

Redbrown Development Proposal Update

Holybourne Village Association



Agenda

- Introduction
- Redbrown Proposal – Details
- HVA – Official Response
- Questions
- Next Steps

Objectives

- Share information
 - Make up your own mind
- Reassure
 - Share the underlying logic of our objections – based on planning law
 - Crafted with the support of planning experts
- Guidance
 - How to respond

The Proposed Development

Rob Law – HVA Chairman

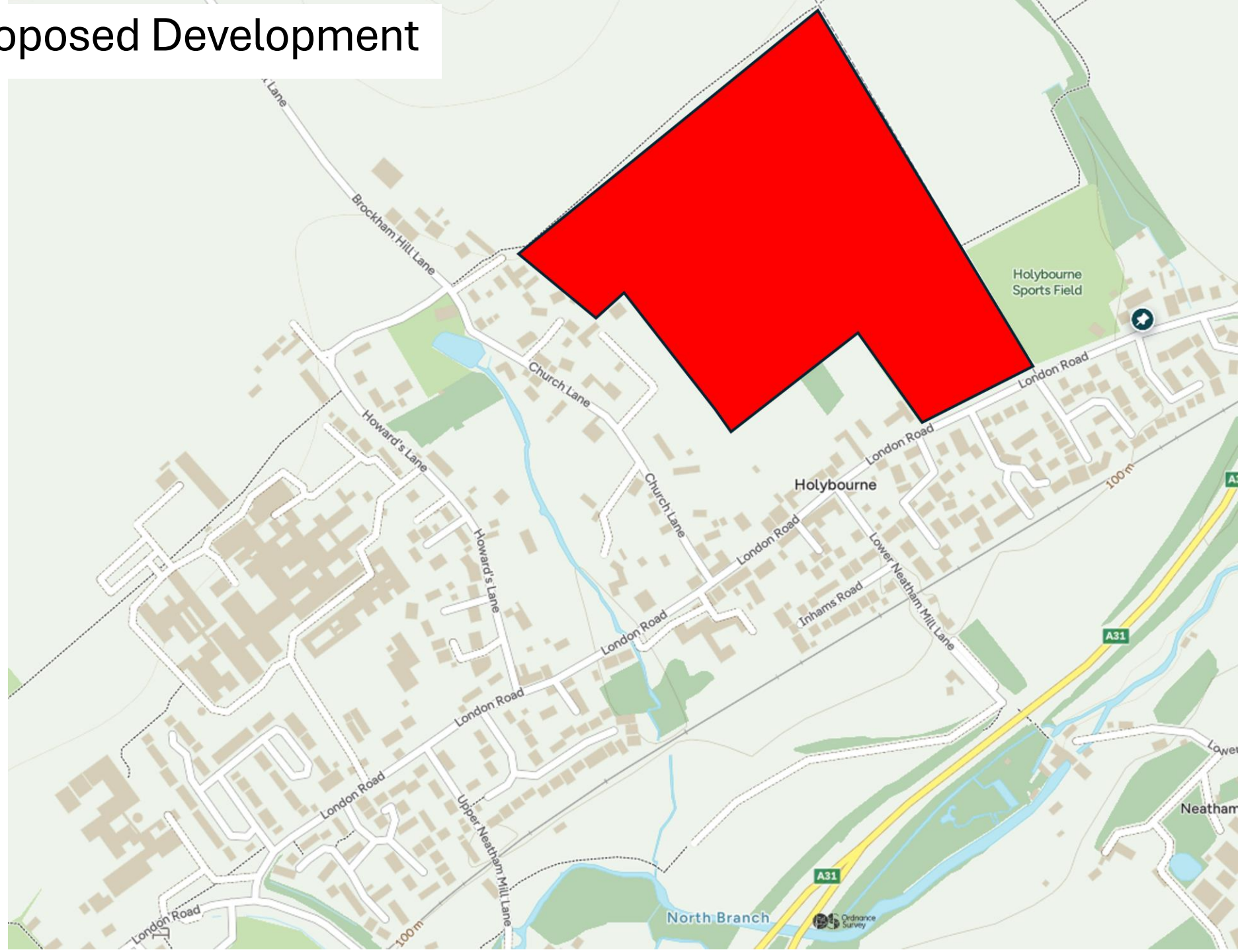


Redbrown Development Proposal - Summary

- Outline Planning Proposal
 - Submitted: 2nd July 2025
 - Expiry Date: 1st October 2025
 - Closing Date for Objections: 11th August 2025
- 160-dwellings
 - 66 Affordable
 - Including 38 for Social Rent
- Construction to take 4 years (!)
- This is a speculative application, not part of a Local or Neighbourhood Plan

Scale & Location of Proposed Development

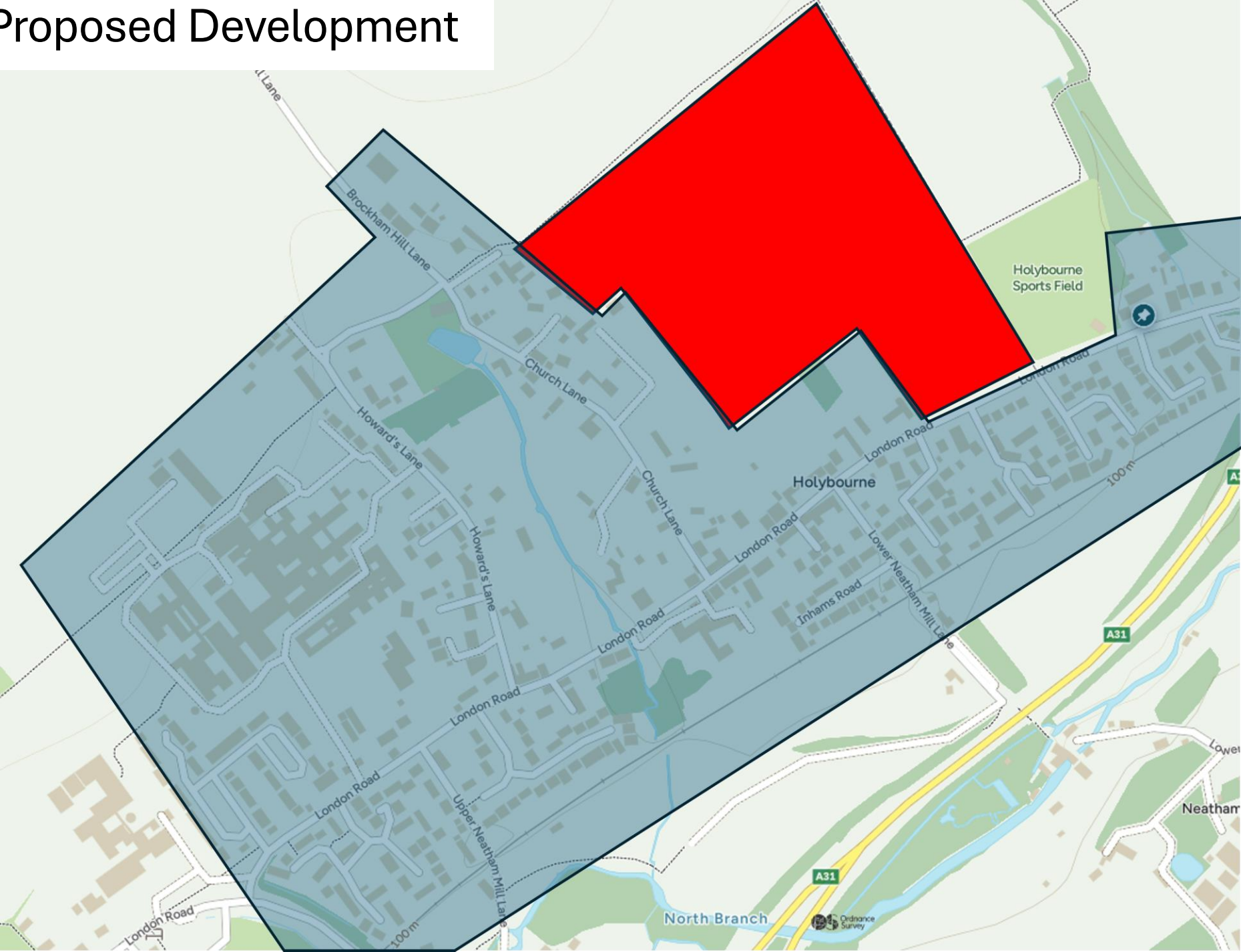
 Proposed Development



Scale and Location of Proposed Development

 Proposed Development

 Existing Settlement



Cricket Club
& Sports Field

Existing Play Park

White Hart

St Swithun's Way



HVA Formal Planning Objections

John Bound



HVA Response

- Small team working on this for several months
- Enlisted external expertise
- Identified 10 key areas of opposition
 - Based on current planning policies

Key Planning Concepts

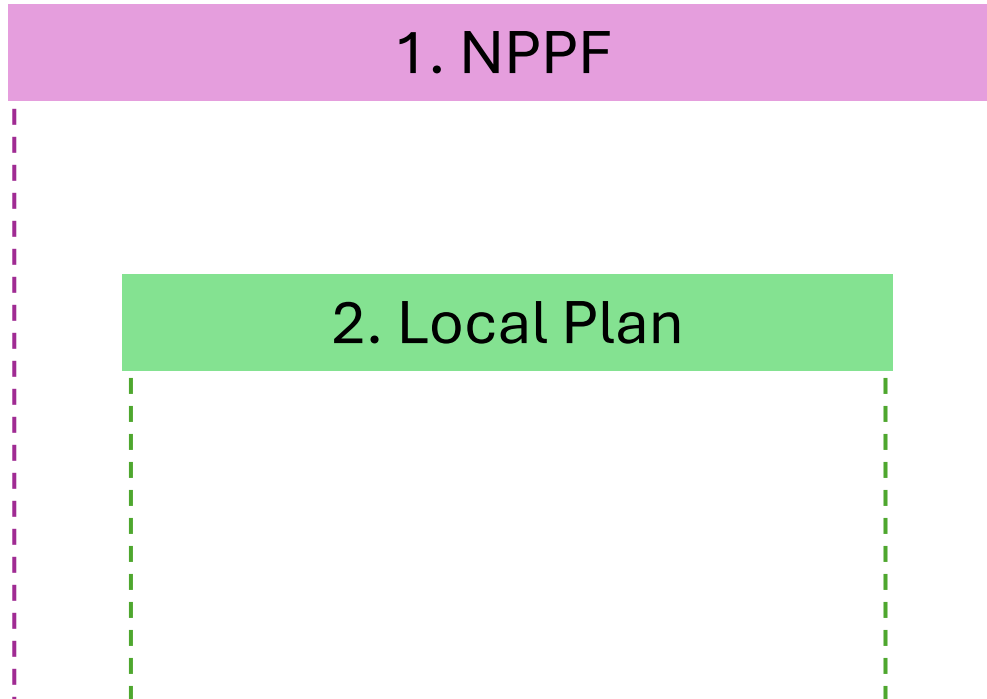
Planning Policy Hierarchy - England

1. NPPF

National Planning Policy Framework

- Sets out the government's planning policies for England and how they should be applied.
- Provides a framework for Local Plans and decision-making.
- Emphasises sustainable development, design quality, housing delivery, and environmental protection.
- Revised in December 2024

Planning Policy Hierarchy - England



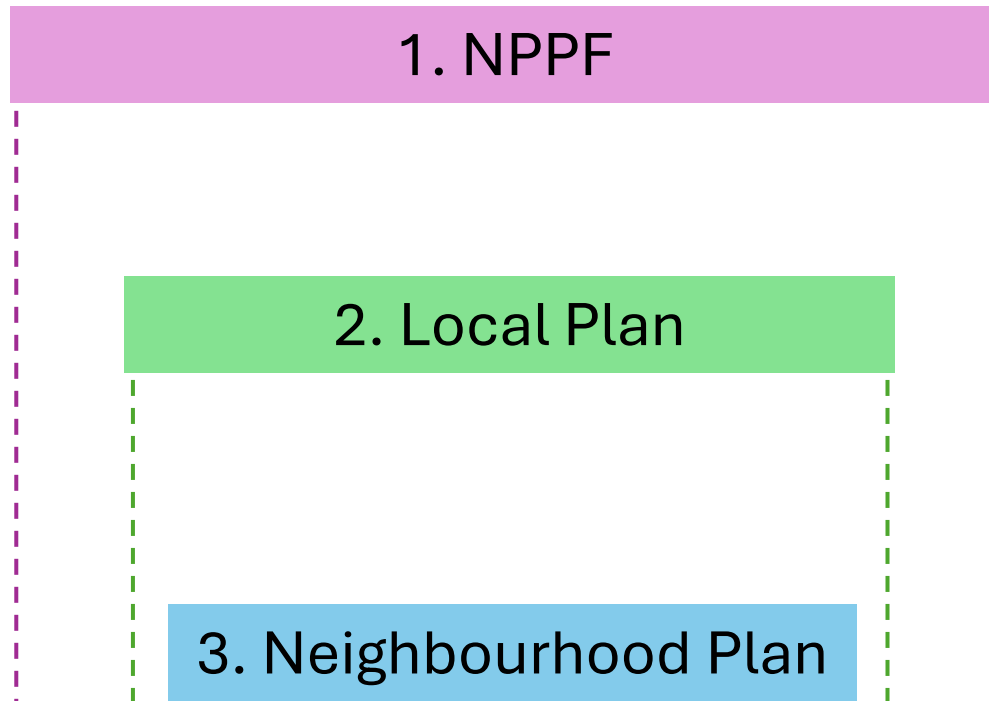
Local Plan (*East Hants District Council*)

- Statutory documents that set out policies for land use and development in a specific local authority area.
- Define housing allocations, employment land, infrastructure needs, and environmental constraints.
- Must be in general conformance with the NPPF.
- **Form the primary basis for determining planning applications in the area.**
- Current adopted Local Plan:

Part 1 – **Joint Core Strategy (JCS)** - May 2014

Part 2 – **Housing & Employment Allocations** - April 2016

Planning Policy Hierarchy - England



Neighbourhood Plan

- Community-led plans for guiding development at a local level (e.g. a village or town).
- Can allocate sites for housing, protect green spaces, and shape design standards.
- Must conform to strategic policies in the Local Plan.
- Current Alton Neighbourhood Plan valid from 2011 -2028

The 'Tilted Balance'

- If a Local Authority does not have a 5-year land supply identified:
 - Planning decisions will be 'tilted' in favour of development proposals
- EHDC only has a 2.7-year land supply identified
- However, some breaches of specific policies overrule the "Tilted Balance" principle

HVA Objections

Backed by Planning Law and Legal Precedent



1. Impact Upon Ancient Scheduled Monument

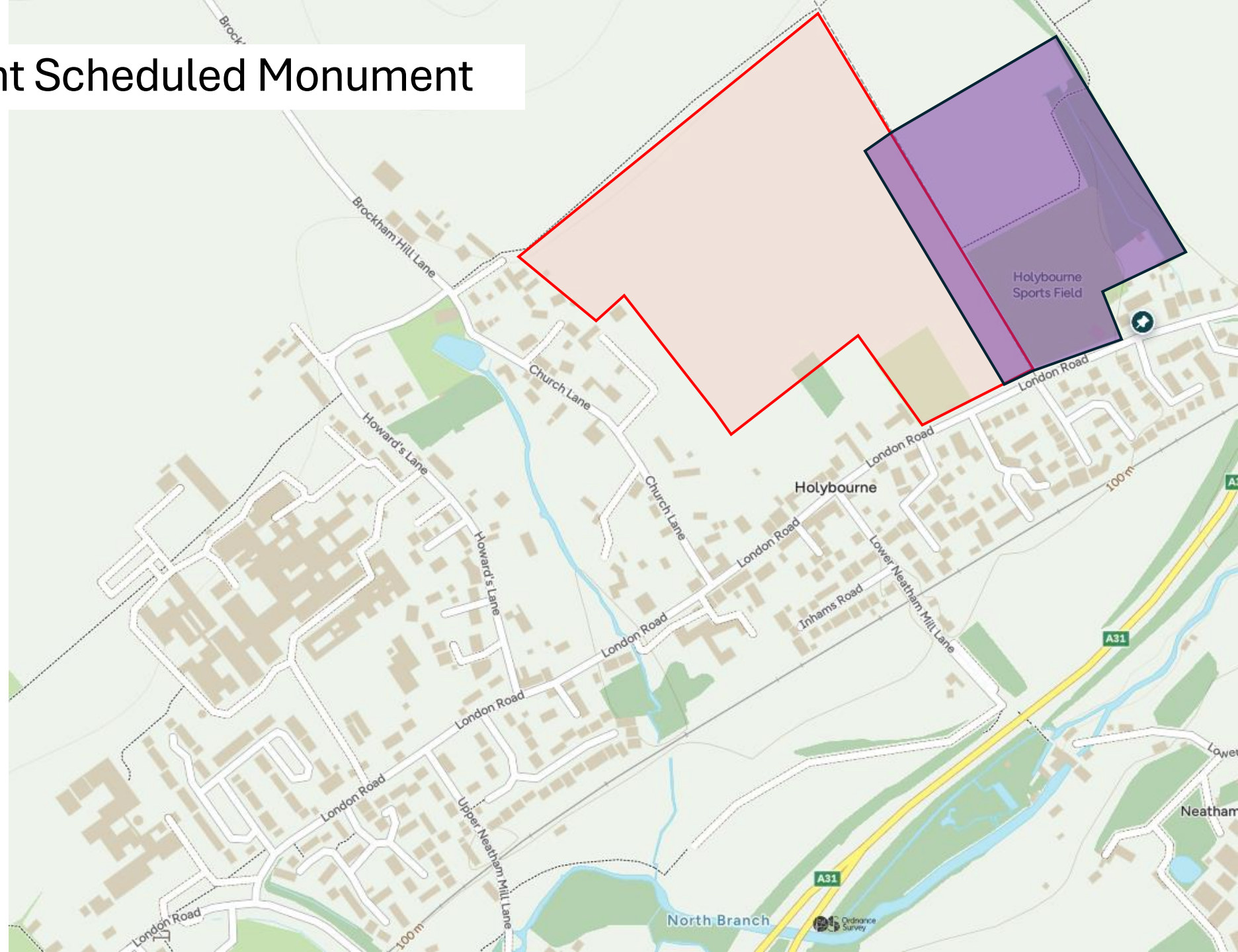


Redbrown Site



Cuckoo's Corner

(Vindomis Roman Settlement)




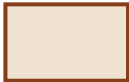
1. Harm to Ancient Scheduled Monument

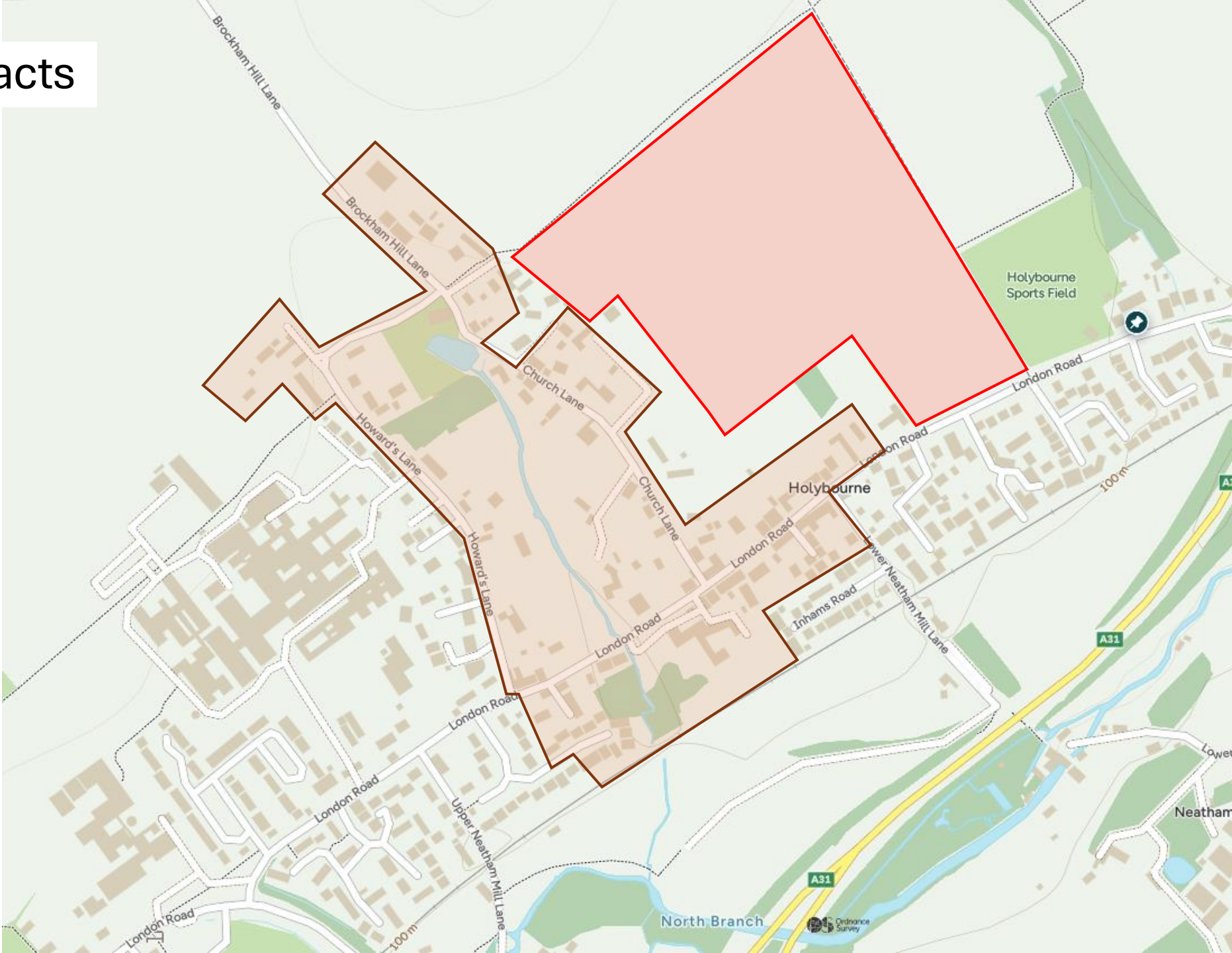
- The site borders the nationally significant Roman settlement at Cuckoo's Corner (which is a Scheduled Monument).
- The development would harm both its physical integrity and its wider setting, including relocating inappropriate infrastructure like play park facilities.
- This constitutes *substantial harm* requiring “*wholly exceptional justification*” under the National Planning Policy Framework (NPPF) paragraph 213, which the applicant has not provided.
- Relevant policies:
 - NPPF ¶11d(i), ¶213;
 - East Hampshire District Local Plan: Joint Core Strategy (JCS) Policy CP30.



Torrisholme Bowl
Appeal


2. Other Heritage Impacts

-  Redbrown Site
-  Conservation Area



2. Harm to Other Heritage Assets and Conservation Area


- **Urbanisation of the rural setting** would cause *substantial harm* to the setting of the:
 - Grade II* Church of the Holy Rood,
 - Grade II Manor Farm House,
 - Holybourne Conservation Area,
- And *harm* to the settings of
 - Grade II listed buildings including Holybourne House, Oak Cottage and The Forge.
- The setting and historic character of the core village would be irreversibly compromised, with urban features such as traffic calming, out of character.
- Public benefits do not outweigh the heritage harm, contrary to NPPF policy.
- Relevant policies:
 - NPPF ¶11d(i)
 - JCS Policy CP30.

A yellow circle with a black outline, containing the text "This is a key objection!".

This is a key objection!

3. Loss of Designated Local Green Space (Holybourne Play Park)

 Redbrown Site

 Play Park

‘Local Green Space’ land is identified by local communities and designated through **local or neighbourhood plans** for special protection, effectively ruling out most new construction except in special circumstances.



3. Loss of Designated Local Green Space (Holybourne Play Area)

- The existing play area is a **highly-valued** Local Green Space under the Alton Neighbourhood Development Plan (ANP) Policy CH5.
- Proposed relocation diminishes its accessibility, open views, and community role.
 - Loss of special views and is a notable village facility
 - Park will 'belong' to the housing estate surrounding it, not the village.
 - Easy parking and access will be downgraded
- Changes to Designated Local Green Space should only be made via plan-making, in exception circumstance and **not by speculative applications.**
- Relevant policies:
 - NPPF ¶11d(i)
 - JCS Policies CP1, CP16, CP17
 - ANP Policy CH5.



This is a key
objection!

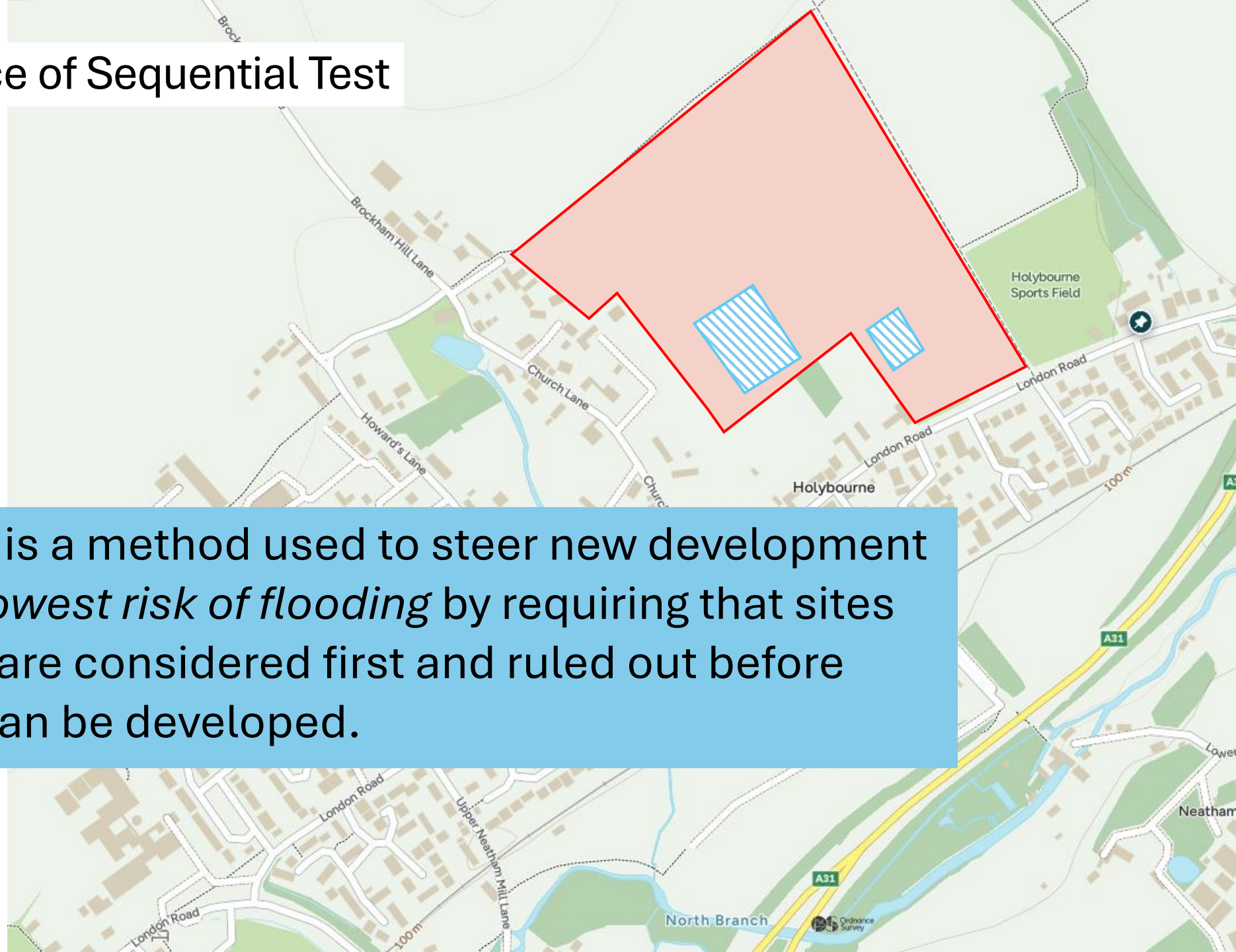
4. Flood Risk – Absence of Sequential Test



Redbrown Site



Springs & Lavant Streams





A **Sequential Test** is a method used to steer new development to areas with the *lowest risk of flooding* by requiring that sites at lower flood risk are considered first and ruled out before higher-risk areas can be developed.

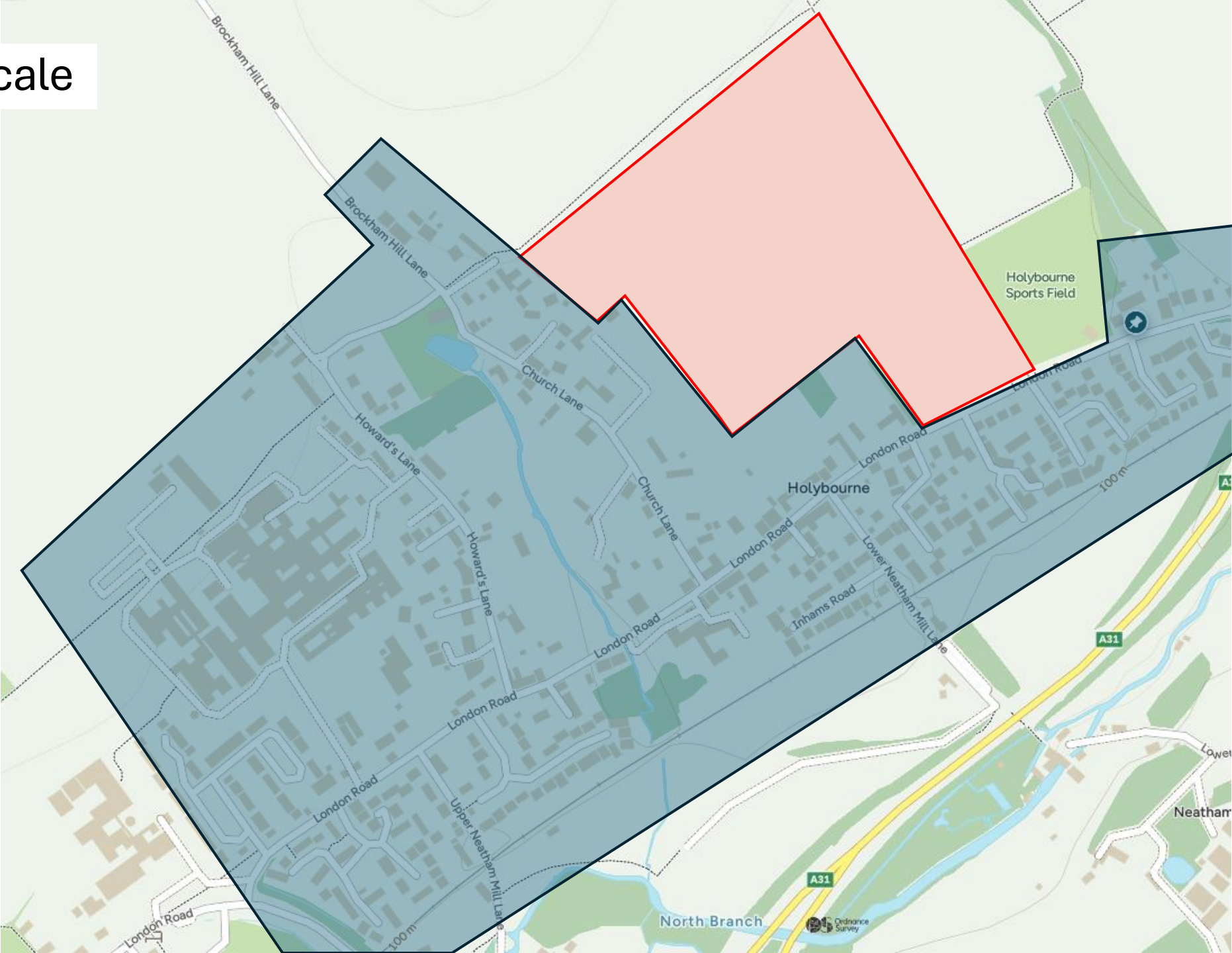
4. Flood Risk – Absence of Sequential Test

- The site lies in an area of potential **groundwater flooding** as identified in EHDC's Strategic Flood Risk Assessment and confirmed in JCS Policy CP25.
- This has been corroborated by local knowledge and evidence
- No Sequential Test has been provided to demonstrate that this site is the most appropriate location.
- In the absence of this test, development in flood-prone areas should be refused.
- Relevant policies:
 - NPPF ¶11d(i), ¶173
 - JCS Policy CP25.

This is a key
objection!

5. Disproportionate Scale

-  Redbrown Site
-  Existing Settlement



EHDC - Current Settlement Hierarchy: 2011 - 2028

Housing Allocations in current Local Plan

Level 1	Whitehill & Bordon (Strategic): 2,725	Alton (Market Town): 700
Level 2	Large Villages: (e.g. Liphook, Horndean) 700 collectively	
Level 3	Mid-Size Villages: (e.g. Four Marks, Clanfield) –varied allocations	
Level 4	Small Villages: (e.g. Holybourne) 150 combined across 20+ villages	

(JCS para 4.9).

Holybourne is designated a Level 4 “settlement with a settlement boundary” containing a “limited range of services”, ***suitable only for “small-scale local development”***

5. Disproportionate Scale

- Holybourne is a Level 4 “Other Settlement” intended only for small-scale development under JCS paragraph 4.9.
- A 160-home development would increase the village size by ~30%, disrupting community cohesion and identity.
- **This contravenes EHDC’s spatial strategy and settlement hierarchy.**
- Relevant policies:
 - JCS Policies CP1, CP2, CP10, CP23
 - ANP CH5.



Tibberton
Appeal

6. Landscape and Visual Harm

- The site is part of Local Area 4b.1 in EHDC's *Landscape Capacity Study*. It has low capacity for change.
- Proposed build form would significantly harm views, landscape character, and local distinctiveness.
- Public benefits do not outweigh visual harm, as reinforced by the Southminster appeal precedent.
- Relevant policy:
 - EHDC LCS (2018).



Southminster
Appeal



7. Unsustainable Transport Patterns

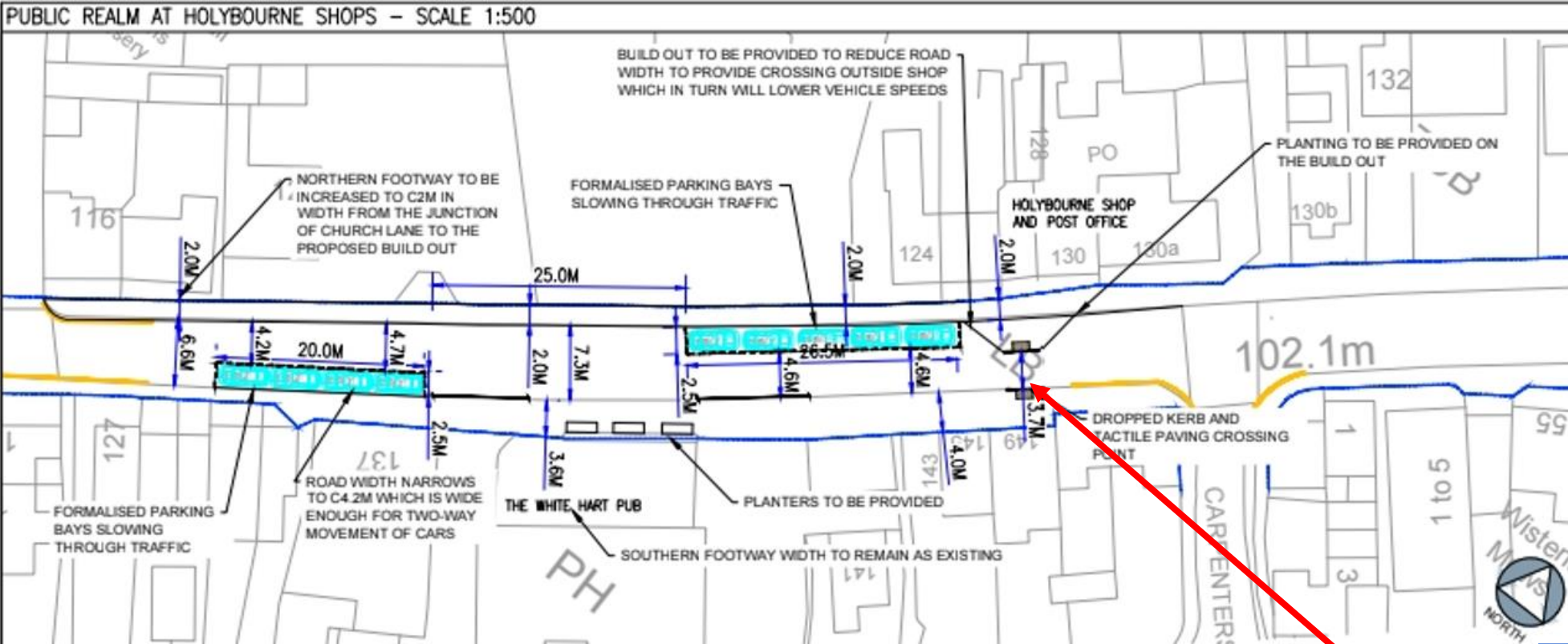
The development fails to support EHDC's *Sustainable Transport Objectives*:

- The site's location and scale conflicts with our Level 4 settlement status
- location would generate predominantly private car trips, undermining sustainable transport goals.
- No credible assessment of Holybourne's service capacity has been provided.
- Most trips from the development would be external to the village by car.
- Relevant policies:
 - NPPF ¶110;
 - JCS Policies CP1, CP2, CP10.

8. Adverse Highways and Access Impacts

- Increased traffic on narrow village roads:
 - Increases risks to safety of all residents, but especially young children
 - Significantly increases existing congestion through village at peak times
- Access point near Pentons Close is dangerous due to limited visibility and pedestrian conflict.
- Traffic modelling presented by Redbrown underestimates the likely impact of the development
- Proposed mitigation measures do not address the key issues of road capacity and are damages the village's character and conservation status.
- Construction traffic impacts are unassessed and unaddressed.
- Relevant policy:
 - NPPF ¶11d(i).

8. Traffic Calming & Restricted Parking Proposals

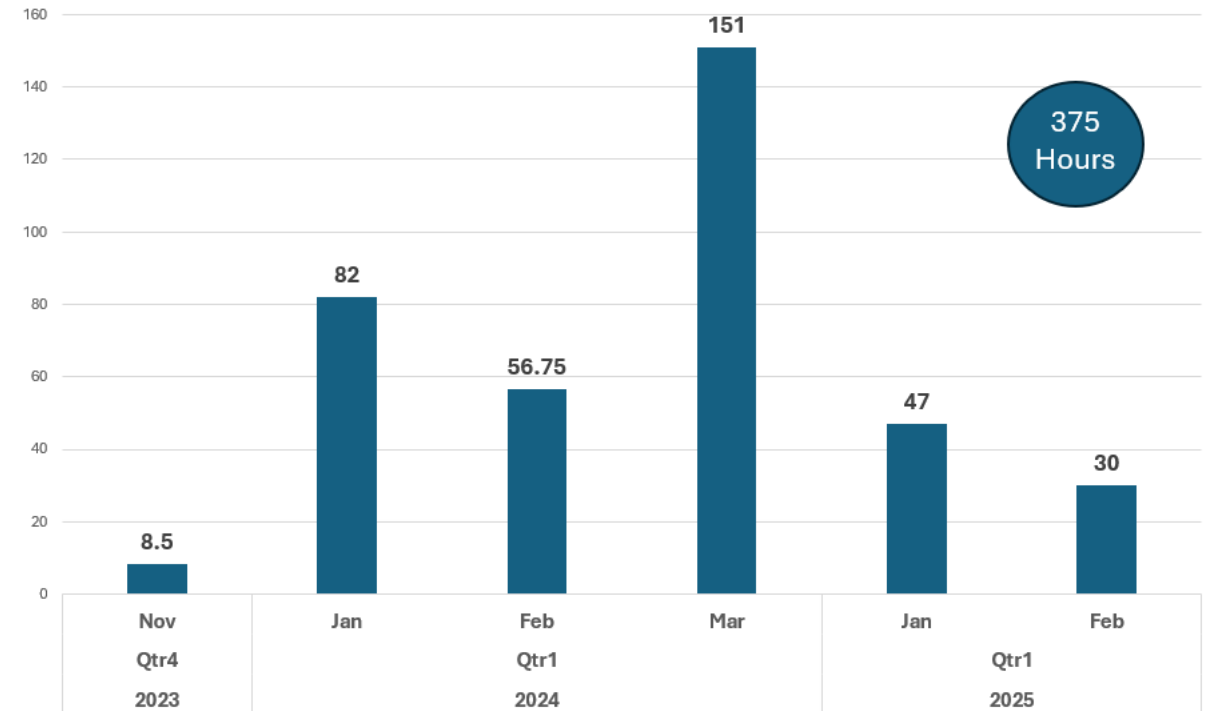


Traffic Calming does mean additional road capacity



9. Inadequate Infrastructure Provision - Wastewater

- No Infrastructure Capacity Assessment submitted.
- Local wastewater systems are overburdened.
- River Wey discharges are frequent in winter
- No confirmed upgrades or mitigation.
- Relevant policy:
 - JCS ¶4.9

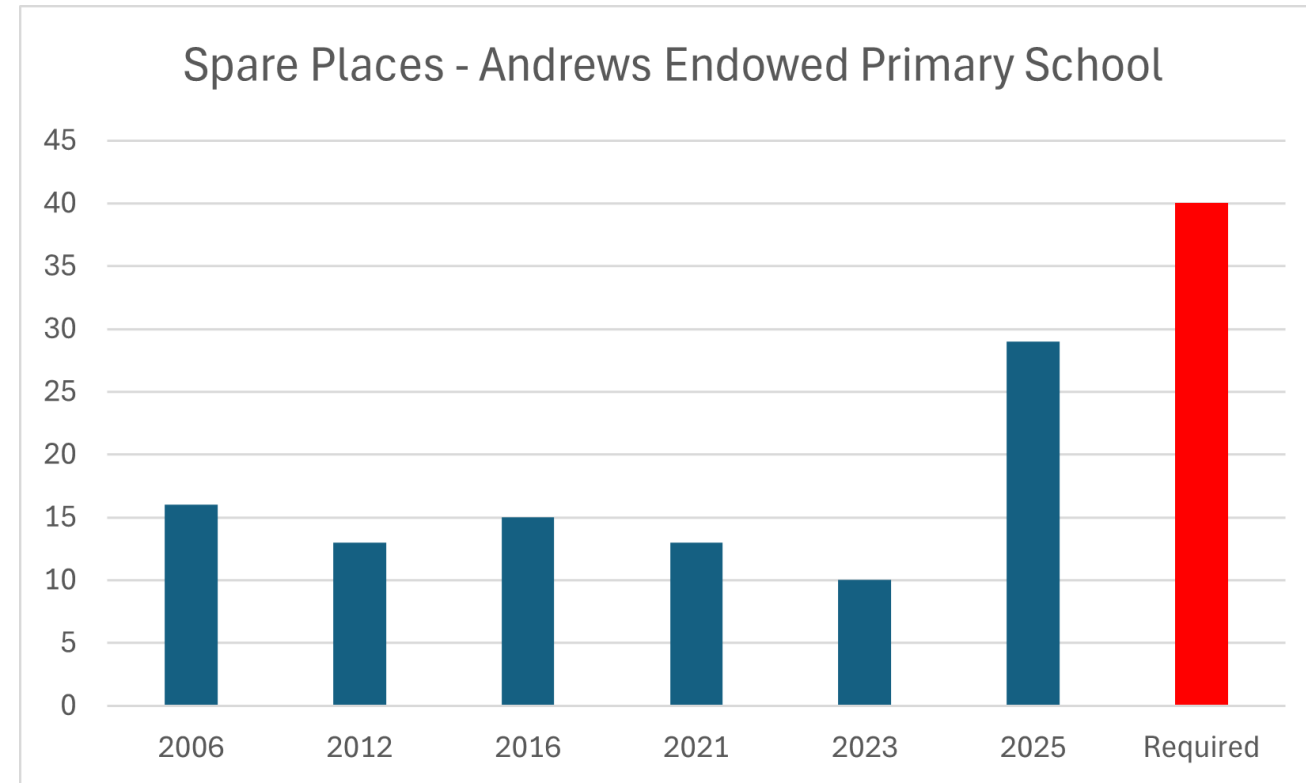


Thames Water Data

Sewage Discharges into the River Wey (Hours)

9. Inadequate Infrastructure Provision – Primary School Places

- 160 dwellings would generate approximately 40 primary-aged children
 - DfE national pupil yield data
- This exceeds the current space capacity (also an historic high)
- Children may need to travel to Alton for education
- This is counter to local sustainable development principles.
- Relevant policy:
 - JCS ¶4.9.



10. Loss of BVM Agricultural Land

- Best & Most Versatile agricultural land would be lost
- NPPF recognises economic and other benefits from such land
- Relevant policy:
 - NPPF ¶187

Summary

Each of these objections ***independently*** provide sufficient grounds to refuse the application:

- 1. Harm to Schedule Monument**
- 2. Harm to Conservation Area & Listed Buildings**
- 3. Loss of a Designated Green Space (Holybourne Play Park)**
- 4. Risk of Flooding without a sequential test**

Further harm arises from impacts caused by disproportionate scale on:

- Transport
- Landscape
- Infrastructure – Sewage & School Places

Questions

Next Steps

Jerry Janes



How to Respond



Don't Swamp Holybourne



Holybourne.com/swamp

- Portal (Preferred)
 - Over 100 responses – all objections visible
 - Preferred route
- Email
 - Send to Planningdev@easthants.gov.uk
 - Include your Name, postal address & postcode
 - Quote the Planning Application reference: EHDC 25-0748-OUT
 - Emailed objections carry limited weight unless identified
- Closing Date 11th August 2025
 - **Don't leave it until the last minute!**

DON'T SWAMP HOLYBOURNE



Prevent the Urbanisation of our Village!