

Planning Policy Department  
East Hampshire District Council  
**By Email:** [localplan@easthants.gov.uk](mailto:localplan@easthants.gov.uk)

8 October 2019

Dear Sir/Madam

## **East Hampshire District Council (EHDC) Local Plan: Large Development Sites Consultation**

Rowlands Castle Parish Council (RCPC) has considered which two of the 10 Large Sites identified appear most suitable to include in EHDC's Local Plan. In the attached Annex A, using the questions asked in the Consultation, RCPC offers both the reasons why this is so and gives more detailed comments as to why the Extension of the Land East of Horndean (Hazelton Farm) is not suitable for further consideration.

### **Overall Assessment**

The 2 sites that originally featured in the draft Local Plan, namely Whitehill & Bordon (WB) and Northbrook Park (NBP), stand out as the most suitable to be taken forward. In particular, they have considered the provision of good infrastructure that is the key to delivering success in providing new homes, places of employment, entertainment and leisure facilities.

- WB builds on the current excellent redevelopment of the former garrison town using a majority of brownfield sites and with the potential to really draw in retail and other amenity providers because of the large size of the overall project and increased footfall. It is fairly close to main trunk routes north and south, together with the stations at Bentley and at Farnham.
- NBP is very well situated to take advantage of the A31 trunk route and the relative proximity of Farnham Station, together with the various amenities of that town, whilst at the same time being an excellent example of how we should build new communities that are attractive to live in and can form a real community, not just a dormitory area that lacks focus.
- The location of these 2 sites also enables residents to access London, Guildford and other local large centres for work or entertainment relatively easily using public transport and main roads.
- These 2 sites contrast strongly with the poor proposal that forms the Extension of the Land East of Horndean (Hazelton Farm) (HD). Here, the developer's first premise is that the adjacent Land East of Horndean (LEoH) development will progress quite quickly (though this is definitely proving not to be the case to date) and where the infrastructure in general is not up to supporting such a large further increase in the local population over and above that proposed for LEOH. Many of the residents will need to seek work at a distance in Havant, Portsmouth, eastwards to Chichester and beyond and northwards to Petersfield and beyond eg Guildford and London. There are no convenient rail links and no substantial bus services, thus there would be a very considerable increase in car commuting along a now inadequate local road system (apart from the already crowded A3(M)). It will represent a population overload to the area when all the local developments proposed over the next 10-20 years are taken into consideration. The building of what will effectively be a large 'dormitory' development with no real focus is not what modern planning should be about.

Annex A attached provides the detail of RCPC's response.

Yours faithfully



Cllr Chris Stanley  
Chairman of Rowlands Castle Parish Council