights where current planning permissions are located within the settlement. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. The site proposals are identified after Figure 12.13.

Figure 12.12: Housing in Horndean

Type of supply	Number of homes
Completions (2021-2023)	44
Outstanding permissions (2023)	981
Proposed new allocations (to 2040)	320

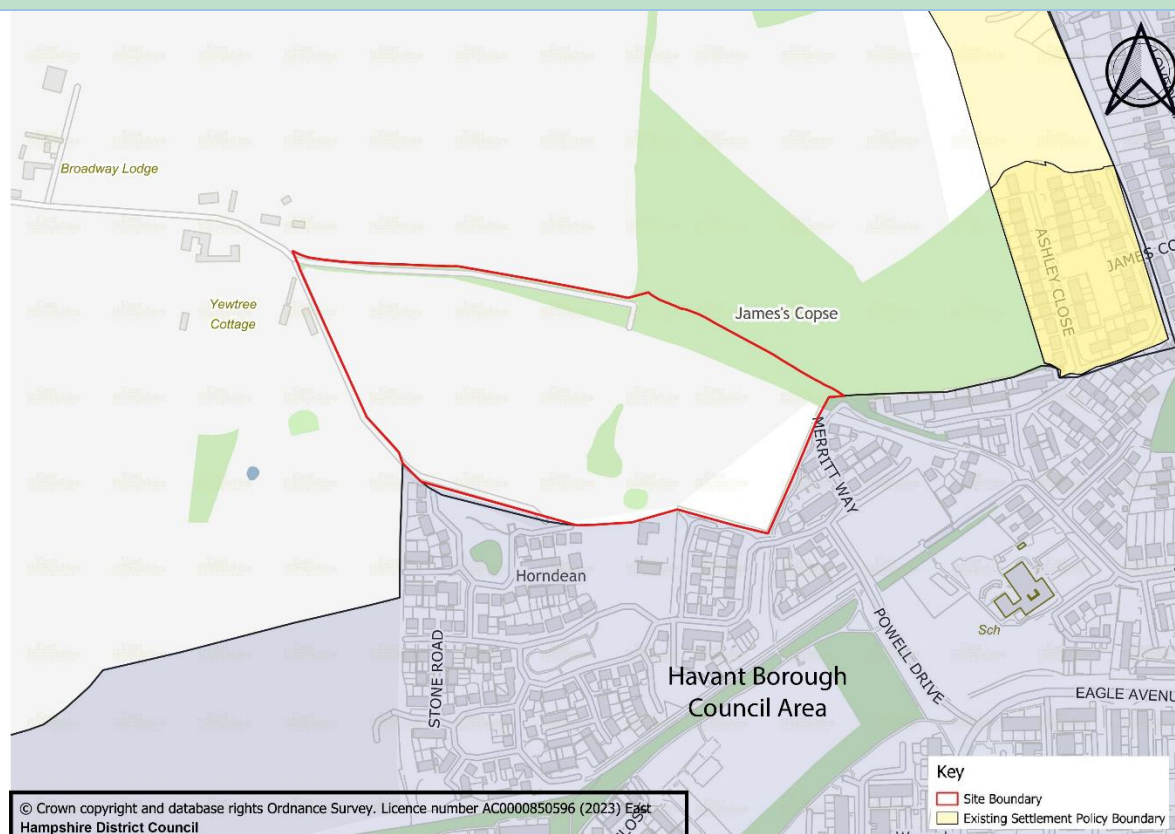
Figure 12.13: Location of outstanding housing permissions and proposed sites in Horndean*



*Note: Proposed new sites for Lovedean and Catherington are not shown on the above map, but are instead shown on settlement-specific maps for those settlements.

HDN1 – Land at Woodcroft Farm

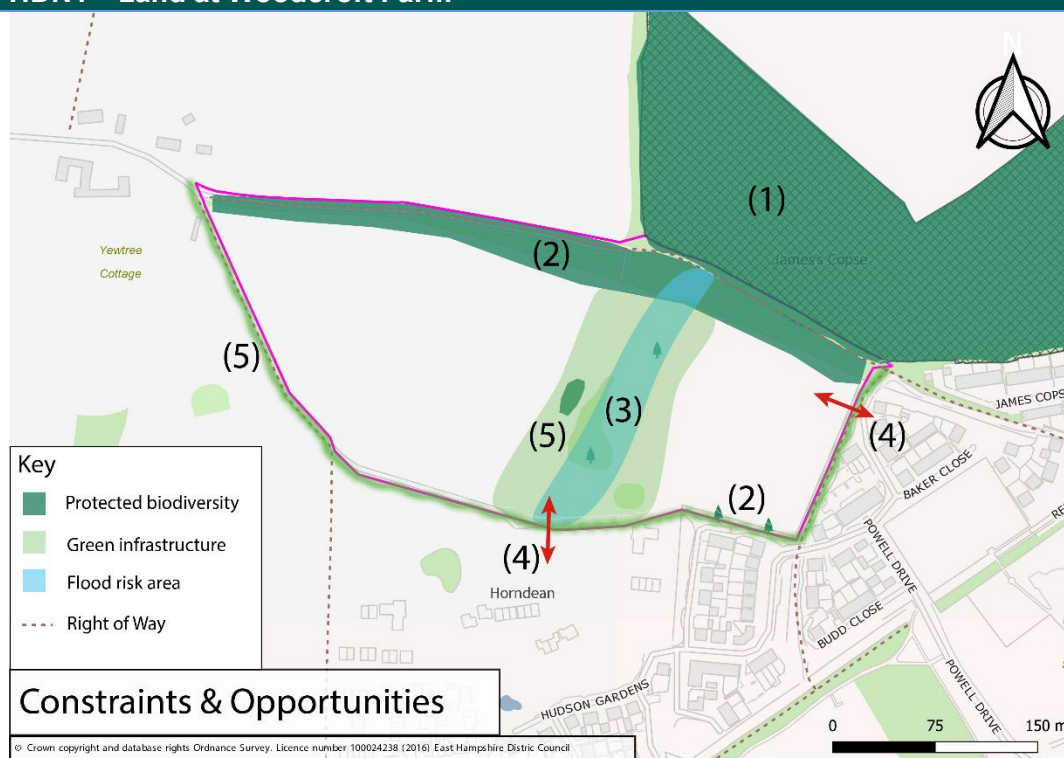
LAA Reference	HD-024
Site Size (Ha)	8.3 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	164

**Site Description**

The site lies immediately to the north of a recent housing development in Havant Borough Council's area, in close proximity to Woodcroft Primary School. There are public rights of way along the northern and western boundaries associated with James Copse woodland and the countryside on the edge of Wecock Farm. Land to the north and west of the site is undeveloped.

The site is greenfield pasture, but also contains mature trees and hedgerows connected with the southern edge of James Copse woodland and other mature hedge boundaries. The land slopes gently, rising from south to north, with some long-distance views to (e.g.) Portsdown Hill. There is evidence of informal paths running through the site and depressions within central areas, which may be associated with sub-surface geological features. There is a field entrance (gated) at the north-western tip of the site and a narrow access road from this point, which connects to the rural lanes of Anmore Lane and Broadway Lane. New housing to the south is a mix of house types from detached houses, to semi-detached and terraced houses, to apartment blocks, all of which are laid out within a branching set of cul-de-sacs and through-loops.

HDN1 – Land at Woodcroft Farm



List of constraints & opportunities

- **Biodiversity (1):** site is adjacent to a SINC (James Copse & Outlier), which is also identified as ancient natural woodland.
- **Biodiversity (2):** there are single and area tree protection orders within the site.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ1) and is highly sensitive to deep drilling activities. The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Geology:** potential for sub-surface features and sink holes.
- **Flood risks (3):** small parts of the site are susceptible to surface water flooding. These flood risk areas bisect the site. There is also identified potential for groundwater flooding.
- **Access:** potential to connect the site to the public rights of way network, improving permeability for walking and cycling modes and enabling healthy & active lifestyles.
- **Access (4):** connection to the local road network could be achieved through recent housing development to the south and east. The access road to the north-west is unlikely to be suitable as a principal access route for motor vehicles.
- **Landscape:** there is potential for adverse landscape and visual impacts, depending on site layout, building typologies, roof heights and roof pitches.
- **Green infrastructure (5):** mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage:** no designated constraints to development.

HDN1 – Land at Woodcroft Farm**Summary of Reasons for Inclusion**

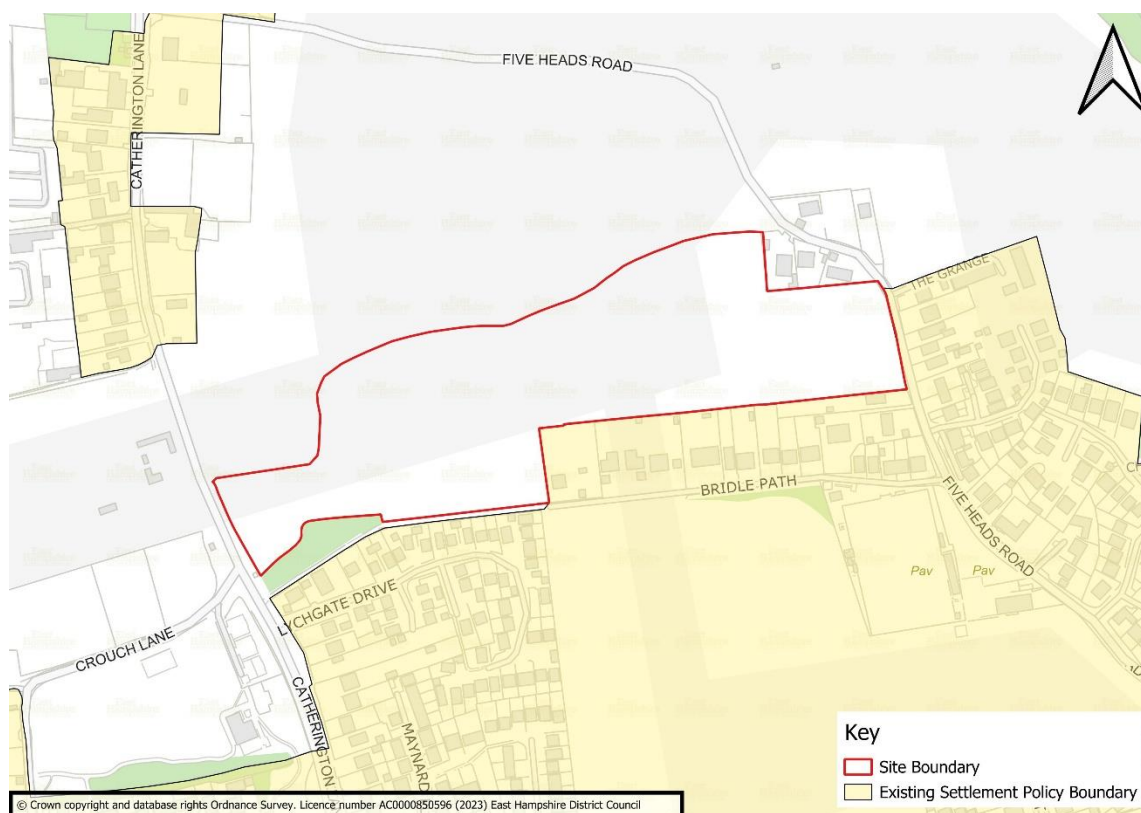
The site is sustainably located so that new housing could be well-connected to existing facilities and services in Wecock Farm and Cowplain by walking and cycling modes. The site scores above average in the Local Planning Authority's Accessibility Study. New connections to adjoining rights of way could support healthy and active lifestyles for residents. Impacts on environmental constraints (biodiversity, water quality, geology, flood risks) could be avoided or mitigated by appropriate design and layout, whilst the sensitive design of new buildings and appropriate choice of housing typologies could reduce landscape concerns. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. Existing green infrastructure could be augmented and linked, to maintain coherent green networks. New vehicular access could be provided by extending roads that were built to serve the housing development to the south. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified. However, developer contributions (e.g. by a s.106 contribution) may be required towards education infrastructure within the Havant Borough Council area, if identified through on-going 'duty to co-operate' discussions.
- **Health:** No specific requirements identified. However, developer contributions (e.g. by a s.106 contribution) may be required towards health infrastructure within the Havant Borough Council area, if identified through on-going 'duty to co-operate' discussions.
- **Access:** New vehicular connections via recent development to the south and improvements to the adjoining rights of way networks (e.g. new connections) would be necessary to support development. Improved pedestrian connections through to the Wecock Recreation Ground and on to the community centre at Wecock Farm should be investigated.
- **On-site drainage:** the site has been identified as probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

HDN2 – Land south of Five Heads Road

LAA Reference	HD-004
Site Size (Ha)	6.0 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	118

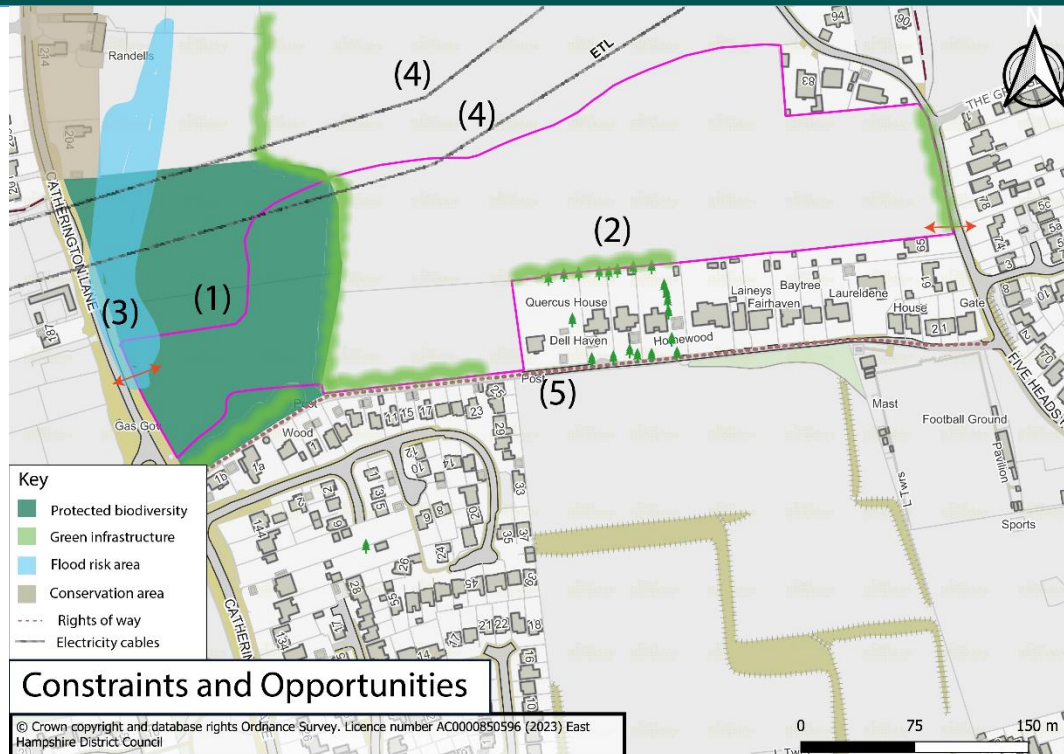


Site Description

The site lies immediately to the north of the built-up area of Horndean. There is a public right of way immediately to the south, which connects Catherington Lane to Bridle Path and Five Heads Road. The settlement of Catherington lies to the northwest. A small group of houses borders the site to the northeast, along Five Heads Road.

The site is a mix of arable land (cultivated for crops) and, in the east, greenfield pasture. The land slopes gently, rising from south-west to north-east. The site boundaries include mature trees and hedgerows to the south, east and west, with notable gaps along Catherington Lane in the west. There is no public access to the site, but there are public views across the site from Five Heads Road, Catherington Lane, housing to the south and the public right of way. There is a hedgerow incorporating mature trees running through the site in a north-south direction, which is visible from Catherington Lane. The northern boundary is undefined by existing physical features, but lies to the south of the overhead powerlines that traverse the agricultural land. There is a small electricity sub-station present on the site in the southwest corner, adjoining Catherington Lane. There is a field entrance (gated) at the south-eastern edge of the site, accessible from Five Heads Road. Adjoining housing is of detached houses often on relatively large plots.

HDN2 – Land south of Five Heads Road



List of constraints & opportunities

- **Biodiversity (1):** there are areas of priority habitats in western areas of the site, particularly associated with mature green infrastructure on the site boundaries.
- **Biodiversity (2):** there are individual tree protection orders on the southern boundary, where the site adjoins dwellings located along Bridle Path.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ1). The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Flood risk (3):** small parts of the site are susceptible to surface water flooding. These flood risk areas affect the western periphery of the site. These flood risks also affect Catherington Lane, adjoining the site.
- **Utilities (4):** there will be an on-going requirement for accessing and servicing electricity infrastructure adjoining the site.
- **Access (5):** potential to connect the site to the public rights of way network and to pedestrian infrastructure within Horndean, enabling healthy & active lifestyles.
- **Access:** connection to the local road network could be achieved directly to Catherington Lane for all modes (including vehicles) and Five Heads Road for pedestrians/cyclists. Five Heads Road is unlikely to be suitable as an access route for motor vehicles.
- **Landscape:** there is potential for adverse landscape and visual impacts depending on the site layout and boundary treatments. The landscape character is sensitive to urbanisation to a medium/high extent. The site lies within the undeveloped gap between Horndean and Catherington.
- **Built heritage:** the site is in close proximity to the Catherington Conservation Area, which has a rural (agricultural) setting.
- **Agricultural land:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

HDN2 – Land south of Five Heads Road

Summary of Reasons for Inclusion

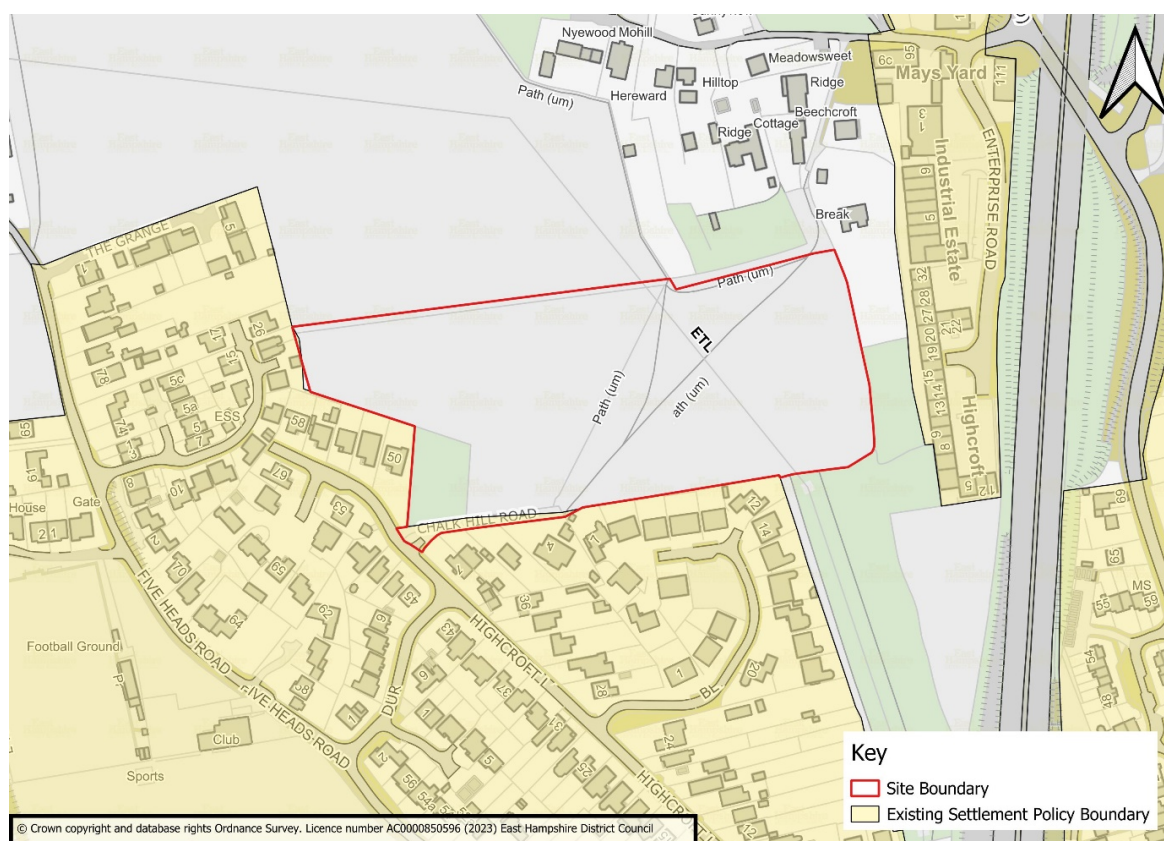
The site could be connected to local facilities and services in northern Horndean by walking and cycling modes, including playing fields and local schools that are located nearby to the south. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (biodiversity, water quality, flood risks) could be avoided or mitigated by appropriate design and layout. Landscape and built heritage concerns could be addressed through creating a new green edge to the settlement, with trees and planting being used to screen and ameliorate the impacts of built form on the wider landscape, especially from viewpoints to the north and north-west. A gap would be maintained between Horndean and Catherington. Due to the absence of any visual containment on the northern site boundary, it is likely that new landscaping in this area would need to be established prior to any residential development. Existing green infrastructure could be augmented to maintain coherent green networks. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. The dimensions of the site facilitate an east-west layout for development, offering opportunities for passive design and the installation of solar panels.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards additional consulting and treatment rooms at Horndean Surgery.
- **Access:** A vehicular access point onto Catherington Lane and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** western parts of the site have been identified as highly compatible with infiltration sustainable drainage systems but in eastern areas, significant constraints have been indicated. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

HDN3 – Land north of Chalk Hill Road

LAA Reference	HD-008
Site Size (Ha)	3.1 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	38

**Site Description**

The site lies immediately to the north and east of the built-up area of Horndean. Residential development on Bentley Close and Highcroft Lane adjoins the southern and western boundaries respectively, whilst a small number of dwellings on the south-western boundary take access from Chalk Hill Road. There are mature trees to the east, south-east and north-east. A public footpath runs along the southern boundary. Catherington Lith Nature Reserve lies to the north.

The site largely comprises undeveloped grassland that is dissected by informal paths and a public right of way. The site is traversed by high-voltage powerlines and pylons. The land is generally flat but falls away steeply to the east, towards the A3(M). Chalk Hill Road forms part of the site and is a narrow access track that leads to a gated field entrance. There are uninterrupted views across the site from Chalk Hill Road, with northern and southern boundaries lacking green infrastructure. Adjoining housing is of detached houses, bungalows and two-storey buildings, often on relatively small plots.

HDN3 – Land north of Chalk Hill Road

List of constraints & opportunities

- **Biodiversity:** site is adjacent to a SINC (Highcroft Farm Row), which is also identified as ancient natural woodland. It is also connected to the nearby Catherington Lith SINC by public rights of way.
- **Landscape:** there is potential for adverse landscape and visual impacts depending on the site layout, building typologies and building heights. The site lies within an undeveloped gap and is located close to the boundary with the South Downs National Park
- **Flood risks:** there are no identified flood risks for this site, although parts of Highcroft Lane are susceptible to surface water flooding.
- **Water Quality:** the site is located within a groundwater source protection zone (SPZ1) and is highly sensitive to deep drilling activities. The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy and active lifestyles.
- **Access:** connection to the local road network could be achieved through upgrading and widening Chalk Hill Road.
- **Green infrastructure:** potential to augment mature green infrastructure on the site's boundaries, which could help to better integrate this area with adjoining natural features.
- **Agricultural land:** the site could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

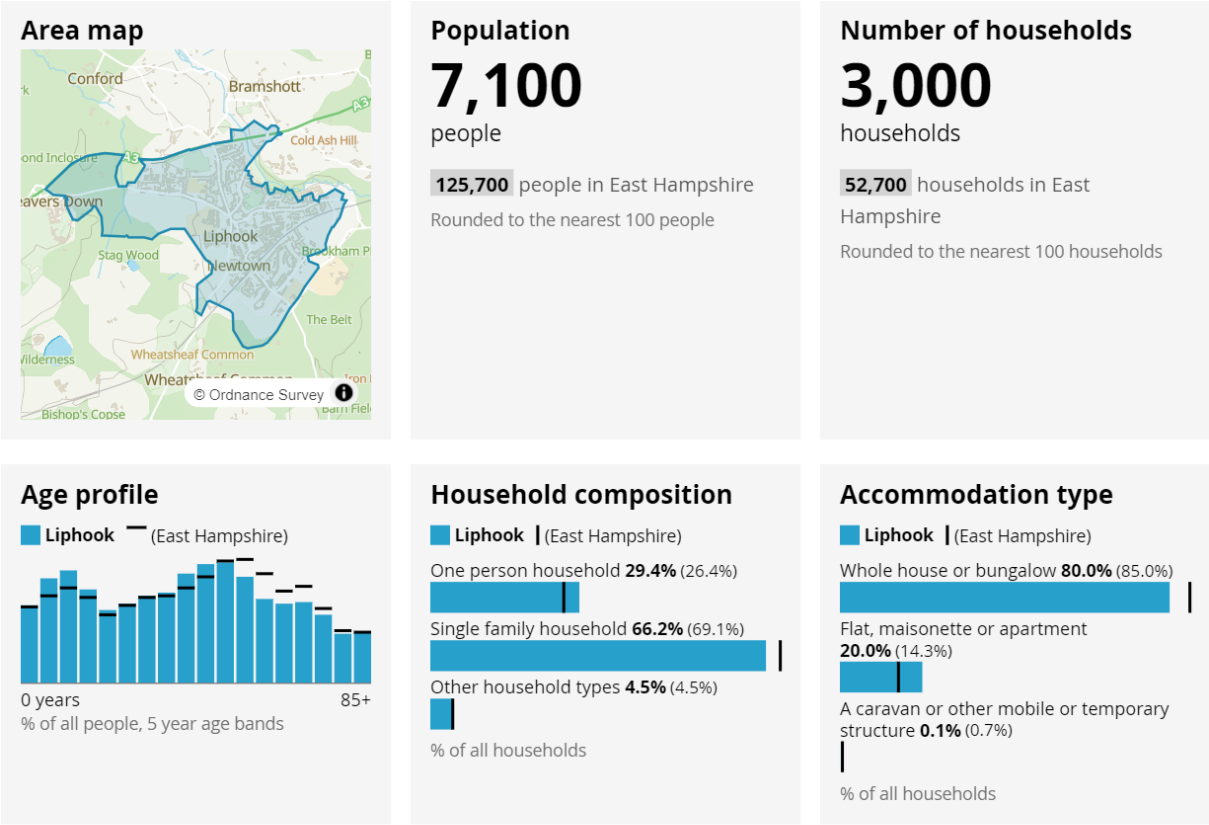
The site could be connected to local facilities and services in northern Horndean by walking and cycling modes, including playing fields and local schools that are located nearby to the south-west. The site is also very close to local employment facilities and scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (biodiversity, water quality) could be avoided or mitigated by appropriate design and layout. Landscape concerns could also be addressed through the sensitive layout and design of new housing and through the introduction of new trees and hedgerows on site boundaries. This could improve the visual containment of development in this part of Horndean. A gap would be maintained between Horndean and other settlements. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. The dimensions of the site facilitate an east-west layout for development, offering opportunities for passive design and the installation of solar panels.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards additional consulting and treatment rooms at Horndean Surgery.
- **Access:** Improved vehicular access on Chalk Hill Road and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

Liphook

Liphook is one of the largest settlements in the Local Plan Area. Population and household statistics that are available from the 2021 Census provide the following overview of the existing community:

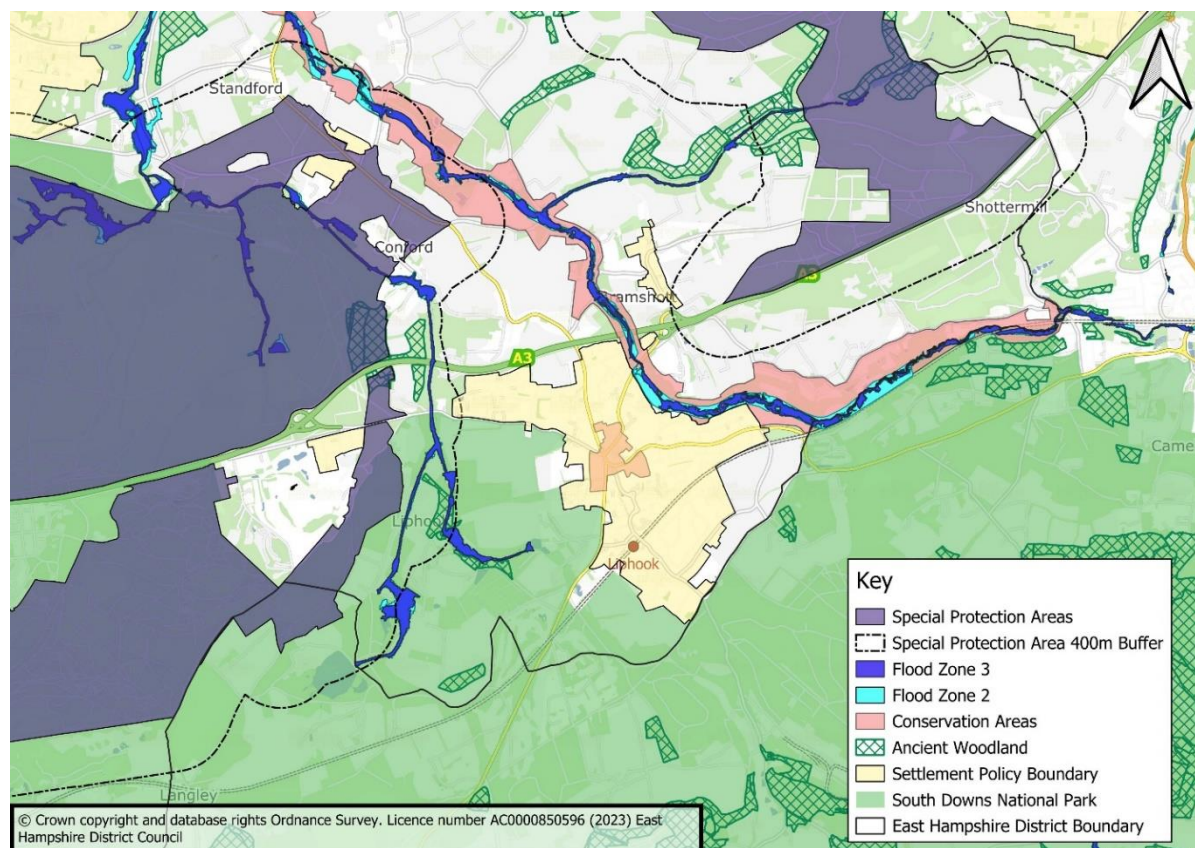


Source: Office for National Statistics - Census 2021

Liphook has direct connections to the A3 and the railway line between London Waterloo and Portsmouth. It is a historic settlement that features a traditional (medieval) road layout and a dense concentration of buildings within its historic core, with larger areas of green open space – such as Radford Park – on its periphery. There are two conservation areas, one associated with the historic core and another associated with the River Wey, as well as internationally important biodiversity sites (the Wealden Heaths Phase II Special Protection Area) in close proximity. The southern and western parts of the settlement adjoin the South Downs National Park, which is an independent local planning authority. There are areas of fluvial flood risks relating to the River Wey and its tributaries. Figure 12.14 identifies these environmental constraints for new development.

FIGURE 12.14:

STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR NEW DEVELOPMENT IN AND AROUND LIPHOOK



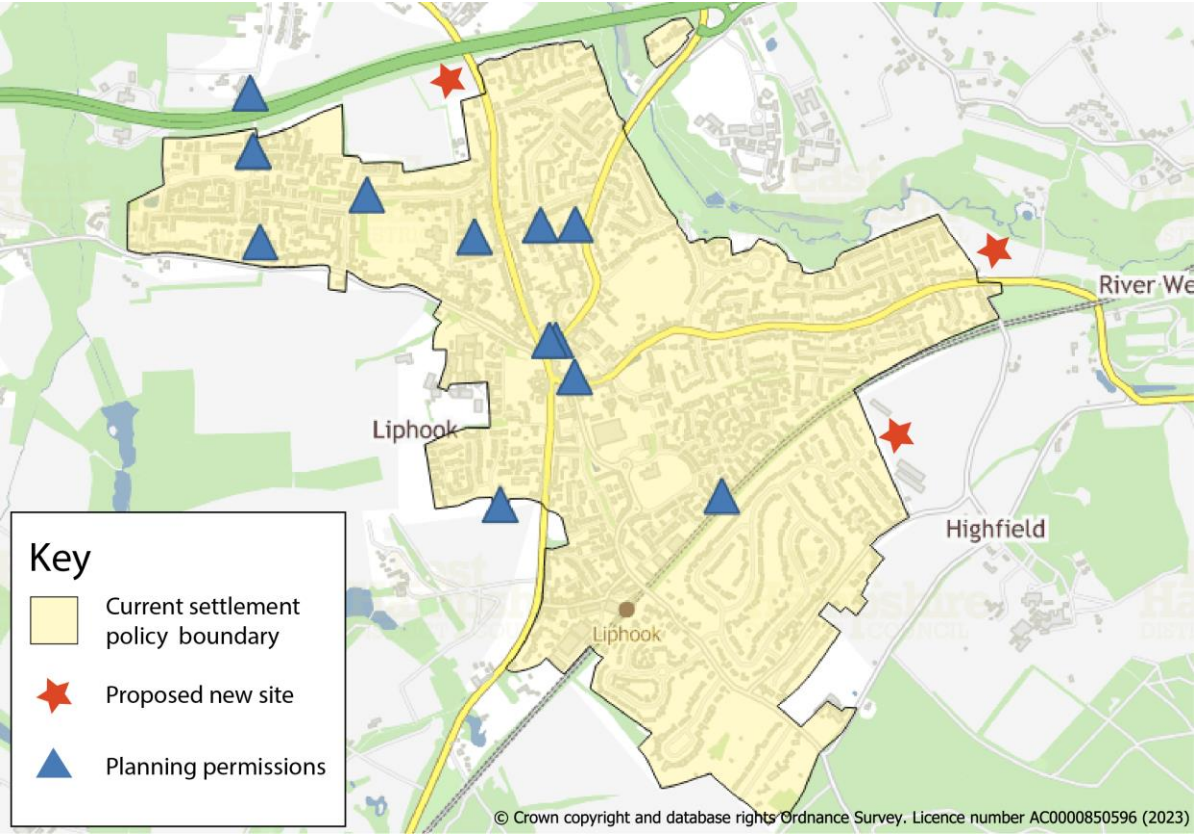
In the revised settlement hierarchy of this Draft Local Plan, Liphook is identified as a Tier 2 settlement. This indicates that it has a relatively large range of facilities and services for meeting some of the everyday needs of local residents.

Figure 12.15 identifies the number of new homes completed or permitted within Liphook since 2021, whilst Figure 12.16 highlights where current planning permissions are located within the settlement. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. Proposals for new development sites are included after Figure 12.16.

Figure 12.15: Housing in Liphook

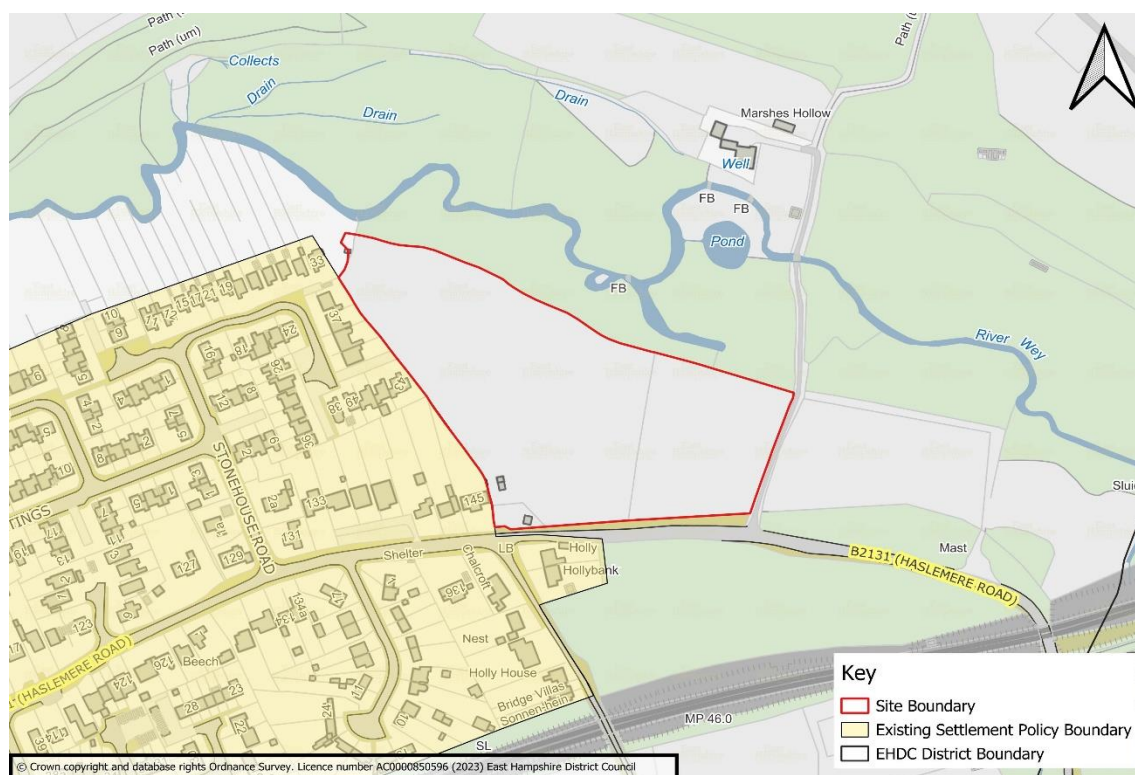
Type of supply	Number of homes
Completions (2021-2023)	131
Outstanding permissions (2023)	130
Proposed new allocations (to 2040)	111

Figure 12.16: Location of outstanding housing permissions and proposed sites in Liphook



LIP1 – Land north of Haslemere Road, Liphook

LAA Reference	LIP-005
Site Size (Ha)	2.5 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	24

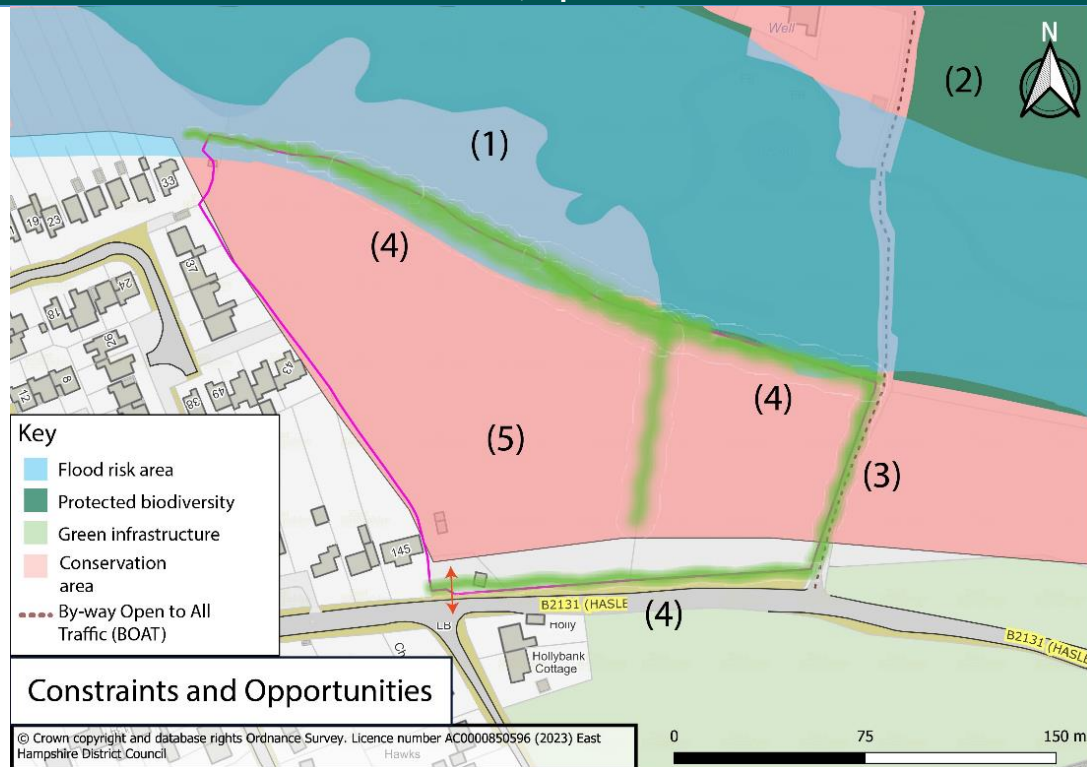


Site Description

The site is located on the north-east edge of Liphook. Its western boundary adjoins a residential area, whilst the Haslemere Road and a public right of way form the southern and eastern boundaries respectively. The River Wey is located to the north. Land to the north and east of the site is undeveloped.

The site is greenfield pasture but contains extensive vegetation, including mature hedgerows and trees that form part of a wider green network of woodland within the River Wey valley. The land slopes down towards the River Wey, with a notable ridge traversing the site from north-west to south-east. There is a field entrance (gated) on the Haslemere Road and an existing access track on the eastern boundary. Boundaries include mature shrubs and trees, with occasional views into the site from Haslemere Road. Housing to the west and south is predominantly of detached houses on plots that show wide variations in their size and orientation.

LIP1 – Land north of Haslemere Road, Liphook



List of constraints & opportunities

- **Flood risk (1):** small parts of the site are susceptible to fluvial flooding as they are located in Flood Zone 2. These flood risk areas affected the northern boundary of the site. There is also identified potential for groundwater flooding.
- **Biodiversity (2):** site is adjacent to two SINC's (Marshes Hollow and River Wey at Heyshott House) that are located within the valley of the River Wey. Recreational impacts on the Wealden Heaths Phase II Special Protection Area (SPA) would need to be appropriately mitigated.
- **Access (3):** potential to connect the site to the public rights of way network via the By-way Open to All Traffic (BOAT) that runs along the eastern boundary, enabling healthy & active lifestyles.
- **Access:** connection to the local road network could be achieved via the existing field entrance in the south-west corner of the site.
- **Green infrastructure (4):** mature field boundaries and trees are important characteristics of the site, contributing to local green networks and helping to integrate the site with the valley of the River Wey.
- **Built heritage (5):** majority of the site lies within the designated River Wey Conservation Area, which is valued for its largely rural historic landscape that was created for farming and industrial purposes.
- **Landscape:** there is potential for adverse landscape and visual impacts, depending on site layout, building typologies, building heights and the massing of built form.

LIP1 – Land north of Haslemere Road, Liphook

Summary of Reasons for Inclusion

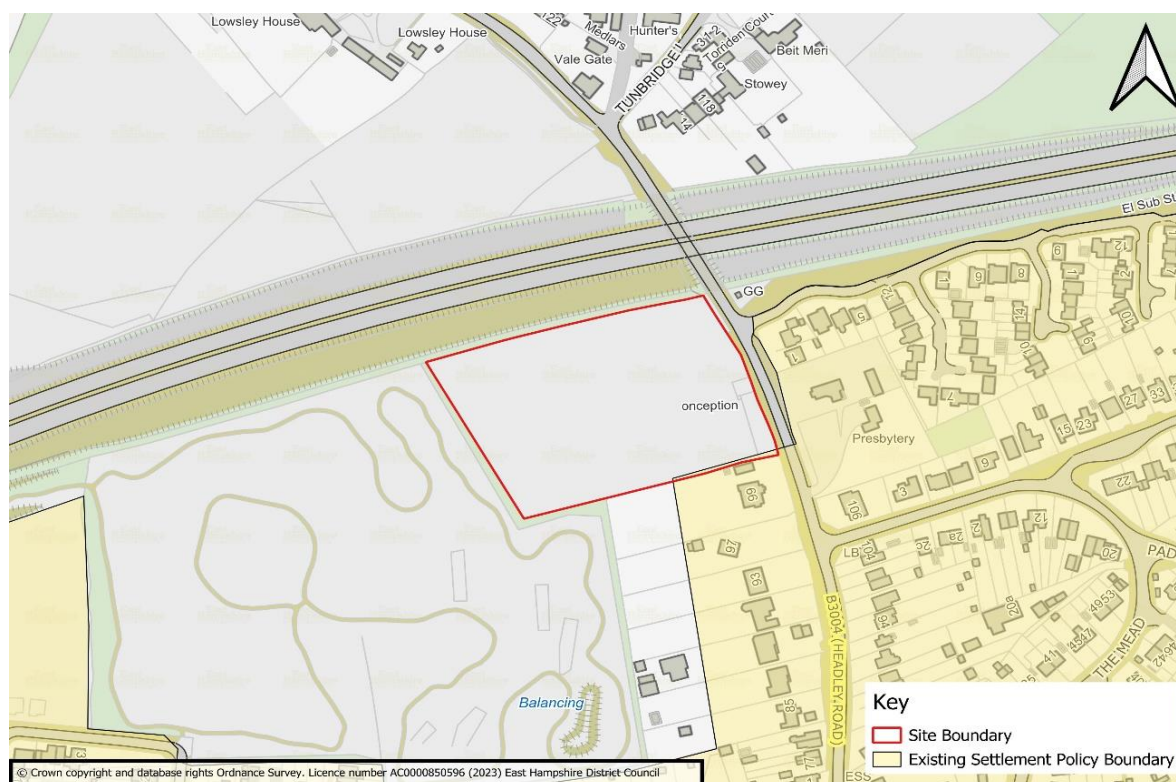
The site scores above average in the Local Planning Authority's Accessibility Study and could be integrated with Liphook by extending existing pedestrian infrastructure on Haslemere Road. There is good potential for connections to the adjoining BOAT, which could support healthy and active lifestyles for residents. Impacts on environmental constraints (biodiversity, flood risk, green infrastructure) could be avoided or mitigated by appropriate design and layout. In particular, avoiding development to the north of the ridge line within the site could avoid areas of flood risk and create opportunities for a net gain in biodiversity through new planting and habitat improvements. Existing green infrastructure could be augmented to maintain coherent green networks. Impacts on built heritage (which in this case is a landscape as well as a townscape consideration) could also be mitigated through avoiding development in the north of the site and through appropriate building design and landscaping, to maintain a rural character. The potential impacts due to recreational disturbance on the Wealden Heaths Phase II SPA could be mitigated without the on-site provision of suitable alternative natural greenspace, which would be impractical to deliver. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) would be required towards projects to increase capacity at Liphook Village surgery.
- **Access:** A vehicular access point onto Haslemere Road and new walking and cycling infrastructure and connections would be necessary to support development. Improvements to the adjoining public right of way (e.g. a new connection) may also be required.
- **On-site drainage:** Significant constraints for infiltration sustainable drainage systems have been indicated. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via the Cumulative Infrastructure Levy (CIL).

LIP2 – Land west of Headley Road, Liphook

LAA Reference	LIP-012
Site Size (Ha)	1.6 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	20

**Site Description**

The site is located on the northern edge Liphook. Its southern boundary adjoins a residential property, whilst the west and south-west boundaries adjoin an area of suitable alternative natural greenspace that serves the emerging residential development at Lowsley Farm. The A3 is located close to the northern boundary of the site, separated by an embankment and green infrastructure. The eastern boundary adjoins the Headley Road with residential areas and a place of worship in close proximity.

The site is greenfield pasture with mature hedgerows and trees on all boundaries. The land is relatively flat, but rises slightly from east to west. The site sits at an elevated position relative to the A3. Housing to the south and east is predominantly of detached houses, with those along Headley Road having larger plot sizes.

LIP2 – Land west of Headley Road, Liphook

List of constraints & opportunities

- **Flood risk:** there are no identified flood risks for this site.
- **Biodiversity:** there are single and area tree protection orders on the eastern and western boundaries of the site. Recreational impacts on the Wealden Heaths Phase II Special Protection Area would need to be appropriately mitigated.
- **Green infrastructure:** mature vegetation on the site boundaries contributes to the site's visual containment within the landscape.
- **Access:** potential to connect the site to the network of paths within the adjoining SANG, for purposes of encouraging healthy & active lifestyles.
- **Access:** connection to the local road network could be achieved via the existing field entrance on the eastern boundary of the site.
- **Landscape:** there is potential for adverse landscape and visual impacts, depending on site layout, building typologies, and the density of built form.
- **Built heritage:** no designated constraints to development.
- **Noise & air quality:** potential for adverse impacts on residential amenity in northern areas of the site from noise and air pollution associated with traffic on the A3.
- **Agricultural land quality:** the site could contain areas of Grade 3 agricultural land, which is a finite resource.

Summary of Reasons for Inclusion

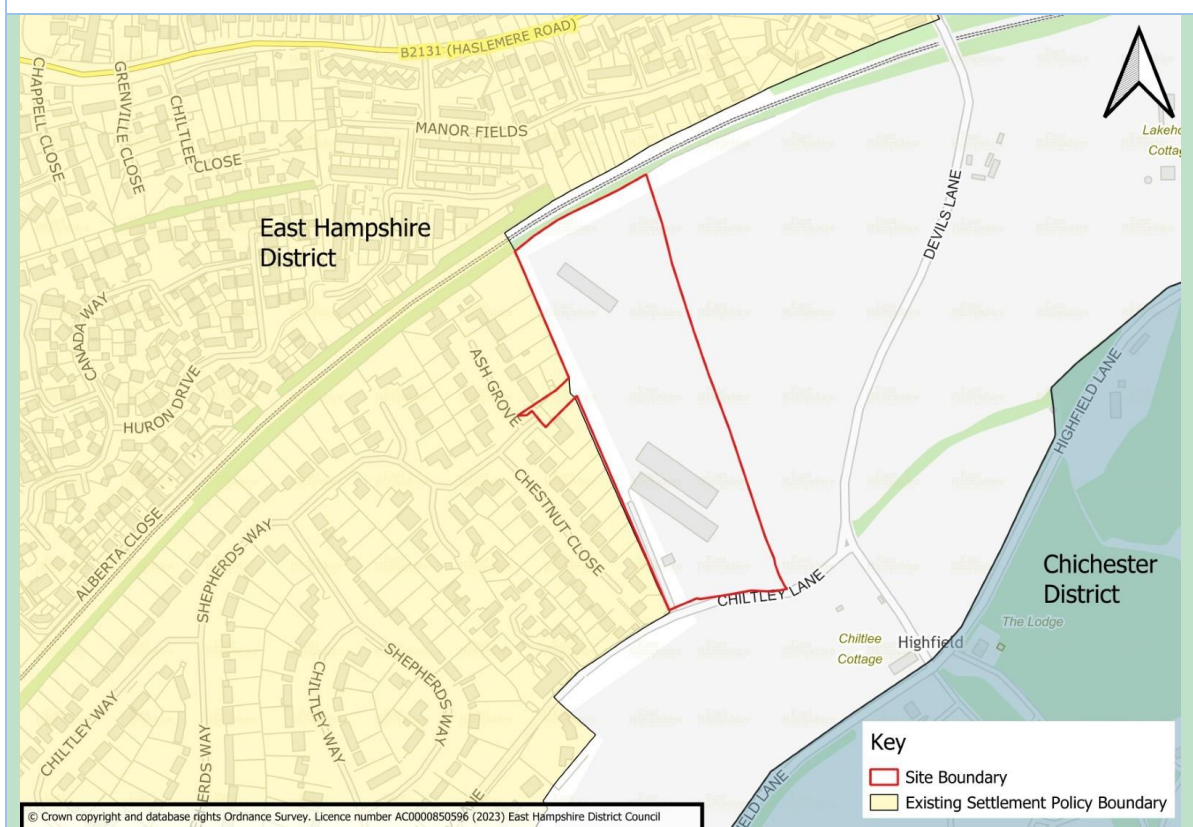
The site scores above average in the Local Planning Authority's Accessibility Study and could be integrated with Liphook by extending existing pedestrian infrastructure along Headley Road. It is within walking and cycling distance of local services and facilities on Headley Road. The potential to link new development to footpaths within the adjoining SANG should be investigated to support healthy and active lifestyles for residents. Impacts on environmental constraints (biodiversity, landscape) could be avoided or mitigated through appropriate design and layout. Existing green infrastructure on site boundaries could be retained and enhanced by sympathetic landscaping. The potential impacts due to recreational disturbance on the Wealden Heaths Phase II SPA could be mitigated without the on-site provision of suitable alternative natural greenspace, which would be impractical to deliver. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) would be required towards projects to increase capacity at Liphook Village surgery.
- **Access:** A vehicular access point onto the Headley Road and new walking and cycling infrastructure and connections would be necessary to support development. A new crossing point on Headley Road is likely to be required.
- **On-site drainage:** the site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks on Headley Road.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

LIP2 – Land west of Headley Road, Liphook**LIP3 – Land at Chiltley Farm**

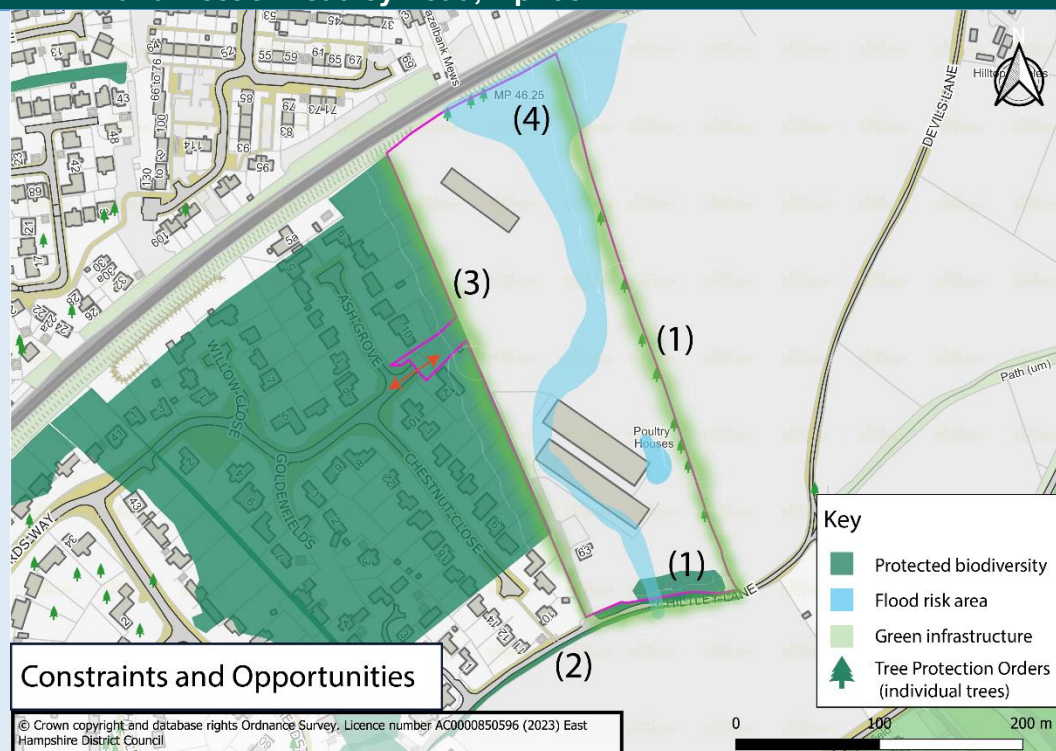
LAA Reference	LIP-017
Site Size (Ha)	4.5ha
Existing Use	Intensive agriculture (poultry)
Proposed Future Use	Housing
Proposed Number of Homes	67

**Site Description**

The site lies immediately to the east of the Berg Estate, at the end of Shepherds Way/Willow Gardens. Chiltley Lane adjoins the southern boundary of the site, whilst the railway line is located immediately to the north. The rear gardens of properties along Ash Grove and Chestnut Close border the site to the west, whilst agricultural land lies to the east. Residential development to the west is low-density, set back from the road, with areas of incidental public amenity space and mature street trees.

The site is a mix of grassland and agricultural buildings, which in the southern part of the site are used for intensive poultry farming. The land slopes gently, rising from the south-west to the north-east across the site. Boundaries include mature hedgerows and trees. There is no public access to the site, but there are views into and across the site from the end of Willow Gardens.

LIP2 – Land west of Headley Road, Liphook



List of constraints & opportunities

- **Biodiversity (1):** there are single and area tree protection orders on the site boundaries.
- **Biodiversity (2):** the site is adjacent to a SINCR (Chiltley Lane), located to the south and extending along the public highway.
- **Biodiversity:** recreational impacts on the Wealden Heaths Phase II Special Protection Area would need to be appropriately mitigated.
- **Green infrastructure (3):** mature vegetation on the site boundaries provides a sense of visual containment in parts of the site.
- **Flood risks (4):** parts of the site are susceptible to surface water flooding. These flood risk areas bisect the site, with the largest area of flood risk adjoining the railway line in the north.
- **Access:** connection to the local road network could be achieved via Willow Gardens, to the west. Chiltley Lane is unlikely to be suitable as a principal access route for motor vehicles.
- **Landscape:** there is potential for adverse landscape and visual impacts, although the site is well-contained by mature green infrastructure and includes brownfield land (large agricultural buildings and related infrastructure) that would be removed by its redevelopment.
- **Noise:** there is the potential for adverse impacts on residential amenity from locating new housing in close proximity to the railway line.
- **Heritage:** there are two Grade II listed buildings to the south-west, along Chiltley Lane.
- **Agricultural land quality:** the site could contain areas of Grade 3 agricultural land, which is a finite resource.

LIP2 – Land west of Headley Road, Liphook**Summary of Reasons for Inclusion**

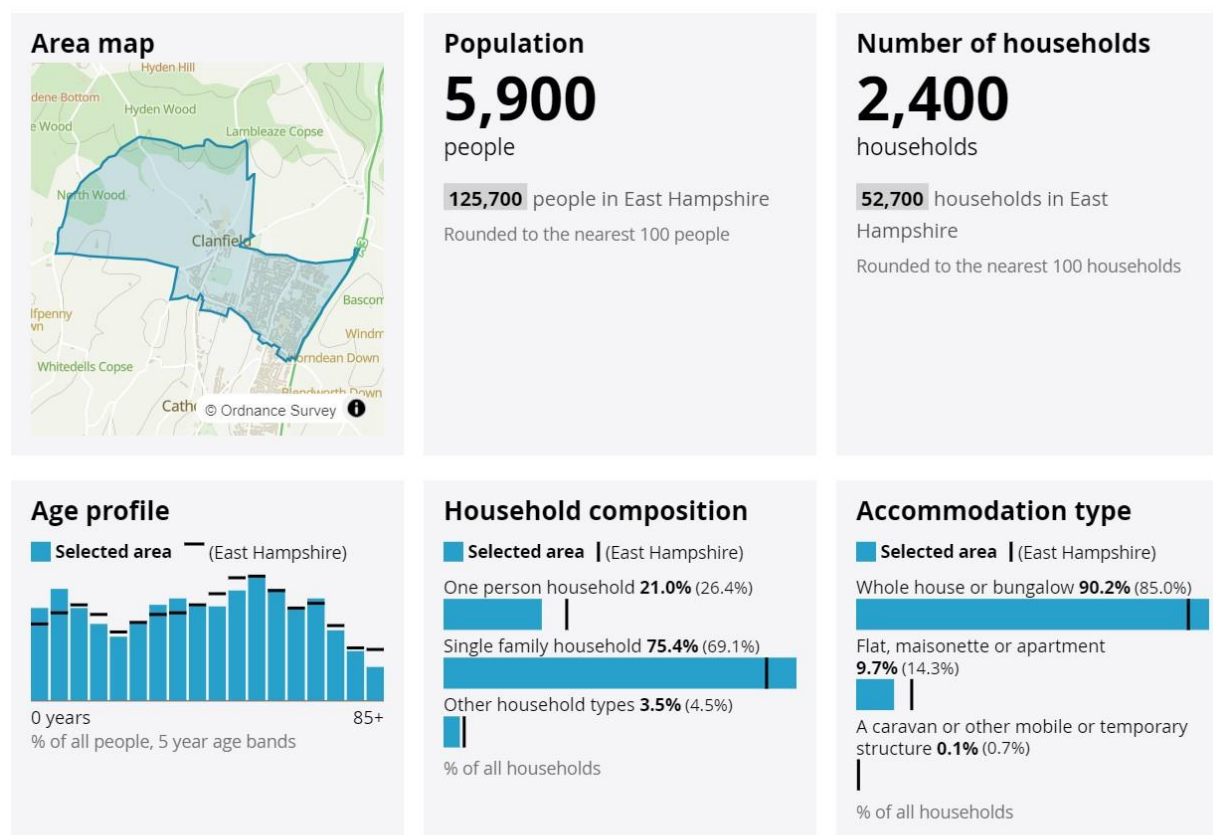
The site is well-contained within the wider landscape and could be connected to existing facilities and services in Liphook via the Berg Estate. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environment constraints (biodiversity, flood risk and landscape) could be avoided by the nearby provision of suitable alternative natural greenspace (SANG) and by appropriate on-site design and layout. In particular, avoiding the development of housing in areas in close proximity to the railway line could reduce the risk of flooding to vulnerable development and the impacts of noise on residential amenity. Green infrastructure on the site boundaries could be augmented to ensure the sensitive integration of new development into the landscape. Street, block and plot design would need to respond to the locally distinctive characteristics of the Berg Estate, as described through the Local Planning Authority's Neighbourhood Character Study (2018). Walking and cycling connections to Chiltley Lane could be provided to increase permeability by sustainable transport modes. The use of passive design principles and the installation of solar panels could help to tackle the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) would be required towards projects to increase capacity at Liphook Village surgery.
- **Access:** A new vehicular access point from Willow Gardens would be necessary to support development, whilst new pedestrian and cycle infrastructure, including connections to Chiltley Lane could support increased permeability and access to the rural environs of Liphook.
- **On-site drainage:** parts of the site have been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

Clanfield

Clanfield consists of two parts: 'Old' Clanfield, which is a historic settlement, and 'New' Clanfield, which is a relatively extensive recently built-up area. Population and household statistics that are available from the 2021 Census provide the following overview of the existing community:



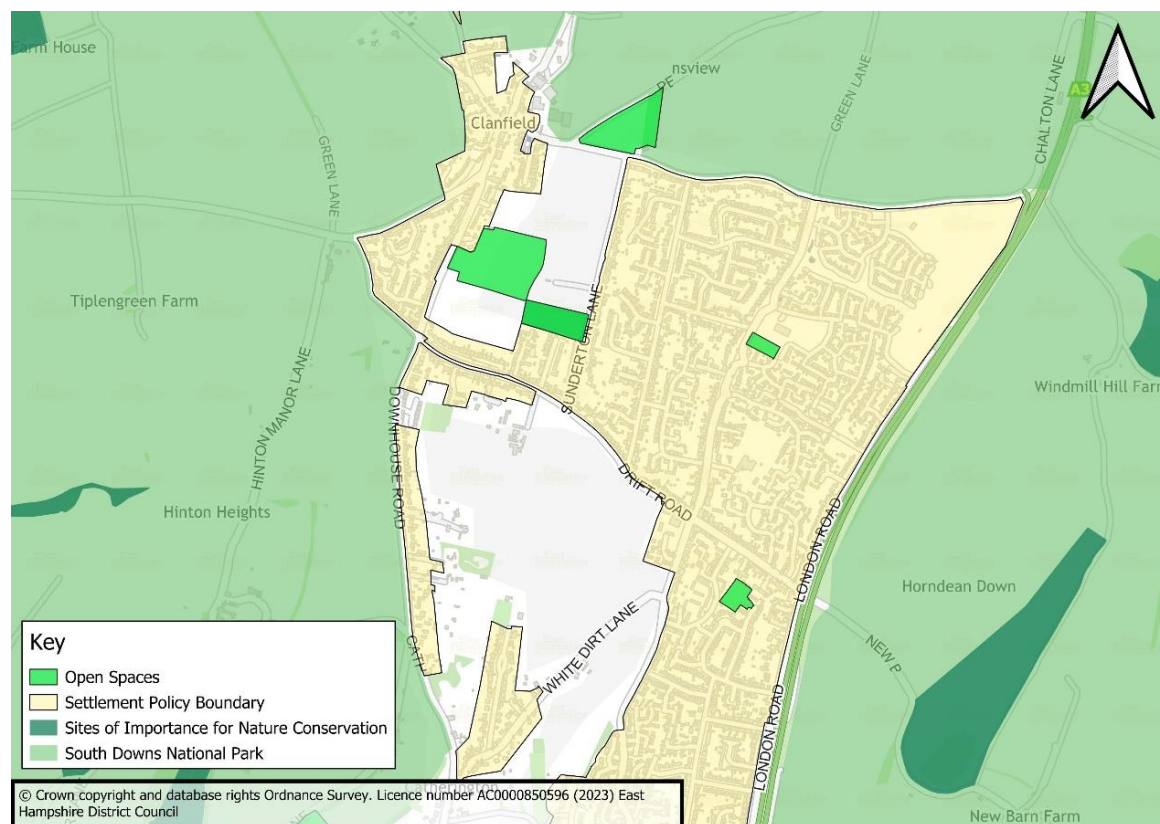
Source: Office for National Statistics - Census 2021

Clanfield is situated north of Horndean and south of Petersfield. It is located to the west of the main A3 road, just north of where the A3(M) ends. The settlement is overlooked by Windmill Hill and Charlton Windmill, which stands 193 metres above sea level. Having a semi-rural character, three sides of Clanfield are adjoined by countryside that lies within the South Downs National Park.

Old Clanfield include a restored pond, a thatched village well and the church of St James. By contrast, New Clanfield has a more contemporary character, consisting of mainly of post-war residential development, community facilities and services. There are two schools, Petersgate Infant in New Clanfield and Clanfield Junior School in Old Clanfield.

Clanfield has a range of facilities and services, including a community hall and a local centre of shops and services. It also provides good access to areas of open countryside to the north, including Queen Elizabeth Country Park and Butser Hill. Figure 12.17 identifies some of the environmental constraints for new development.

Figure 12.17: Strategic Environmental Constraints for New Development in and around Clanfield

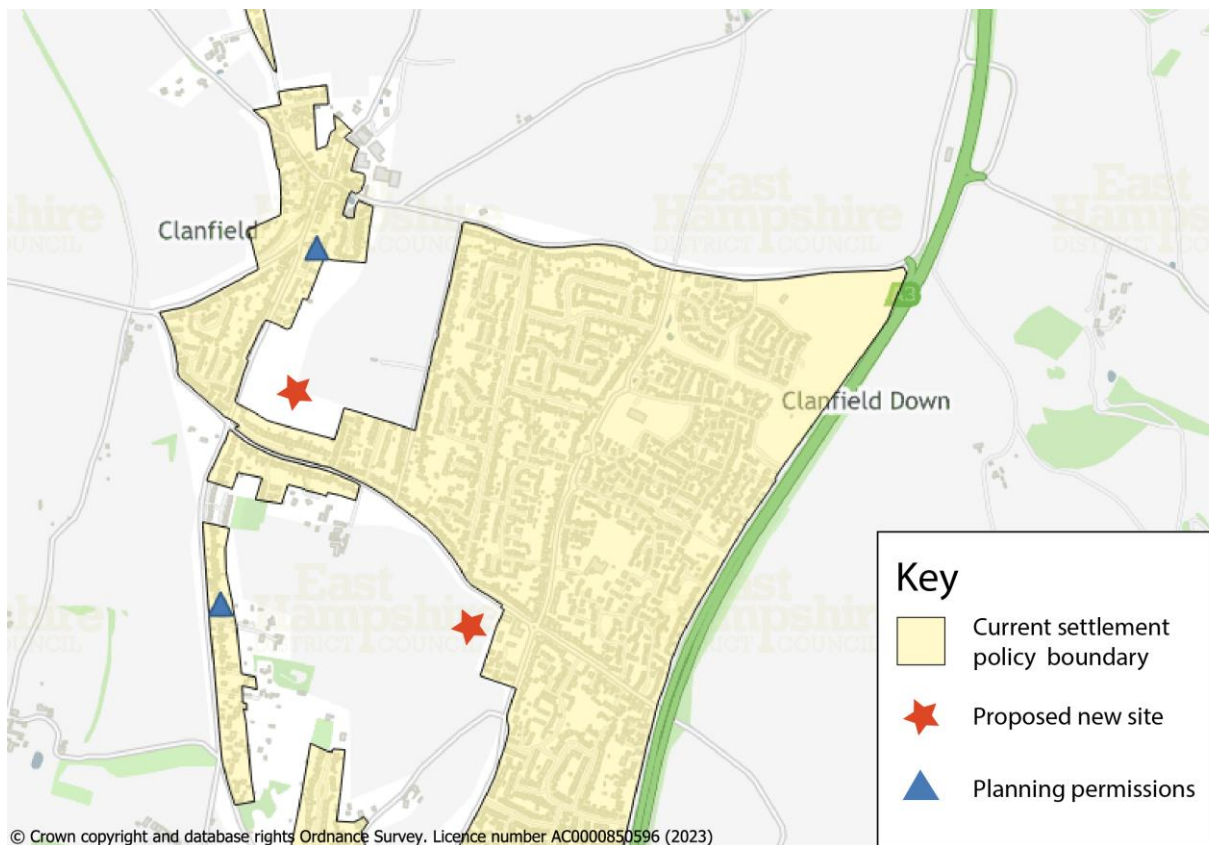


In the revised settlement hierarchy of this Draft Local Plan, Clanfield is identified as a Tier 3 settlement. This indicates that it has a range of facilities and services for meeting some of the everyday needs of local residents.

Figure 12.18 identifies the number of new homes completed or permitted within Clanfield since 2021, whilst Figure 12.19 highlights where current planning permissions are located within the settlement. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. Proposals for new development sites are included after Figure 12.19.

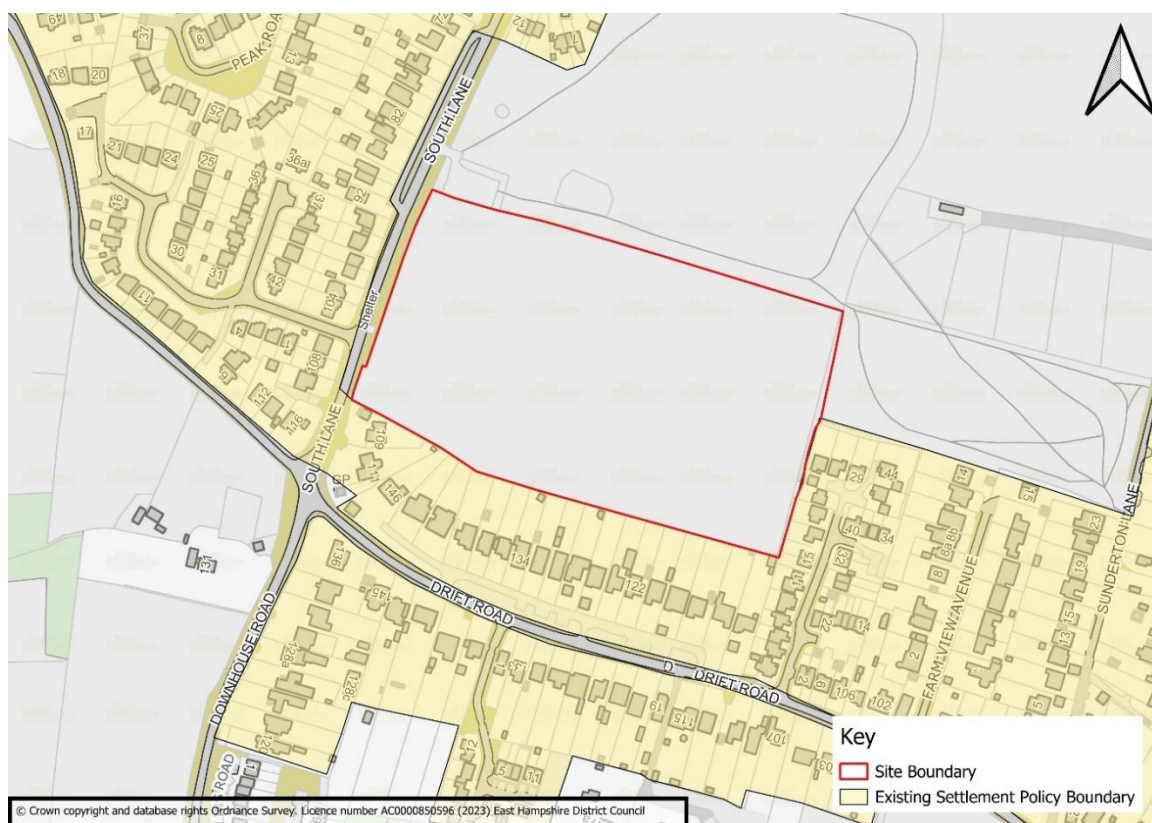
Figure 12.18: Housing in Clanfield	
Type of supply	Number of homes
Completions (2021-2023)	1
Outstanding permissions (2023)	6
Proposed new allocations (to 2040)	182

Figure 12.19: Location of outstanding housing permissions and proposed sites in Clanfield



CFD1 – Land at Clanfield County Farm

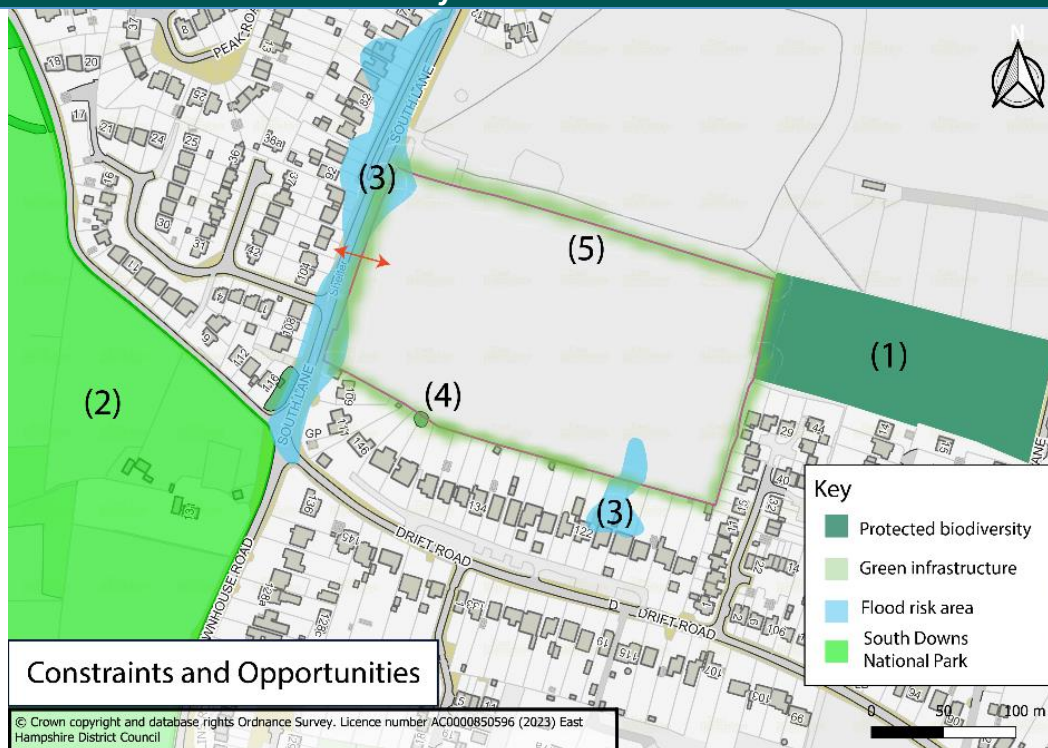
LAA Reference	CL-002
Site Size (Ha)	4.5 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	100

**Site Description**

The site lies to the north and east of residential development in Clanfield, and to the west and south of publicly accessible open space (Clanfield and Sunderton Meadows). A play area for children lies to the north, close to the site's boundary, but otherwise this area is undeveloped. The western boundary adjoins South Lane.

The site is in arable agricultural use and is screened along the northern boundary and parts of the eastern boundary by mature trees and hedgerows. There are views into and across the site from the western boundary on South Lane. There is a field entrance (gated) in the north-western corner of the site. The land is generally flat and relatively well-contained within the wider landscape. Housing in the site's environs is predominantly of detached houses on plots that demonstrate consistencies in size and orientation when addressing the same street. Residential buildings on the adjoining streets follow strong building lines.

CFD1 – Land at Clanfield County Farm



List of constraints & opportunities

- **Biodiversity (1):** site is adjacent to a SINC (Sunderton Meadow), which is traversed by a public right of way.
- **Landscape (2):** there is potential for adverse landscape and visual impacts, with the South Downs National Park located to the south-west and a designated gap between built-up areas to the north.
- **Flood risks (3):** small parts of the site are susceptible to surface water flooding. These flood risks affect the eastern boundary on South Lane and small parts of the site along the southern boundary.
- **Biodiversity (4):** there is a single tree protection order on the southern edge of the site.
- **Water Quality:** the site is located within a groundwater source protection zone (SPZ2). The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Access:** connection to the local road network could be achieved along the western boundary with South Lane.
- **Access:** potential to connect the site to public open space and the local public rights of way network, enabling healthy & active lifestyles.
- **Green infrastructure (5):** mature field boundaries, including trees, are important characteristics of the site which help it to integrate with adjoining natural features and the wider landscape.
- **Agricultural land:** the site could be Grade 3 agricultural land, which is a finite resource.

CFD1 – Land at Clanfield County Farm**Summary of Reasons for Inclusion**

The site is relatively well-located for accessing a small range of facilities and services in old Clanfield. It could be connected to adjoining areas of open space and nearby rights of way to support healthy and active lifestyles for residents. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (biodiversity, water quality, and flood risk) could be avoided or mitigated by appropriate design and layout, whilst the sensitive design and arrangement of new buildings to respect the character of the site's environs, together with additional green infrastructure on its boundaries could reduce landscape concerns. A gap would be maintained between old and new parts of Clanfield. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. The dimensions of the site facilitate an east-west layout for development, offering opportunities for passive design and the installation of solar panels.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards a new GP surgery, to replace the existing facility in Clanfield. It is unlikely that The Clanfield Surgery could expand on its current site in order to meet additional demand. Further discussions with healthcare providers will be needed to inform the next stage of the Local Plan and determine how health infrastructure requirements could be met.
- **Access:** A vehicular access point onto South Lane and new walking and cycling infrastructure and connections would be necessary to support development. A footway on the eastern side of South Lane should be provided in addition to a suitable crossing point to access the north-bound bus stop. Improvements to adjoining public open spaces may also be required.
- **On-site drainage:** the site is highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

CFD2 – Land at Drift Road

LAA Reference	HD-010 (part)
Site Size (Ha)	6.0 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	80

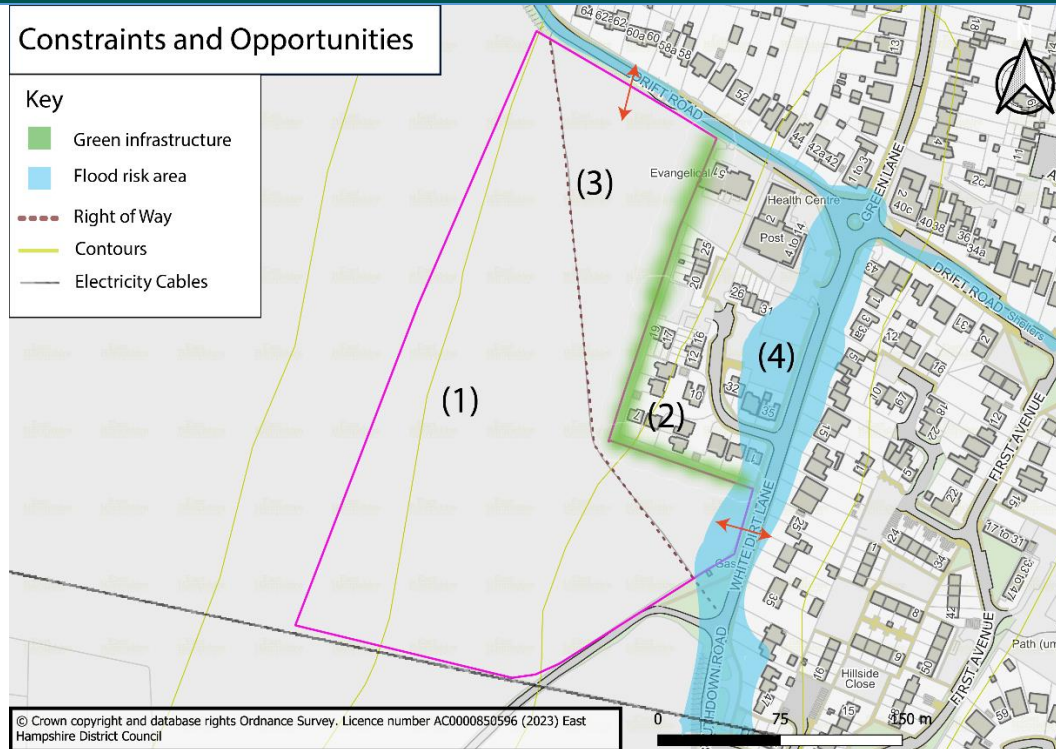


Site Description

The site is located to the south of Drift Road and the north of White Dirt Lane. It forms part of a larger, prominent area of agricultural land to the rear of housing on Godwin Crescent and adjoins the Drift Road Evangelical Church. Further residential development is located opposite the site, on the northern edge of Drift Road. Land to the south and west is in agricultural use. High-voltage powerlines and pylons follow the southern boundary.

The site is in use for arable farming purposes. There is a public right of way traversing the site, from White Dirt Lane to Drift Road. The site's eastern boundaries are generally well-defined by mature green infrastructure, except along White Dirt Lane. The western boundary is not defined by physical features, whilst the northern and south-eastern boundaries are more sparsely vegetated. The land rises from east to west across the site, and continues to rise beyond the site boundary. Housing in the site's environs includes a mix of house types, but is predominantly detached bungalows and two-storey dwellings. Plot sizes vary in size and shape.

CFD2 – Land at Drift Road



List of constraints & opportunities

- **Landscape:** there is potential for adverse landscape and visual impacts due to reductions in the open, rural setting of adjacent urban areas. The prominence of land increases from east to west, as the land rises towards a ridge line that lies to the west of the site boundary.
- **Topography (1):** the sloping nature of the site is a constraint for the layout of new housing and infrastructure.
- **Agricultural land:** the site and adjoining areas have been identified as Grade 3 agricultural land, which is a finite resource.
- **Green infrastructure (2):** mature field boundaries to the east are important for screening existing housing development at Godwin Crescent.
- **Access (3):** a public footpath runs across the site affecting the potential layout of new development, but creating good potential to connect the site to the public rights of way network for enabling healthy and active lifestyles.
- **Access:** connection to the local road network could be achieved at Drift Road and/or White Dirt Lane.
- **Flood risks (4):** small parts of the site are susceptible to surface water flooding. These areas adjoin White Dirt Lane. The drainage of surface water run-off could exacerbate flood risks affecting the local road network.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ2). The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Biodiversity & built heritage:** no designated constraints to development.

CFD2 – Land at Drift Road

Summary of Reasons for Inclusion

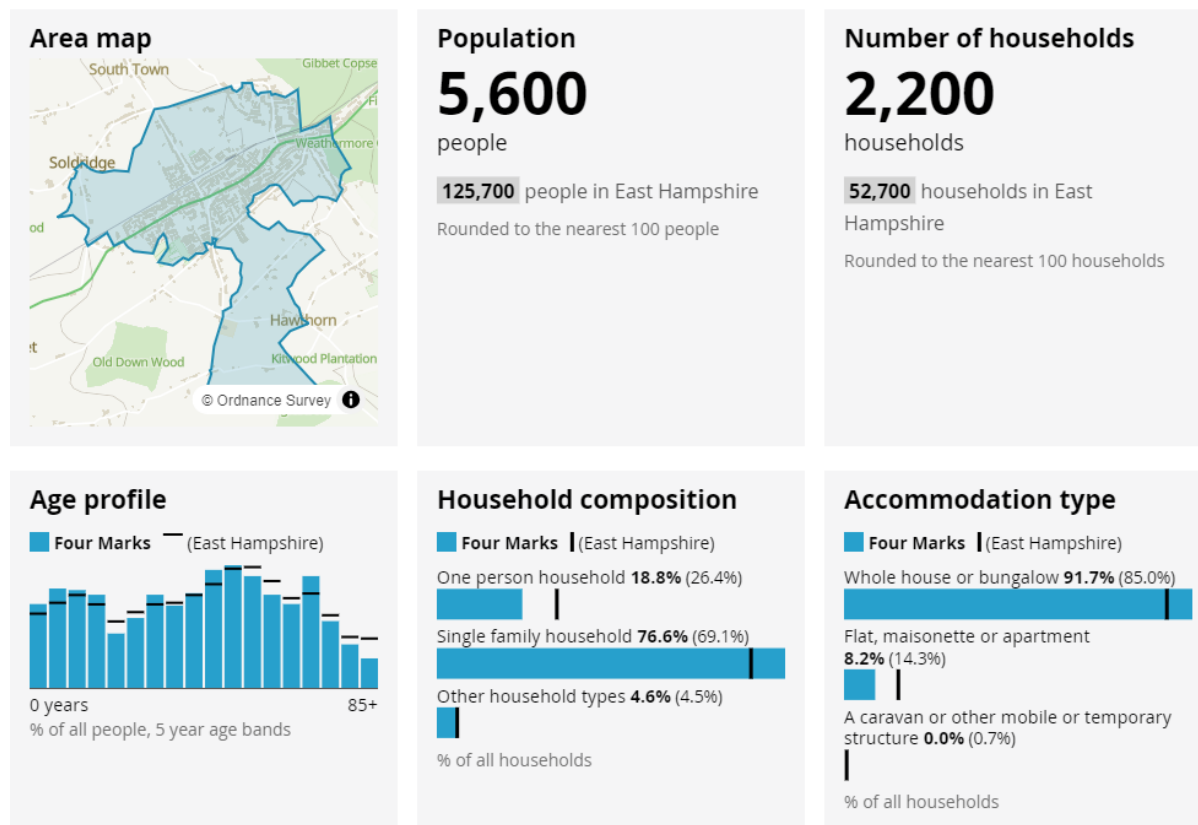
The site is sustainably located, close to existing facilities and services in Clanfield's centre. Although landscape impacts are an important consideration, new homes would occupy the lower valley slopes, close to Clanfield local centre and Godwin Crescent. This would make development less prominent within the landscape. New landscaping, including trees and a new field boundary, could be provided to visually contain new buildings and infrastructure. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (green infrastructure, flood risks) could be mitigated by appropriate design and layout, whilst direct connections to the public rights of way network could be provided. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. The corridor of the public footpath could become an attractive open space, helping to increase on-site biodiversity and support healthy and active lifestyles. On-site topography would indicate a broadly north-south layout and although this is not ideal for tackling the climate emergency, there is still scope to support passive design principles and the installation of solar panels.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards a new GP surgery, to replace the existing facility in Clanfield. It is unlikely that The Clanfield Surgery could expand on its current site in order to meet additional demand. Due to the proximity of the CFD2 site to central Clanfield, the provision of land for the development of a new surgery should therefore be considered, including within the wider area that has been promoted as site HD-010 in the Land Availability Assessment. Further discussions with healthcare providers will be needed to inform the next stage of the Local Plan and determine how health infrastructure requirements could be met.
- **Access:** new vehicular access(es) to Drift Road and/or White Dirt Lane should be investigated. The safety of any new road access to Drift Road would require careful consideration. Pedestrian and cycle connections along the route of the existing footpath would be required.
- **On-site drainage:** the site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

Four Marks

Four Marks is a relatively modern settlement, having grown substantial during the 20th and early 21st centuries. Population and household statistics that are available from the 2021 Census provide the following overview of the existing community:



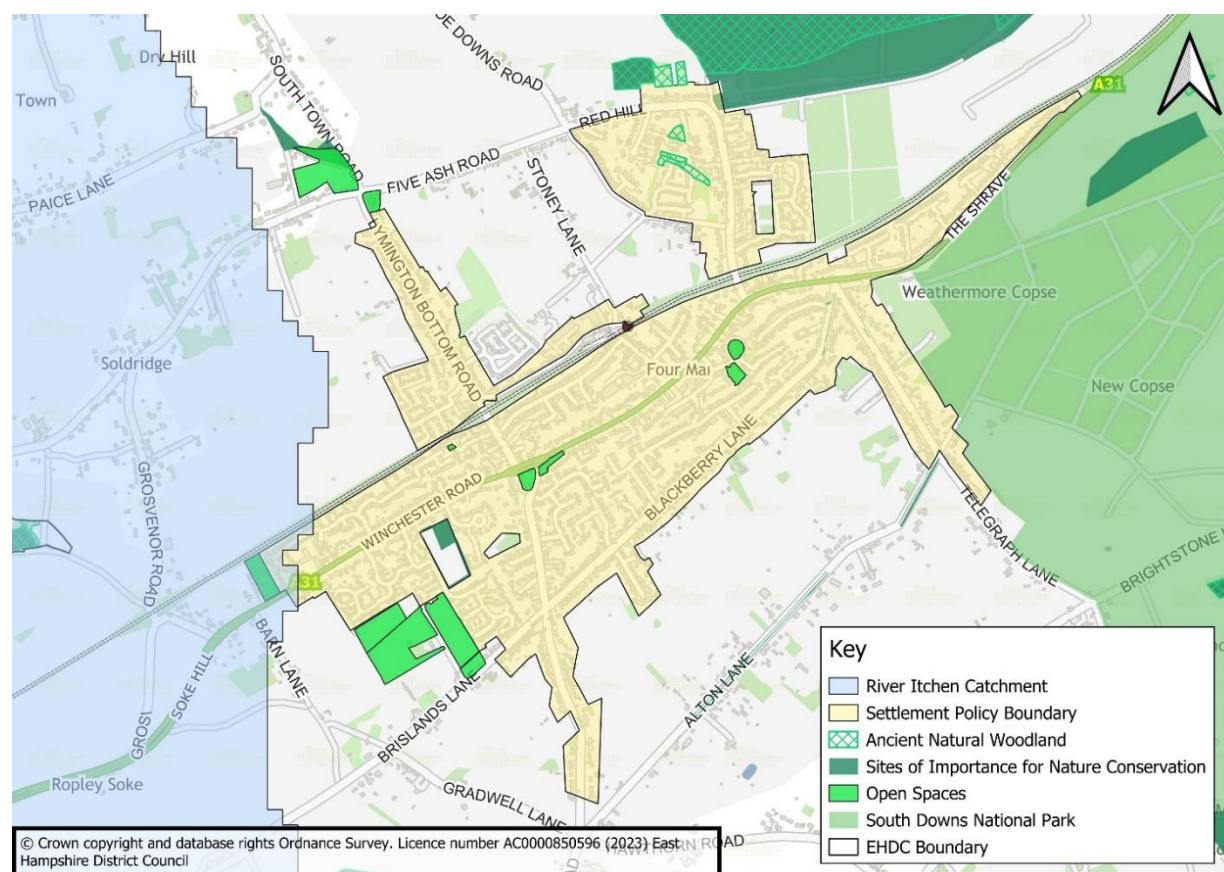
Source: Office for National Statistics - Census 2021

The settlements of Four Marks and Medstead are believed to be the highest settlements in Hampshire and have far-reaching views across the Hampshire countryside, particularly to the north and west. Four Marks itself is a linear settlement that has developed around the A31 as a key transport corridor. It is approximately equal distance between Farnham and Winchester, and five miles to the south-west of Alton. It is a low-density residential area that has a range of facilities and services for local residents. The Local Planning Authority's Community Facilities Study identifies (amongst other things) two GP surgeries, a primary school, two nurseries/pre-schools, a pharmacy and a village hall. A project to deliver a new community facility has recently been allocated CIL funding

In environmental terms, the settlement has relatively few strategic planning constraints: it is not in close proximity to any internationally designated biodiversity sites, does not suffer from significant fluvial or groundwater flood risks and does not have any notable designated heritage assets (conservation areas and listed buildings). However, the eastern edge of Four Marks adjoins the South Downs National Park,

there are some locally important wildlife sites (SINCs) and countryside areas to the west fall within the River Itchen's catchment, where there are water quality issues that ultimately affect the biodiversity designations in the Solent. Figure 12.20 identifies some of the environmental constraints for new development.

Figure 12.20: Strategic Environmental Constraints for New Development in and around Four Marks

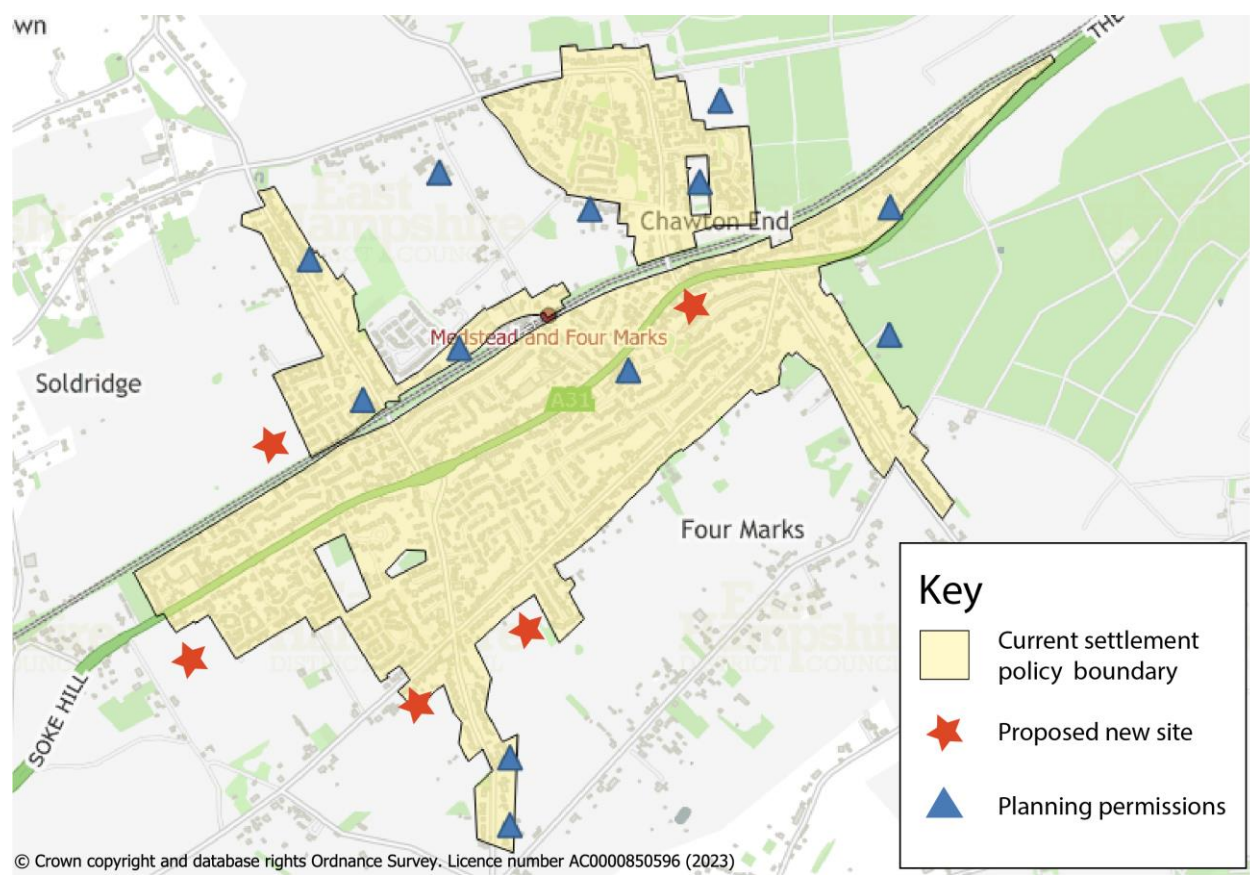


In the revised settlement hierarchy of this Draft Local Plan, Four Marks is identified as a Tier 3 settlement. Tier 3 settlements across the Local Plan Area often provide a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities. Although they do not have as wide a range of services as the higher order settlements (Tiers 1 & 2), they are still considered as sustainable locations.

Figure 12.21 identifies the number of new homes completed or permitted within Four Marks since 2021, whilst Figure 12.22 highlights where current planning permissions are located within the settlement. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. Proposals for new development sites are included after Figure 12.22.

Figure 12.21: Housing in Four Marks	
Type of supply	Number of homes
Completions (2021-2023)	10
Outstanding permissions (2023)	59
Proposed new allocations (to 2040)	210

Figure 12.22: Location of outstanding housing permissions and proposed sites in Four Marks



FMS1 – Land west of Lymington Barn, Lymington

LAA Reference	MED-022
Site Size (Ha)	4.6 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	90

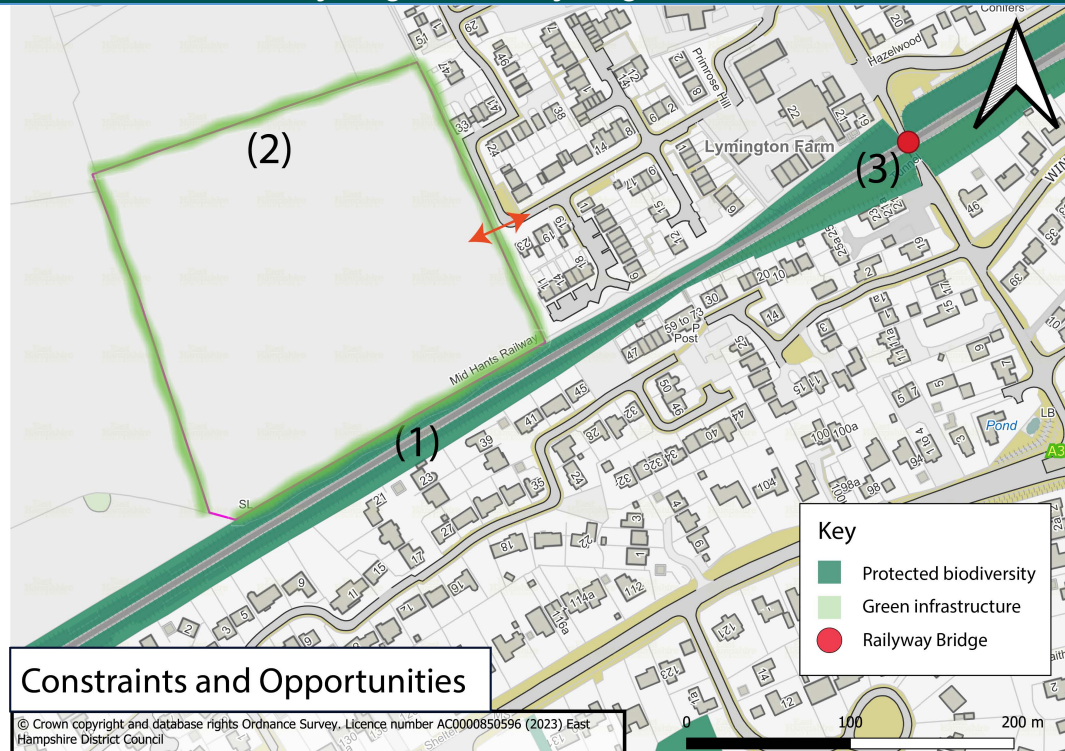


Site Description

The site is located to the west of recent residential development at Longbourn Way and to the north of the Watercress Line, a heritage railway line. Land to the west and north of the site is undeveloped greenfield pasture. There is a small range of facilities and services to the east of the site at Lymington Barn.

The site is undeveloped greenfield pasture with mature trees and hedgerows on its boundaries. There is no public access across the site and limited views into the site from the public realm to the east. The land is relatively flat, with the centre of the site forming part of a broad ridge within the wider landscape. It forms part of the rural environs of the settlement. Housing to the east is a mix of house types including detached, semi-detached and terraced houses, all of which are laid out in a grid of cul-de-sacs and through-loops. Plot sizes are small or very small in comparison to many parts of Four Marks & South Medstead.

FMS1 – Land west of Lymington Barn, Lymington



List of constraints & opportunities

- **Biodiversity (1):** there are priority habitats adjoining the southern boundary associated with the mature green infrastructure of the embankments to the Watercress Line.
- **Green infrastructure (2):** all boundaries of the site have varying amounts of mature trees and hedgerows, with the southern boundary being the most densely covered. These are important characteristics of the site, helping it to integrate with the wider rural landscape. The landscape contribution of green infrastructure within nearby urban areas is emphasised within the Local Planning Authority's Neighbour Character Study (2018).
- **Access:** connection to the local road network could be achieved through recent housing development to the east. There is potential for adverse impacts on congestion and road safety associated with Longbourn Way, adjoining roads and the railway bridge.
- **Noise:** there is the potential for adverse impacts on residential amenity from locating new housing in close proximity to the railway line.
- **Residential amenity:** due to the proximity of adjoining dwellings to the east, there is the potential for adverse impacts on the amenity of existing housing.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Flood risks:** no identified flood risks for this site.
- **Built heritage:** no identified constraints to development.

FMS1 – Land west of Lymington Barn, Lymington

Summary of Reasons for Inclusion

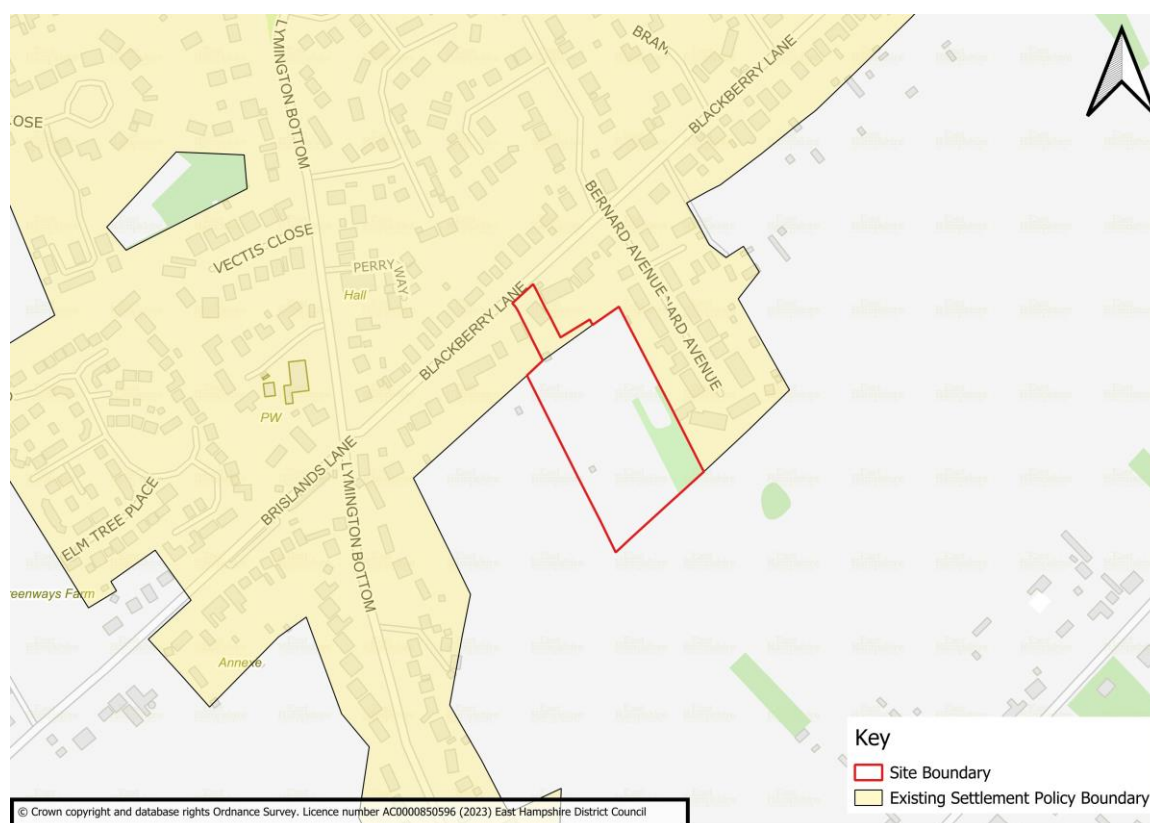
The site is well-located for purposes of accessing local facilities and services off Lymington Bottom Road and Longbourn Way, including a GP surgery. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environment constraints (biodiversity, green infrastructure) could be avoided or mitigated by appropriate design and layout. Maintaining and augmenting green infrastructure on the southern boundary, whilst setting back development in this area, could help to achieve a net gain in biodiversity and reduce noise-related amenity concerns. More generally, strengthening green infrastructure across the site and on its boundaries could enhance the site's sense of containment, also enabling development to integrate with the wider rural landscape and to reflect some of the key characteristics of the local area. New vehicular access could be provided by extending roads that were built to serve the housing development to the east. Road safety and congestion concerns are likely to require off-site improvements to the road network (these are currently the focus of work between the site promoter as an applicant for planning permission and the highways authority). The dimensions of the site facilitate a predominantly east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards the extension of Watercress Medical, Mansfield Park Surgery and/or of Boundaries Surgery.
- **Access:** A vehicular access point onto Longbourn Way, further highway and junction improvements along Longbourn Way and Lymington Bottom Road, and new pedestrian and cycling infrastructure and connections would be necessary to support development. The exact nature of these improvements is currently the focus of discussions in support of a planning application for the site.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

FMS2 – Land rear of 97-103 Blackberry Lane

LAA Reference	FM-015
Site Size (Ha)	1.7 ha
Existing Use	Residential and land to rear of residential properties
Proposed Future Use	Housing
Proposed Number of Homes	20

**Site Description**

The site is located to the south of Blackberry Lane, adjoining housing to the north and east. Land to the south is greenfield pasture, whilst to the west are the long, open gardens of adjoining houses on Blackberry Lane. This part of Four Marks has an edge-of-settlement character with street frontages populated by mature green infrastructure, which forms many of the residential plot boundaries, and limited highways infrastructure (e.g. there are no street lights, whilst pedestrian footways only occupy one side of Blackberry Lane).

The site is largely undeveloped and covered by vegetation. There are substantial hedgerows and trees on the western and southern boundaries, whilst some parts of the northern and eastern boundaries appear to be less well vegetated. There is no public access to the site and no views of the undeveloped area from Blackberry Lane. The site includes a residential dwelling at its northern extremity, which connects the site to the public highway. The land is relatively flat, but slopes gently, falling away from the north-east to the south-west. Housing in the site's environs is predominantly of detached houses, but with some semi-detached homes, on plots that vary in size but are often rectilinear and narrow in width. Buildings are typically set-back from the road and follow a strong building line.

FMS2 – Land rear of 97-103 Blackberry Lane

List of constraints & opportunities

- **Flood risks:** small parts of the site are susceptible to surface water flooding. These areas are located in north of the site, affecting the potential connection to Blackberry Lane.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ2).
- **Green infrastructure:** hedgerows and trees on the site boundaries are important characteristics of the site, helping to integrate it with the rural landscape to the south.
- **Residential amenity:** due to the proximity of adjoining dwellings to the east, there is the potential for adverse impacts on the amenity of existing housing.
- **Access:** connection to the local road network could be achieved via the residential plot at the northern extremity of the site.
- **Built heritage:** no identified constraints to development.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

Summary of Reasons for Inclusion

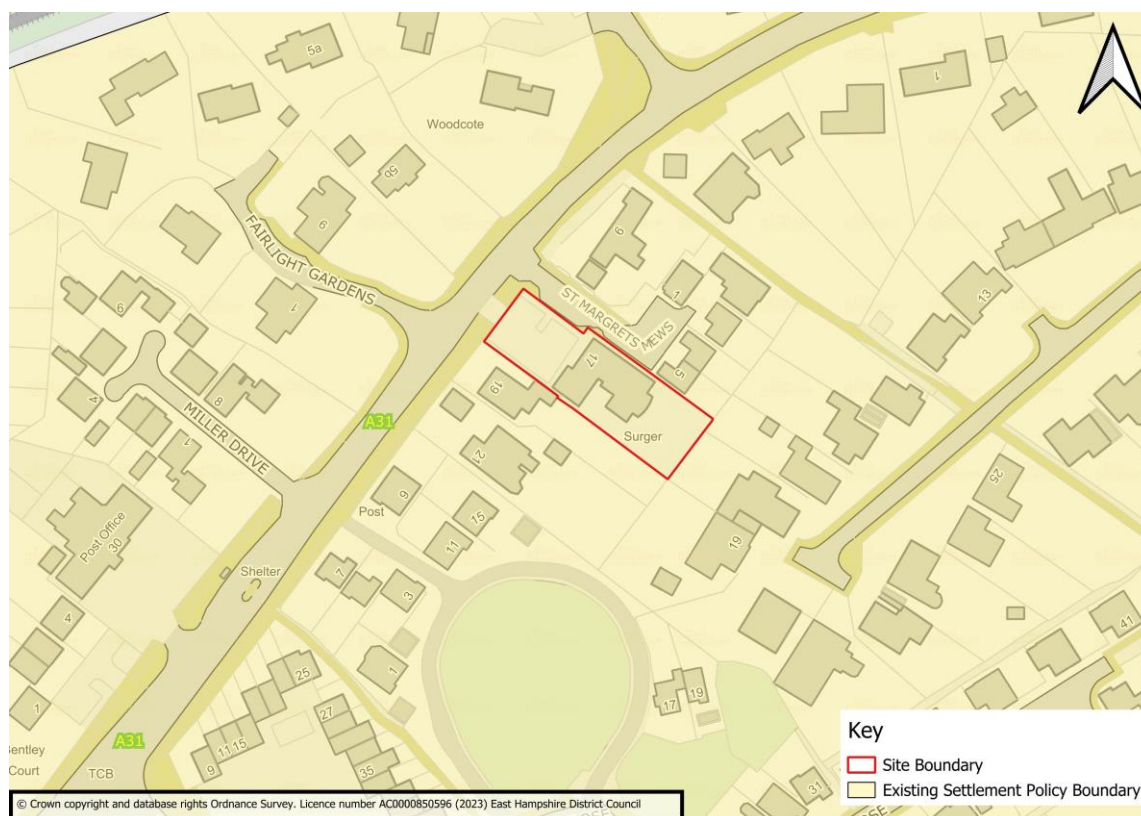
The site scores above average in the Local Planning Authority's Accessibility Study and is relatively unconstrained in environmental terms. Impacts on environmental constraints (flood risks, green infrastructure) could be avoided or mitigated by appropriate design and layout. Maintaining and augmenting green infrastructure on the site boundaries could enhance the site's sense of containment, helping to avoid adverse impacts on residential amenity whilst enhancing its relationship to the wider countryside to the south. Vehicular access to Blackberry Lane could be achieved through the residential plot to the north, but would require the demolition of the existing house. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards the extension of Watercress Medical, Mansfield Park Surgery and/or of Boundaries Surgery.
- **Access:** A vehicular access point onto Blackberry Lane and new pedestrian and cycling infrastructure and connections would be necessary to support development. Developer contributions to support off-site improvements that would improve the safety and convenience of walking and cycling to services and facilities in Four Marks could be required. The exact nature of these improvements is currently the focus of discussions in support of a planning application for the site.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

FMS3 – Boundaries Surgery

LAA Reference	FM-032
Site Size (Ha)	0.1 ha
Existing Use	Health infrastructure (doctors' surgery)
Proposed Future Use	No change – extension proposed

**Site Description**

Boundaries Surgery is an existing doctor's surgery serving the surrounding settlement of Four Marks and South Medstead. The site is located on the southern side of the main Winchester Road (A31), close to the junction with Boyneswood Road. The site is surrounded by residential properties, with larger properties to the south and east. The surgery is set back from the road with a small area of parking in front of the building. Pedestrian footpaths are present on both sides of Winchester Road, with a signalised crossing point and bus stops to the west of the surgery, close to the main shopping parade of Four Marks.

FMS3 – Boundaries Surgery

List of constraints & opportunities

- **Access:** potential to access the facility via public transport (bus) and on foot, although no additional parking provision within the site would be feasible.
- **Infrastructure:** there is an opportunity within the site to extend this strategic health infrastructure and support growth.
- **Residential amenity:** due to the proximity of adjoining dwellings, particularly to the north on St Margarets Mews, there is the potential for adverse impacts on the amenity of existing housing.
- **Flood risks:** there are no identified flood risks for this site.
- **Built heritage & biodiversity:** no designated constraints to development.

Summary of Reasons for Inclusion

Boundaries Surgery is a key health facility in Four Marks. It is currently over-capacity and population growth would exacerbate this further. A small extension to the rear of the surgery, coupled with internal reconfiguration would enable this surgery to expand its clinical space to meet the healthcare needs of the community, and to ensure that the facility is fit for the future. The surgery is centrally located close to other services and facilities, and is accessible by footpaths and rights of way within Four Marks. Nearby bus stops enable travel by public transport. There are opportunities to encourage walking and cycling to access the facility.

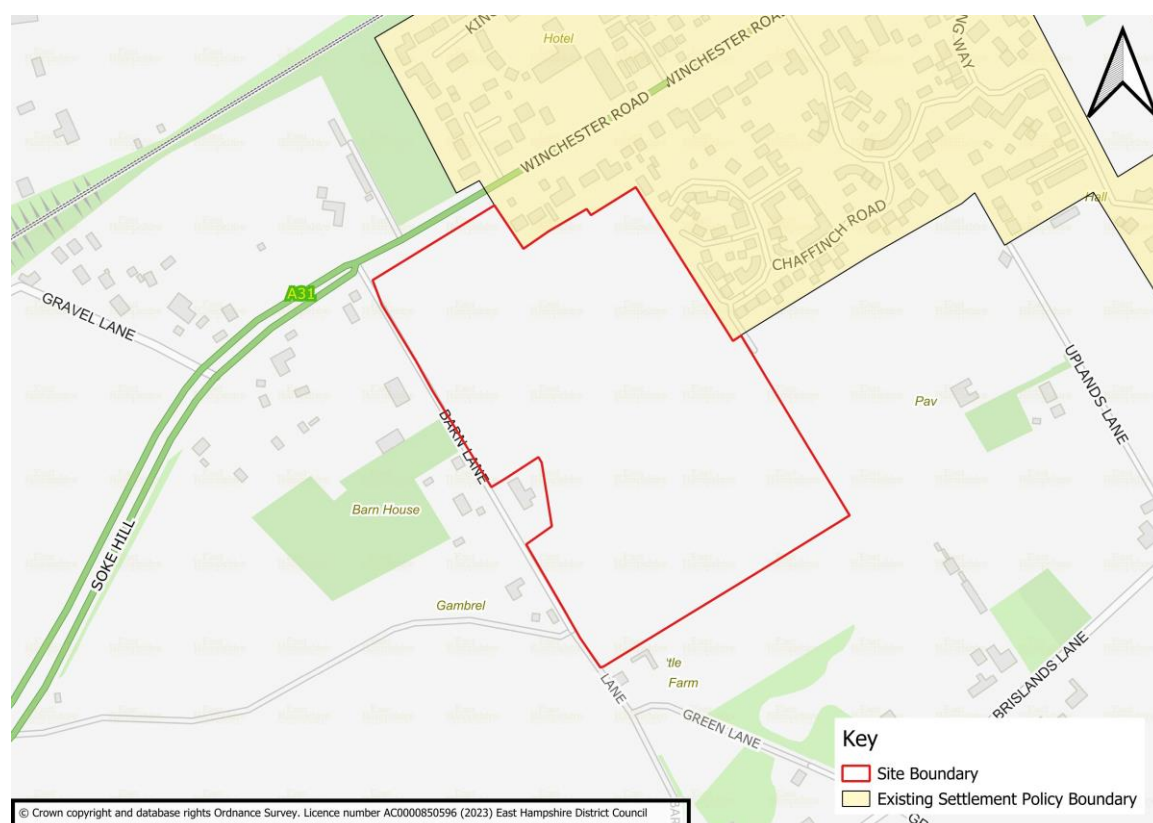
The extension and internal reconfiguration of this surgery is considered essential infrastructure.

Funding

The project has been allocated £330,000 of CIL funding (2023), and developer contributions will be collected for this proposal from developments in the area (where appropriate), to help deliver this project.

FMS4 – Land south of Winchester Road, Four Marks

LAA Reference	FM-013
Site Size (Ha)	8.3 ha
Existing Use	Agriculture
Proposed Future Use	Residential
Proposed Number of Homes	100

**Site Description**

The site lies on the western edge of Four Marks, to south of Winchester Road (A31) and the east of Barn Lane. There is residential development of contrasting (i.e. suburban and rural) character to the north, west and south, whilst allotments and recreational open space adjoin the site to the east. There is a public right of way to the south of the site that connects it to Four Marks Primary School via Green Lane and Gradwell Lane.

The site is largely flat and is in arable farming use. There are mature hedgerows and trees on the northern and southern boundaries, but the eastern boundary is less substantial and there are extensive views into and across the site from Barn Lane in the west. There are powerlines traversing the southern part of the site. Housing to the north is of Housing to the east is a mix of house types including detached, semi-detached and terraced houses, but homes are often detached houses on relatively small plots. Houses to the west and south are detached and more widely dispersed, typically on large or even very large plots.

FMS4 – Land south of Winchester Road, Four Marks



List of constraints & opportunities

- **Green Infrastructure (1):** mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features and providing a sense of containment from the A31 to the north.
- **Biodiversity (2):** there are three single tree protection orders on Barn Lane, directly adjoining the site.
- **Biodiversity (3):** site lies directly opposite a SINC (Four Marks Scrub), which is located to the north of the A31.
- **Biodiversity:** there are areas of priority habitat (lowland mixed deciduous woodland) to the south of the site, one of which adjoins its southern tip.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ2).
- **Flood risks (4):** parts of the site are susceptible to surface water flooding. These flood risk areas bisect the site.
- **Access:** connection to the local road network could be achieved to the north, via Barn Lane or directly on to the A31 (Winchester Road), whilst additional pedestrian and cycle connections could be achieved through recent housing development at Pheasant Close.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy & active lifestyles.
- **Residential amenity:** due to the proximity of adjoining dwellings to the site's northern boundary, there is the potential for adverse impacts on the amenity of existing housing on Winchester Road.
- **Utilities:** there are overhead powerlines traversing southern parts of the site and a mobile phone mast on the southern boundary.
- **Built heritage:** no designated constraints to development.

FMS4 – Land south of Winchester Road, Four Marks**Summary of Reasons for Inclusion**

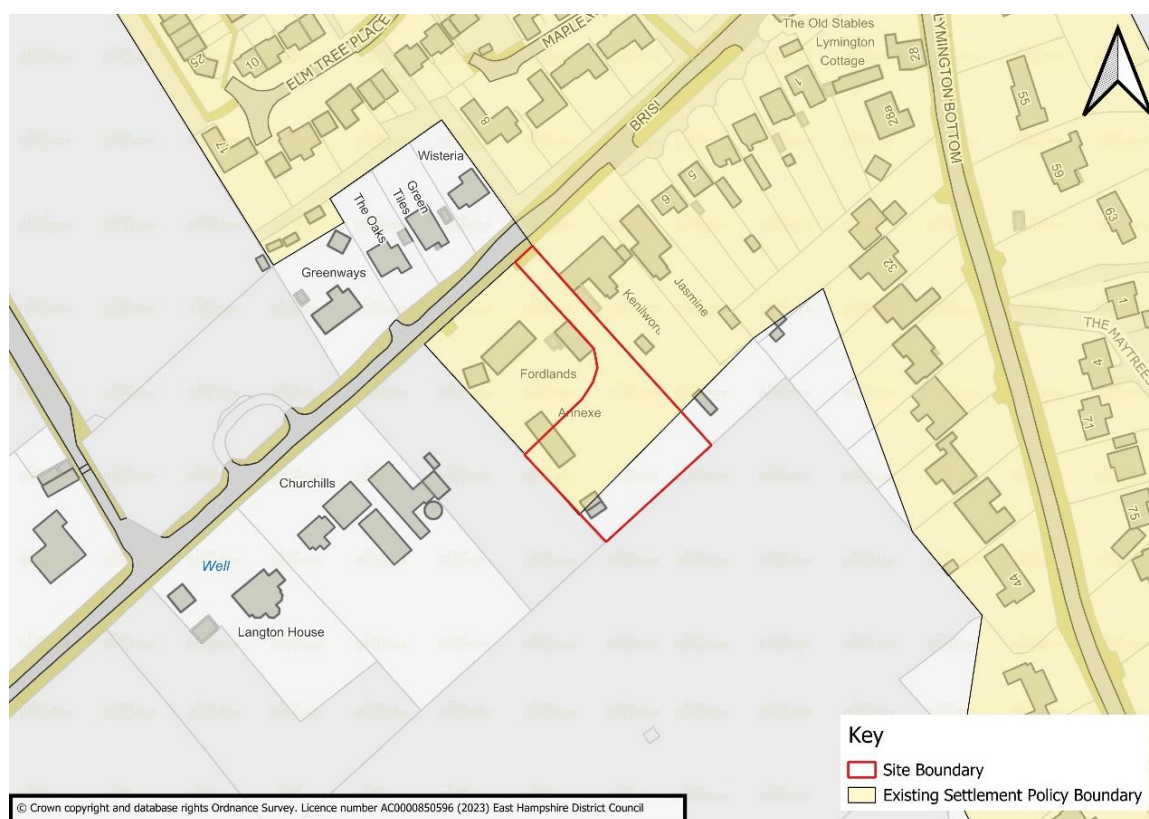
The site is relatively well-located for local services and facilities in southern and western Four Marks, including the recreation ground, allotments and a primary school; although it is distant from the local centre. The site scores above average in the Local Planning Authority's Accessibility Study. New connections to adjoining rights of way could support healthy and active lifestyles for residents. Impacts on environmental constraints (green infrastructure, biodiversity, flood risks) could be avoided or mitigated by appropriate design and layout. Maintaining and augmenting green infrastructure on the site's boundaries could enhance its sense of containment, helping to avoid adverse impacts on residential amenity for dwellings to the north. New vehicular access could be provided to the A31, although further consideration and discussion with the highway authority would be needed. The dimensions of the site could facilitate a broadly east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards the extension of Watercress Medical, Mansfield Park Surgery and/or of Boundaries Surgery.
- **Access:** A vehicular connection to either Barn Lane (and its subsequent improvement) or directly to the A31 Winchester Road could be provided, but both options require further consideration with the highways authority to understand the potential impacts on road safety and if/how these could be mitigated. New walking and cycling infrastructure and connections would also be necessary to support development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

FMS5 – Land at Fordlands, Brislands Lane, Four Marks

LAA Reference	FM-022
Site Size (Ha)	0.2 ha
Existing Use	Traveller pitch
Proposed Future Use	Traveller pitches
Proposed Number of Pitches	2 pitches (net)



Site Description

The site lies on the southern side of Brislands Lane, on the western edge of Four Marks. It is located to the rear of the existing residential property 'Fordlands' and consists of an existing permanent traveller pitch, which is situated to the south-west of the plot. Residential properties are located to the north, east and west of the site, whilst an area of greenfield pasture adjoins the site to the south.

The site has been previously developed and largely consists of buildings and areas of hard-standing. The site entrance is to the north-east corner and it is enclosed on three sides by mature trees and vegetation. The land is relatively flat within the site, but falls away to east towards Lymington Bottom. Adjoining houses are located closer to Brislands Lane within their plots, which are relatively large, typically rectilinear and narrow in width.

FMS5 – Land at Fordlands, Brislands Lane, Four Marks**List of constraints & opportunities**

- **Green infrastructure:** mature trees and hedgerows are important characteristics of the site, providing a sense of containment and helping it to integrate with the wider landscape.
- **Residential amenity:** due to the proximity of adjoining dwellings, there is the potential for adverse impacts on the amenity of existing housing on Brislands Lane.
- **Access:** connection to the local road network could be achieved through the existing property of 'Fordlands'.
- **Flood risks:** no identified flood risks for this site.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ2).
- **Built heritage:** no identified constraints to development.

Summary of Reasons for Inclusion

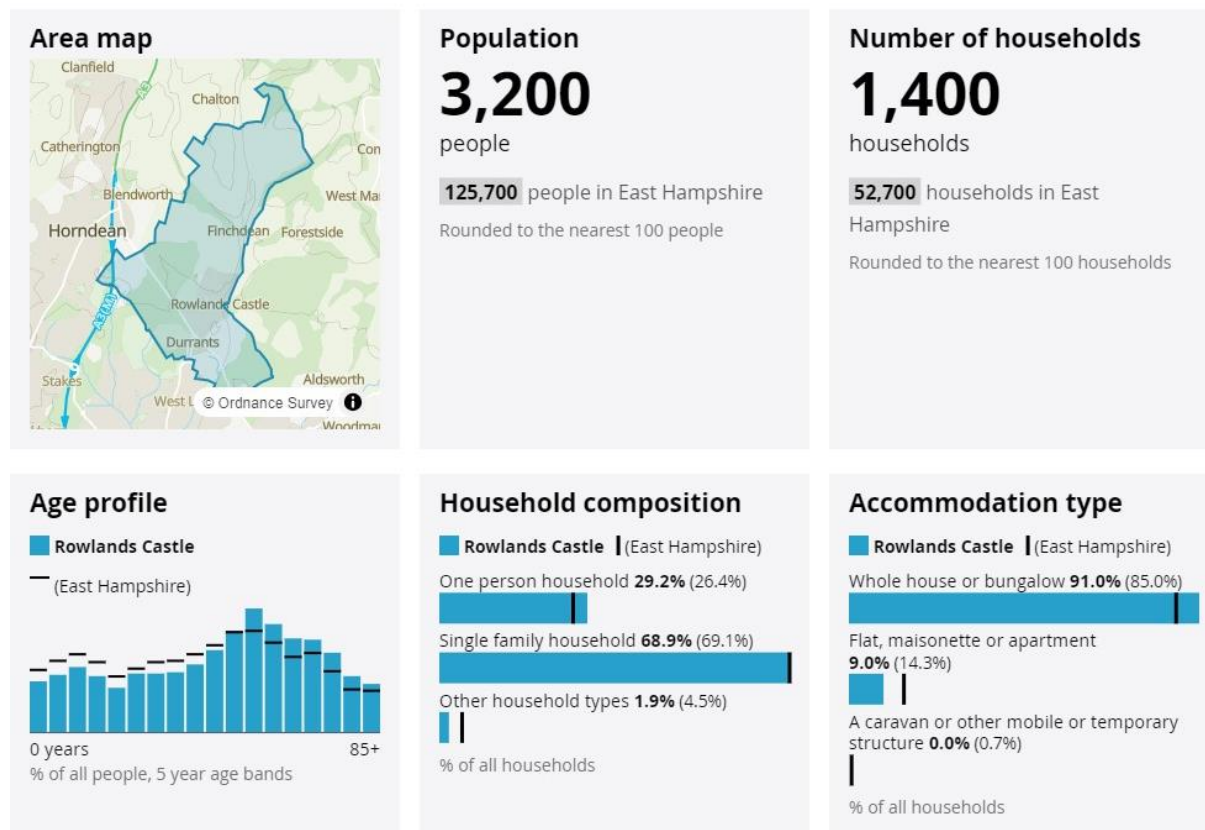
This site has the potential to deliver two traveller pitches to help meet the identified need, on a site that is primarily within the settlement. The principle of use of the rear of the property for traveller accommodation has already been established by an existing planning permission. The site is relatively well-located for local services and facilities in western and southern Four Marks, including the recreation ground, allotments and a primary school; although it is distant from the local centre. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on mature green infrastructure could be avoided by appropriate design and layout that allows its retention. This would also help to avoid or mitigate adverse impacts on residential amenity for adjoining properties. There are few other environmental constraints (due to nature of traveller pitches, disturbance to groundwater sources is unlikely). Vehicular access could be provided to Brislands Lane.

Infrastructure Requirements

- **Education:** No identified requirements at this stage.
- **Health:** No identified requirements at this stage.
- **Access:** A connection to Brislands Lane would be necessary to support the development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate any flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

ROWLANDS CASTLE

Rowlands Castle is a historic settlement with a relatively extensive built-up area. Population and household statistics that are available from the 2021 Census provide the following overview of the existing community:



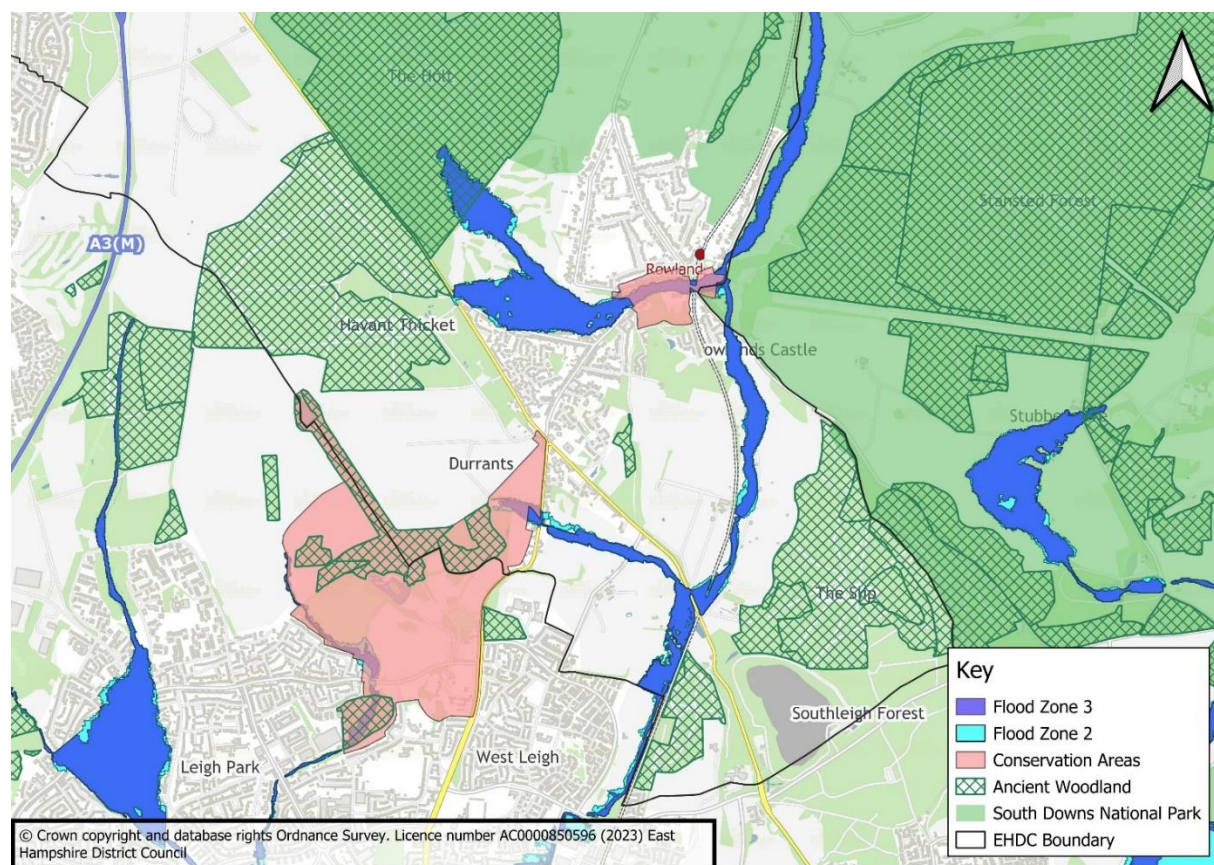
Source: Office for National Statistics - Census 2021

Rowlands Castle village is centred around a large village green and has direct connections to surrounding settlements and the A3, as well as a railway station on the London Waterloo to Portsmouth main line. Whilst it retains its character and function as a village, it is dependent on nearby Havant and other towns for most shopping and services, together with secondary schools.

Rowlands Castle falls within both the South Downs National Park (which is an independent local planning authority) and the Local Plan Area. The boundary of the South Downs National Park runs along the north of Rowlands Castle village and covers an area of rural countryside accommodating the village of Finchdean.

There are a number of historic features, areas of woodland and areas of green open space including the large village green in the centre of the village and Havant Thicket to the south. Due to the nature of its topography, mainly chalk downland, a pair of lavants (seasonal streams) are found which rise periodically in the area. Rowlands Castle is therefore susceptible and prone to flooding, namely groundwater flooding. Figure 12.23 identifies these environmental constraints for new development.

FIGURE 12.23:

STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR NEW DEVELOPMENT IN AND AROUND ROWLANDS CASTLE

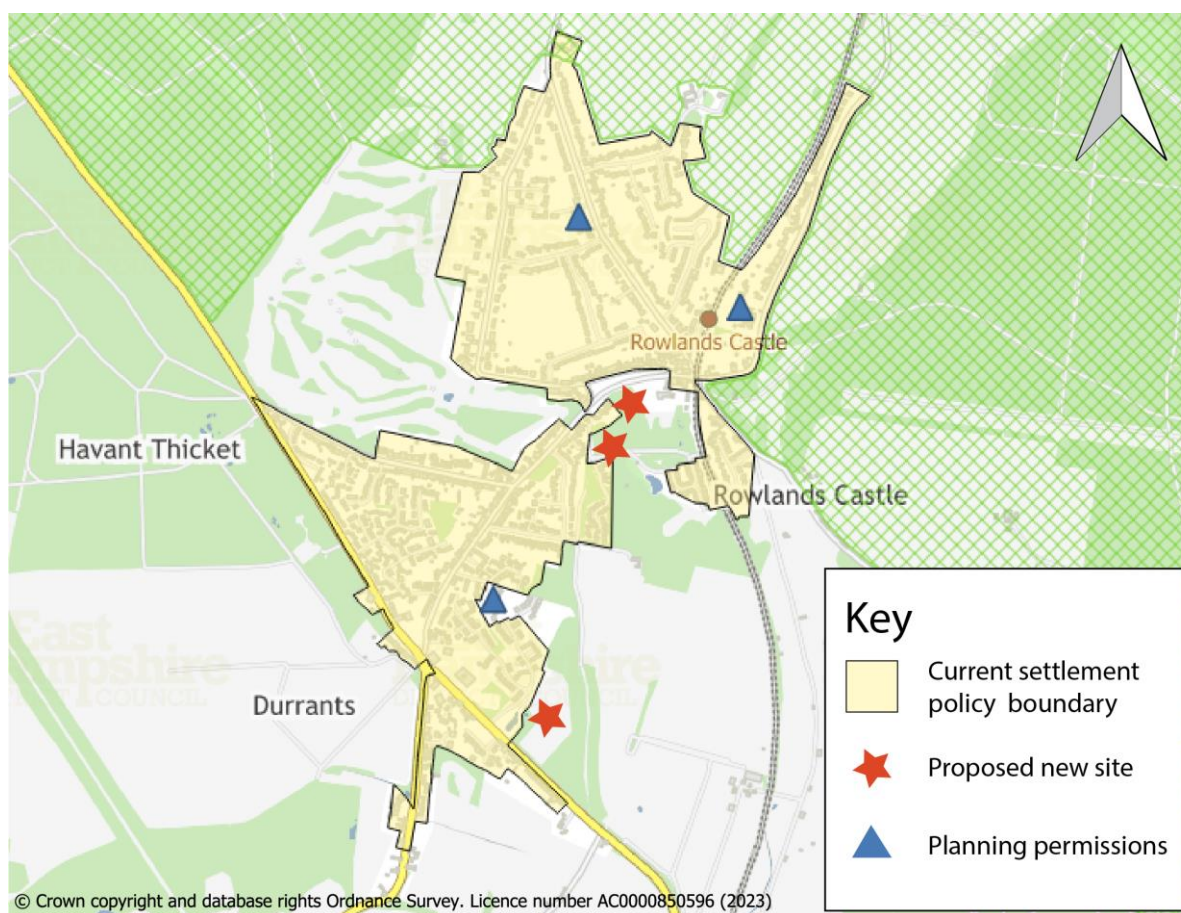
In the revised settlement hierarchy of this Draft Local Plan, Rowlands Castle is identified as a Tier 3 settlement. This indicates that it has a range of facilities and services for meeting some of the everyday needs of local residents.

Figure 12.24 identifies the number of new homes completed or permitted within Rowlands Castle since 2021, whilst Figure 12.25 highlights where current planning permissions are located within the settlement. New allocations through the Local Plan will augment the existing supply of completions and permissions to meet the overall need for new homes until 2040. Proposals for new development sites are included after Figure 12.25.

Figure 12.24: Housing in Rowlands Castle

Type of supply	Number of homes
Completions (2021-2023)	11
Outstanding permissions (2023)	8
Proposed new allocations (to 2040)	145

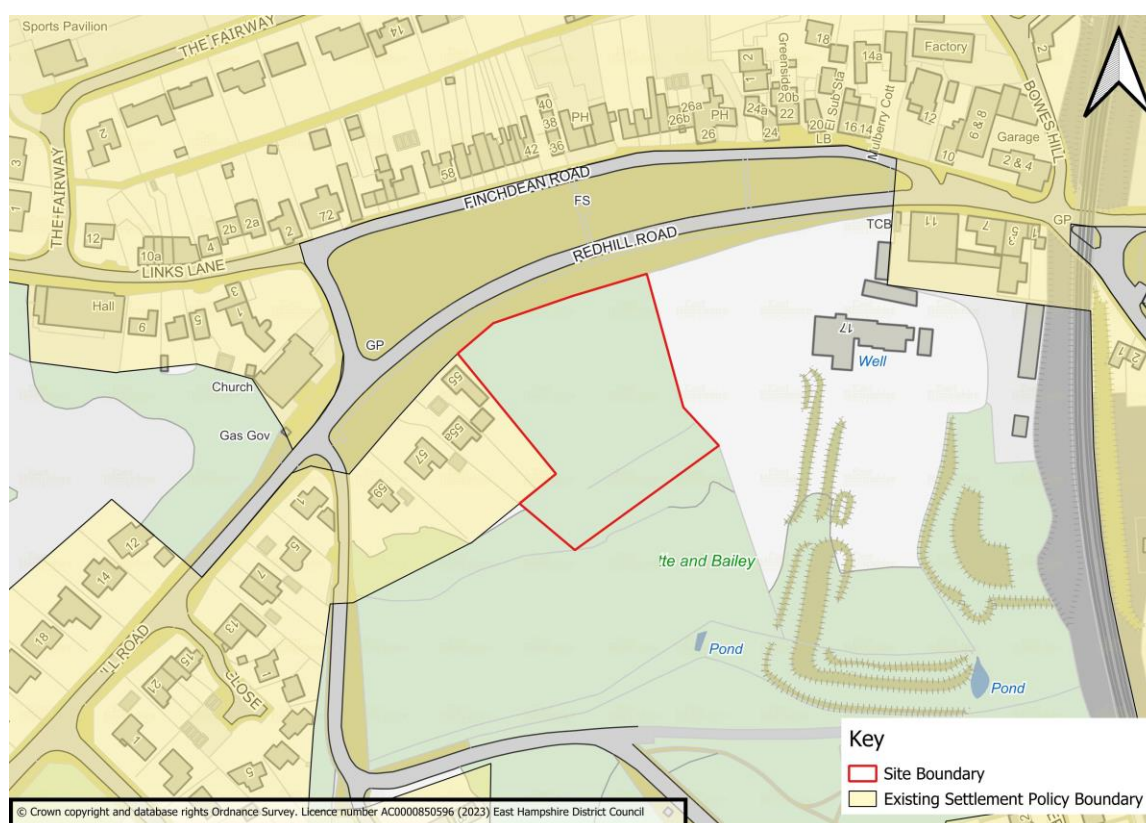
Figure 12.25: Location of outstanding housing permissions and proposed sites in Rowlands Castle*



*Note: Proposed development at Little Leigh Farm is not shown on the above map. This site falls within Rowlands Castle parish but relates to the built-up area of Havant Borough Council, to the south, on Prospect Lane. Please see the site proposal for more details.

RLC1 – Land at Deerleap (north)

LAA Reference	RC-006
Site Size (Ha)	0.6 ha
Existing Use	Natural greenspace
Proposed Future Use	Housing
Proposed Number of Homes	5

**Site Description**

The site is located immediately to the south of central Rowlands Castle and adjoins residential development and the village green. A brick boundary wall forms the northern boundary of the site and visually separates the site from the village green and Redhill Road. The South Downs National Park is located close to the east of the site and the built-up area. The Shipwrights Way and The Staunton Way, which are long-distance public right of ways, run to the west of the site and through the centre of Rowlands Castle. Land to the south is undeveloped but adjoins the remnants of the motte and bailey of Rowlands Castle.

The site is covered by mature trees and vegetation. It is inaccessible from the north but could be accessed indirectly via Deerleap Lane to the south-west. Land is relatively flat across the site but rises to the south. Housing adjoining the site is detached, on large or very large plots, set-back from Redhill Road.

RLC1 – Land at Deerleap (north)

List of constraints & opportunities

- **Biodiversity:** there is potential recreational impacts on internationally designated sites of the Solent, as the site falls within the 5.6km zone of influence. Protected species (Bechstein's bats) may be present on the site.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ1). It is within the Solent catchment area and will need to address nutrient neutrality.
- **Flood risks:** parts of the site are susceptible to fluvial flooding, with the northern periphery being located within Flood Zone 2. Large parts of the site are also susceptible to surface water flooding. The drainage of surface water run-off could exacerbate flood risks affecting the local road network.
- **Local Green Space:** land to the north of the site boundary is designated as a local green space and would need to be protected from development.
- **Access:** connection to the local road network would need to be achieved via Deerleap Lane and through neighbouring land that is also proposed for development (RLC2).
- **Access:** potential to connect the site to the public rights of way network via the Shipwrights Way/Staunton Way, enabling healthy and active lifestyles.
- **Built heritage:** the site is located in the Rowlands Castle Conservation Area and a scheduled ancient monument is adjacent to the south eastern boundary.
- **Landscape:** there is potential for adverse landscape and visual impacts on the conservation area and the setting of the scheduled ancient monument.

Summary of Reasons for Inclusion

The site is sustainably located, close to the services and facilities of central Rowlands Castle, including the train station. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental designations (heritage, biodiversity, flood risks) could be mitigated by appropriate design and layout, although this would need to be confirmed by a site-specific flood risk assessment. Potential impacts on internationally designated sites of the Solent and its water quality could be addressed in accordance with the Local Plan policies. Impacts on the local green space and conservation area could be avoided or mitigated by retaining the northern boundary wall and by setting development back from this feature. New buildings could be designed so that built form is of a sympathetic scale, density and height. Mature trees and vegetation could be retained and augmented by new green infrastructure to achieve a net gain in biodiversity. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

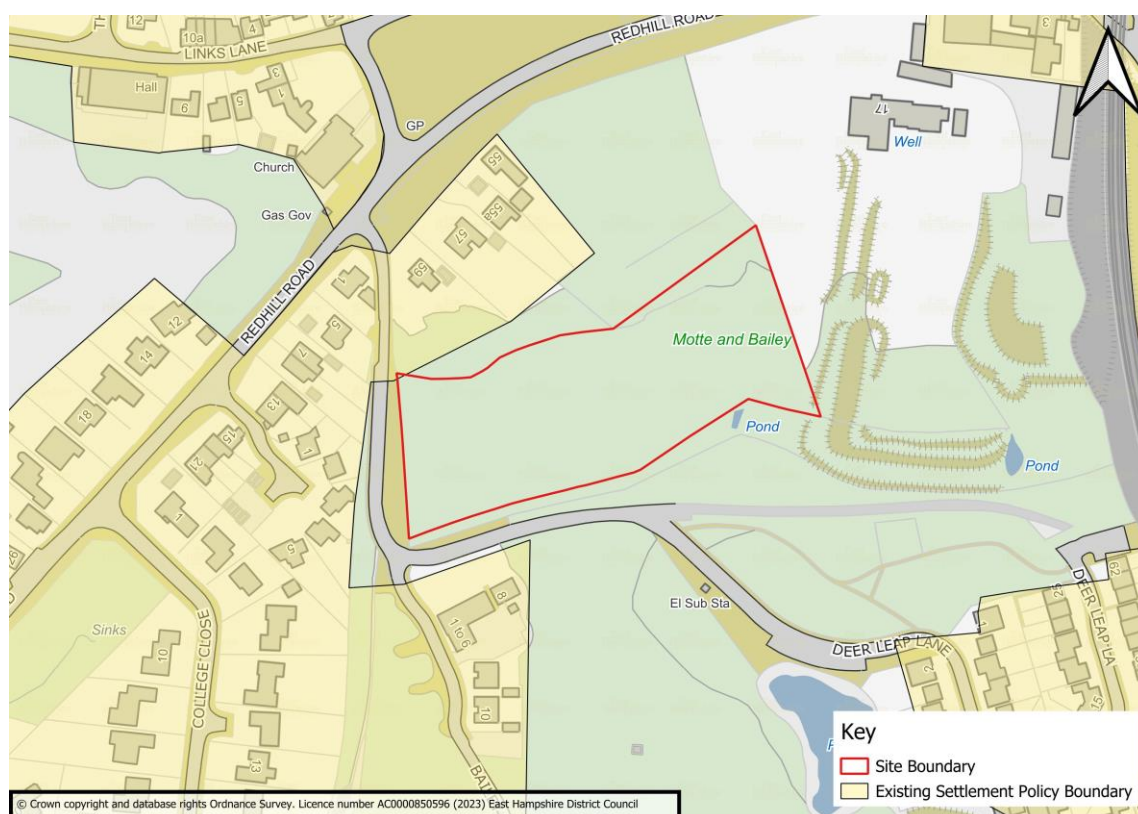
- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards improvements at Rowlands Castle Surgery, to provide additional capacity.
- **Access:** A vehicular access route to Deerleap Lane and new walking and cycling infrastructure and connections would be necessary to support development. This would be across land that is being proposed for development to the south (RLC2). Developer contributions towards improved traffic management within the village and towards accessibility and signage at Rowlands Castle Railway Station will also be required.

RLC1 – Land at Deerleap (north)

- **On-site drainage:** very significant constraints for infiltration sustainable drainage systems have been indicated in northern area, but southern parts of the site may be compatible with infiltration sustainable drainage systems. This would need to be investigated as part of a site-specific flood risk assessment. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

RLC2 – Land at Deerleap (south)

LAA Reference	RC-007
Site Size (Ha)	1.0 ha
Existing Use	Natural greenspace
Proposed Future Use	Housing
Proposed Number of Homes	8



Site Description

The site is located the south of central Rowlands Castle, close to residential development and adjoining the remnants of the motte and bailey of Rowlands Castle, which are located to the east. Deerleap Lane runs alongside the western boundary, whilst a substantial tree belt adjoins the southern boundary, with a more substantial area of woodland further to the south south. The South Downs National Park is located close to the east of the site and the built-up area. The Shipwrights Way and The Staunton Way, long-distance public rights of way, run past the western boundary of the site.

The site includes mature trees on its boundaries and is covered by vegetation. Mature trees and hedgerows on its boundaries provide the site with a sense of containment. It is inaccessible from the north but there is a field entrance (gated) on Deerleap Lane. Land slopes gently, rising from north to south. Housing close the site is typically detached, with some semi-detached and (to the south-east) terraced houses, on plots that vary in size and shape. The larger residential plots and houses are to the north, along Redhill Road.

RLC2 – Land at Deerleap (south)**List of constraints & opportunities**

- **Biodiversity:** there is potential recreational impacts on internationally designated sites of the Solent, as the site falls within the 5.6km zone of influence. Protected species (Bechstein's bats) may be present on the site.
- **Biodiversity:** there are single and area tree protection orders on or close to the site boundaries, most notably to the south-west.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ1). It is within the Solent catchment area and will need to address nutrient neutrality.
- **Flood risks:** no identified flood risks for the site, although areas to the north are susceptible to surface water flooding.
- **Access:** connection to the local road network could be achieved along the western boundary with Deerleap Lane.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy and active lifestyles.
- **Built heritage:** the site is located in the Rowlands Castle Conservation Area and includes a small part of the scheduled ancient monument for Rowlands Castle.
- **Landscape:** there is potential for adverse landscape and visual impacts on the conservation area and the scheduled ancient monument.

Summary of Reasons for Inclusion

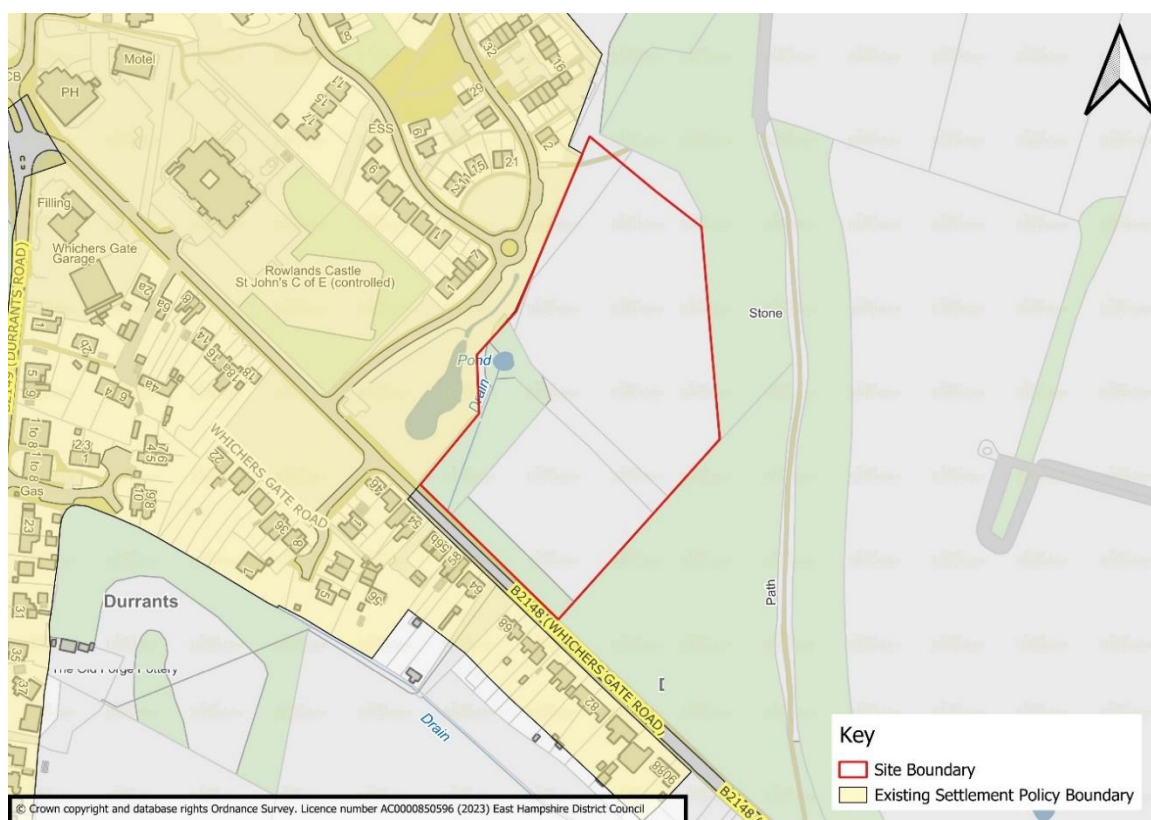
The site is sustainably located, close to the services and facilities of central Rowlands Castle, including the train station. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental designations (heritage, biodiversity) could be mitigated by appropriate design and layout, with the most sensitive parts of the site – those closest to and within the scheduled ancient monument – being left free of built form. Potential impacts on internationally designated sites of the Solent and its water quality could be addressed in accordance with Local Plan policies. Impacts on the conservation area could be mitigated by retaining and augmenting the existing tree cover and hedgerows on the site boundaries, to retain the site's sense of containment and help to achieve a net gain in biodiversity. New buildings could be designed so that they are of a sympathetic scale and height. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards improvements at Rowlands Castle Surgery, to provide additional capacity.
- **Access:** A vehicular access to Deerleap Lane and new walking and cycling infrastructure and connections would be necessary to support development. On-site road infrastructure may need to connect to site RLC1. Developer contributions towards improved traffic management within the village and towards accessibility and signage at Rowlands Castle Railway Station will also be required.
- **On-site drainage:** the site has been identified as probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

RLC3 – Land at Oaklands House

LAA Reference	RC-001
Site Size (Ha)	2.7 ha
Existing Use	Agriculture and natural greenspace
Proposed Future Use	Residential
Proposed Number of Homes	51



Site Description

The site is located on the south-west edge of Rowlands Castle, adjoining recent housing development and Whichers Gate Road. Land to the north and west of the site is woodland that contains The Shipwrights Way and The Staunton Way, which are long-distance public rights of way. The western boundary of the site adjoins Woodlands Avenue and associated drainage infrastructure.

The site includes mature trees on its boundaries and within the site itself, as well as areas of grassland. The land slopes gently, rising from west to east. Dense vegetation on the northern and eastern boundaries provides the site with a sense of containment within the wider landscape, although there are views across the site from Woodlands Avenue. Housing to the west and the south is a mix of house types from detached houses, to semi-detached and terraced houses. Residential plots on Whichers Gate Road are typically larger and more uniform in shape and size.

RLC3 – Land at Oaklands House



List of constraints & opportunities

- **Biodiversity (1):** the site includes parts of a SINC (Oaklands Meadow) and adjoins another (Oaklands Woodland) part of which is identified as ancient natural woodland.
- **Biodiversity (2):** there are single and area tree protection orders within the site.
- **Biodiversity:** there is potential recreational impacts on internationally designated sites of the Solent, as the site falls within the 5.6km zone of influence. Protected species (Bechstein's bats) may be present on the site.
- **Local Green Space:** land to the north and east of the site boundary is designated as a local green space and would need to be protected from development.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ1). It is within the Solent catchment area and will need to address nutrient neutrality.
- **Access:** connection to the local road network could be achieved via Woodland Avenue, by providing an additional access point to the adjoining roundabout.
- **Flood risk (3):** parts of the site are susceptible to surface water flooding. These flood risk areas cover the south-west and western periphery of the site.
- **Landscape:** there is potential for adverse landscape and visual impacts, depending on site layout and the density of built form.
- **Built heritage:** no designated constraints to development.

RLC3 – Land at Oaklands House

Summary of Reasons for Inclusion

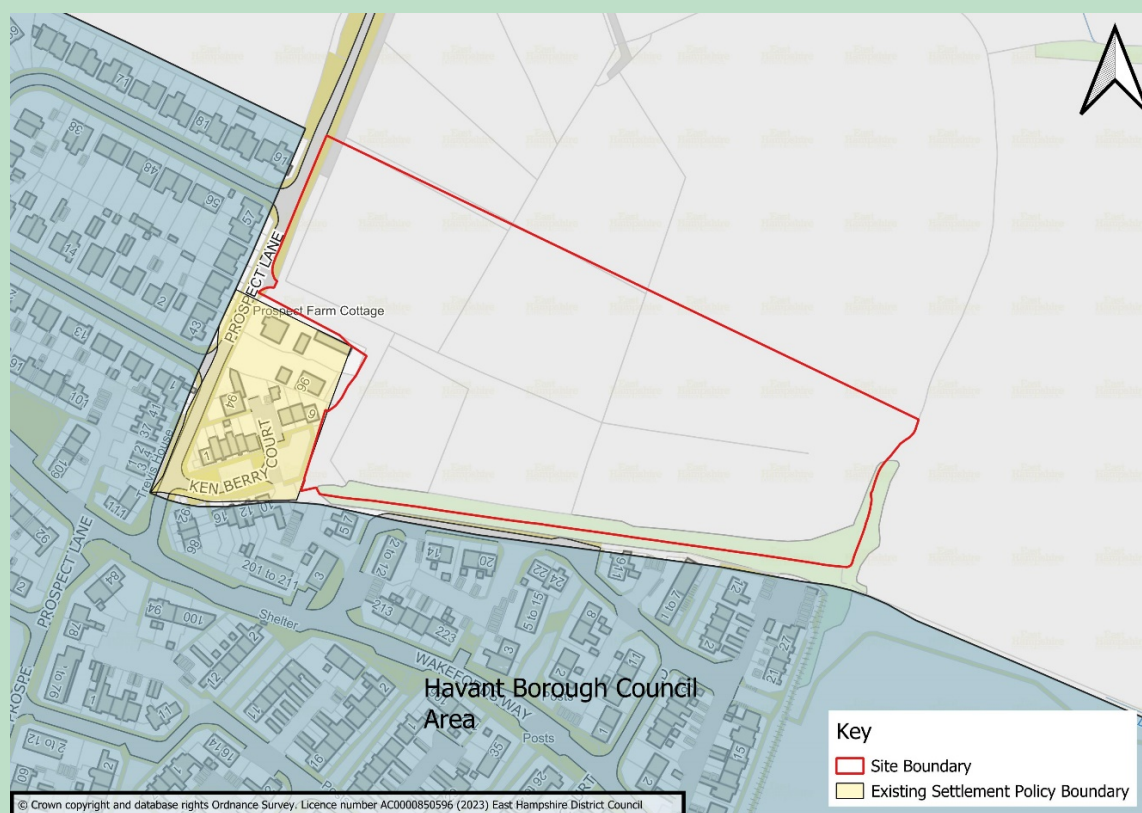
The site is very close to a primary school and could be integrated with pedestrian footpaths of the adjoining residential development to increase connectivity to services and facilities in central Rowlands Castle. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental designations (biodiversity, flood risks) could be avoided or mitigated by appropriate design and layout, for example by leaving valuable habitats free of development and leaving a suitable buffer of open space or landscaping between new buildings and the woodland environs. Similarly, landscape impacts could be mitigated by retaining and augmenting the existing tree cover and hedgerows within the site and on its boundaries, to retain the site's sense of containment and help to achieve a net gain in biodiversity. This would also ensure that impacts on the local green space would be avoided. Potential impacts on internationally designated sites of the Solent and its water quality could be addressed in accordance with the Local Plan policies. New buildings could be designed so that built form is of a sympathetic scale, density and height. Vehicular access could be achieved without creating a new access point with Whichers Gate Road. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards improvements at Rowlands Castle Surgery, to provide additional capacity.
- **Access:** A vehicular access point on the three-arm roundabout junction of Woodlands Avenue and new walking and cycling infrastructure would be necessary to support development. Developer contributions towards improved traffic management within the village and towards accessibility and signage at Rowlands Castle Railway Station will also be required.
- **On-site drainage:** the site has been identified as probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

RLC4 – Land at Little Leigh Farm

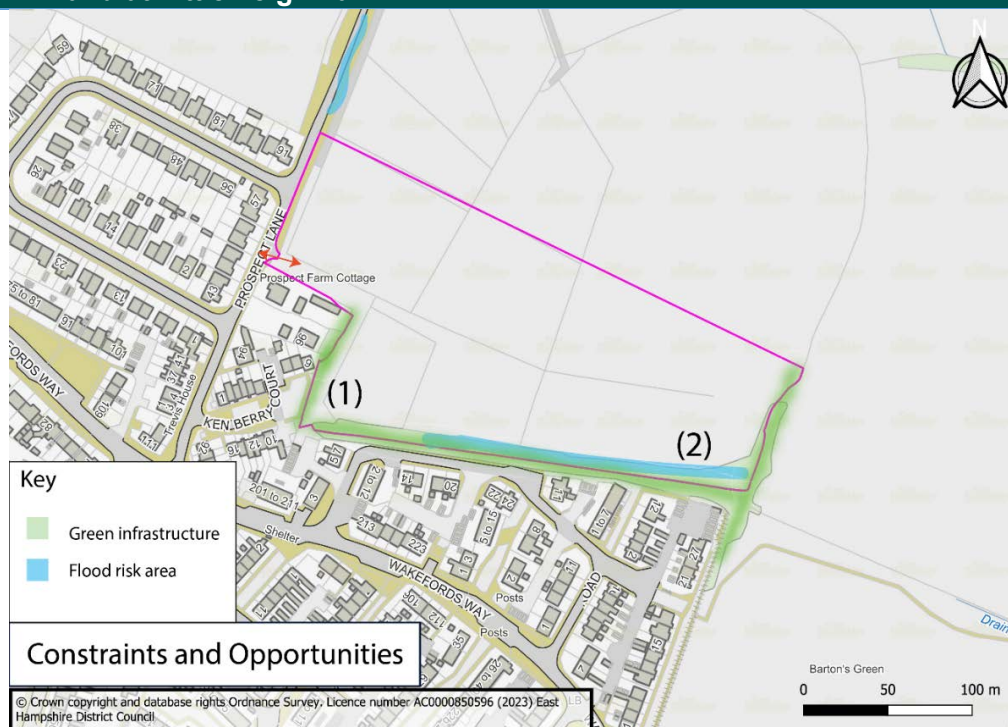
LAA Reference	RC-004
Site Size (Ha)	3.5 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	81

**Site Description**

The site is located in the far south of the Local Plan Area, adjoining housing development in Havant Borough Council's area. Residential areas lie to the south and west of the site. Land to the north and east of the site is undeveloped. Rowlands Castle lies a short distance to the north along Prospect Lane. The Shipwrights Way, a long-distance public right of way, runs along Prospect Lane (although there is no dedicated footpath to the north)

The site is greenfield pasture with mature trees and hedgerows on the southern and eastern boundaries. There is a field entrance (gated) at the south-western edge of the site that connects with Prospect Lane. Public footpaths run parallel but outside of the site to the east and west providing connectivity to the countryside. New housing in the wider area is predominantly of semi-detached and terraced house types on a range of plot sizes. Residential buildings on the adjoining streets follow strong building lines.

RLC4 – Land at Little Leigh Farm



List of constraints & opportunities

- **Biodiversity:** there is potential recreational impacts on internationally designated sites of the Solent, as the site falls within the 5.6km zone of influence. Protected species (Bechstein's bats) may be present on the site.
- **Water Quality:** the site is located within a groundwater source protection zone (SPZ1). The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Green infrastructure (1):** established mature green infrastructure on the south and east boundaries of the site are important characteristics of the site, helping it to integrate with the wider landscape.
- **Landscape:** there is potential for adverse landscape and visual impacts, depending on site layout, the density of built form and boundary treatments. The rural character of Prospect Lane is sensitive to the impacts of urbanisation. The site adjoins the undeveloped gap between Havant and Rowlands Castle.
- **Flood risk (2):** small parts of site are susceptible to surface water flooding. These flood risk areas adjoin the southern boundary.
- **Access:** connection to the local road network could be achieved along the western boundary with Prospect Lane. There is potential to link the site with public rights of way, connecting the site to areas such as Staunton Country Park (which lies a short distance to the west), thus encouraging healthy & active lifestyles.

RLC4 – Land at Little Leigh Farm**Summary of Reasons for Inclusion**

The site is sustainably located for purposes of accessing some services and facilities within the administrative area of Havant Borough Council. The site scores above average in the Council's Accessibility Study. Impacts on environmental constraints (green infrastructure, biodiversity and flood risk) could be avoided or mitigated by appropriate design and layout. Potential impacts on internationally designated sites of the Solent and its water quality could be addressed in accordance with the Local Plan policies. Due to the absence of any visual containment on the northern site boundary, new landscaping would be needed in this area and should be established prior to any residential development. This could help to address landscape concerns and mitigate visual impacts on the undeveloped gap. Existing green infrastructure could be augmented to achieve a net gain in biodiversity. New vehicular access could be provided onto Prospect Lane, whilst the site could be connected to existing routes and pedestrian infrastructure within Havant Borough Council's area. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

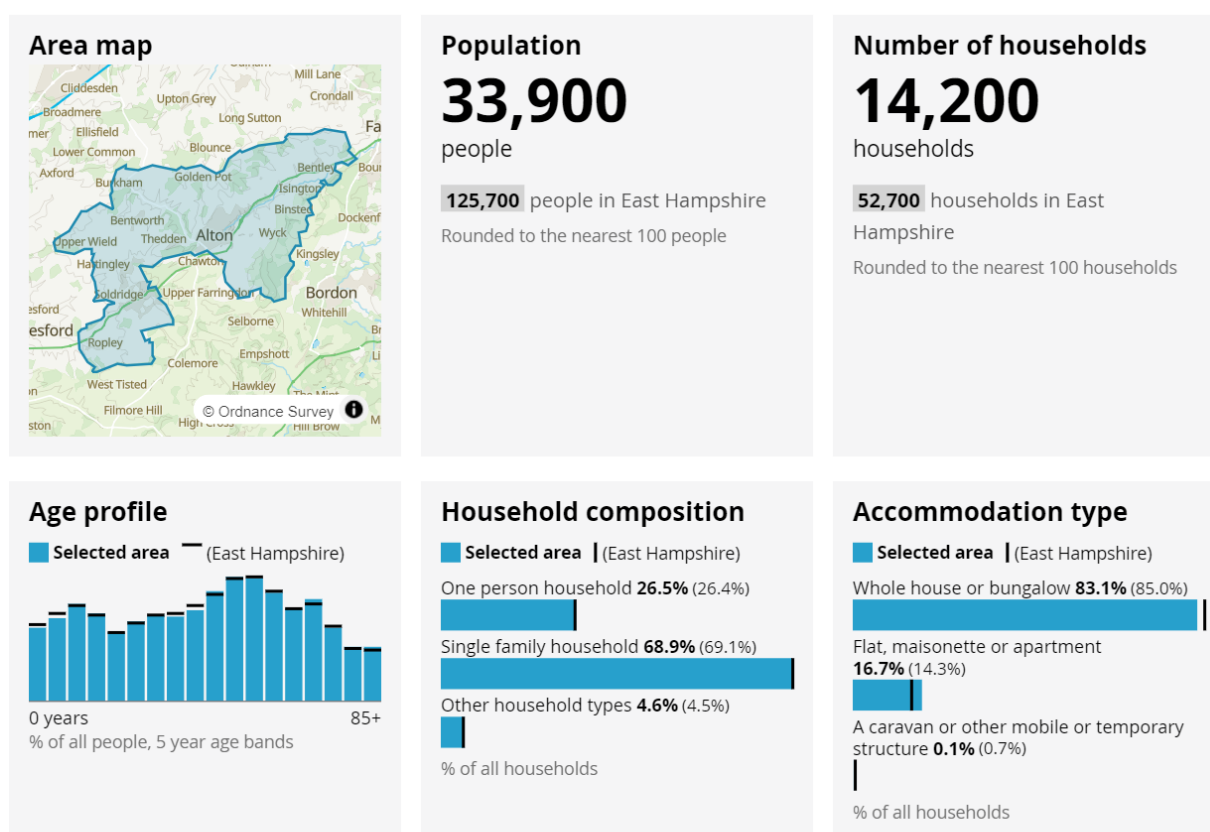
Infrastructure Requirements

- **Education:** No specific requirements identified at this stage. However, developer contributions (e.g. by a s.106 contribution) may be required towards education infrastructure within the Havant Borough Council area, if identified through on-going 'duty to co-operate' discussions.
- **Health:** Developer contributions (e.g. by a s.106 contribution) may be required towards improvements at Rowlands Castle Surgery, to provide additional capacity. However, developer contributions may instead be required towards health infrastructure within the Havant Borough Council area, if identified through on-going 'duty to co-operate' discussions.
- **Access:** A vehicular access point on Prospect Lane would be necessary to support development. The location of the access point will need to ensure safe access and egress into the site and may not coincide with the existing field access. New pedestrian and cycling infrastructure would also be necessary to support development.
- **On-site drainage:** the site has been identified as probably compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

NORTH AREA: REMAINING SETTLEMENTS & SITE PROPOSALS

This part of the Local Plan Area is predominantly part of the Hampshire Downs Countryside Character Area that characterises the northern and western parts of East Hampshire. The valley of the northern River Wey is a distinctive landscape feature, along with undulating chalk downland. The geology is largely chalk, with some overlying clay-with-flint deposits. The landscape is predominantly agricultural, often arable farmland, with small areas of ancient and replanted woodland and chalk grassland. Outside of Alton, settlements are often small and dispersed in character – Ropley is a notable example of this in the east, whilst Upper and Lower Wield, along with Upper and Lower Froyle are notable examples elsewhere. Transport connections are focused in Alton as the largest settlement, but there is also a train station near Bentley and there are main road connections (the A339 and A31) dissecting the area, connecting it to the larger population centres of Basingstoke, Farnham, Guildford and Winchester.

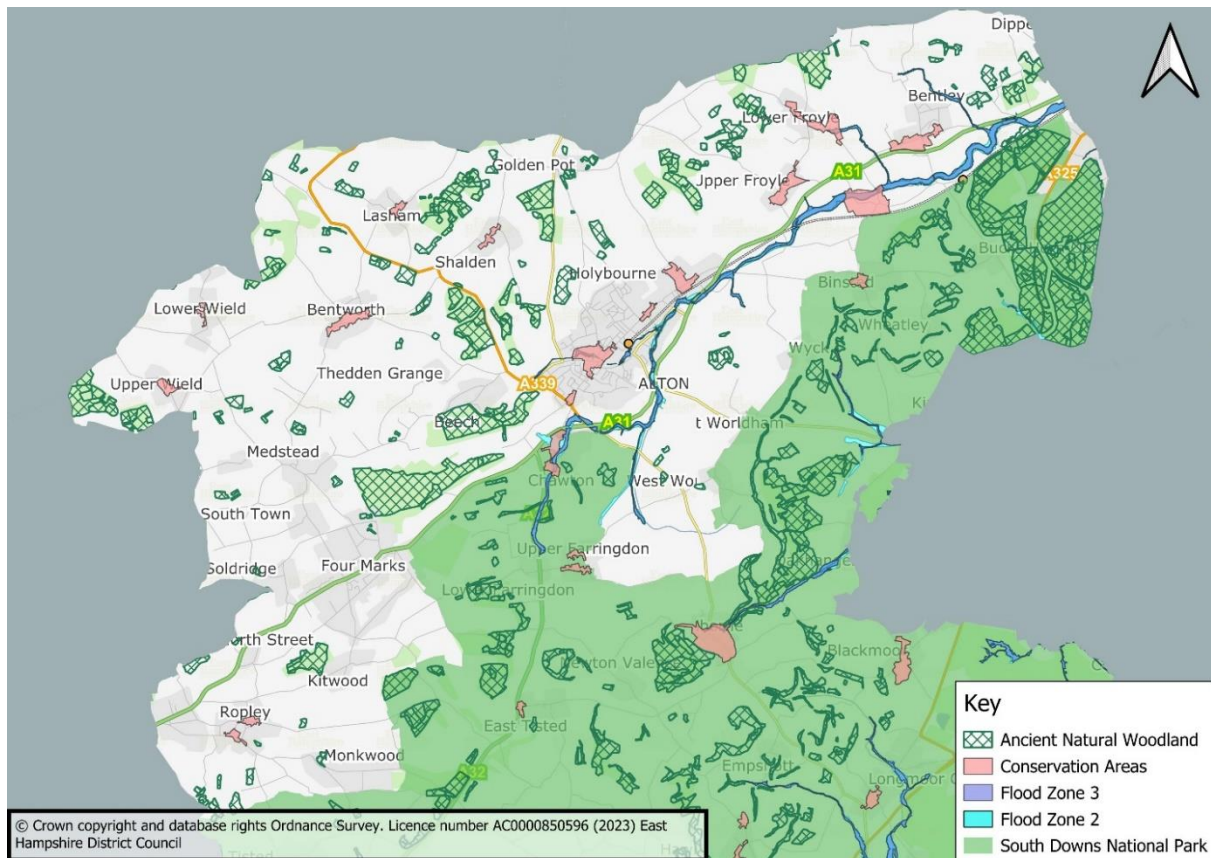
Population and household statistics that are available for a ‘best fit’ area from the 2021 Census provide the following overview of existing communities:



Source: Office for National Statistics - Census 2021

Sites within or close to the settlements of Bentley, Bentworth and Medstead have been identified as those preferred for development in this Draft Local Plan. Figure 12.26 identifies many of the principal environmental constraints for new development in the North Area.

FIGURE 12.26: STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR THE NORTH



In the revised settlement hierarchy of this Draft Local Plan, Bentley is in Tier 3, Medstead is in Tier 4 and Bentworth is in Tier 5. This indicates that Bentley has some potential for enabling residents to access services or facilities within a reasonable walking or cycling distance, but that there is generally less potential for this in Medstead and Bentworth. New development should be of a small scale within these settlements, so that the Local Planning Authority remains true to its principle of helping new residents to live more locally, using walking and cycling as modes of transport on a more frequent basis.

Figures 12.27-12.29 highlight where current planning applications are located within the Bentley, Bentworth and Medstead areas in relation to the proposed allocations. Details on potential new sites in Bentley, Bentworth and Medstead are identified after Figure 12.29.

FIGURE 12.27:

CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – BENTLEY

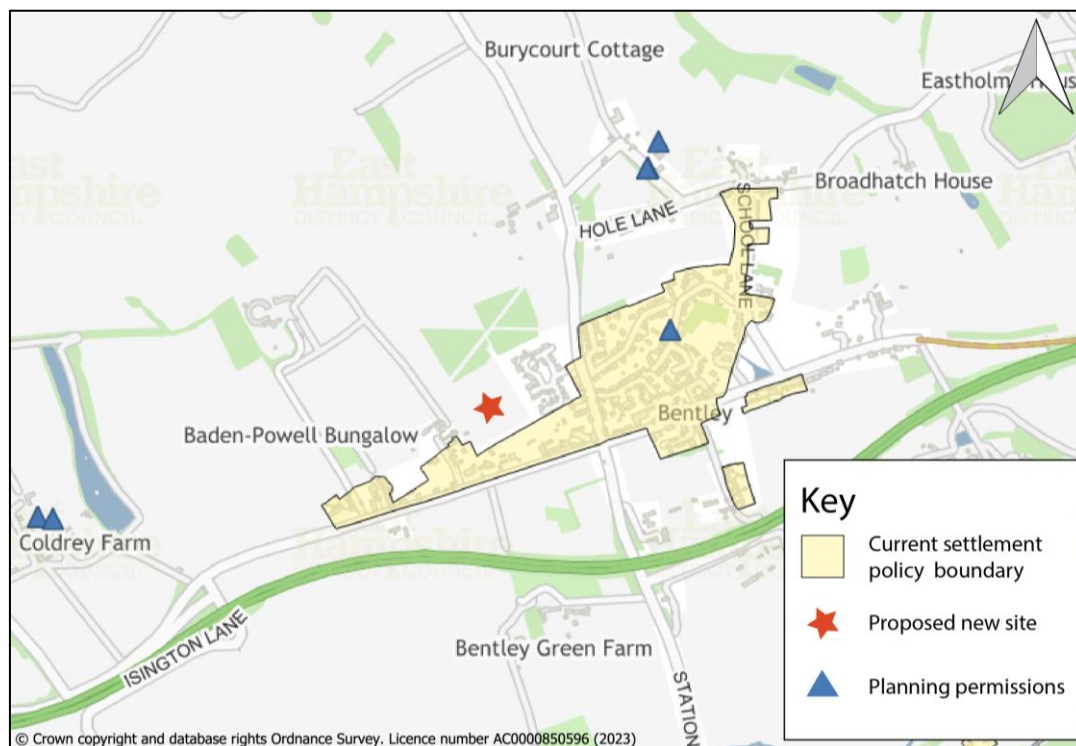


FIGURE 12.28: **CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – BENTWORTH**

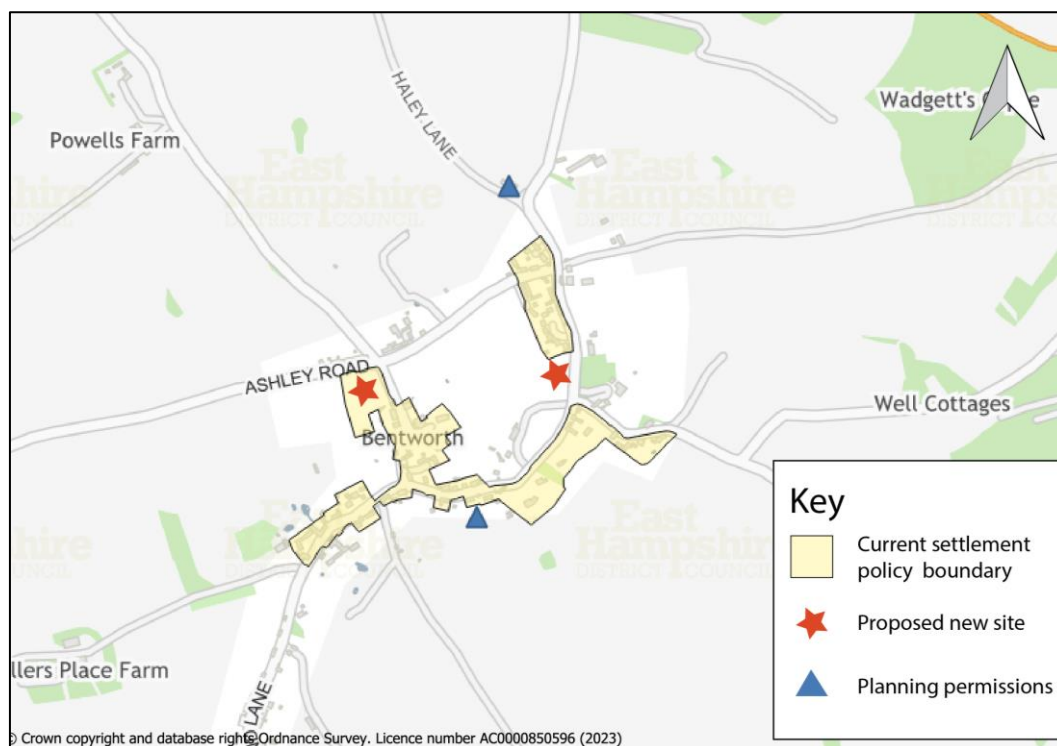
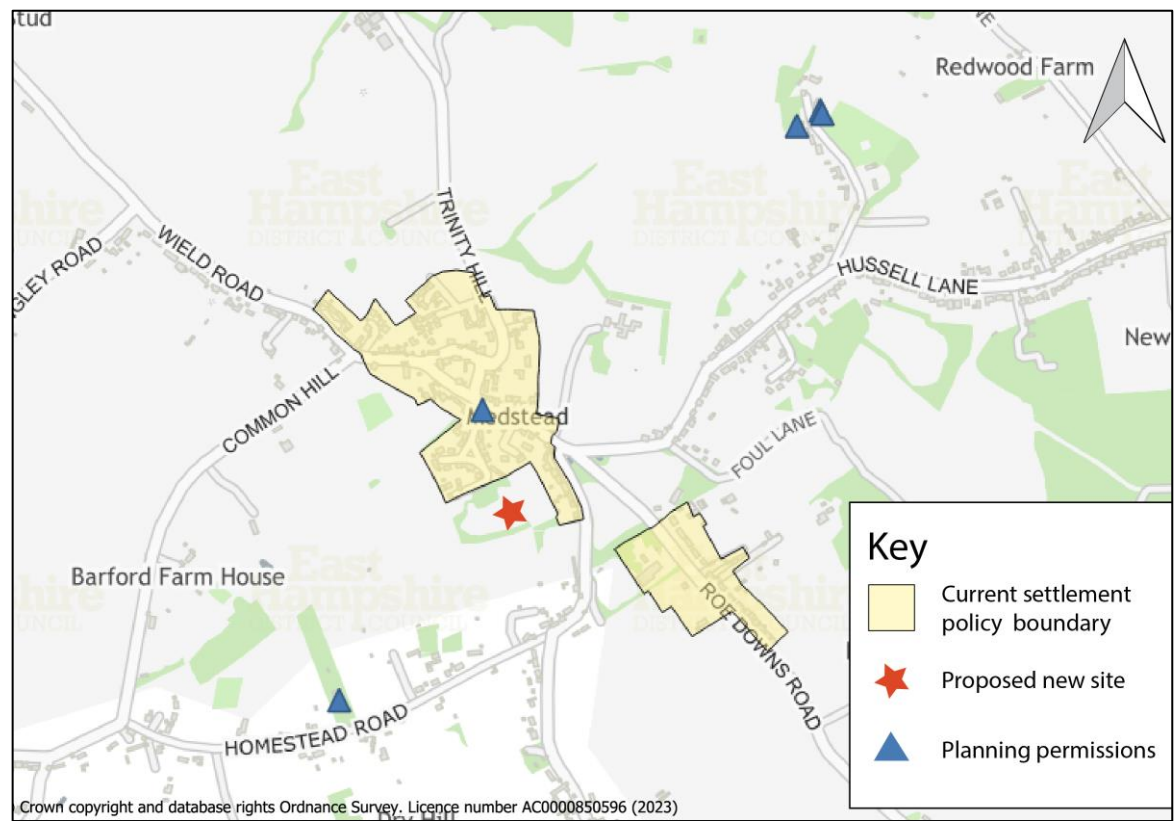
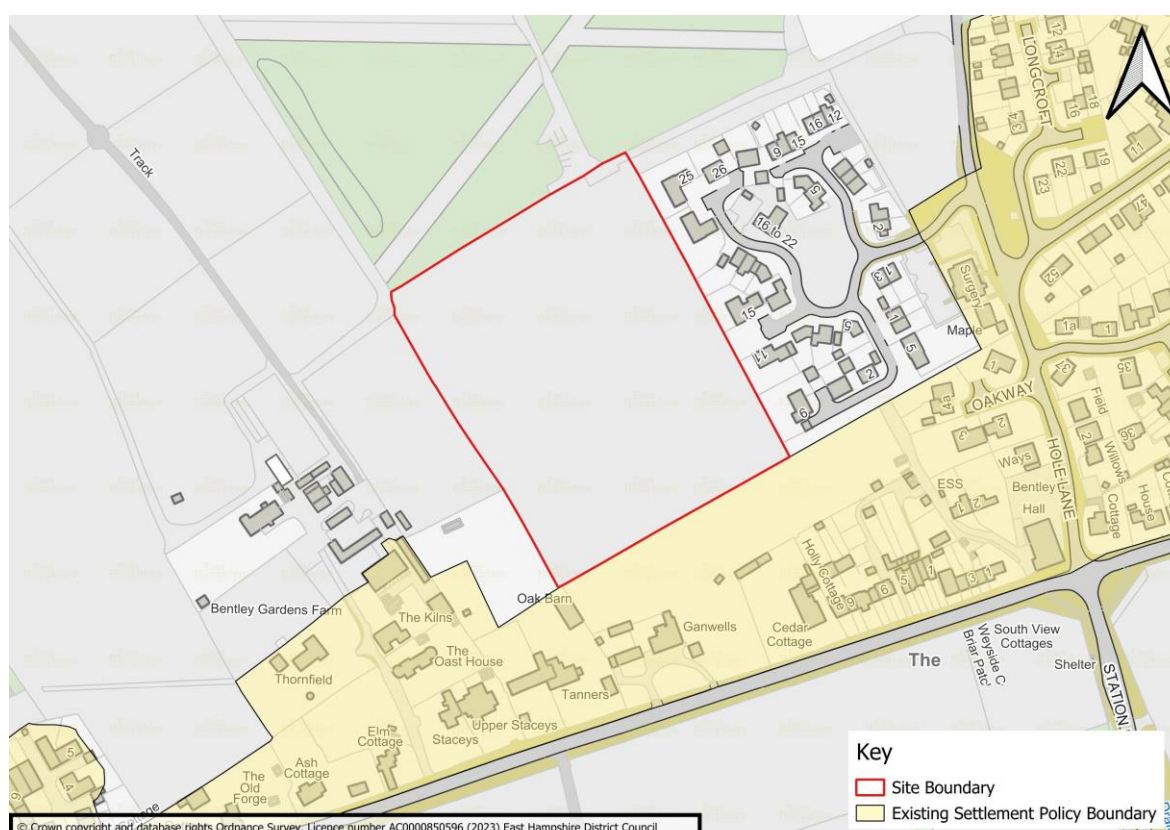


FIGURE 12.29:
CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – MEDSTEAD



BEN1 – Land west of Hole Lane, Bentley

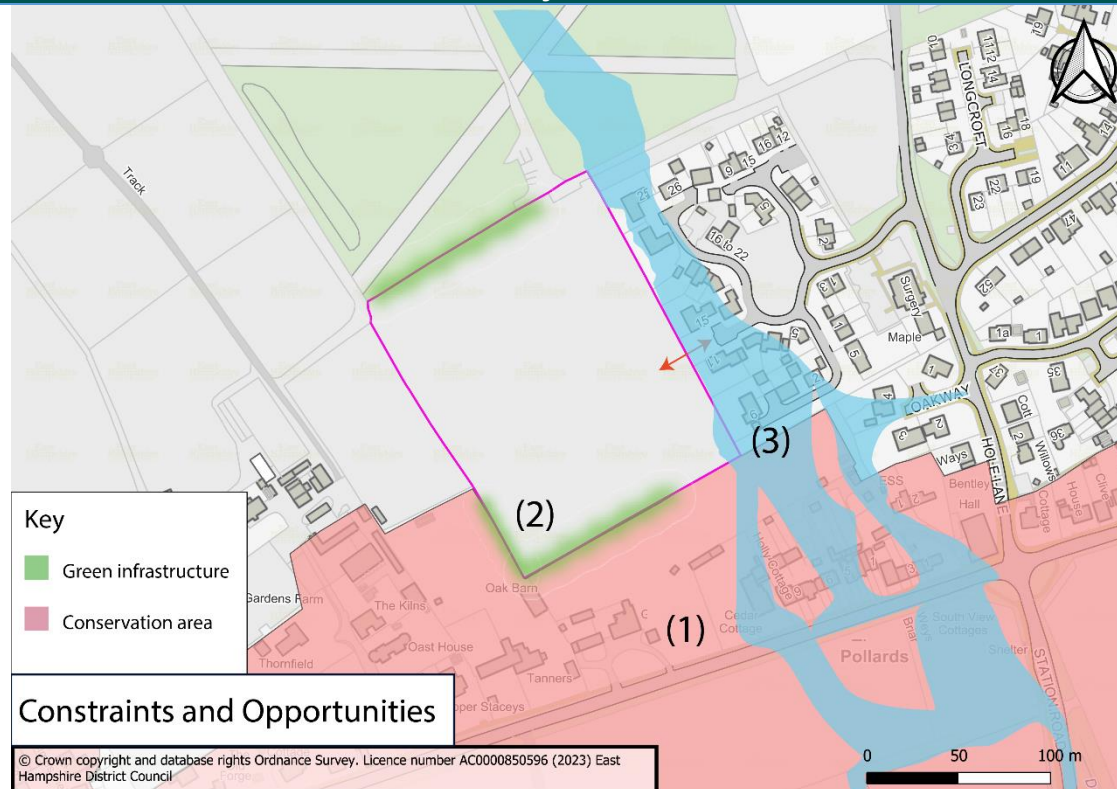
LAA Reference	BEN-017
Site Size (Ha)	2.5 ha
Existing Use	Agriculture
Proposed Future Use	Residential
Proposed Number of Homes	20



Site Description

The site lies adjacent and to the west of recent housing development in Bentley, off Hole Lane. Historic areas of Bentley adjoin the southern boundary, whilst undeveloped land and garden ground lies to the west. A designed landscape adjoins the northern boundary. Central areas of Bentley is within a short walking distance from the site, accessible via Hole Lane.

The site is greenfield pasture with some mature trees and hedgerows on southern boundaries and a substantial hedge to the north. Boundaries with housing to the east are domestic in character. There is an access track that connects the north of the site with nearby allotments and Hole Lane. The land is relatively flat, but slopes gently, rising from south to north. Housing in the site's environs is predominantly of detached houses, but with some semi-detached and terraced house types. Plot design (size, shape, configuration) is highly varied to the south, in historic parts of Bentley. It is more conventional and suburban in size, shape and layout in the recent housing development to the east.

BEN1 – Land west of Hole Lane, Bentley**List of constraints & opportunities**

- **Built heritage (1):** the site adjoins the Bentley Conservation Area, which is located to the south and south-west and is in close proximity to four Grade II listed buildings (Greystones, Tanners, Ganwells, Cedar Cottage) that are within the conservation area.
- **Green infrastructure (2):** mature field boundaries and trees are important characteristics of the site, providing a context for the conservation area to the south and helping to integrate the site with its surroundings.
- **Landscape:** there is potential for adverse landscape and visual impacts on the setting of the conservation area.
- **Residential amenity:** due to the proximity of adjoining dwellings to the east, there is the potential for adverse impacts on the amenity of existing housing.
- **Flood risks (3):** very small areas of the site are susceptible to surface water flooding. These areas of flood risk are located in the south-east corner of the site and form part of a more extensive area of surface water flood risk that runs along the eastern boundary of the site (NB: contiguous surface water flood risks on Hole Lane and Station Road are not shown on the constraints and opportunities plan).
- **Access:** connection to the local road network could be achieved through recent housing development to the east.
- **Access:** potential to connect the site to Hole Lane and allotments in Bentley by walking and cycling modes via the northern access track.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

BEN1 – Land west of Hole Lane, Bentley

Summary of Reasons for Inclusion

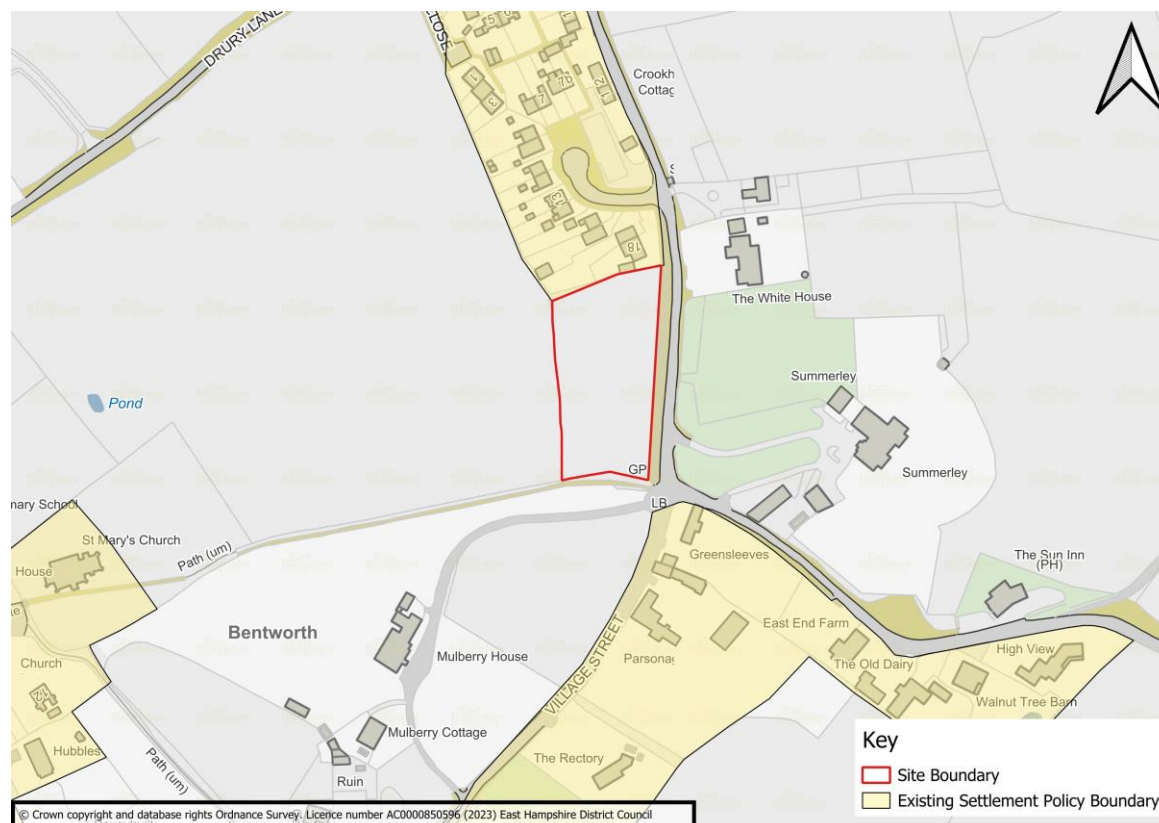
The site is relatively well-located close to facilities and services in the centre of Bentley. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (green infrastructure, flood risks) could be avoided or mitigated by appropriate design and layout, whilst the sensitive design and arrangement of new buildings could reduce built heritage and landscape concerns. Maintaining and augmenting green infrastructure on the site boundaries could enhance the site's sense of containment, helping to avoid adverse impacts on residential amenity to the east. New vehicular access could be provided by extending roads that were built to serve the housing development to the east. The dimensions of the site facilitate a predominantly east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** No specific requirements identified at this stage.
- **Access:** A vehicular connection to Somerset Fields and new walking and cycling infrastructure and connections would be necessary to support development. Developer contributions may be required for off-site transport improvements within Bentley.
- **On-site drainage:** there are likely to be opportunities for bespoke infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

BWH1 – “Top Field”, land adjacent to Glebe Field

LAA Reference	BTW-001
Site Size (Ha)	0.5 ha
Existing Use	Agricultural
Proposed Future Use	Housing
Proposed Number of Homes	5

**Site Description**

The site is located in the north-east of Bentworth. Bentworth's primary school, a church and a village hall are in close proximity, to the west of the site on Church Street and within walking distance. The site adjoins housing to the north, a public highway to the east and a public right of way to the south. Undeveloped grassland lies to the west.

The site is greenfield pasture with mature trees and hedges on its boundaries. It is relatively well-screened from the road, except from the south-east corner, where there are views into and across the site. There are powerlines running across the site and a field access (gated) along the southern boundary. The site is also connected to adjoining pasture to the west. The land is flat, forming part of a broad ridge within the wider landscape. Housing to the north is typically of semi-detached houses on narrow, often rectilinear plots. Housing to the south and east is more dispersed, of large detached dwellings on plots that vary in size but are often large or very large, and of a more rural character.

BWH1 – “Top Field”, land adjacent to Glebe Field

List of constraints & opportunities

- **Built heritage:** the site adjoins the Bentworth Conservation Area, which is located immediately to the south and south-east. The site is also in close proximity to two Grade II listed buildings (Summerley Barn, Greensleeves) that are within the conservation area. Other listed buildings are nearby, to the south and west.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, providing a context for the conservation area to the south and helping to integrate and contain the site within the wider landscape.
- **Biodiversity:** there are priority habitats on the site’s southern boundary, associated with the mature green infrastructure.
- **Landscape:** there is potential for adverse landscape and visual impacts on the setting of the conservation area.
- **Residential amenity:** due to the proximity of adjoining dwellings to the north, there is the potential for adverse impacts on the amenity of existing housing.
- **Access:** connection to the local road network could be achieved by a new access point on Station Road/Village Street.
- **Access:** potential to connect the site to the public rights of way network, improving permeability for walking and enabling healthy & active lifestyles.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Utilities:** there are overhead powerlines traversing the site from north to south.
- **Flood risks:** no identified flood risks for this site.

Summary of Reasons for Inclusion

Although the site scores below average in the Local Planning Authority’s Accessibility Study, the delivery of small numbers of new homes over the Local Plan period would help to provide for the village’s housing needs and could help to support existing services, in particular the village primary school. The site is relatively well-located for accessing local services and facilities. Impacts on environmental constraints (green infrastructure, biodiversity) could be avoided or mitigated by appropriate design and layout, whilst the sensitive design and arrangement of new buildings could reduce built heritage and landscape concerns. Maintaining and augmenting green infrastructure on the site boundaries could enhance the site’s sense of containment, helping to avoid adverse impacts on residential amenity and supporting priority habitats on the site’s southern boundary. New vehicular access could be provided along the site’s eastern boundary, whilst a connection to the adjoining right of way could support healthy and active lifestyles for residents. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

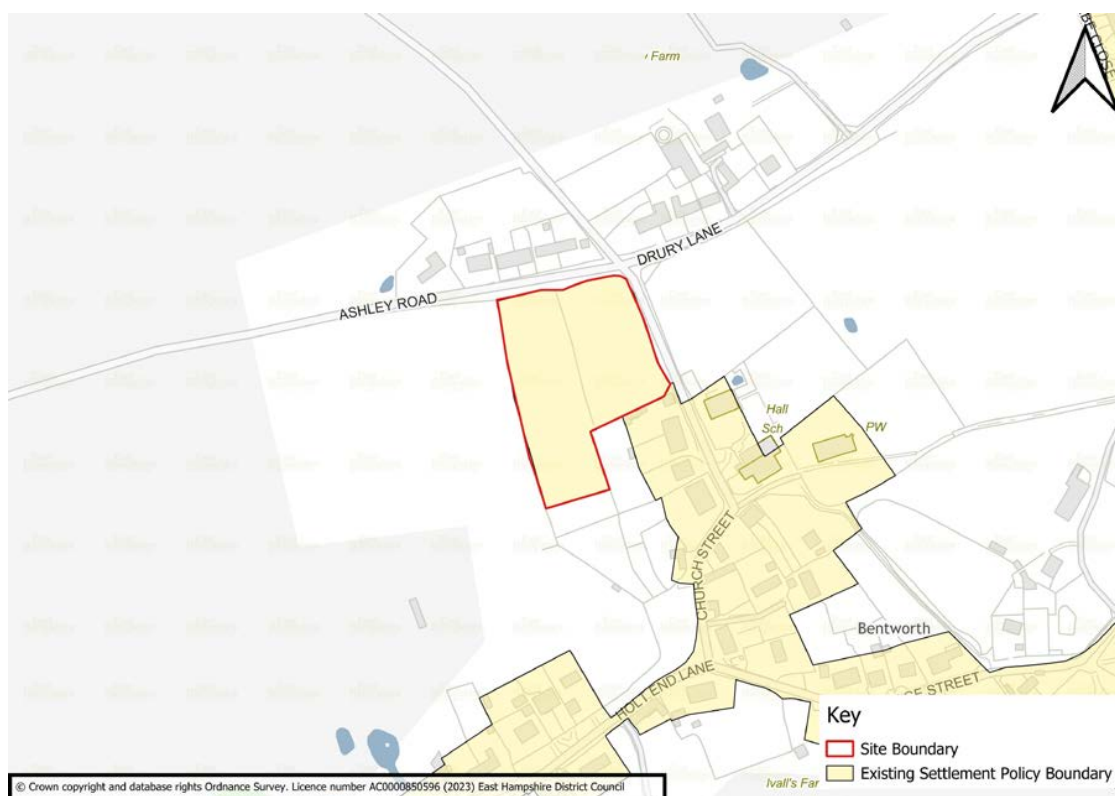
- **Education:** There is a funding gap for improvement works associated with St Mary’s Bentworth Church of England Primary School. New housing development in Bentworth would improve the justification for the allocation of additional CIL funds to meet the funding requirement.
- **Health:** No specific requirements identified at this stage.

BWH1 – “Top Field”, land adjacent to Glebe Field

- **Access:** A vehicular connection to Station Road/Village Street and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

BTW2 – Land at the corner of Church Street

LAA Reference	BTW-002
Site Size (Ha)	1.3 ha
Existing Use	Agricultural
Proposed Future Use	Housing
Proposed Number of Homes	5



Site Description

The site is located in the north-east of Bentworth. Bentworth's primary school, a church and a village hall are in close proximity, along Church Street and within a short walking distance. The site adjoins housing to the south, with further residential properties to the north. Church Street and Ashley Road adjoin the eastern and northern boundaries, whilst a public right of way runs through the western part of the site. Areas to the east and west are undeveloped grassland and arable farmland.

The site is agricultural land with mature trees and hedgerows on its boundaries. It has been allocated for residential development in the East Hampshire Local Plan: Housing and Employment Allocations (April 2016) but has not yet come forward for development. It is well-screened from Church Street and Ashley Road but has an existing field entrance (gated) on the northern boundary with Ashley Road. The land is relatively flat, but rises gently from the north-west to the south-east. Housing to the north is typically of semi-detached houses on small plots, whilst housing to the south is more often of detached houses on larger plots. Plot design (size, shape, configuration) is highly varied to the south, in historic parts of Bentworth.

BTW2 – Land at the corner of Church Street**List of constraints & opportunities**

- **Built heritage:** the site is in close proximity to the Bentworth Conservation Area, which is located to the south. There are listed buildings, including the Grade II* St Mary's Church to the south-east, along Church Street.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, helping to integrate and contain the site within the wider landscape.
- **Residential amenity:** there is the potential for adverse impacts on the amenity of existing housing adjoining the southern boundary.
- **Flood risks:** parts of the site are susceptible to surface water flooding. These areas of flood risk affect western and southern parts of the site.
- **Access:** connection to the local road network could be achieved by an access point on Ashley Road or Church Street.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy & active lifestyles.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

Summary of Reasons for Inclusion

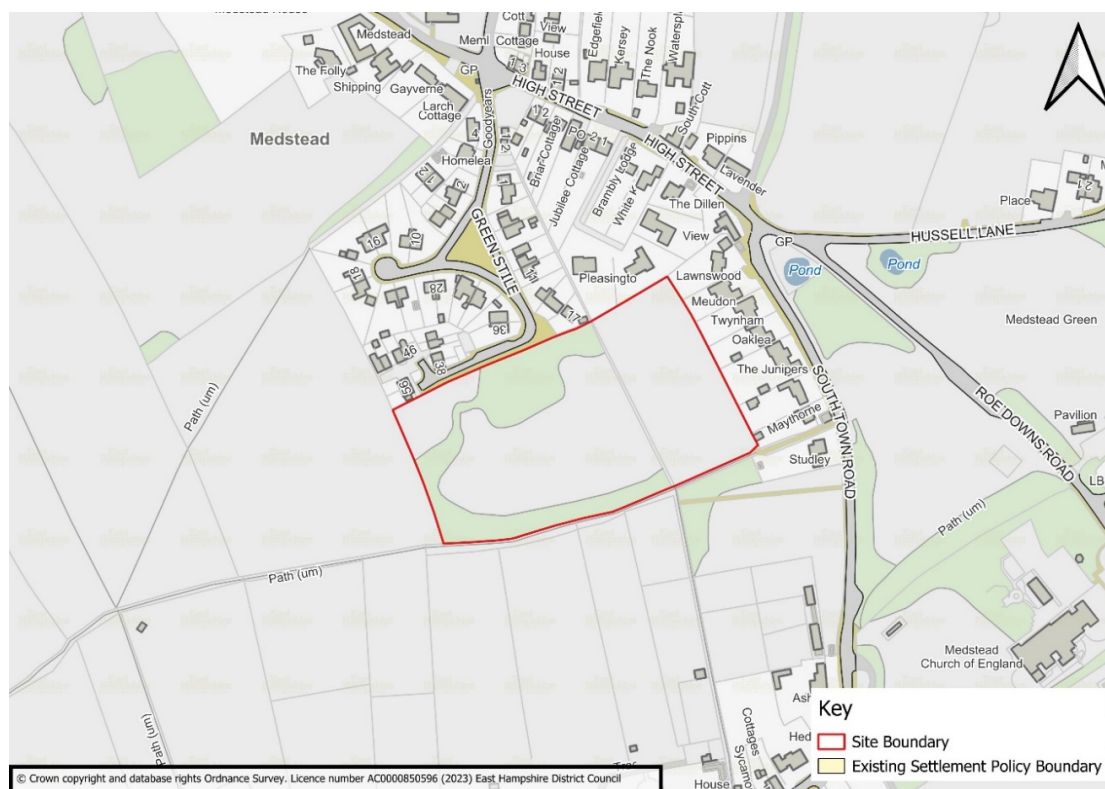
As an existing allocation for residential development, the site has previously been considered suitable for a small-scale development that respects the local character of Bentworth village. However, the site does not score very highly in the Local Planning Authority's Accessibility Study. Notwithstanding this fact, the delivery of small numbers of new homes over the Local Plan period would help to provide for the village's housing needs and could help to support existing services, in particular the village primary school. The site is well-located for accessing the village's services and facilities. Impacts on environmental constraints (green infrastructure, flood risks) could be avoided or mitigated by appropriate design and layout. For example, vehicular access could be provided along the site's northern boundary, in the location of the existing field access, to avoid the removal of mature trees and hedging. Maintaining and augmenting green infrastructure on the site boundaries would enhance the site's sense of containment, also helping to avoid adverse impacts on residential amenity and the setting of the conservation area. The corridor of the public footpath could become an attractive open space, helping to increase on-site biodiversity and support healthy and active lifestyles. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

- **Education:** There is a funding gap for improvement works associated with St Mary's Bentworth Church of England Primary School. New housing development in Bentworth would improve the justification for the allocation of additional CIL funds to meet the funding requirement.
- **Health:** No specific requirements identified at this stage.
- **Access:** A vehicular connection to Ashley Road or Church Street and new walking & cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** The site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL

MSD1 – Land rear of Junipers, Medstead

LAA Reference	MED-011
Site Size (Ha)	2.5ha
Existing Use	Grazing – vacant
Proposed Future Use	Residential
Proposed Number of Homes	15



Site Description

The site lies in close proximity to central parts of Medstead, to the west of residential development on South Town Road and to the south of other properties that are accessed from High Street and Green Stile. A public right of way runs along the site's southern boundary, with another right of way bisecting the site from north to south. Land to the south and west is generally in agricultural use, but to the south-east lies Medstead cemetery.

The site is largely greenfield pasture but includes areas that are well-vegetated, with substantial areas of mature trees and hedgerows that are particularly notable in the north, on its boundaries and following the course of the public right of way within the site. Land to the east of right of way has been allocated for residential development in the East Hampshire Local Plan: Housing and Employment Allocations (April 2016) but has not yet come forward for development. The land is relatively flat, sloping gently and falling away to the south, beyond the site's boundaries. Adjoining housing is a mix of detached and semi-detached house types, with houses and plots on South Town Road being larger than those on Green Stile. Plot layout and design is more consistent on South Town Road than on Green Stile.

MSD1 – Land rear of Junipers, Medstead**List of constraints & opportunities**

- **Biodiversity:** there are three individual tree protection orders on the northern and eastern site boundaries. Protected species may be present on the site, given the extent of mature vegetation.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, providing a sense of containment and helping to integrate it with the wider landscape.
- **Flood risks:** small parts of the site are susceptible to surface water flooding. These flood risk areas affect the south-east corner of the site.
- **Access:** connection to the local road network could be achieved by a new access to Green Stile.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy & active lifestyles.
- **Residential amenity:** due to the proximity of adjoining dwellings to the site's eastern boundary and the occasional lack of screening on this boundary, there is the potential for adverse impacts on the amenity of existing housing on South Town Road.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

As an existing allocation for residential development, part of the site has previously been considered suitable for a small-scale development that respects the local character of Medstead village. A larger area that would provide more new homes is now being proposed. The site scores above average within the Local Planning Authority's Accessibility Study. Connections to the public rights of way network could support healthy and active lifestyles for residents. Impacts on environmental constraints (biodiversity, green infrastructure, flood risks) could be avoided or mitigated by appropriate design and layout, for example by leaving any valuable habitats free of development and by leaving a suitable buffer of open space or landscaping between buildings and mature green infrastructure. Augmenting green infrastructure on the site's eastern boundary could to avoid adverse impacts on residential amenity. New vehicular access could be provided on the northern boundary by connecting to Green Stile. The dimensions of the site facilitate an east-west layout for development, to support passive design principles and the installation of solar panels for meeting the design requirements of the climate emergency.

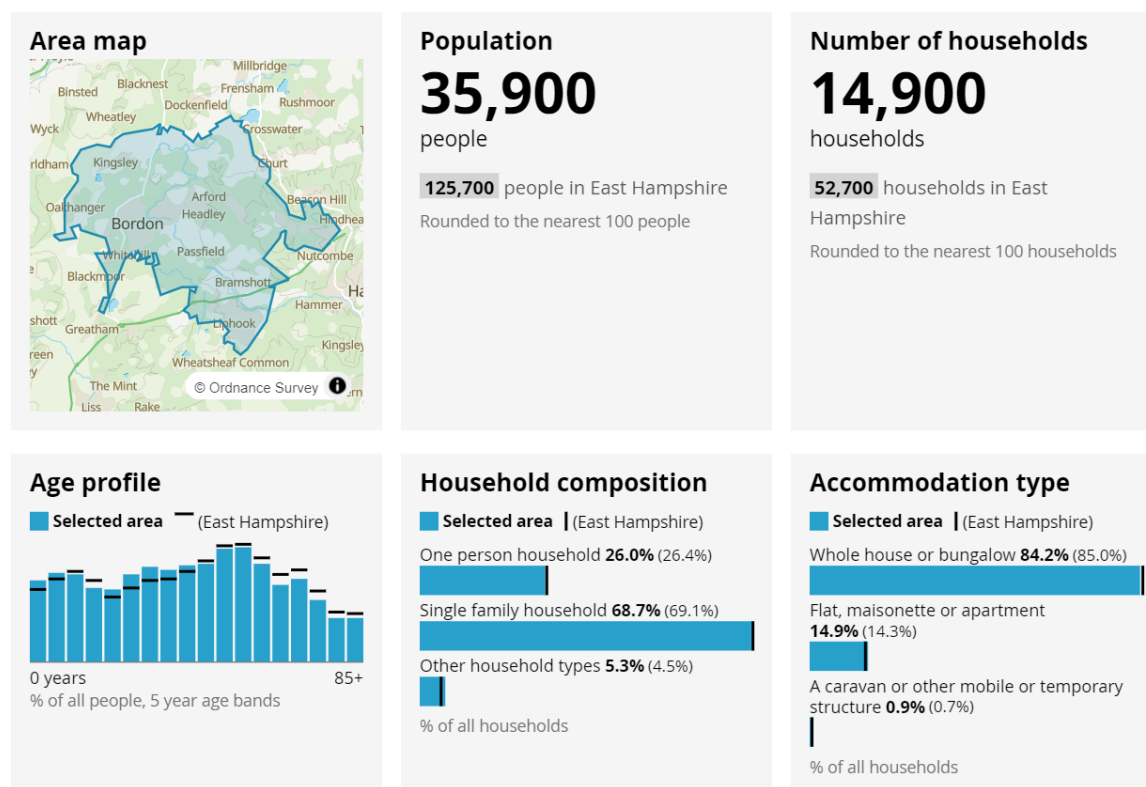
Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards the extension of Watercress Medical, Mansfield Park Surgery and/or of Boundaries Surgery.
- **Access:** A vehicular connection to Green Stile and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

NORTH EAST AREA: REMAINING SETTLEMENTS & SITE PROPOSALS

This part of the Local Plan Area forms part of the Wealden Greensands countryside character area of East Hampshire. The North East Area is typified by sandy soils and heathlands, with wooded settings to the settlements. The area's topography is relatively flat or shallow, with occasional narrow valleys that are associated with watercourses. The settlement pattern is dispersed, with the largest settlements of Whitehill & Bordon and Liphook being located close to the South Downs National Park, whilst the smaller settlements of Headley, Headley Down and Grayshott are in close proximity to the Surrey Hill Area of Outstanding Natural Beauty. Holt Pound lies close to Alice Holt Forest, adjoining more developed areas in Waverley Borough Council's area. The A3 trunk road and the Portsmouth-to-London railway line are the most strategically significant transport connections.

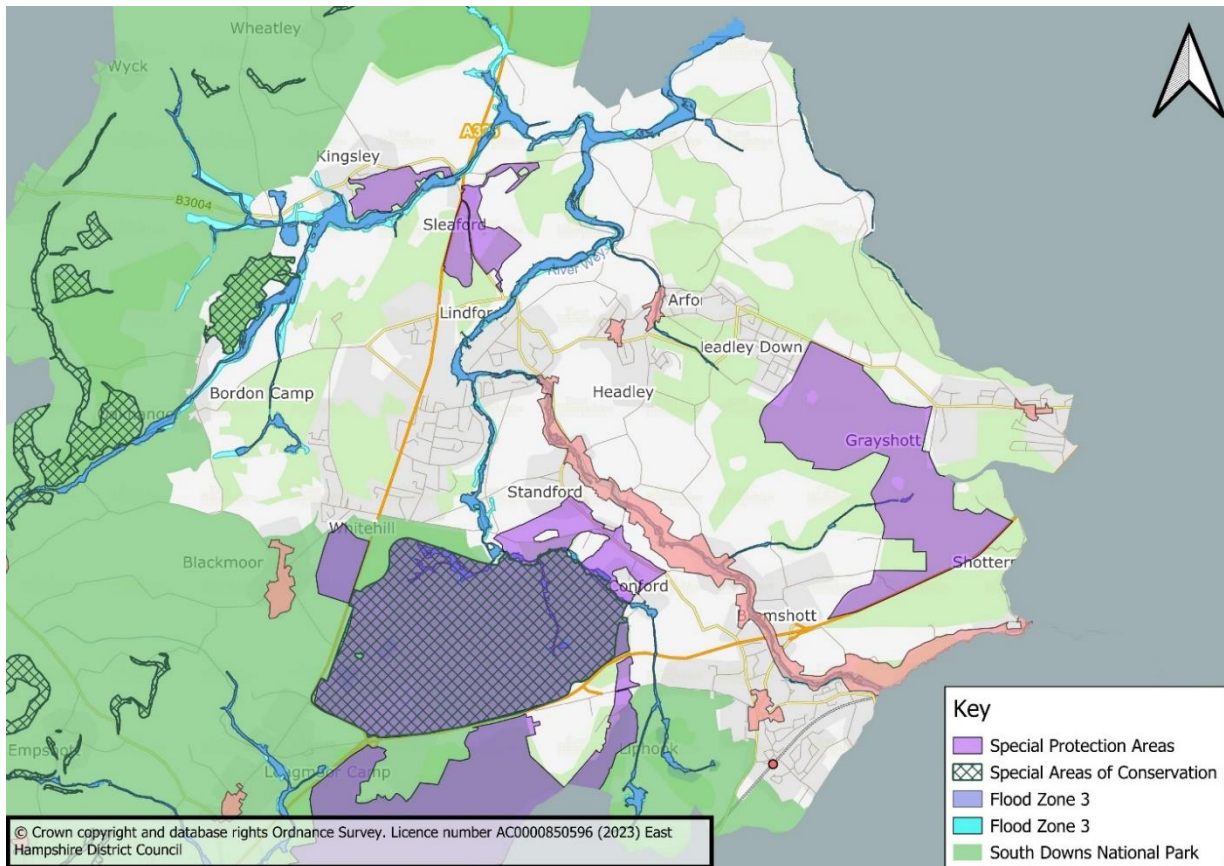
Population and household statistics that are available for a 'best fit' area from the 2021 Census provide the following overview of existing communities:



Source: Office for National Statistics - Census 2021

Sites within or close to the settlements of Headley Down and Holt Pound have been identified as those preferred for development in this Draft Local Plan. Holt Pound is a small settlement located close to Farnham and adjoining the South Downs National Park. Headley Down is located between Headley and Grayshott, in close proximity to internationally important biodiversity sites (the Wealden Heaths Phase II Special Protection Area). Figure 12.30 identifies many of the principal environmental constraints for new development in the North East Area.

FIGURE 12.30: STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR THE NORTH EAST



In the revised settlement hierarchy of this Draft Local Plan, Holt Pound is identified as a Tier 3 settlement, whilst Headley Down is identified as a Tier 4 settlement. This indicates that there is the potential for residents to access some facilities or services within a reasonable walking or cycling distance. As such, only a small-scale of new development is likely to be appropriate within these settlements, so that the Local Planning Authority remains true to the principle of helping the residents of new development to live more locally, using walking and cycling as modes of transport more frequently.

Figures 12.31 and 12.32 highlights where current planning applications are located within the wider environs of Headley Down and Holt Pound in relation to the proposed allocations. It should be noted that the proposed allocation at Headley Down is for travelling showpeople accommodation rather than housing for general needs. Details on potential new sites in Headley Down and Holt Pound are identified after Figure 12.32.

FIGURE I2.31: **CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – HEADLEY DOWN**

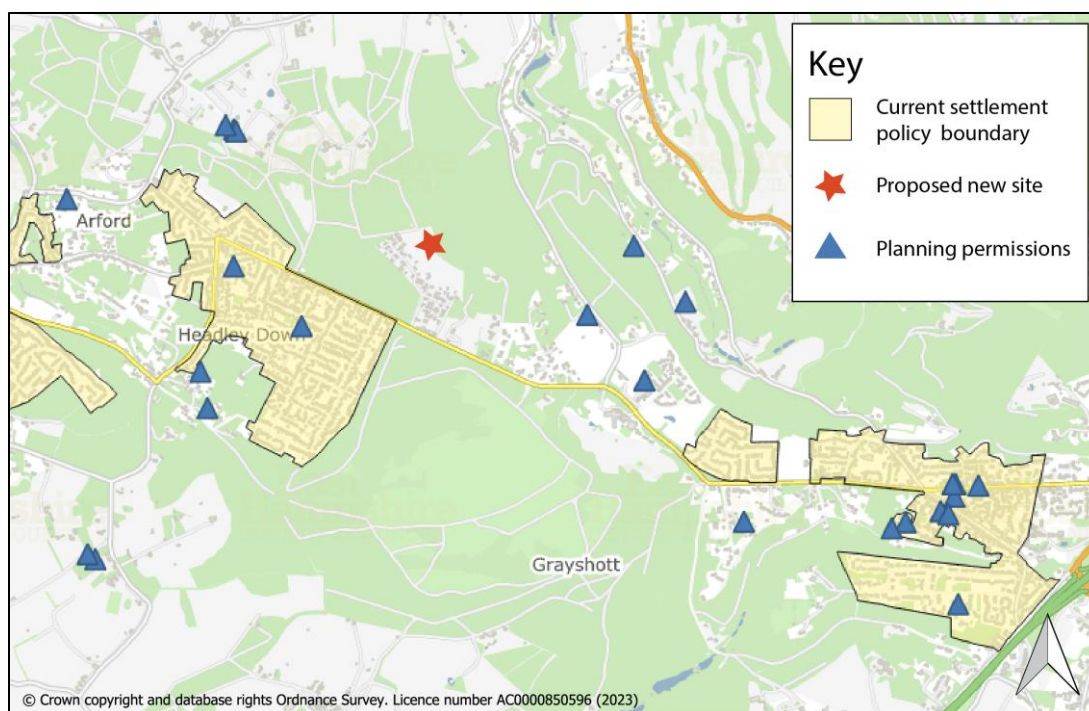
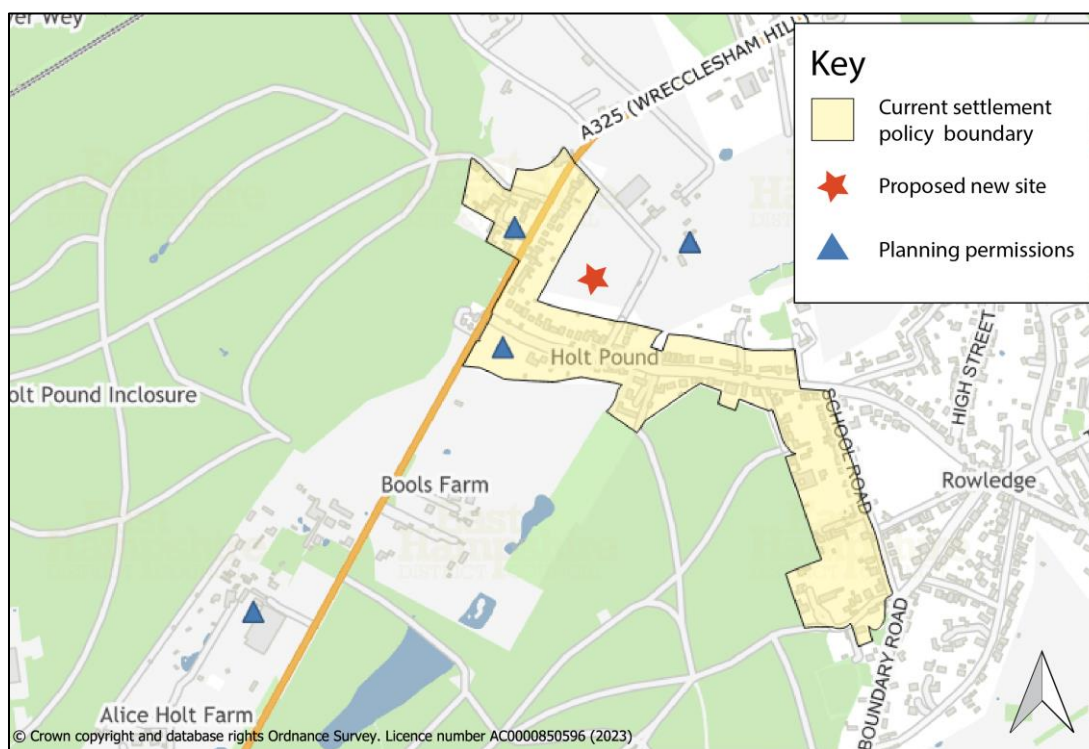
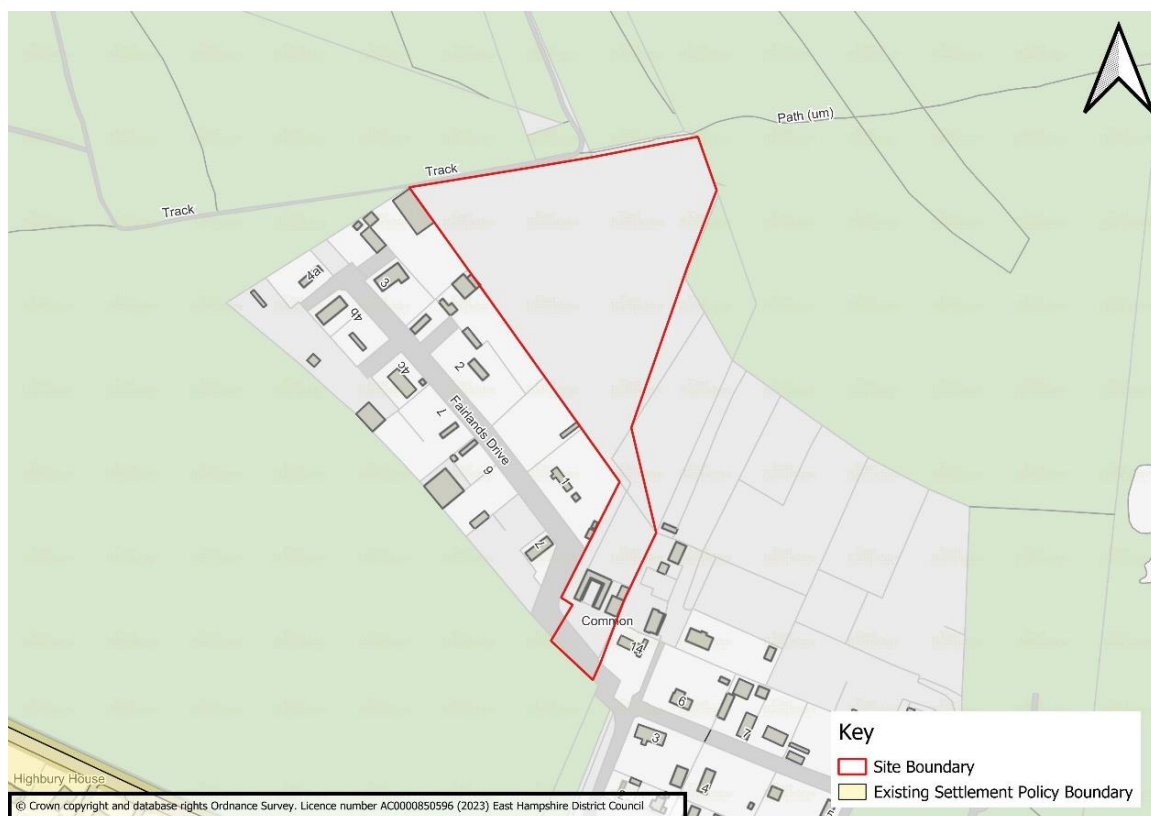


FIGURE I2.32: **CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – HOLT POUND**



HED1 – Land at Middle Common

LAA Reference	HEA-011
Site Size (Ha)	2.3 ha
Existing Use	Greenfield
Proposed Future Use	Travelling Showpeople plots
Proposed number of pitches	6

**Site Description**

The site is located to the north of Headley Down and lies adjacent to an established travelling showpeople residential area. It is bounded by areas of woodland to the north and east. A public right of way runs along the northern boundary. An access road connects the southern tip of the site with Grayshott Road.

The site is irregular in shape and is predominantly grassland, but includes a building at its southern extremity. The land is relatively flat, but falls away steeply beyond the site boundary to the north. Site boundaries to the north and east feature mature trees and hedgerows providing the site with a sense of containment within the landscape. Adjoining buildings to the south are widely spaced to accommodate the parking and manoeuvring of large vehicles.

HED1 – Land at Middle Common

List of constraints & opportunities

- **Flood risk:** small parts of the site are susceptible to surface water flooding. These flood risk areas affect the western periphery of the site.
- **Green infrastructure:** mature trees on the site boundaries and woodland areas beyond the site are important features for helping to contain the site within the wider landscape.
- **Landscape:** there is potential for adverse landscape impacts in what is a relatively undeveloped area close to the Surrey Hills Area of Outstanding Natural Beauty.
- **Biodiversity:** part of the site lies within the 400m buffer zone for the Wealden Heaths Phase II Special Protection Area (SPA). Recreational impacts on the Wealden Heaths Phase II Special Protection Area would also need to be appropriately mitigated.
- **Biodiversity:** there are areas of priority habitats (lowland mixed deciduous woodland) adjoining the north-eastern site boundary.
- **Access:** connection to the local road network could be achieved via the existing access road following removal of the existing building in the southern part of the site.
- **Access:** potential to connect the site to the public rights of way network, improving connectivity for walking and cycling modes and enabling healthy & active lifestyles.

Summary of Reasons for Inclusion

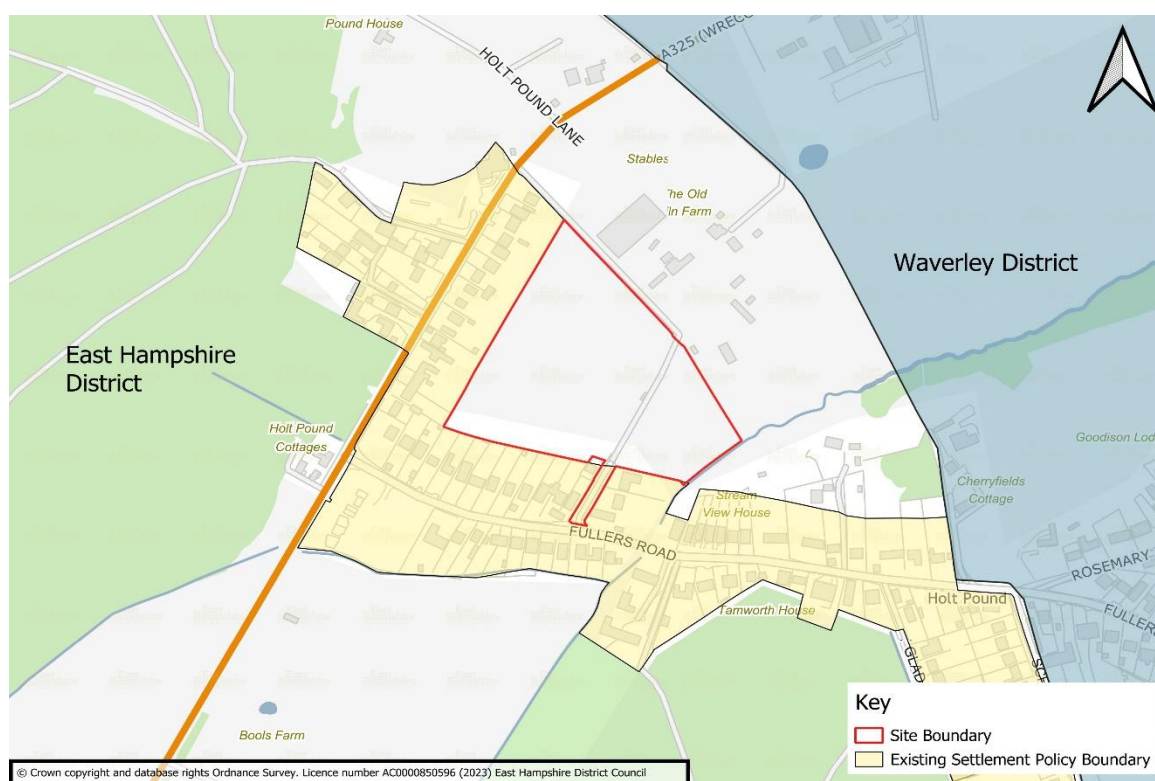
There is a significant need for travelling showpeople plots and very limited opportunities for their provision. This site presents the opportunity to deliver six additional plots that are well-designed and with a high standard of residential amenity, adjoining an already established site. Although the site does not score very highly in the Local Planning Authority's Accessibility Study, there is potential to increase its accessibility for pedestrians by connecting it to the adjoining public right of way. Impacts on environmental constraints (flood risk, green infrastructure, biodiversity) could be avoided or mitigated by appropriate design and layout, whilst landscape concerns could be addressed through maintaining and augmenting existing green infrastructure on the site boundaries. The potential impacts on the Wealden Heaths Phase II SPA could be mitigated by avoiding development within the 400m buffer zone. Potential recreational disturbance on the SPA could be mitigated in accordance with the Local Plan policy.

Infrastructure Requirements

- **Education:** No identified requirements at this stage.
- **Health:** No identified requirements at this stage.
- **Access:** A new connection to the existing access track would be necessary to support the development.
- **On-site drainage:** The site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- **Local area for play:** Opportunities for the provision of a children's play area within the site should be investigated.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

HOP1 – Land north of Fullers Road, Holt Pound

LAA Reference	BIN-005
Site Size (Ha)	3.8 ha
Existing Use	Agricultural
Proposed Future Use	Housing
Proposed Number of Homes	19

**Site Description**

The site lies to the north and east of residential areas in Holt Pound. A loose-knit collection of larger buildings, including some in equestrian use, are located to the north of the site. The eastern boundary follows a watercourse, whilst a public right of way runs along the northern boundary, connecting Fullers Road to Wrecclesham Hill.

The site is irregularly shaped and largely comprises greenfield pasture, although it is bisected in the east by an access track that connects the site to Fullers Road and Wrecclesham Hill. The land is relatively flat, but slopes gently, rising from the south-east to the north-west. There are mature trees and hedgerows on the site boundaries and along the course of the access track. Housing in the site's environs is predominantly of detached houses that are set back from the road on relatively large (but narrow) rectilinear plots. Residential properties immediately to the north of the site are larger, isolated dwellings.

HOP1 – Land north of Fullers Road, Holt Pound

List of constraints & opportunities

- **Biodiversity:** recreational impacts on the Wealden Heaths Phase I Special Protection Area would need to be appropriately mitigated.
- **Flood risks:** small parts of the site are susceptible to surface water flooding. These flood risk areas are in southern and eastern parts of the site, notably associated with the adjoining watercourse.
- **Landscape:** there is potential for adverse landscape and visual impacts including on the setting and context for the South Downs National Park.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, helping it to integrate with the wider landscape.
- **Access:** connection to the local road network could be achieved via the existing access track to Fullers Road. The access track and public right of way to Wrecclesham Hill is unlikely to be suitable as a principal access route for motor vehicles.
- **Access:** potential to connect the site to the public right of way, improving permeability for walking and cycling modes and enabling and active and healthy lifestyles.
- **Residential amenity:** due to the proximity of adjoining dwellings to the south and west, there is the potential for adverse impacts on the amenity of existing housing on Fullers Road and the A325.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

The site is relatively well-located for accessing local facilities and services in Rowledge and Wrecclesham. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (flood risks, green infrastructure) could be avoided or mitigated by appropriate design and layout. Landscape concerns could be addressed through keeping northern and eastern areas free of development, whilst providing a built form that is in-keeping with residential development along Fullers Road and the A325. It would be important to avoid the perception of sub-urbanisation. Mature trees and hedgerows could be maintained and augmented to achieve a net gain in biodiversity. The potential impacts due to recreational disturbance on the Wealden Heaths Phase I SPA could be mitigated without the on-site provision of suitable alternative natural greenspace, which would be impractical to deliver. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage. However, developer contributions (e.g. by a s.106 contribution) may be required towards education infrastructure within the Waverley Borough Council area, if identified through on-going 'duty to co-operate' discussions.
- **Health:** Developer contributions (e.g. by a s.106 contribution) may be required towards improvements at Rowlands Castle Surgery, to provide additional capacity. However, developer contributions may instead be required towards health infrastructure within the Waverley Borough Council area, if identified through on-going 'duty to co-operate' discussions.

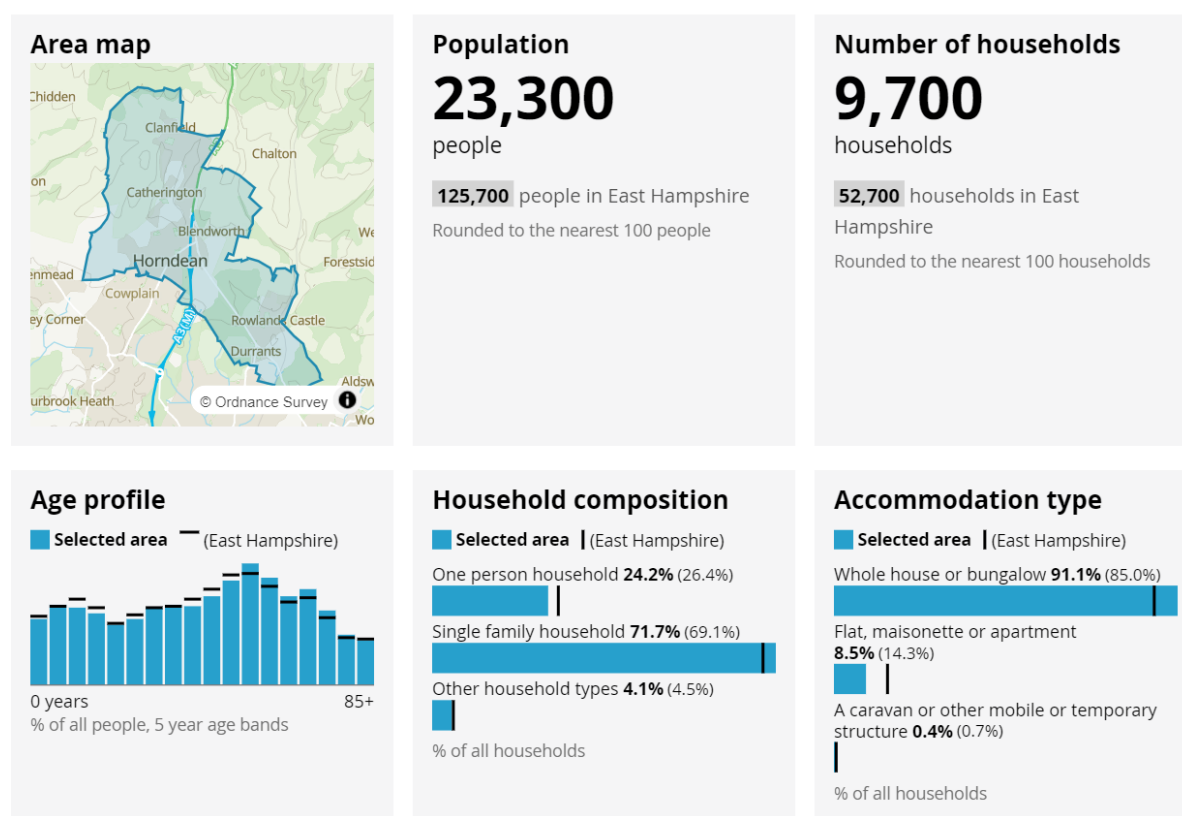
HOP1 – Land north of Fullers Road, Holt Pound

- **Access:** Improvements to the private access track to Fullers Road, including its widening, would be necessary to support development. New pedestrian and cycling infrastructure would also be required, including a suitable connection to the public right of way on the northern boundary.
- **On-site drainage:** the site is likely to provide opportunities for bespoke infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

SOUTH AREA: REMAINING SETTLEMENTS & SITE PROPOSALS

This part of the Local Plan Area forms part of the South Downs and South Hampshire Lowlands countryside character areas of East Hampshire. The geology of the South Area is largely chalk, but includes areas of overlying clay, especially adjoining the district boundary with Havant Borough Council's area. Topography ranges from the rolling chalk downland in the north to relatively flat areas that formed part of the once-extensive Forest of Bere in the south. The settlements of Horndean, Lovedean and Clanfield had medieval origins but now have a largely suburban, post-war character. The historic settlement pattern in the Catherington area has been retained over time, with linear groups of buildings being dispersed and separated by arable land and pasture. The A3(M)/A3 bisects the area and is a strategic transport route, but there are other, smaller road connections to the urban areas of Havant and Denmead. Rowlands Castle is on the Portsmouth-to-London railway line.

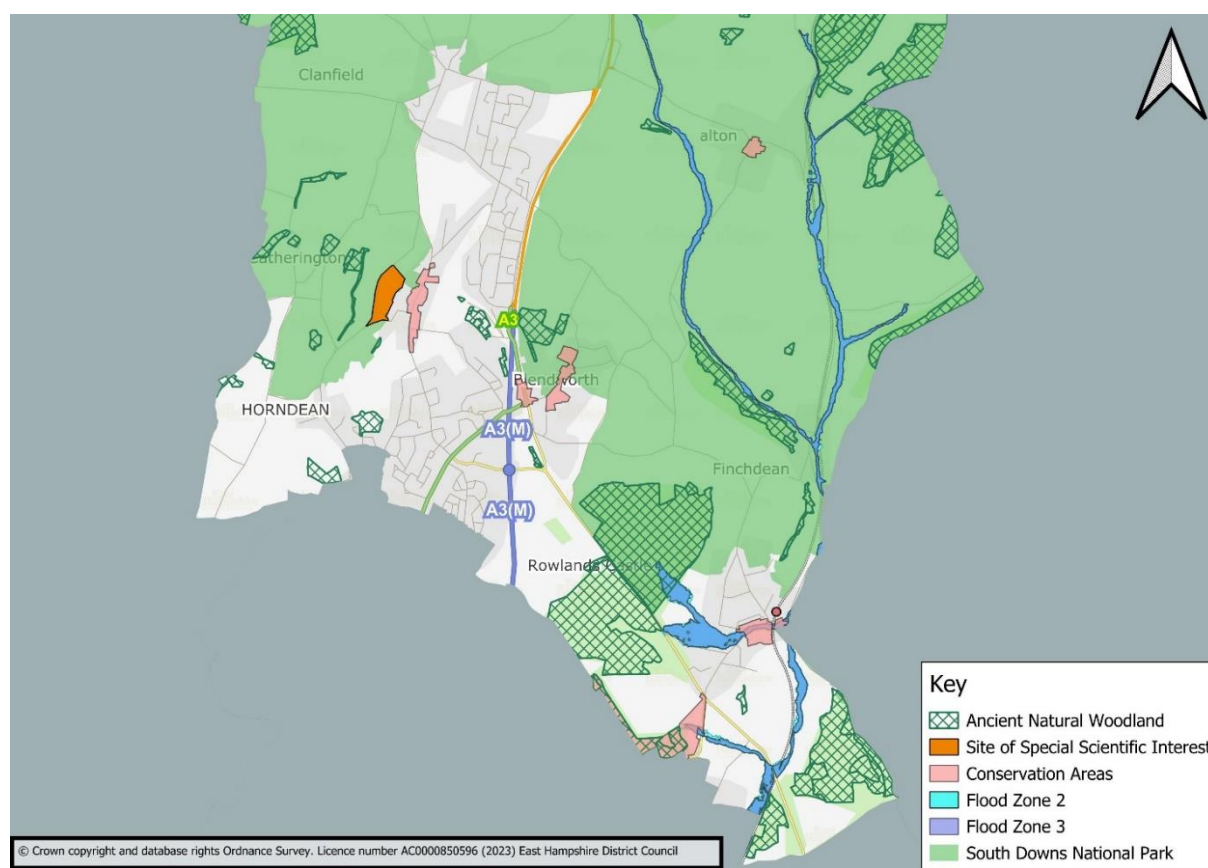
Population and household statistics that are available for a 'best fit' area from the 2021 Census provide the following overview of existing communities:



Source: Office for National Statistics - Census 2021

Sites within or close to the settlements of Catherington and Lovedean have been identified as those preferred for development in this Draft Local Plan. Figure 12.33 identifies many of the principal environmental constraints for new development in the South Area.

FIGURE 12.33: STRATEGIC ENVIRONMENTAL CONSTRAINTS FOR THE SOUTH



In the revised settlement hierarchy of this Draft Local Plan, Catherington and Lovedean are in Tier 4. This indicates that there is the potential for residents to access a limited number of facilities or services within a reasonable walking or cycling distance. As such, only a small-scale of new development is likely to be appropriate within these settlements, so that the Local Planning Authority remains true to the principle of helping the residents of new development to live more locally, using walking and cycling as modes of transport more frequently.

Figures 12.34 and 12.35 highlights where current planning applications are located within the Catherington and Lovedean areas in relation to the proposed allocations. Details on potential new sites in Catherington and Lovedean are identified after Figure 12.35.

FIGURE 12.34: **CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – CATHERINGTON**

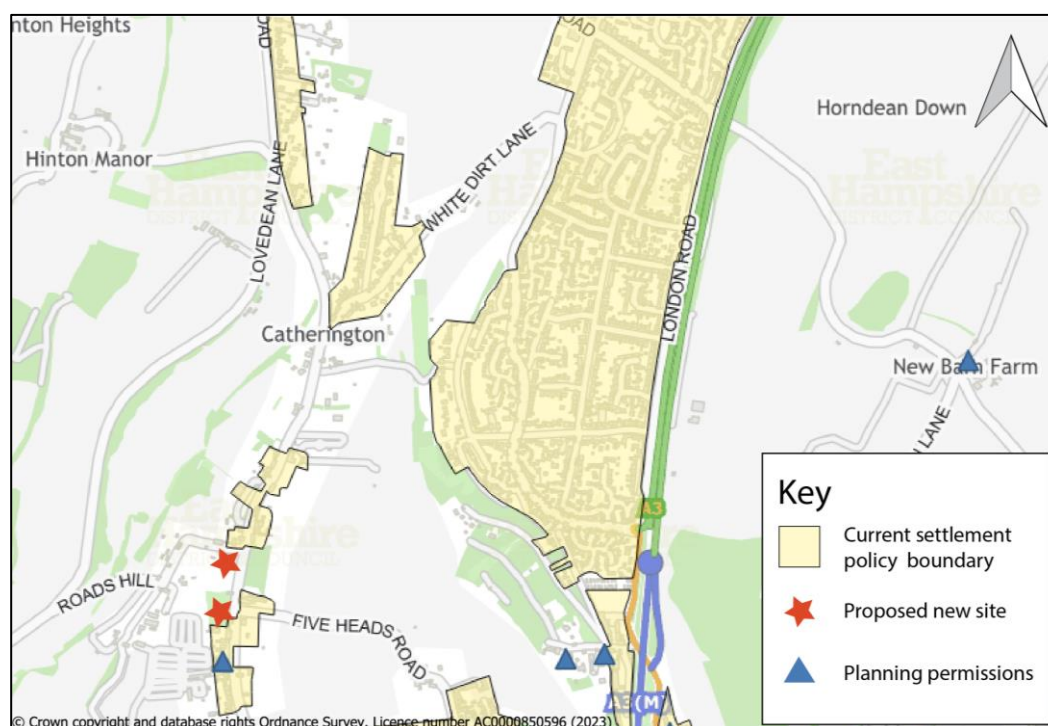
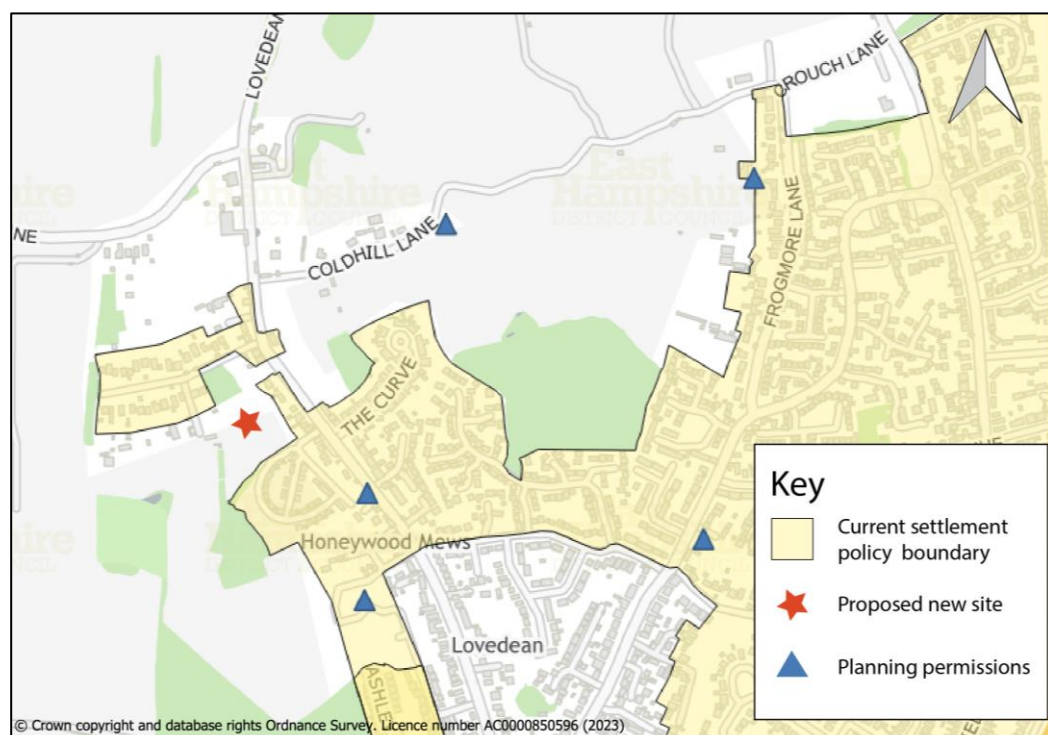


FIGURE 12.35: **CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS – LOVEDEAN**



CTN1 – Land at Parsonage Farm

LAA Reference	HD-002
Site Size (Ha)	0.7 ha
Existing Use	Natural greenspace and derelict structures
Proposed Future Use	Housing
Proposed Number of Homes	6

**Site Description**

The site lies on the western side of Catherington Lane, opposite the junction with Five Heads Road and adjoining a lay-by. Residential development lies to the south, with the Kingscourt School to the east, on the other side of Catherington Lane. There is public right of way adjoining the northern boundary and a small listed building immediately to the south-east. Land to the north and west of the site is undeveloped, with the South Downs National Park being located further to the west.

The site contains derelict structures, understood to be former agricultural buildings that were associated with Parsonage Farm. Some of these structures are the remnants of previously demolished buildings. Taken together, it appears that buildings on the site had been laid out around a central courtyard in the east of the site. There are mature trees and shrubs on the site's boundaries. The site is relatively flat and overgrown by vegetation. Nearby housing is generally laid out in a linear form, set-back from Catherington Lane, often with mature green infrastructure (hedges, shrubs, trees) on plot boundaries. There is also some courtyard-style development further to the south-east.

CTN1 – Land at Parsonage Farm

List of constraints & opportunities

- **Built heritage:** two Grade II listed buildings are located immediately to the south-east (a Granary and Farm House Cottage), with another to the east (Kingscourt School).
- **Built heritage:** the site adjoins the Catherington Conservation Area, which lies to the west.
- **Landscape:** there is potential for adverse landscape and visual impacts, due to the position of the site in close proximity to the South Downs National Park and the conservation area. The site makes a contribution to the rural setting of Catherington.
- **Water quality:** the site is located within a groundwater source protection zone (SPZ1) and is highly sensitive to deep drilling activities. The site is also within the Solent catchment area and will need to address nutrient neutrality.
- **Access:** vehicular access to Catherington Lane would likely require the removal/re-purposing of the existing lay-by to provide safe access/egress for new housing.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy and active lifestyles.
- **Green infrastructure:** mature field boundaries (including trees) are important characteristics, helping to integrate the site within its rural environs.
- **Biodiversity:** no designated constraints to development.
- **Flood risks:** no identified flood risks for the site, although parts of Catherington Lane (to the south) are susceptible to surface water flooding.

Summary of Reasons for Inclusion

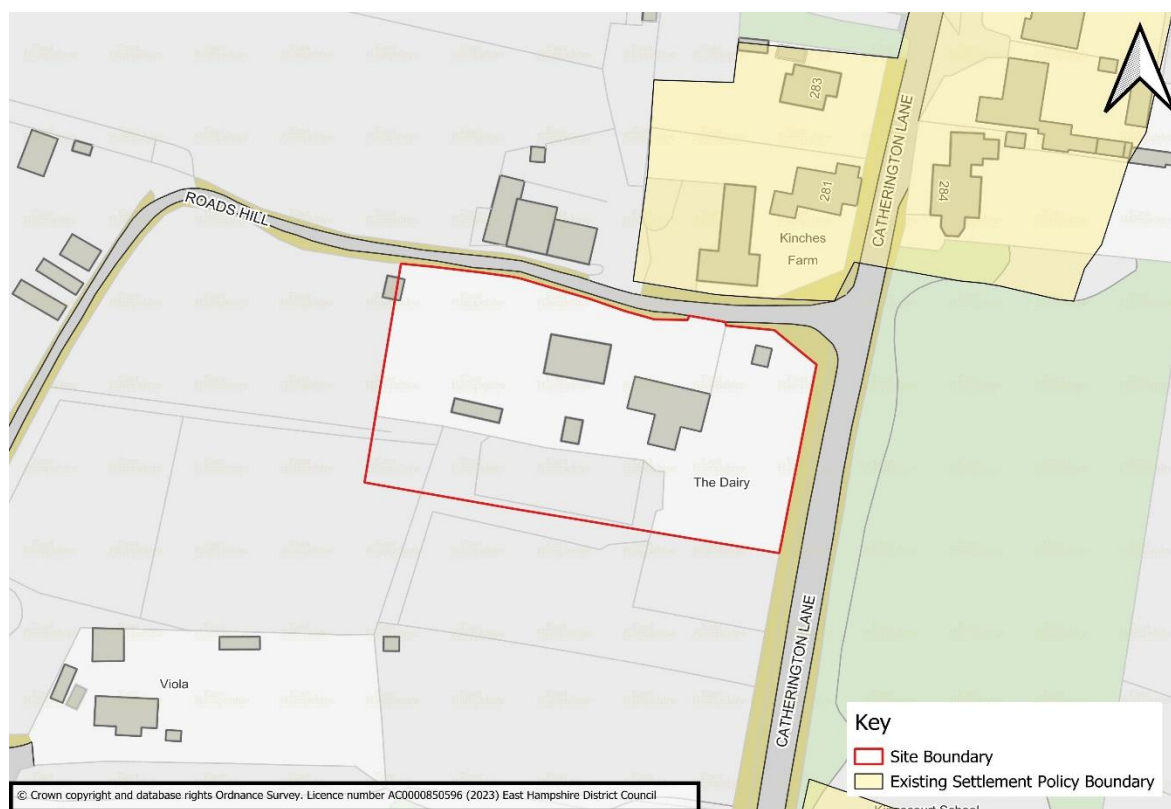
The site is relatively well-located for accessing some local services and facilities in Catherington by walking or cycling modes. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (heritage, water quality) could be avoided or mitigated through appropriate design and layout, taking account of the historic use and pattern of development on the site and its environs. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. A heritage statement could identify how to avoid adverse impacts on designated assets whilst enhancing the appreciation of the site's agricultural heritage through its re-development. Mature green infrastructure on the site's boundaries could be maintained and augmented, whilst the sensitive design of new buildings could reduce landscape concerns. The north-south layout of development could make passive design principles more difficult to apply, but there remains scope to support passive design principles and the installation of solar panels.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. by a s.106 contribution) will be required towards either the extension of Horndean Surgery or a replacement surgery at Clanfield.
- **Access:** a new vehicular access point to Catherington Lane and new pedestrian and cycling infrastructure will be required to support development. Convenient and safe connection to the public rights of way network should be provided. There is potential to remove or re-purpose the existing lay-by to provide safe access/egress.
- **On-site drainage:** very significant constraints for infiltration sustainable drainage systems are indicated. Appropriate infrastructure will be required to mitigate flood risks.

CTN2 – Land at the Dairy

LAA Reference	HD-027
Site Size (Ha)	0.5 ha
Existing Use	Former agricultural buildings in commercial use and equestrian uses
Proposed Future Use	Residential
Proposed Number of Homes	7

**Site Description**

The site is situated adjacent to Catherington, contained by mature landscape planting with direct access onto Roads Hill. The northern boundary adjoins Roads Hill, whilst the eastern boundary adjoins Catherington Lane. The Catherington Conservation Area lies to the north and east of the site. The southern and western boundaries are adjacent to paddocks, which are defined by post-and-wire fencing.

The site is previously developed land, which accommodates several buildings that have, in the past, been used for storage, car body repairs and equestrian uses. It is currently accessed from two points: at the junction with Catherington Lane and on Roads Hill. The northern and eastern boundaries comprise mature trees and hedgerows. The land is generally flat, but slopes gently, rising from east to west. Housing in the wider area is detached, laid out in linear form along Catherington Lane, often with mature green infrastructure on plot boundaries.