



ALTON NEIGHBOURHOOD DEVELOPMENT PLAN 2011 – 2028

Draft Modification Proposal

PREPARED FOR

Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning
(General) Regulations 2012 (as amended) in respect of the made Alton Neighbourhood
Development Plan.

FEBRUARY 2021

MODIFICATION PROPOSAL: SCHEDULE OF PROPOSED MODIFICATIONS TO THE MADE ALTON NEIGHBOURHOOD PLAN

INTRODUCTION

As a 'Qualifying Body', Alton Town Council ("the Town Council") proposes to modify the made Alton Neighbourhood Development Plan ("the Made Plan") of 12 May 2016.

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), this Draft Proposal is published alongside a separate Draft Modification Statement as part of the 'Pre-submission' consultation on the proposed modified Neighbourhood Development Plan ("the Modified Plan"). At the submission stage in due course, this Draft Proposal document will be replaced with a final version of the Modified Plan itself. The Statement will be finalised and submitted for examination together with a Basic Conditions Statement and a Consultation Statement.

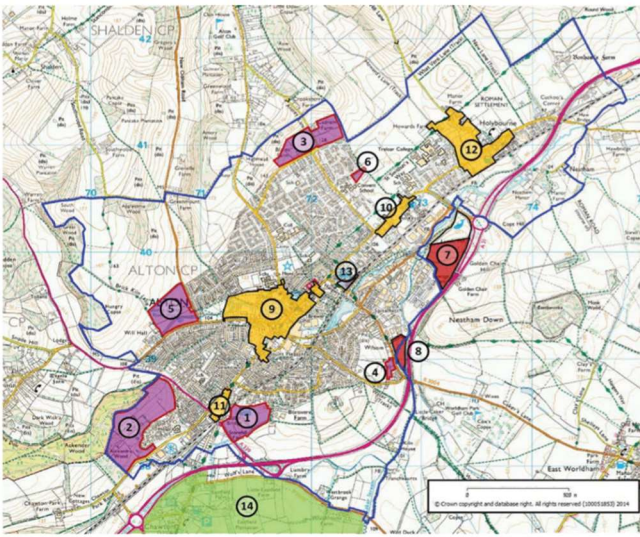
THE DRAFT MODIFICATION PROPOSAL

The Town Council proposes to modify Policy HO3. The modification is intended to ensure the continued deliverability of the plan and continue to provide homes to meet local needs, boost town centre viability, improve services and facilities, as well as enhance public open spaces.

Set out in the schedule overleaf are the proposed material modifications to the made Neighbourhood Plan alongside the original text. These modifications will be made to the Modified Plan at the submission stage in due course. The Modified Plan may also contain other, non-material modifications to the text in other parts of the document to bring the new document fully up to date. It is not necessary for such modifications to be included in this Schedule. This Draft Proposal should be read alongside the separate Draft Modification Statement, which explains the reasons for the modifications.

MADE NEIGHBOURHOOD PLAN		MODIFIED PLAN	
		Text will be modified as follows: additions in bold and deletions in striketrough	
Title Page	November 2015	Title Page	[Date TBC]
Section 2 Local Planning Context Page no. 7	This Neighbourhood Development Plan includes allocations already made by EHDC, and identifies appropriate allocation sites for the 700 (minimum) new dwellings, all of them being sites which have come forward as a result of the District Council's Strategic Housing Land Availability Assessment (SHLAA) process.	Section 2 Local Planning Context	This The made Neighbourhood Development Plan includes ed allocations already made by EHDC, and identifies ed appropriate allocation sites for the 700 (minimum) new dwellings, all of them being sites which have come forward as a result of the District Council's <i>Strategic Housing Land Availability Assessment</i> (SHLAA) process. New paragraph at the end of Section 2: The modification process has sought to review and update residential allocations. The site allocation process was agreed with EHDC and is summarised as follows: • Identify sites within ANP Designated area through EHDC – from latest land availability assessment (LAA, December 2018) and sites subsequently promoted or identified through emerging Local Plan process • Undertake initial short listing of sites to discount those which are promoted for non-residential uses or outside the Settlement Boundary Policy or not made available to the ANP • Subject the ten shortlisted LAA sites at Alton to preference criteria including: - Consistency with ANP policies and objectives - Environmental and Heritage constraints - Other site constraints e.g. contamination / noise / topography / access / noise

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			- Planning history • Review existing ANP allocation sites to determine if a change is required to the allocation
Section 5 Plan scope and objectives Page no. 14		Section 5 Plan scope and objectives	This section will be retained in its current form, but the main NPPF or NPPG references will be updated to reflect current references as a revised version of the NPPF was published in 2018 and amended in 2019 alongside various updates to NPPG.

	MADE NEIGHBOURHOOD PLAN	MODIFIED PLAN
Section 6 Plan policies Page no. 16	 Summary Map of Allocated Sites also Including proposed Employment Sites and Existing Conservation Areas Overall SHLAA Sites within which Housing is planned 1. Borovere Farm 2. Treloar 3. Cadnam 4. Wilsom Road 5. Will Hall Farm 6. Land Adjacent to Convent. Sites proposed by EHD for Employment Use: 7. Lynch Hill 8. Wilsom Road Existing Conservation Areas: 9. Alton (Town Centre) 10. Anstey 11. The Butts 12. Holybourne Other Areas: 13. Railway station/transport hub 14. South Downs National Park	Section 6 Plan policies Sites 1, 2, 4, and 6 will be retained as a result of either being at the early stages of being built out or have not yet commenced. The existing allocation at Site 1 will be modified in terms of development capacity (reduced from 249 to 242) due to now having further detailed information regarding site constraints as evidenced in planning application number 30021/065. Site 3 and 5 are removed as they are almost complete. The existing allocation at Site 4 will be modified in terms of development capacity (reduced from 25 to 11) due to now having further detailed information regarding site constraints as evidenced in planning application numbers 55638/001 – 9 dwellings & 33920/008 – 2 dwellings. Sites 7 and 8 will be added as a result of the modification site allocation process. Overall SHLAA Sites within which Housing is planned: 1. Borovere Farm Land East of Selborne Road 2. Treloar 3. Cadnam 4. Wilsom Road 5. Will Hall Farm 6. Land Adjacent to Convent. 7. Molson Coors 8. Alton Magistrates Court

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Section 6 Plan policies Page no. 28	Intent: Policy HO3 allocates six sites at Alton with a total capacity for 1,027 new dwellings over the plan period to 2028. Those sites are listed in the policy below. The total allocation below takes account of three factors. First, the need to provide a buffer (over and above the minimum 700), in line with good planning practice and in case some sites do not come forward as expected. Second, a requirement placed on this Neighbourhood Development Plan to compensate for a reduction by 60 in the number of dwellings expected to be built on part of Lord Mayor Treloar which was allocated some years ago. Third, the need to reflect outline planning permissions now granted for an additional 156 dwellings at Borovere Farm and Lord Mayor Treloar.	Section 6 Plan policies	Intent: Policy HO3 allocates six sites at Alton with a total capacity for 1,027 877 new dwellings over the plan period to 2028. Those sites are listed in the policy below. The total allocation below takes account of three factors. First, the need to provide a buffer (over and above the minimum 700), in line with good planning practice and in case some sites do not come forward as expected. Second, a requirement placed on this Neighbourhood Development Plan to compensate for a reduction by 60 in the number of dwellings expected to be built on part of Lord Mayor Treloar which was allocated some years ago. Third, the need to reflect outline planning permissions now granted for an additional 156 dwellings at Borovere Farm and Lord Mayor Treloar. Additionally, the modification process reviewed and updated the allocation policies as indicated in the policy below.

MADE NEIGHBOURHOOD PLAN

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HO3 New Housing Site Allocations
Permission will be given for new housing as set out in the table immediately below and as shown on site allocation plans.

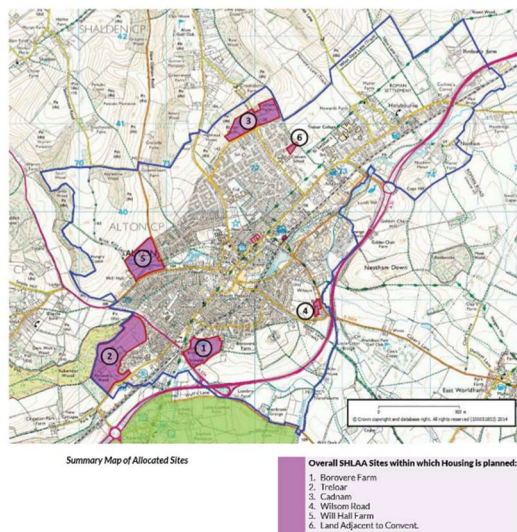
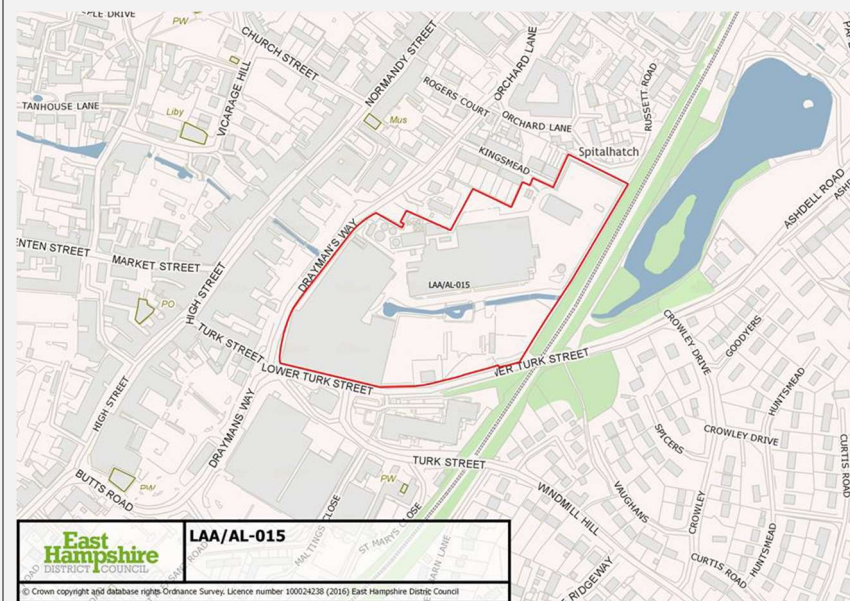
Site name	Policy number	Dwelling allocation
Land at Borovere Farm	HO3(a)	249
Land at Lord Mayor Treloar NB For the avoidance of confusion, this amounts to the total allocation at Lord Mayor Treloar and reflects the outline planning permission granted in July 2015.	HO3(a)	280
Land at Cadnam, Upper Anstey Lane	HO3(b)	275
Land off Wilsom Road (between numbers 60 and 86)	HO3(c)	25
Land at Will Hall Farm	HO3(d)	180
Land adjacent to Alton Convent School, Anstey Lane	HO3(e)	18
Total allocation		1027

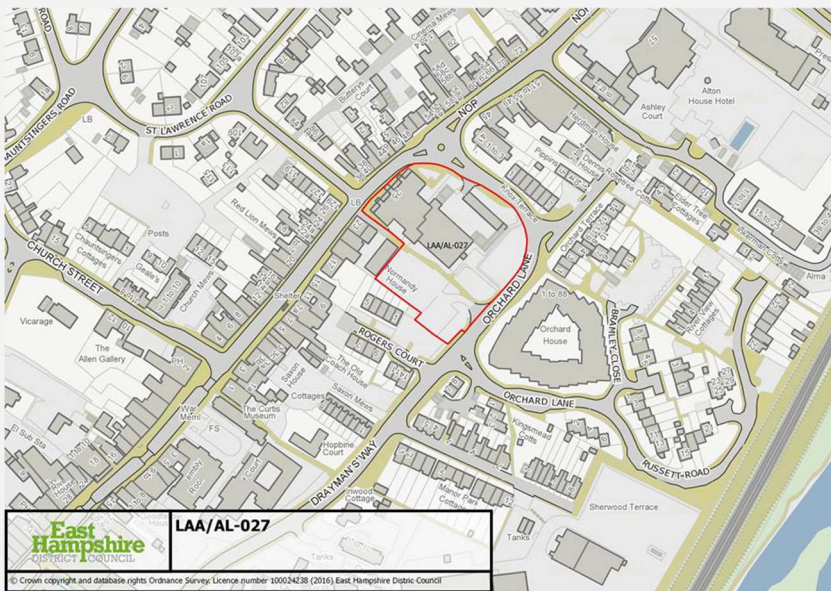
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The table will be revised as follows:

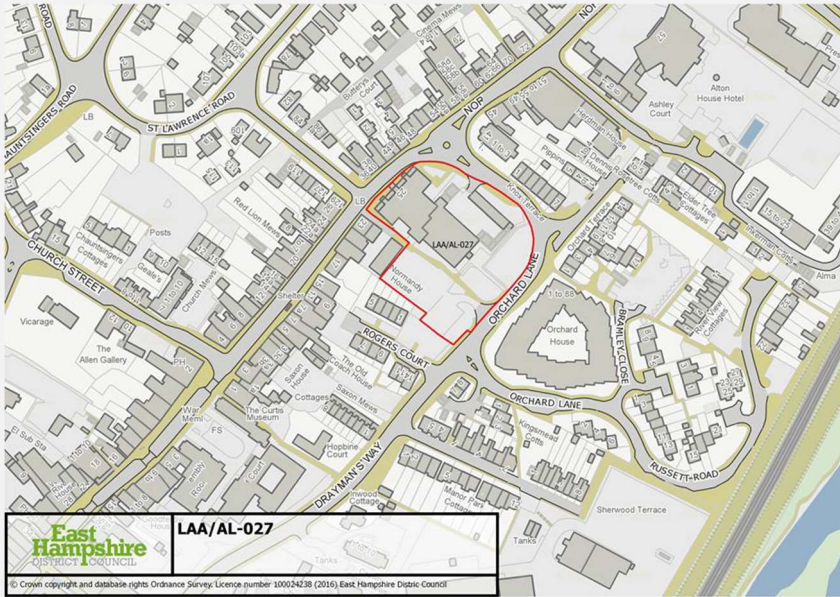
Site Name	Policy number	Dwelling allocation	2021 Modification
Land at Borovere Farm Land East of Selborne Road	HO3(a)	249-242	Allocation to be modified in terms of development capacity (reduced) due to now having further detailed information regarding site constraints as evidenced in planning application number 30021/065. The site is in early stages of being built out.
Land at Lord Mayor Treloar NB For the avoidance of confusion, this amounts to the total allocation at Lord Mayor Treloar and reflects the outline planning permission granted in July 2015.	HO3(a)	280	Existing allocation retained as result of either being at early stages of being built out or have not yet commenced. The site is in early stages of being built out.
Land at Cadnam, Upper Anstey Lane	HO3(b)	275	Allocation removed as almost complete.
Land off Wilsom Road (between numbers 60 and 86)	HO3(c)	25 11	Allocation to be modified in terms of development capacity (reduced) due to now having further detailed information regarding site constraints as evidenced in planning application numbers 55638/001 and 33920/008. Construction has not yet commenced.
Land at Will Hall Farm	HO3(d)	180	Allocation removed as almost complete.
Land adjacent to Alton Convent School, Anstey Lane	HO3(e)	18	Existing allocation retained as result of either being at early stages of being built out or have not yet commenced.

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			Molson Coors	HO3(f)	283	New housing sites within existing Settlement Policy Boundary both coming forward through the planning application process now.
			Alton Magistrates Court	HO3(g)	43	
			Total allocation 1027-877			
Section 6 Plan policies Page no. 29	The location of the six allocated sites is shown on the following proposals map of Alton. 	Section 6 Plan policies	The map will be updated to reflect the policy list in HO3. Additions and amendments are detailed in the plans included below: Molson Coors: 			

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			Alton Magistrates Court: 
Section 6 Plan policies Page no. 31	HO3(a) Land at Borovere Farm and Lord Mayor Treloar Land is allocated at Borovere Farm (249 dwellings) and at Lord Mayor Treloar (280 dwellings) for a total of 529 dwellings. This reflects planning permission granted in July 2015. The developable boundaries of these sites are shown on the following two plans.	Section 6 Plan policies	HO3(a) Land at Borovere Farm east of Selborne Road and Lord Mayor Treloar Land is allocated at Borovere Farm (249 dwellings) Land east of Selborne Road (242 dwellings) and at, Lord Mayor Treloar (280 dwellings) for a total of 529 522 dwellings. This reflects planning permission granted in July 2015 in respect of Lord Mayor Treloar and the grant of planning permission 30021/065 at Land east of Selborne Road. The developable boundaries of these sites are shown on the following two plans.

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Section 6 Plan policies Page no. 33	HO3(b) Land at Cadnam, Upper Anstey Lane	Section 6 Plan policies	The policy will be deleted as the site is almost complete.
Section 6 Plan policies Page no. 34	HO3(c) Land off Wilsom Road (between numbers 60 and 86) This 1.4 hectare site, adjacent to the B3004 Wilsom Road to the south of Alton, is allocated for residential use. The site will deliver a high quality development that will: • Make provision for approximately 25 dwellings with an indicative net density of 18 dwellings per hectare; • Respond positively to, and respect, the topography of the site ensuring that development is delivered in such a way that retains the semi-rural character of the site as far as possible.	Section 6 Plan policies	This 1.4 hectare site, adjacent to the B3004 Wilsom Road to the south of Alton, is allocated for residential use. The site will deliver a high quality development that will: • Make provision for approximately 25 dwellings with an indicative net density of 18 dwellings per hectare; • Respond positively to, and respect, the topography of the site ensuring that development is delivered in such a way that retains the semi-rural character of the site as far as possible. Land is allocated at Land off Wilsom Road for a total of 11 dwellings. This reflects planning permissions granted in October 2018 and March 2020. The developable boundary of this site is shown on the following plan. No amendments to the existing plan.
Section 6 Plan policies Page no. 36	HO3(d) Land at Will Hall Farm	Section 6 Plan policies	The policy will be deleted as the site is almost complete.

MADE NEIGHBOURHOOD PLAN		MODIFIED PLAN
Section 6 Plan policies		Section 6 Plan policies The following allocation policies will be included in the plan following policy HO3 (e): <i>HO3 (f) Molson Coors is allocated for a total of 283 dwellings. This reflects the resolution to grant in respect of 250050/059. The developable boundary of the sites is shown on the following plan:</i> Molson Coors: 

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			HO3 (g) Alton Magistrates Court: Land is allocated at Alton Magistrates Court for a total of 43 dwellings. This reflects the grant of planning permission 56420/001. The developable boundaries of this site is shown on the following plan: Alton Magistrates Court: 
Section 7 Going forward Page no. 88	Local Plan parts 2 and 3 Further work on the East Hampshire Local Plan, led by the District Council, will have implications for Alton. Therefore, Alton Town Council (and, whilst it continues to exist, its Alton Neighbourhood Plan Steering Group) will continue liaising with the District Council to influence that work. For example, Part 2 of the Local Plan will	Section 7 Going forward	The Draft Local Plan parts 2 and 3 Further work on the East Hampshire Local Plan, led by the District Council, will have implications for Alton. Therefore, Alton Town Council (and, whilst it continues to exist, its Alton Neighbourhood Plan Steering Group) will continue liaising with the District Council to influence that work. For example, Part 2 of the Local Plan will identify a site or sites around Alton for new employment land. Similarly, Part 3 will consider whether a site is needed for a new school

MADE NEIGHBOURHOOD PLAN	MODIFIED PLAN
identify a site or sites around Alton for new employment land. Similarly, Part 3 will consider whether a site is needed for a new school and will review the settlement Gaps that separate Alton town from nearby villages (Holybourne and Chawton). Strategic Transport Study There is expected to be ongoing dialogue with Hampshire County Council which, as the area's Local Highways Authority, commissioned a study to consider future road network needs of Alton, given the growth of the town. Alton Town Council will want to help inform decisions that are taken as a result of that study. Monitoring Alton Town Council intends to monitor progress with this Neighbourhood Development Plan on an annual basis. The production of the Plan has involved a very significant amount of time and effort by many local people, much of it on a voluntary basis. In addition to any statutory monitoring that will be undertaken by the District Council, the Town Council therefore wishes to track whether the Plan has a positive impact on planning decisions and whether its objectives are being realised.	and will review the settlement Gaps that separate Alton town from nearby villages (Holybourne and Chawton). The District Council is currently considering the scope of the Local Plan review in the context of the recent Planning for the Future White Paper consultation however it continues to anticipate its adoption in 2023. Strategic Transport Study There is expected to be ongoing dialogue with Hampshire County Council which, as the area's Local Highways Authority, commissioned a study to consider future road network needs of Alton, given the growth of the town. Alton Town Council will want to help inform decisions that are taken as a result of that study. Monitoring Alton Town Council intends to monitor progress with this Neighbourhood Development Plan on an annual basis. The production of the Plan has involved a very significant amount of time and effort by many local people, much of it on a voluntary basis. In addition to any statutory monitoring that will be undertaken by the District Council, the Town Council therefore wishes to track whether the Plan has a positive impact on planning decisions and whether its objectives are being realised. Alton Town Council intends to carry out a more substantial review of the vision, objectives and spatial strategy of the Modified Made Plan at an appropriate time in the future to take account of the reasoning and evidence base of the emerging Draft Local Plan. Not enough is known at present to inform and shape this review, hence a two-phased approach to modifying the made Neighbourhood Plan.