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## **Impacts upon existing Village Infrastructure**

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- **Holybourne is a rural Level 4 settlement with a limited but vital range of local services. A 160-dwelling proposal represents a 30% increase in village size — well beyond what is considered “small-scale local development” (JCS para 4.9). No Infrastructure Capacity Assessment has been submitted to demonstrate if / how key community facilities could / would support the population increase.**
  - **Current capacity at Andrews Endowed Primary School cannot accommodate all of the pupils from the proposed development without forcing travel outside the village - contrary to sustainable development principles.**
  - **Thames Water data confirms 375 hours of sewage discharge into the River Wey in the past 3 years due to system failure during heavy rain. Existing infrastructure is overburdened; no upgrades have been confirmed or funded. Approval should be withheld until written assurances are provided that upgrades will be delivered and financed. If appropriate, a Grampian condition could regulate infrastructure delivery timing — subject to full evidence and binding commitments.**
  - **Holybourne’s infrastructure cannot accommodate the scale of development proposed. In the absence of detailed capacity evidence and mitigation measures, the scheme would conflict with both local and national planning policies aimed at promoting sustainable, well-supported communities.**
  - **The development should be refused until robust infrastructure solutions are clearly demonstrated.**
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Holybourne is a rural village with a defined settlement boundary and a limited but essential set of local services—including a village hall, church, sports ground, playground, shop, pub, theatre, pre-school, and primary school. While geographically close to Alton, Holybourne retains a distinctly separate identity and character, valued deeply by its residents.



## Community Facilities

The proposed 160 dwellings would increase the village size by approximately 30%. As a Level 4 settlement in the District's Core Strategy hierarchy, Holybourne is only deemed suitable for "small-scale local development" (JCS para 4.9). This scale of growth is disproportionate and falls outside what the settlement can reasonably support.

While the applicant argues that the site is within walking distance of existing village facilities, no Infrastructure Capacity Assessment has been submitted. Without this, it is impossible to determine whether those facilities can accommodate a 30% rise in population - or whether mitigation measures or upgrades would be required and should be secured as part of the planning application.

## Primary School Capacity

A key example underscoring the need for a robust Infrastructure Capacity Assessment in support of development of this magnitude is the capacity of Andrews Endowed Primary School; the proximity and access to which is cited in the application submissions as an indicator of the sustainability of the location.

DfE national pupil yield data estimates that 160 dwellings would generate approximately 40 primary-aged children. Andrews Endowed Primary School is the only primary school in the village and within reasonable walking distance of the site. It is a single-form entry school with a capacity of 210 pupils.

According to gov.uk information and historic Ofsted reports, since 2006 the school has been operating with a spare capacity ranging between 10 and 29; although caution should be taken with the capacity figure from 2025, as this is abnormally higher than the previous years.

**Table 1: Historic School Roll & Capacity Data for Andrews Endowed Primary School**

	School Capacity	Number of Pupils on School Roll	Spare Capacity
2025 (Gov.uk)	210	181	29
2023 (Ofsted)	210	200	10
2021 (Ofsted)	210	197	13
2016 (Ofsted)	210	195	15
2012 (Ofsted)	210	197	13
2006 (Ofsted)	210	194	16

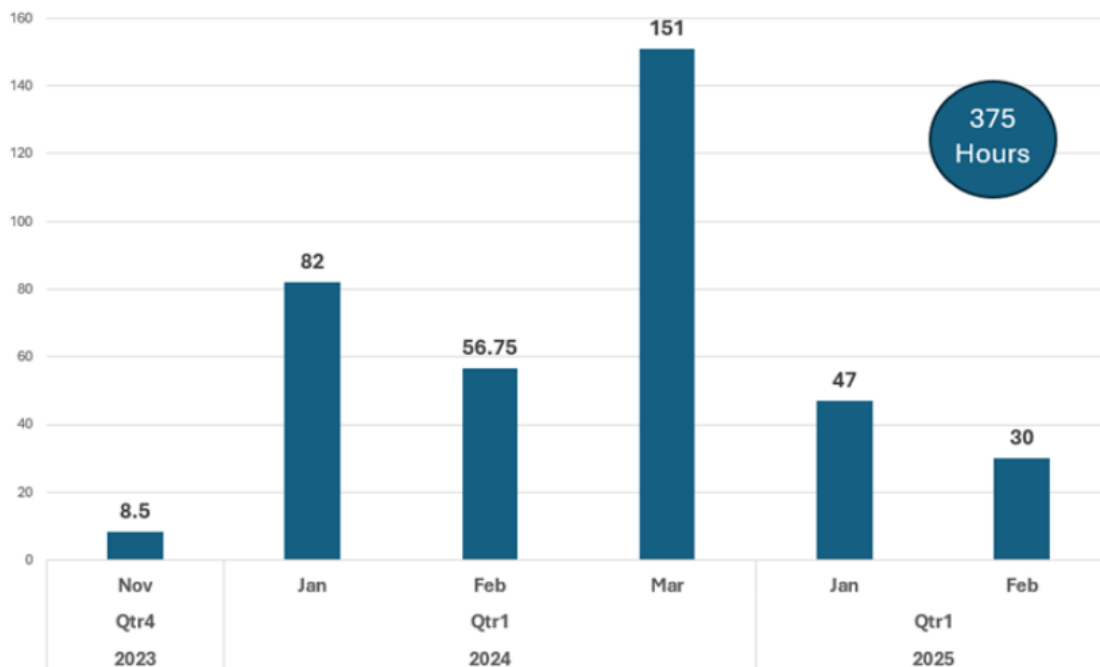
Using the DfE's pupil yield information suggests that 40 houses would yield 10 primary school aged children (=2023 capacity), 64 housing would yield 16 children (= average capacity) and 116 houses would yield 29 children (=2025 capacity). Moreover, whilst it is



evident that Andrews Endowed could support some additional development in the village, that development would need to be at a much more modest scale than is proposed. The application would therefore risk oversubscribing the village school, forcing children to travel to Alton for education - which runs counter to sustainable development principles.

### Water & Sewage Infrastructure

JCS Policy CP26 requires developments to demonstrate adequate water and wastewater capacity. Current Thames Water data shows that Holybourne's foul drainage system has failed repeatedly during heavy rainfall, with 375 hours of sewage discharged into the River Wey over the past three years due to pumping station overload.



Thames Water Data

### ***Sewage Discharges (Hours) Holybourne Pumping Station:2022-2024***



As JCS para 7.53 states, “housing development will be directed initially towards those catchments that still have capacity.” On this basis, EHDC should be directing growth away from Holybourne.

It is acknowledged that resolving existing infrastructure issues is not the sole responsibility of the applicant. However, the proposed development must not worsen current failures. Approval should not be granted until Thames Water confirms, in writing:

1. What upgrades will be made to ensure the development can be accommodated; and
2. How those upgrades will be fully programmed and funded.

No works should commence until the Council receives binding assurances that these upgrades will be delivered in full. Subject to satisfactory evidence and commitments, a Grampian condition could potentially be applied to regulate infrastructure delivery.

Holybourne's sewage infrastructure is already stretched. Adding 160 homes without careful consideration and verified mitigation risks exacerbating existing shortfalls - and undermines the principles of sustainable, policy-led growth.

## **Conclusion**

The proposed development represents a scale of growth that is inappropriate for a village of Holybourne's character, position in the settlement hierarchy, and infrastructure capacity. In the absence of a detailed Infrastructure Capacity Assessment, and with substantial existing limitations across primary education, foul drainage, and community services, the development cannot be considered sustainable.

Until such time as sufficient evidence, commitments, and mitigation measures are in place to demonstrate that Holybourne can accommodate this level of development without adverse impact, this proposal must be resisted. It is essential that growth across East Hampshire aligns not only with housing need, but with the principles of sustainable, well-supported communities set out in both the Joint Core Strategy and national planning policy.