

12



SITE ALLOCATIONS

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 being proposed for allocation in this Draft Local Plan, but they are not yet confirmed as suitable for development. This is because the Local Plan is a draft document for consultation purposes. Where planning applications are or have been submitted for sites identified in this Draft Local Plan, those applications will be considered on their own merits against adopted development plan policies and national planning policies.

Because the proposed site allocations of this Draft Local Plan have not been confirmed, there are no criteria to regulate development within this chapter.

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 proposed site allocations 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.

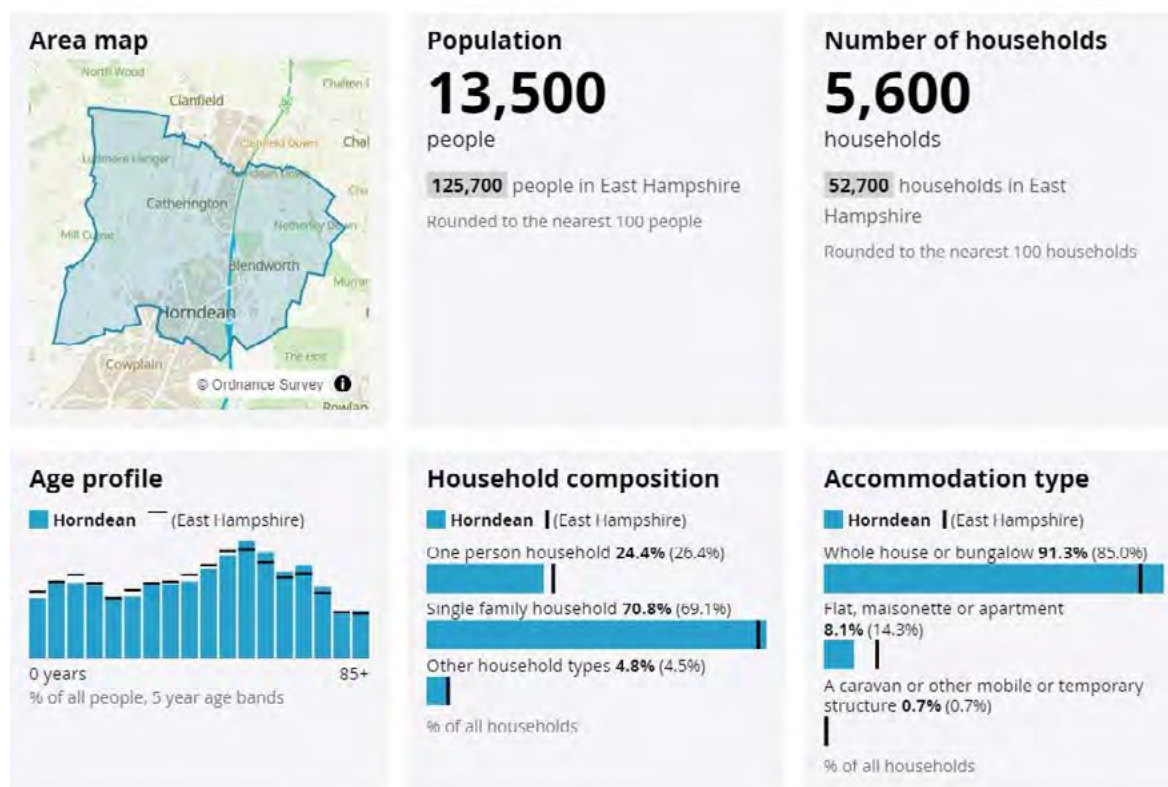
As already noted, a summary of the reasons for including each site has been provided. This summary takes account of the presented information and other relevant evidence. The Local Planning Authority believes that each site has some potential to be developed over the Local Plan period, but one of the 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.

The proposed site allocations do not have significant weight for making decisions on planning applications for the development of these sites.

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:

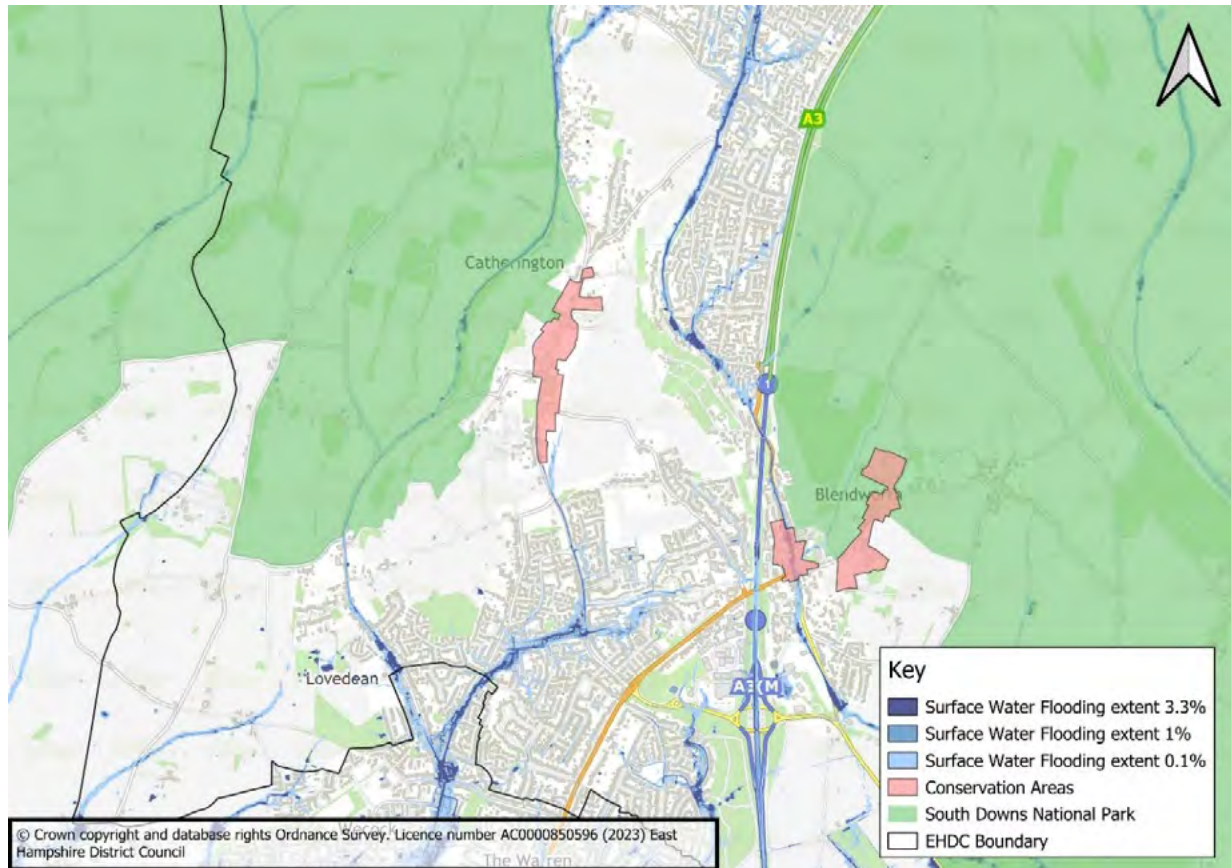


Source: Office for National Statistics - Census 2021

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



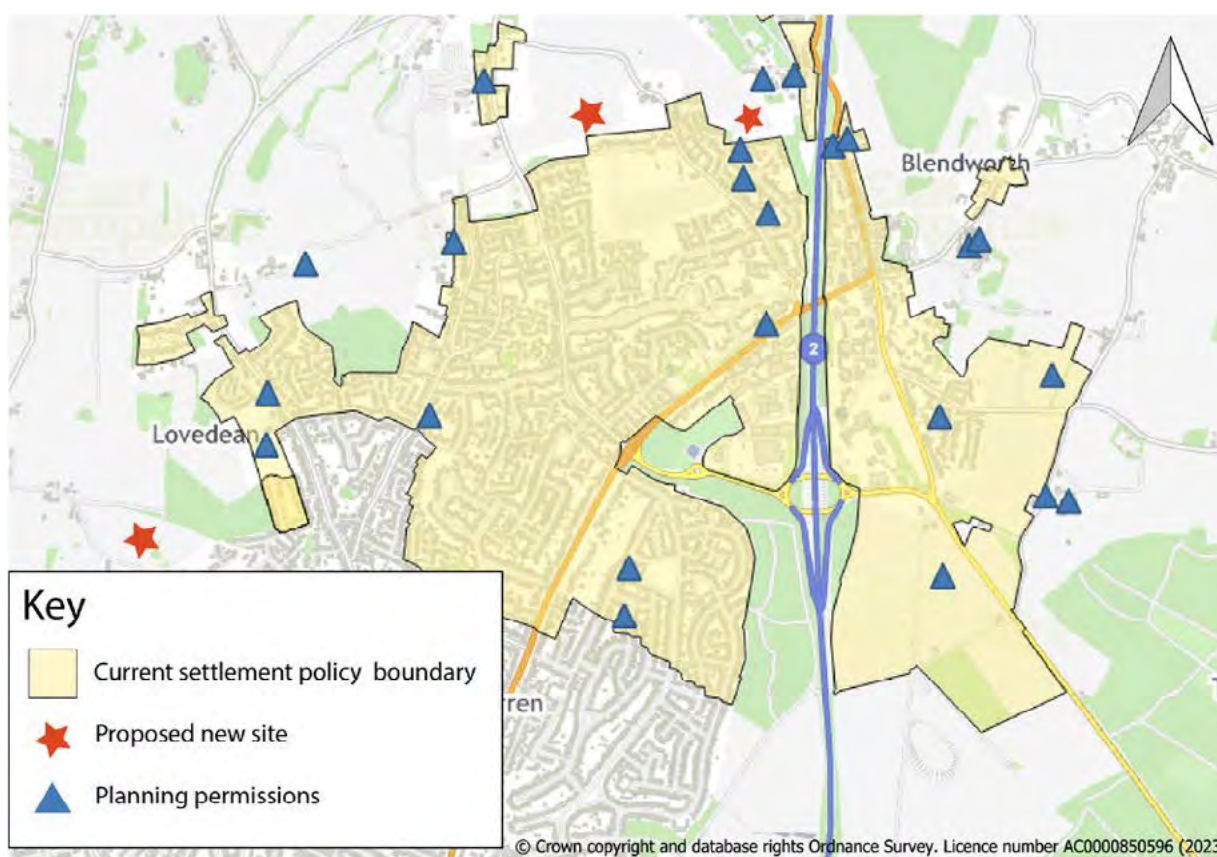
In the revised settlement hierarchy of this Draft Local Plan, Horndean is identified as a Tier 2 settlement. This indicates that it has a relatively large range of facilities and services for meeting some of the everyday needs of local residents.

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

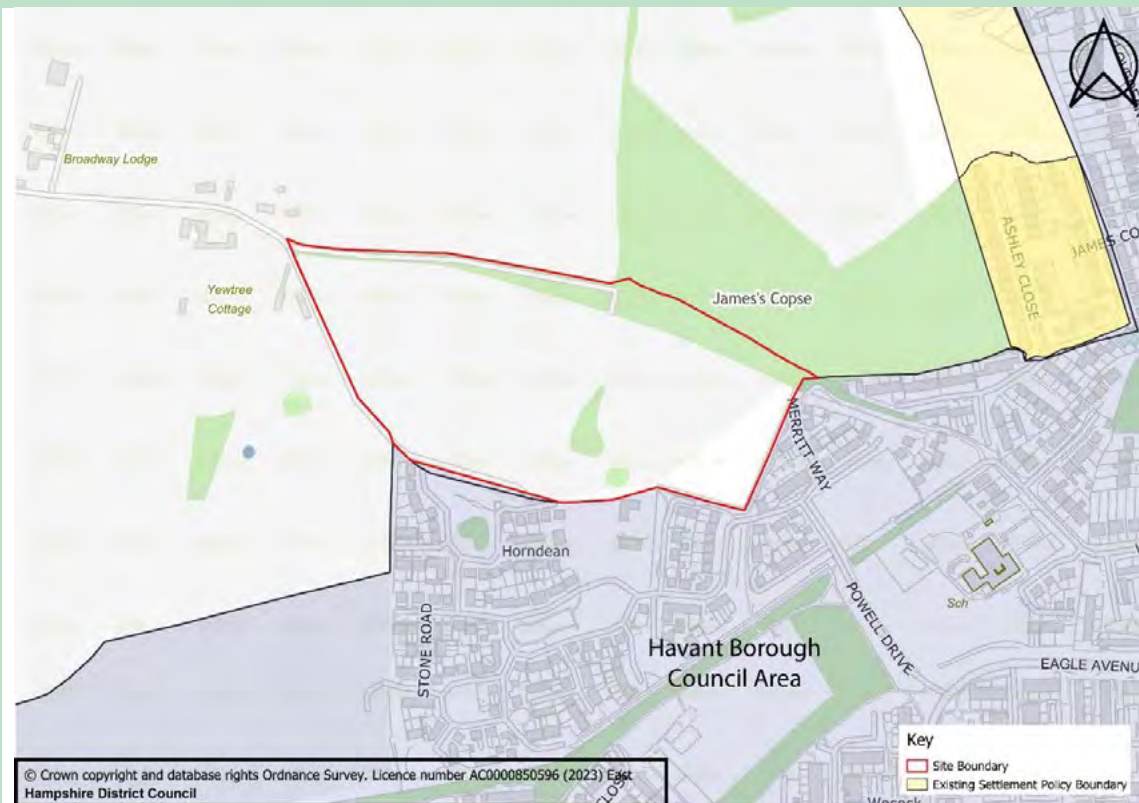
Figure 12.13: Location of outstanding housing permissions and proposed sites in Horndean*



*Note: Proposed new sites for Lovedeau 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**

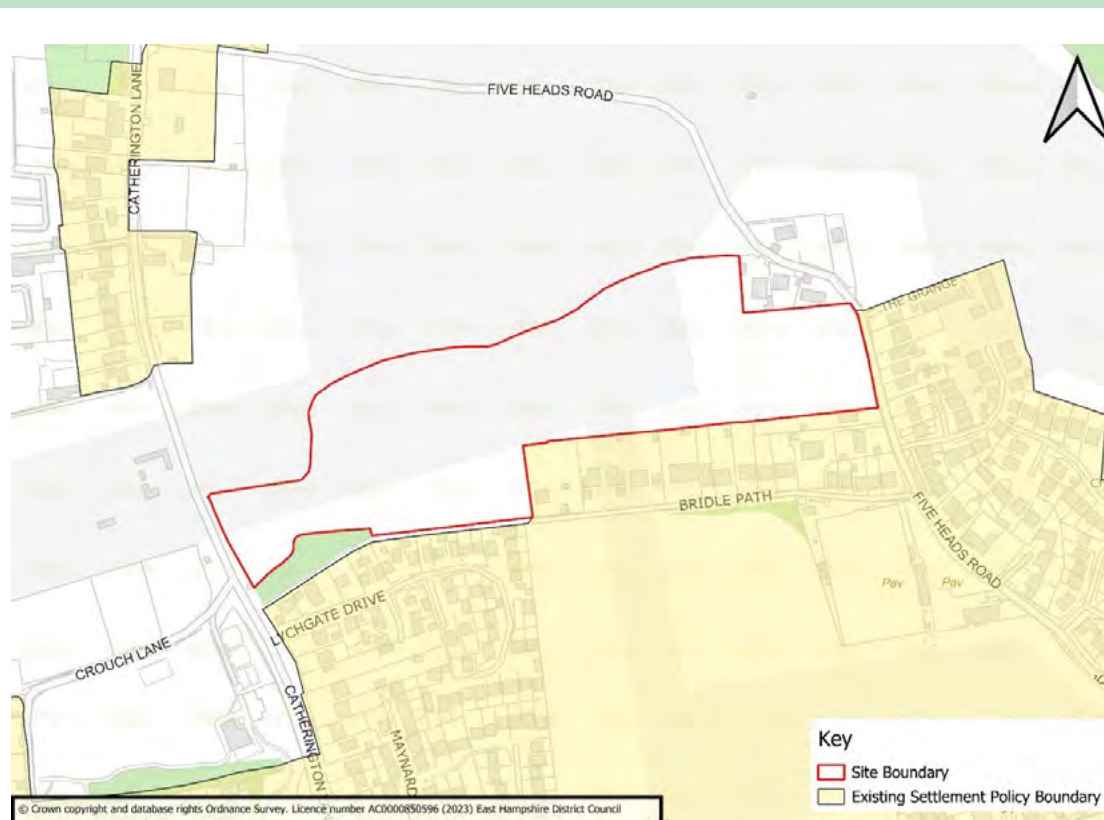
The site is sustainably located so that new housing could be well-connected to existing facilities and services in Wecock Farm and Cowplain by walking and cycling modes. The site scores above average in the Local Planning Authority's Accessibility Study. New connections to adjoining rights of way could 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

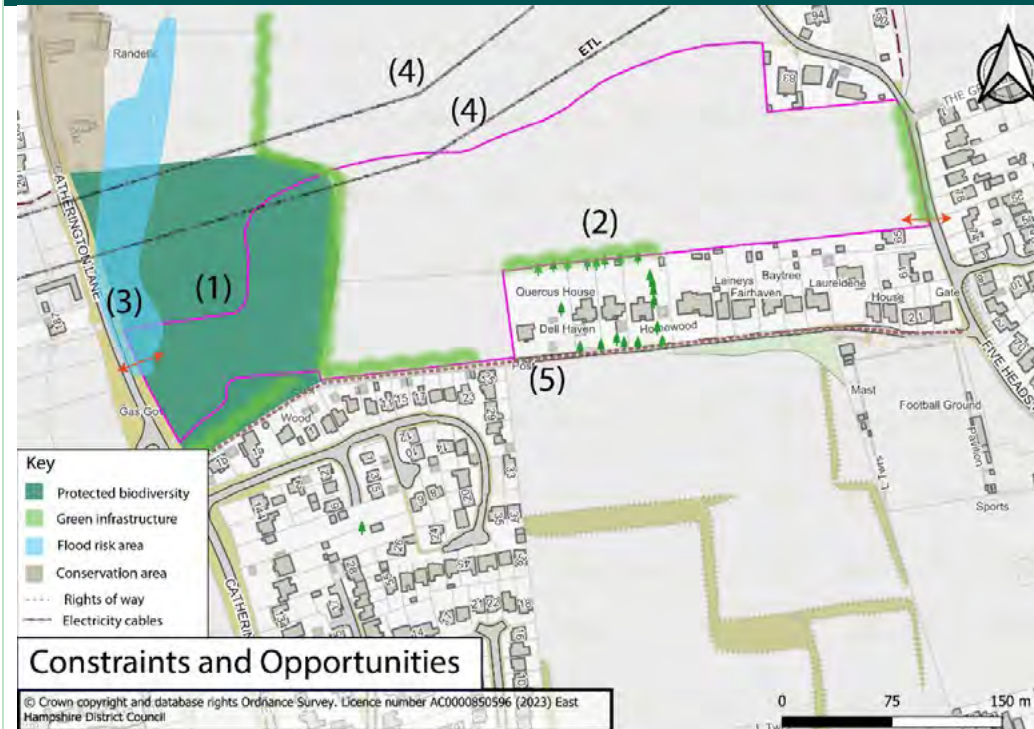


Site Description

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

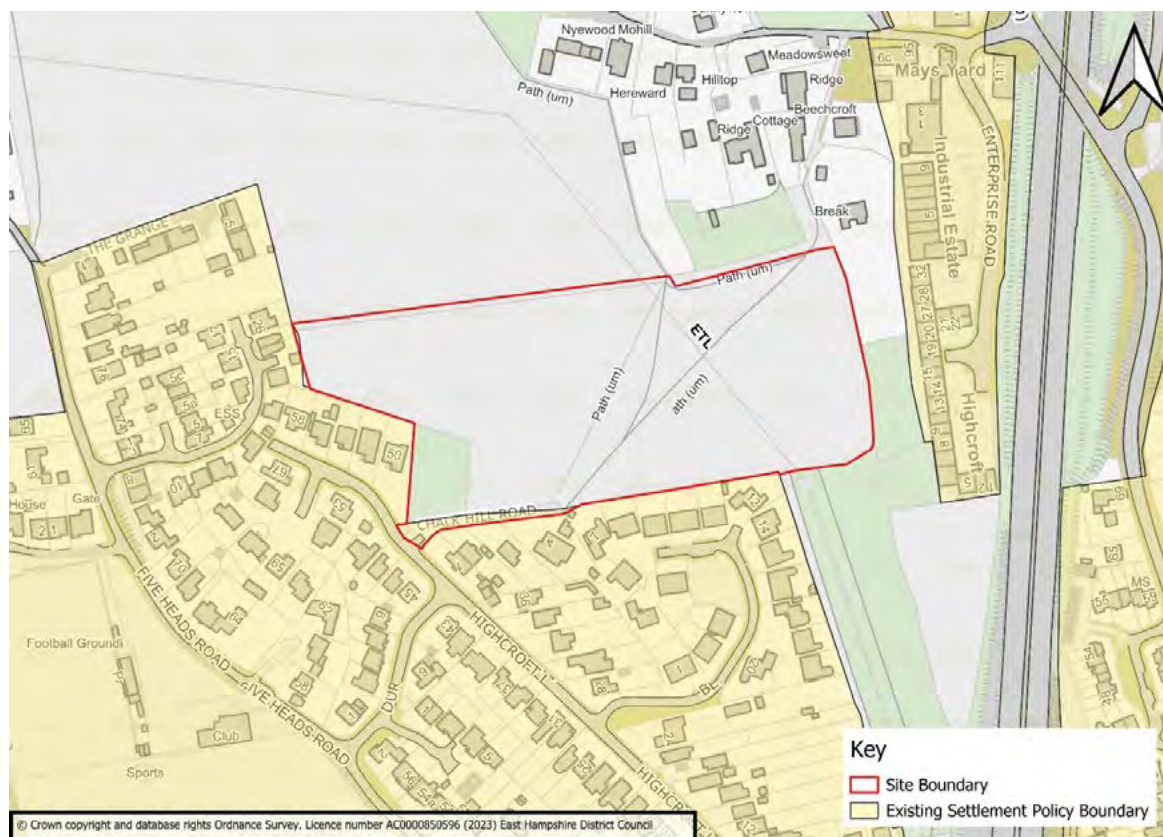
The site could be connected to local facilities and services in northern Horndean by walking and cycling modes, including playing fields and local schools that are located nearby to the south. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental 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. A designated gap lies to the north and the site 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

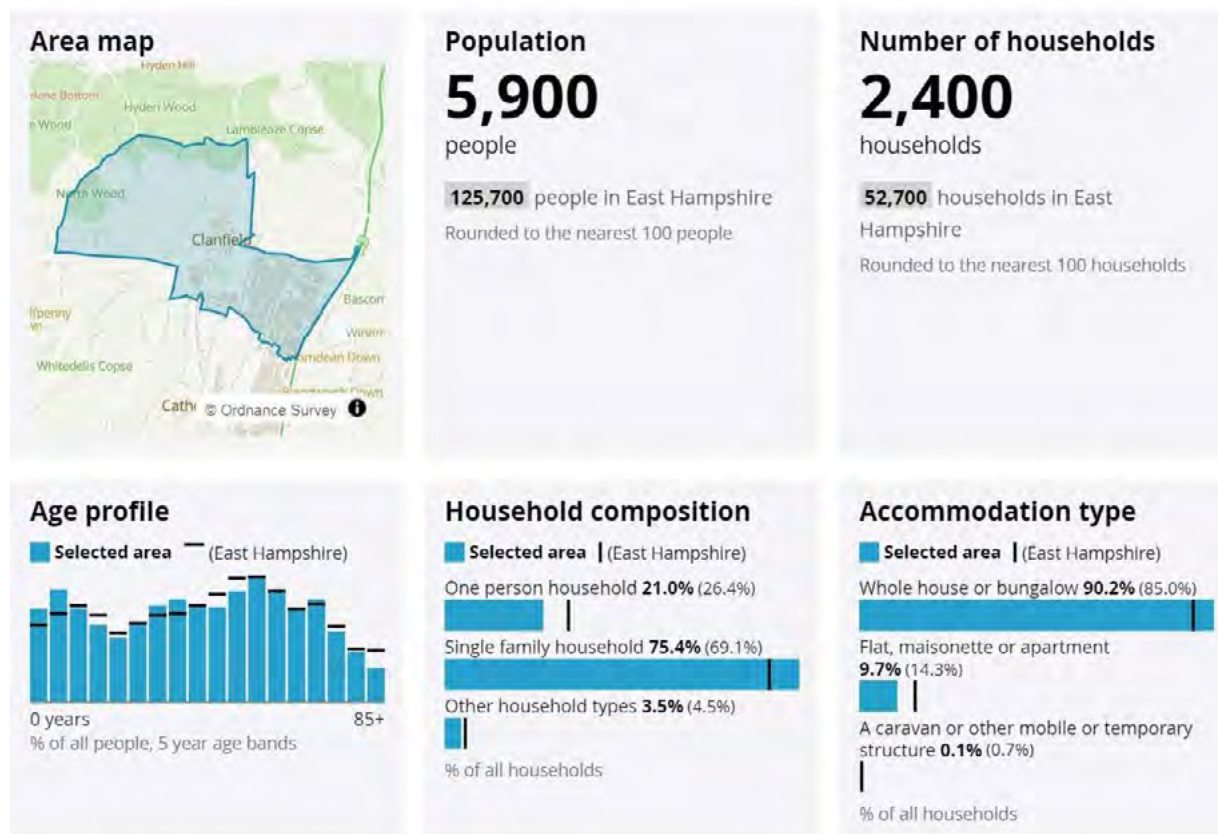
The site could be connected to local facilities and services in northern Horndean by walking and cycling modes, including playing fields and local schools that are located nearby to the south-west. The site is also very close to local employment facilities and scores above average in the Local Planning 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.

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:



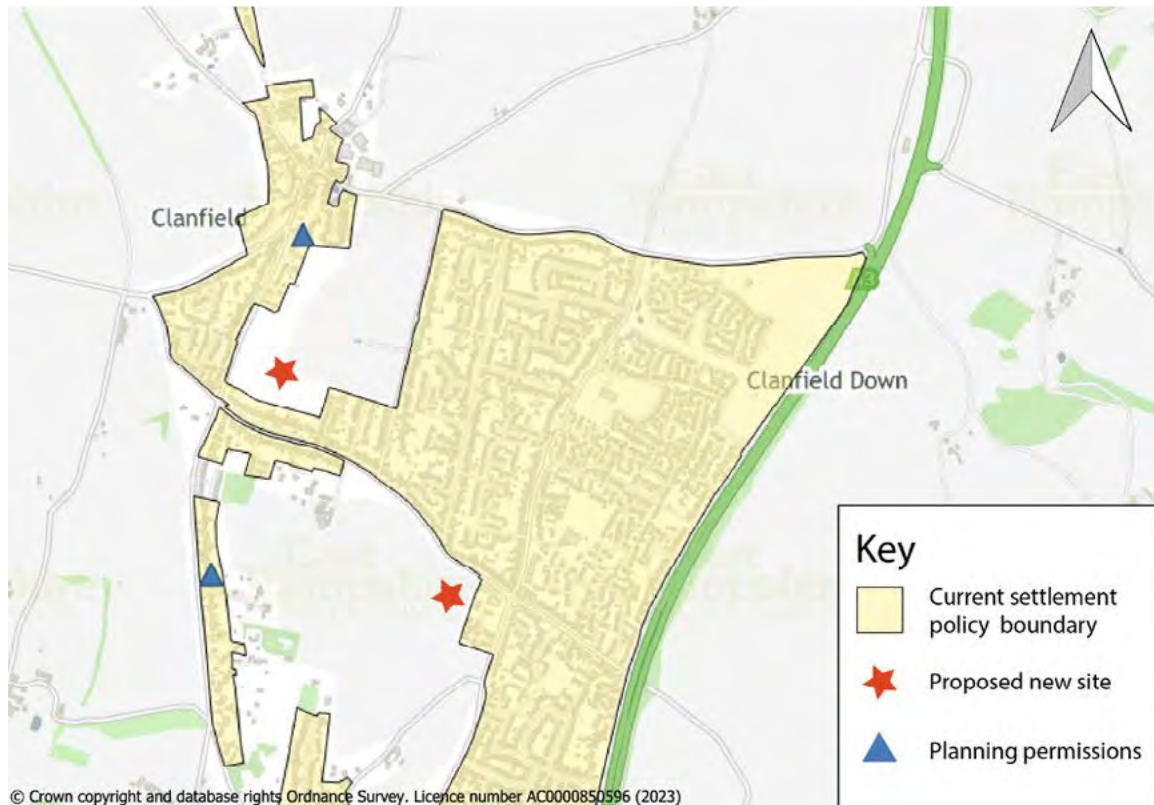
Source: Office for National Statistics - Census 2021

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

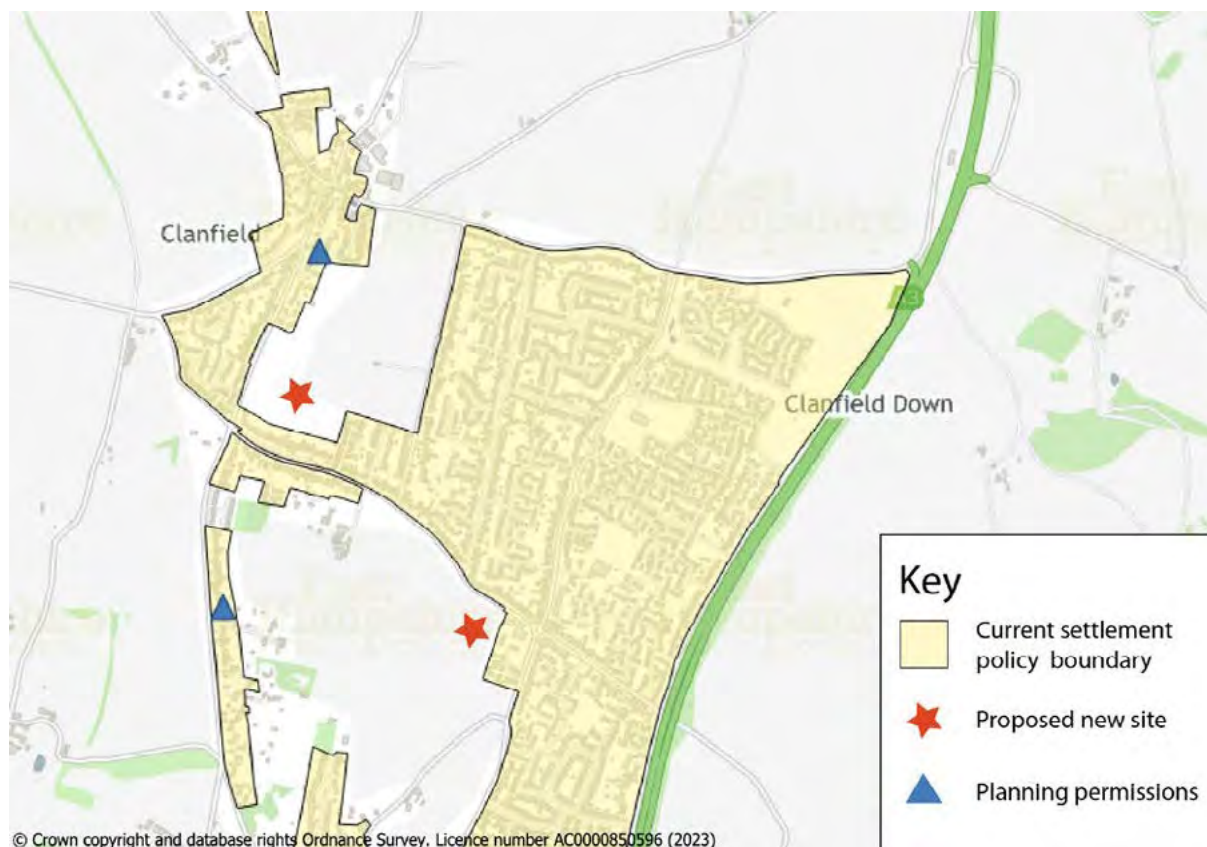


In the revised settlement hierarchy of this Draft Local Plan, Clanfield is identified as a Tier 3 settlement. This indicates that it has a range of facilities and services for meeting some of the everyday needs of local residents.

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

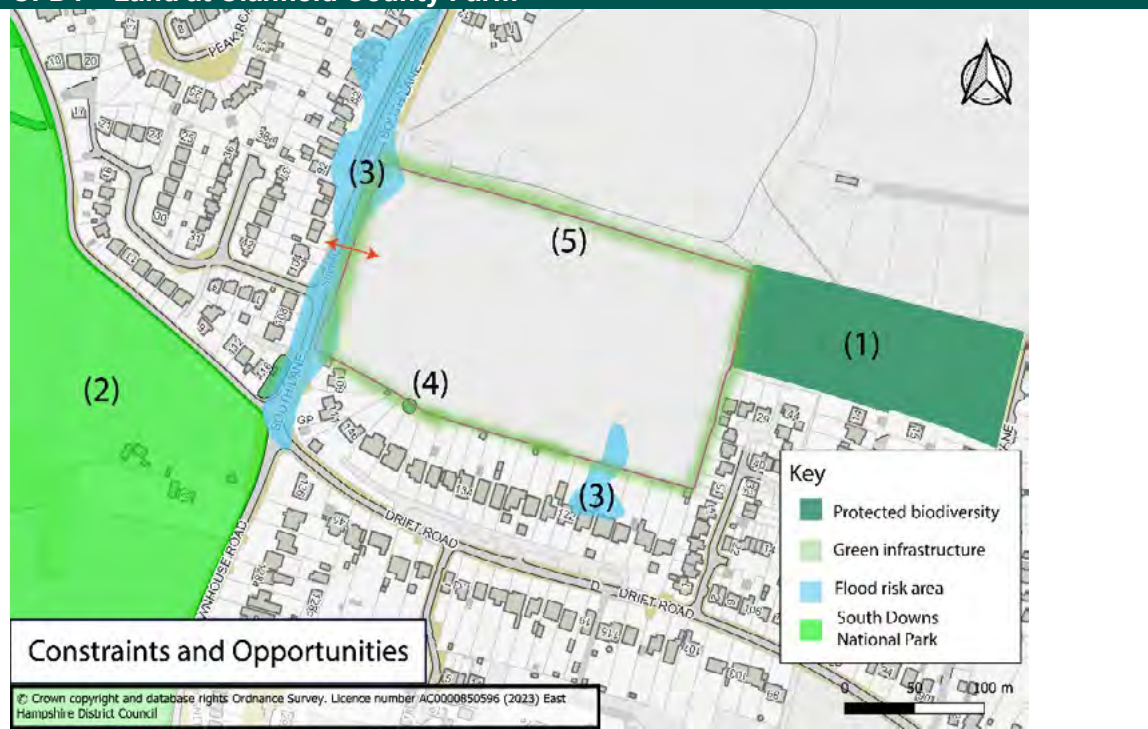
LAA Reference	CL-002
Site Size (Ha)	4.5 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	100

**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

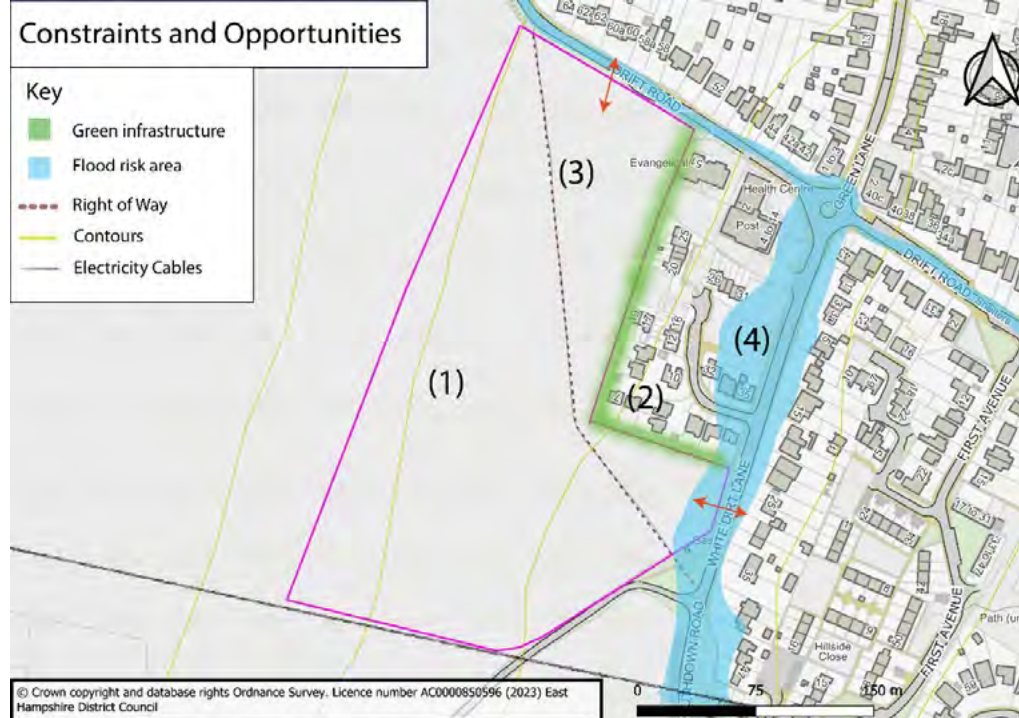


Site Description

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

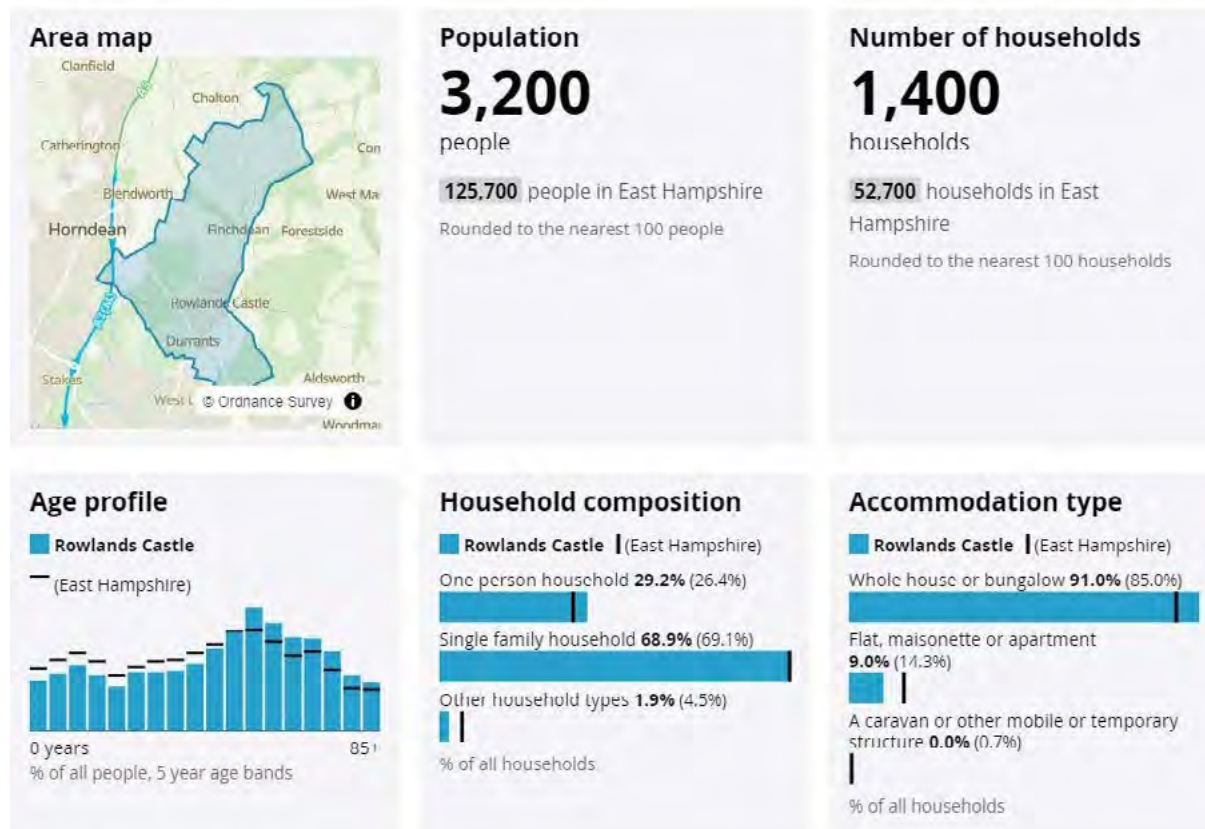
The site is sustainably located, close to existing facilities and services in Clanfield's centre. Although landscape impacts are an important consideration, new homes would occupy the lower valley slopes, close to Clanfield local centre and Godwin Crescent. This would make development less prominent 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.

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:



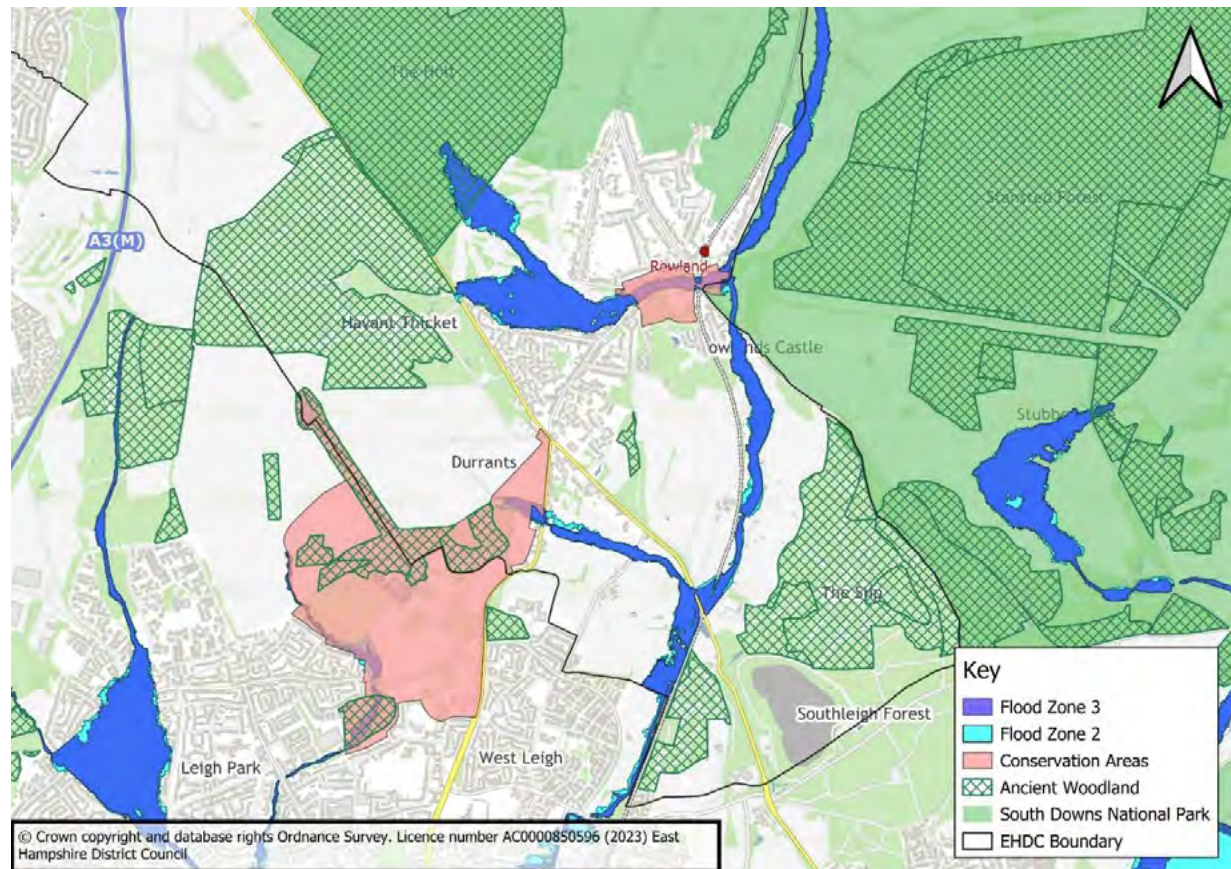
Source: Office for National Statistics - Census 2021

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

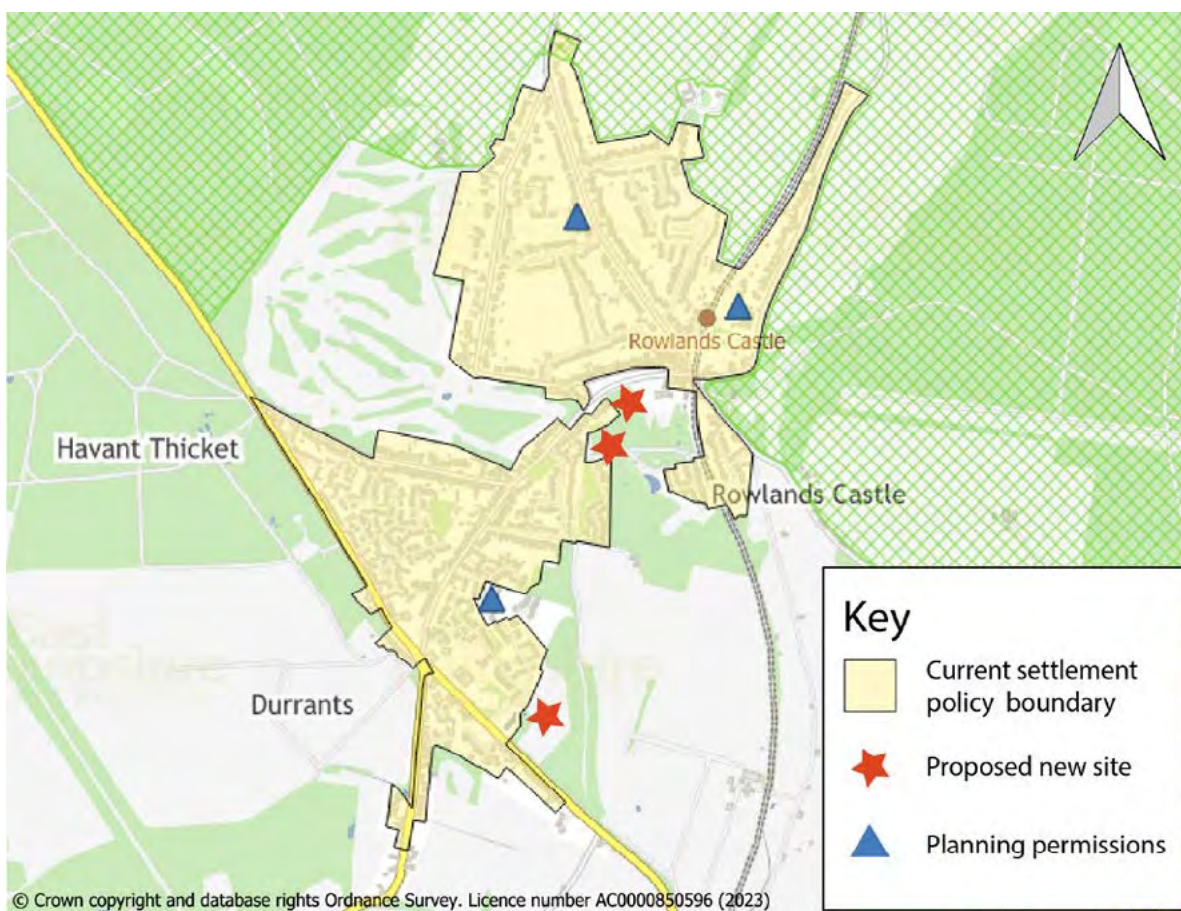
In the revised settlement hierarchy of this Draft Local Plan, Rowlands Castle is identified as a Tier 3 settlement. This indicates that it has a range of facilities and services for meeting some of the everyday needs of local residents.

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

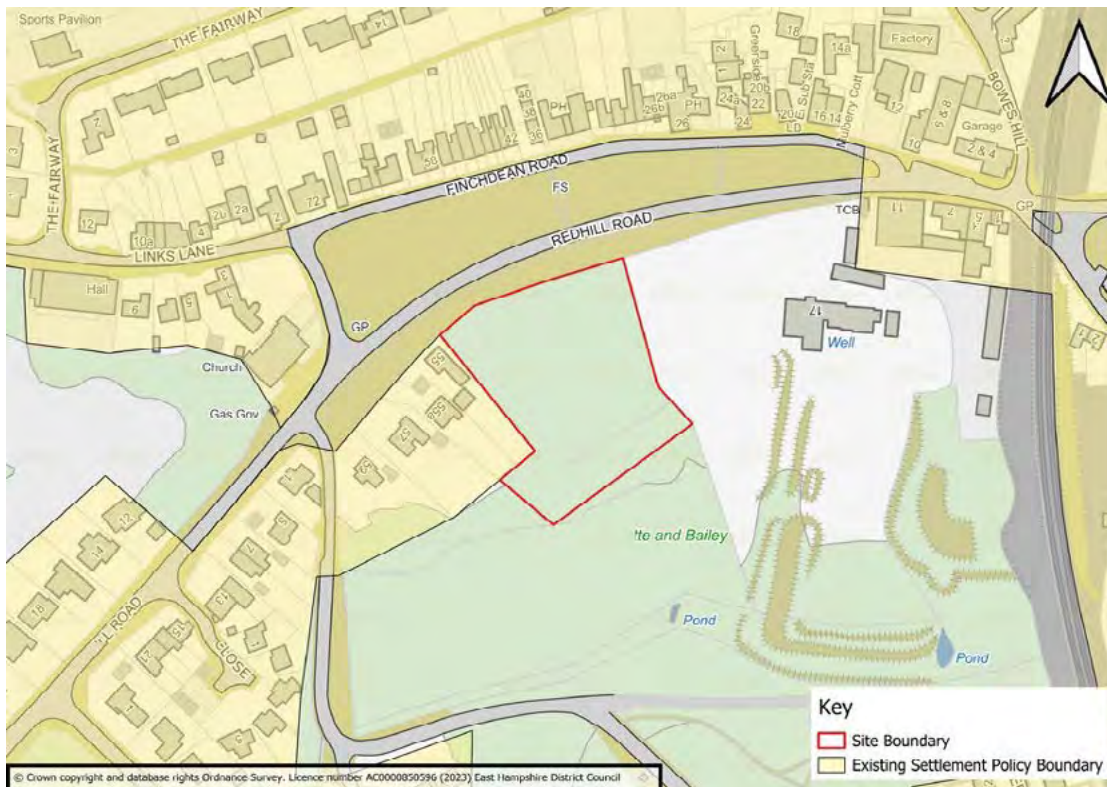
Figure 12.25: Location of outstanding housing permissions and proposed sites in Rowlands Castle*



*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

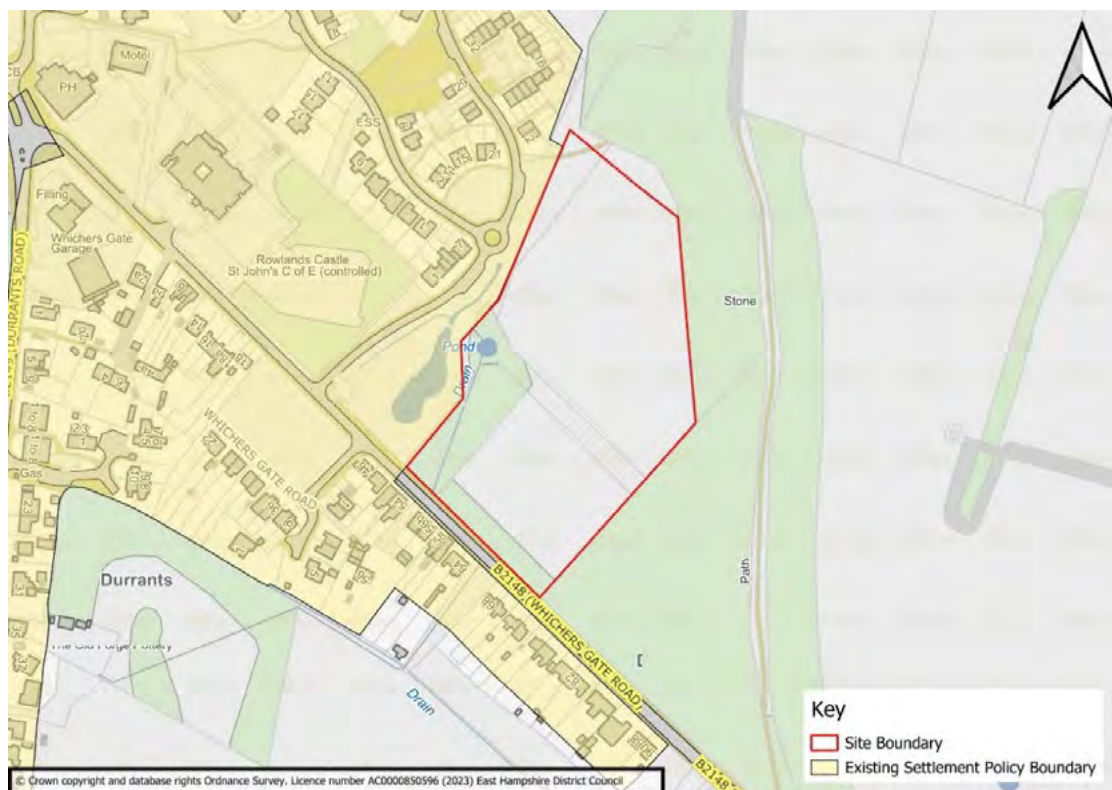
The site is sustainably located, close to the services and facilities of central Rowlands Castle, including the train station. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental designations (heritage, biodiversity) could be mitigated by appropriate 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

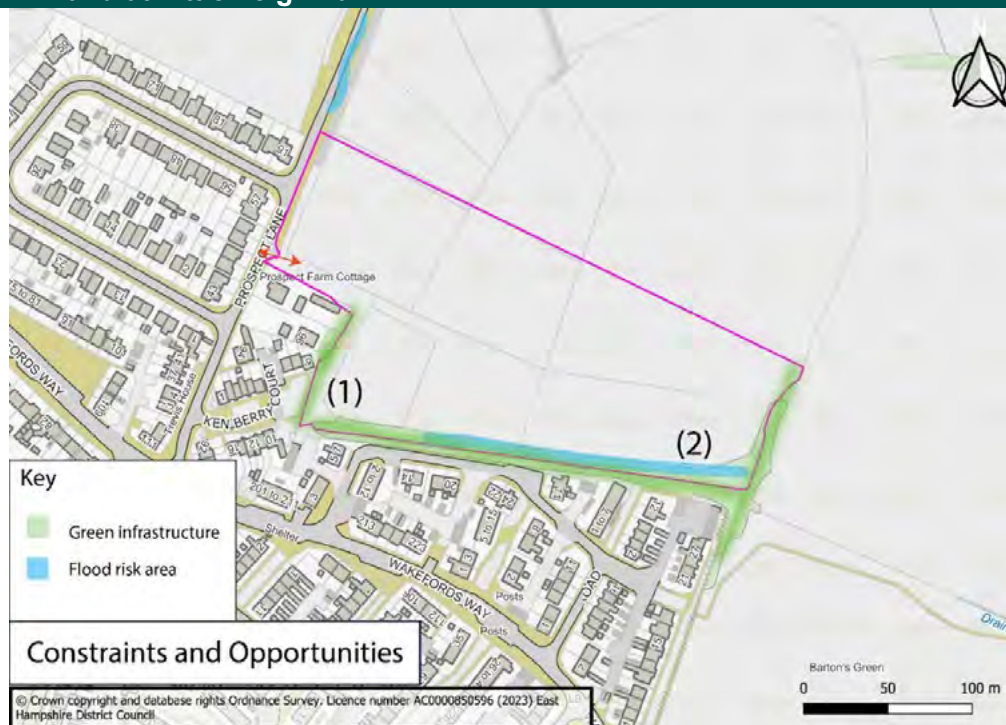
LAA Reference	RC-004
Site Size (Ha)	3.5 ha
Existing Use	Agriculture
Proposed Future Use	Housing
Proposed Number of Homes	81

**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.

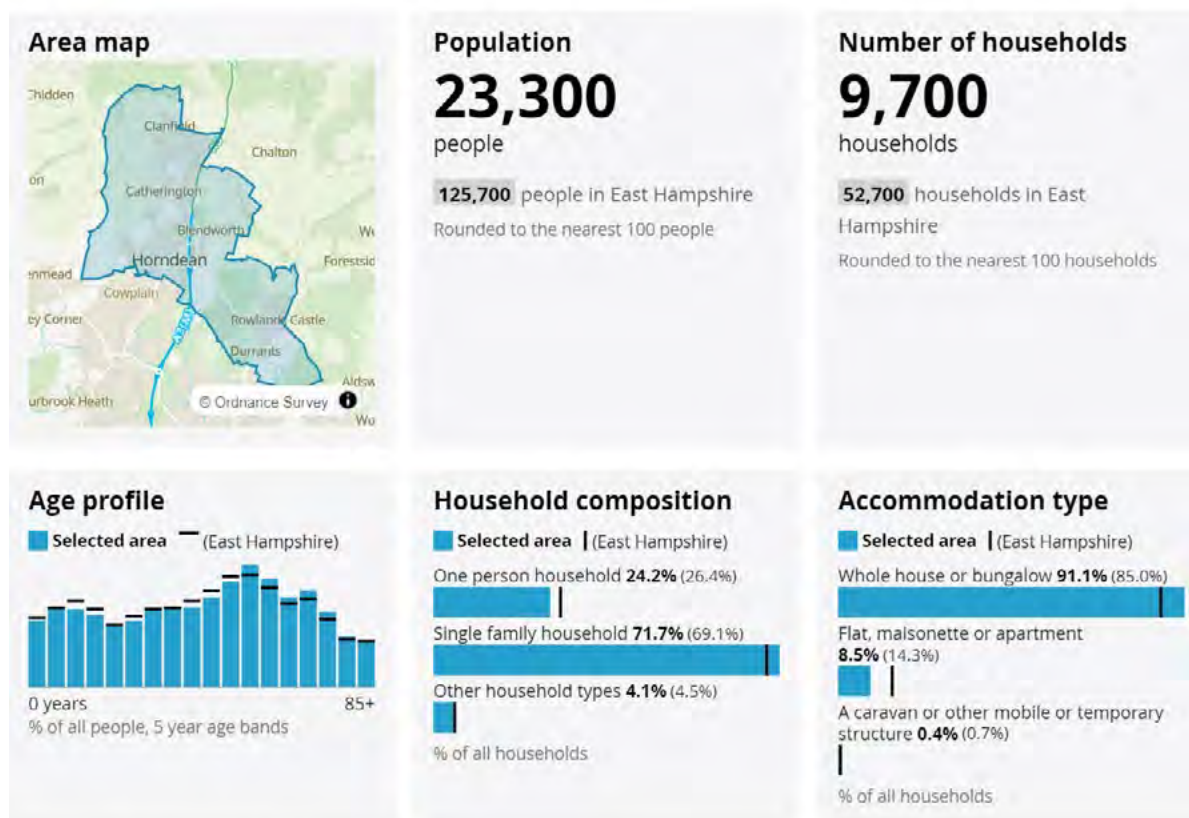
Infrastructure Requirements

- **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.

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.

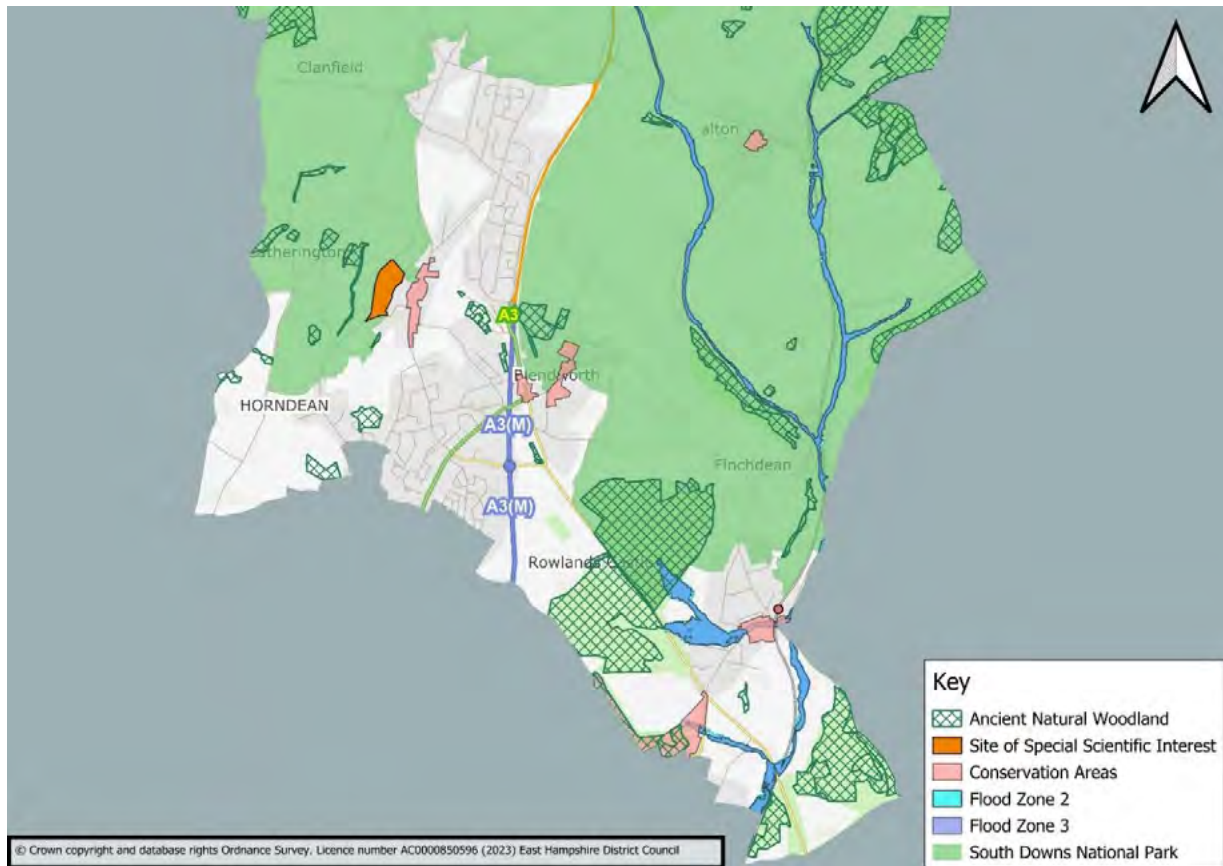
Population and household statistics that are available for a ‘best fit’ area from the 2021 Census provide the following overview of existing communities:



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**

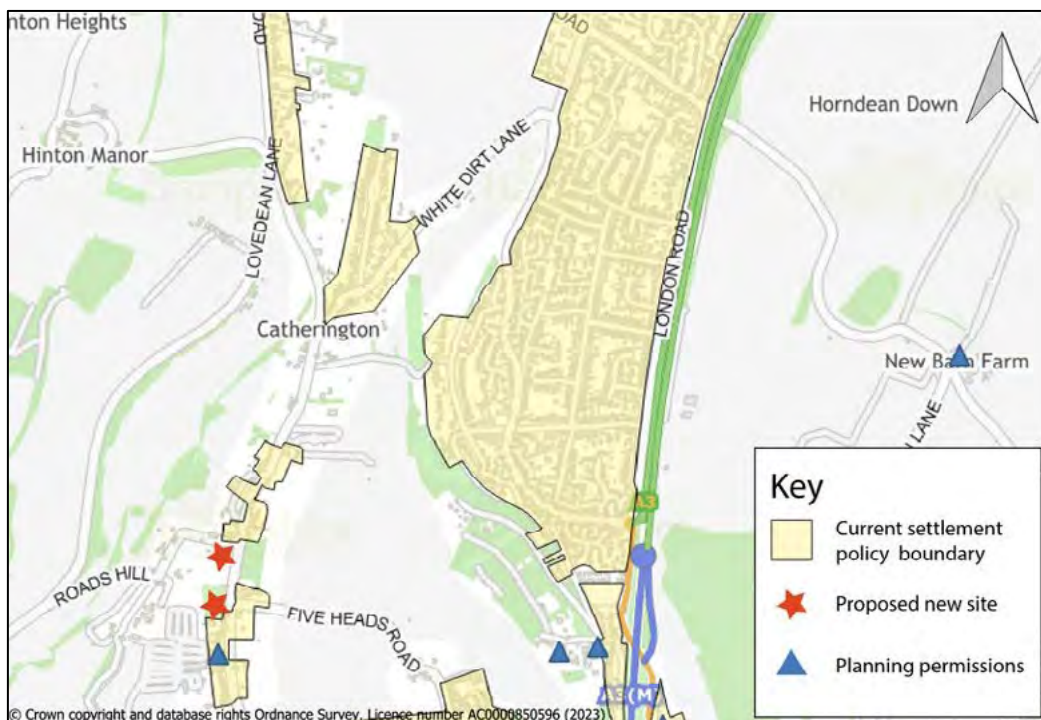
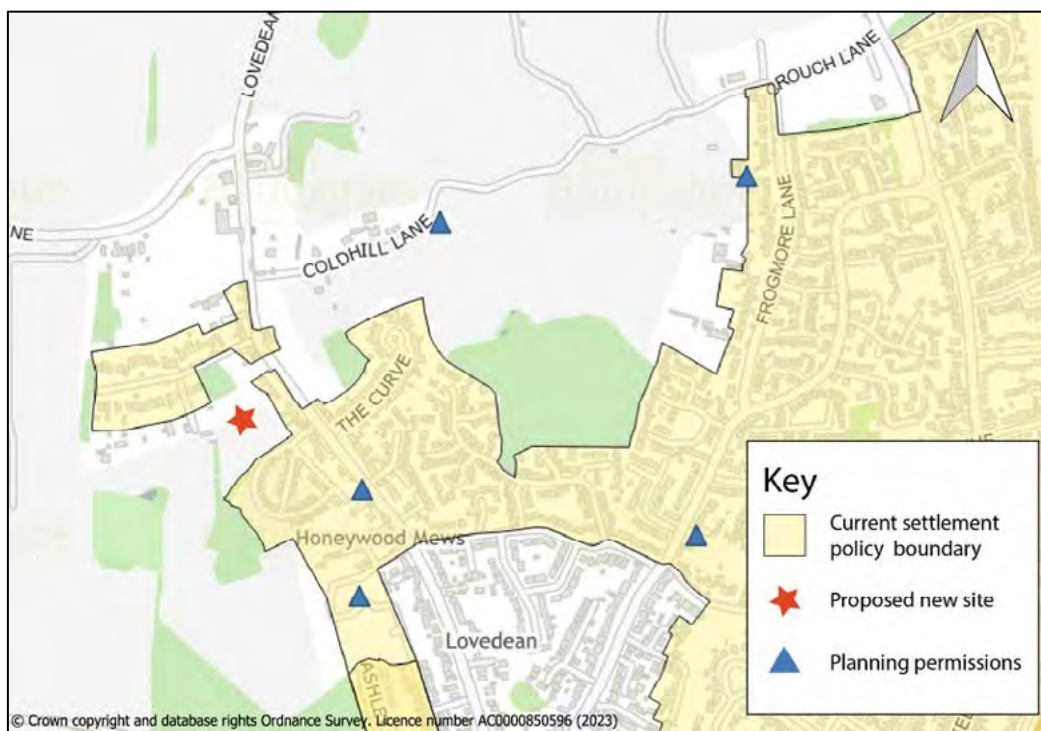


FIGURE 12.35: **CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS - LOVEDEAN**



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

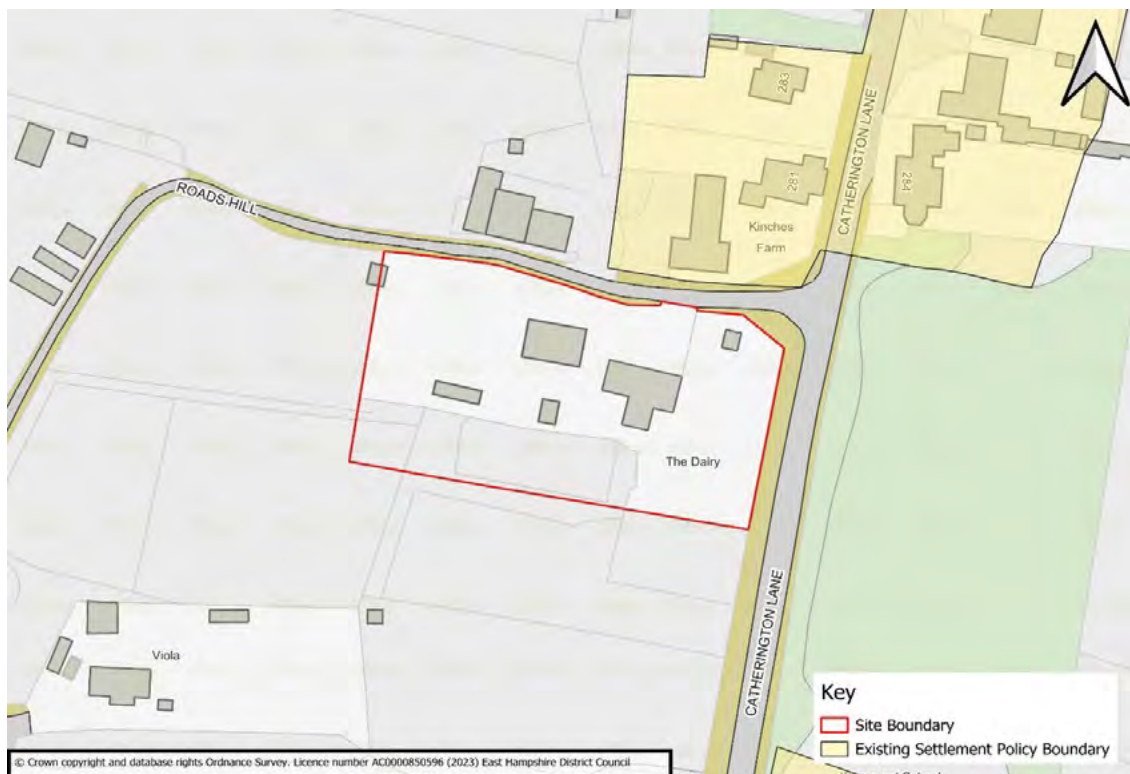
The site is relatively well-located for accessing some local services and facilities in Catherington by walking or cycling modes. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (heritage, water quality) could be avoided or mitigated 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.

CTN2 – Land at the Dairy

List of constraints & opportunities

- **Built heritage:** the site adjoins the Catherington conservation area with listed buildings nearby but not in close proximity.
- **Biodiversity:** Catherington Down Site of Special Scientific Interest (SSSI) lies 150m to the west of the site.
- **Water quality:** the site is within the Solent catchment area and will need to address nutrient neutrality.
- **Access:** connection to the local road network could be achieved via Roads Hill. The access point at the junction with Catherington Lane is unlikely to be suitable as an access route for motor vehicles.
- **Access:** potential to connect the site to the public rights of way network (via existing pedestrian infrastructure along Catherington Lane), enabling healthy & active lifestyles.
- **Landscape:** there is potential for adverse landscape and visual impacts on the rural setting of Catherington and the South Downs National Park, including in combination with the proposed development of land at Parsonage Farm (see proposal CTN1).
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features and reduce potential landscape impacts.
- **Flood risks:** no identified flood risks for the site.

Summary of Reasons for Inclusion

Development of this site would make use of previously developed land. 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, biodiversity, water quality) could be avoided or mitigated through appropriate design and layout. Mature green infrastructure on the site's boundaries could be maintained and augmented, whilst a contextually appropriate design of new buildings could reduce landscape concerns. The removal of the existing low-quality buildings and surface treatments offers the potential for visual improvements. 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, 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 either the extension of Horndean Surgery or a replacement surgery at Clanfield.
- **Access:** improvements to the vehicular access point to Roads Hill and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** very significant constraints for infiltration sustainable drainage systems are indicated. Appropriate infrastructure will be required to mitigate flood risks.

LOV1 – Land rear of 191 - 211 Lovedean Lane

LAA Reference	HD-001
Site Size (Ha)	1.8 ha
Existing Use	Agriculture and natural greenspace
Proposed Future Use	Housing
Proposed Number of Homes	30

**Site Description**

The site lies immediately adjacent to residential areas of Lovedean, with housing to the north, east and south. A more rural landscape of pasture, copses and woodland lies to the south-west. Part of the northern boundary adjoins New Road, whilst a small part of the eastern boundary adjoins Lovedean Lane. There is a public right of way adjoining the southern boundary.

The site is irregularly shaped, comprising rough grassland, shrubs and mature trees. The land slopes gradually, rising from east to west, forming part of a dry valley that extends out from Lovedean Lane. Mature trees and hedgerows on the site's boundaries provide it with a sense of containment. Housing in the site's environs is predominantly of detached houses on relatively large plots, with buildings set back from the road. There are some smaller residential plots within the recent residential development to the south.

LOV1 – Land rear of 191 - 211 Lovedean Lane



List of constraints & opportunities

- **Biodiversity (1):** there are single and area tree protection orders within the site and on its boundaries.
- **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.
- **Built Heritage (2):** the site adjoins a Grade II listed building (The Old Thatch Cottage) on Lovedean Lane.
- **Access:** connection to the local road network could be achieved via New Road, with additional pedestrian connections to Lovedean Lane on the site’s eastern boundary.
- **Access (3):** potential to connect the site to the public rights of way network on the southern boundary, enabling healthy and active lifestyles.
- **Green infrastructure (4):** mature field boundaries and trees are important characteristics of the site, helping it to integrate with the wider rural landscape.
- **Landscape:** there is potential for adverse landscape and visual impacts through the loss of tree cover and mature green infrastructure within the site and on its boundaries.
- **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 on Lovedean Lane.
- **Flood risk (5):** a small part of the site is susceptible to surface water flooding. This flood risk area forms part of a wider area of surface water flood risk along Lovedean Lane.
- **Contamination (6):** there is a small area of made ground adjoining the site (identified as a chalk pit) with the potential for local contaminants.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

LOV1 – Land rear of 191 - 211 Lovedean Lane**Summary of Reasons for Inclusion**

The site scores above average in the Local Planning Authority's Accessibility Study and is located relative close to some facilities and services. Impacts on environmental constraints (biodiversity, heritage, flood risk) could be avoided or mitigated through appropriate design and layout, with opportunity to augment existing green infrastructure on the site's boundaries, screening new housing from residential properties on Lovedean Lane and avoiding adverse impacts on amenity. Potential impacts on water quality in the Solent could be addressed in accordance with the Local Plan policy. Vehicular access could be provided on New Road, whilst there is opportunity to make the site more accessible for pedestrians and cyclists from Lovedean Lane. A new connection to the adjoining right of way could support healthy and active lifestyles for residents. Landscape concerns could be addressed by the sympathetic design of new buildings and public spaces, and by setting back development from mature trees and vegetation on the site's boundaries. This would maintain its sense of containment within the wider landscape. 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 additional consulting and treatment rooms at Horndean Surgery.
- **Access:** A vehicular connection to New Road and new walking and cycling infrastructure and connections would be necessary to support development. Developer contributions may be required for pedestrian improvements on Lovedean Lane.
- **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.