

ALTON NEIGHBOURHOOD PLAN
DRAFT SITE ASSESSMENT REPORT
AUGUST 2024

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FINAL SITE ASSESSMENT REPORT: AUGUST 2024

1. INTRODUCTION

1.1 Alton Town Council (ATC) is preparing its third Neighbourhood Plan for the Parish (ANP). An essential part of the process for neighbourhood plans proposing to allocate land for development, is an assessment of the suitability and deliverability the sites and indeed the alternative sites put forward by land interests for assessment.

1.2 The process differs from the equivalent process for Local Plan allocations in two ways. Firstly, it must be proportionate, acknowledging that allocation policies in neighbourhood plans do not have to meet the 'tests of soundness' and do not have access to the same resources. Secondly, the process must take into account community opinion, given the fact that to be made (adopted), proposed neighbourhood plans must pass a referendum.

1.3 This report summarises the site assessment process that has informed the selection of housing site allocations in the ANP to date. ATC delegated the preparation of the Neighbourhood Plan to an appointed Steering Group (NPSG) comprised of community representatives and councillors. It has been advised throughout this process by the professional planning consultancy ONH and has maintained an open dialogue with officers of East Hampshire District Council (EHDC) Planning Policy team.

1.4 ATC and the ANPSG have been mindful of the intention of EHDC, to review its adopted Local Plan (JCS) with a new plan to 2040. EHDC Officers provided the Alton Neighbourhood Plan Steering Group (NPSG) with an indicative housing figure in late 2023 to enable the ANP to take some responsibility for planning to meet local housing need in the Parish for the plan period rather than that being left entirely to the new Local Plan.

1.5 However, it will be demonstrated through this site allocations report that the indicative figure given by EHDC, in combination with its proposed inclusion of a new strategic allocation for Alton just outside of the ANP boundary area (detailed in the Regulation 18 Part II in January 2024) subsequently presented a number of challenges for the ANPSG which will be detailed in this report.

1.6 In addition the "[Proposed reforms to the National Planning Policy Framework and other changes to the planning system](#)" published by the government of the 30th July, details the outcomes of the proposed revised method of setting housing targets, which indicates that there is likely to be a very significant uplift in the overall housing target for East Hampshire (current 575 per annum, proposed 1,074 per annum) This should be taken into account when considering the quantum of housing proposed by the ANP.

1.7 To obtain what the ANPSG felt was an appropriate site allocations policy a two-stage process was undertaken.

1.8 In summary, the first stage was a desk top study which generated a schedule of all potential housing development sites within a number of growth options, derived from the Land Availability Assessment (LAA) published by EHDC in 2022 for the emerging Local Plan. Sites were disqualified if they were deemed unsuitable as a matter of principle, unavailable or otherwise unachievable.

1.9 It is important to note that sites screened out at this stage as a matter of principle were based upon the landscape led approach of the ANP, reflected in the existing policy DE1 and the draft Alton Design Code seeking to not develop on higher ground above the 145m contour line.

1.10 In addition, ONH carried out an assessment of the town centre and potential brownfield sites which could be added to the list. As a minimum, for a site to be included, it was required to be able to deliver a minimum of 5 dwellings (below this level would be attributed to the windfall figure)

1.11 These sites were then grouped into four cumulative “scenarios” setting out different spatial options for the town, starting with a lower rate of growth within the town centre, a moderate rate of growth and then a higher rate of growth.

1.12 Alongside these scenarios were two “satellite village” scenarios to consider the impact on the town of two known potential strategic sites located just outside of the neighbourhood plan boundary.

1.13 These were then tested with the community and other identified key stakeholders during informal engagement in September 2023.

1.14 The second stage was then carried out using a combination of the results of community engagement, dialogue with the LPA and other notified key stakeholders and further assessment of deliverability to result in a single preferred scenario being chosen to take forward. This was then subject to technical assessment of the sites within the chosen scenario via SEA and dialogue with the various site landowners / promoters taking place to work through the development of site masterplans and create an initial draft of the allocation policy wording for each site within the chosen scenario.

1.15 Site-specific development principles, including any mitigation measures identified in the SEA and any necessary supporting infrastructure requirements, were then worked through with the respect site promoters/developers and the ANPSG prior to being finalised.

1.16 The second stage of assessment resulted in the chosen scenario being the one which recommended a higher rate of growth, the reasons for which are set out below.

1.17 The Town Council has in recent months been subject to pressure from local community groups campaigning for a lower quantum of development for Alton and for proposed development for the town to be directed away from their neighbourhoods. This included two petitions from two local groups, Save Neatham Down and Save Windmill Hill and representations from Holybourne Village Association. As such this has put the Council in a difficult position of trying to ensure the best outcome for the town, listening to the community and supporting a Neighbourhood Plan that serves the town well, does not enable unplanned development to come forward but also promotes an ANP which will be supported at referendum. The details of this are included in section 4 below.

1.18 Should site allocations be included for the Regulation 14 consultation then this draft report is published for consultation alongside the Pre-Submission version of the ANP and draft SEA report.

2. STAGE ONE ASSESSMENT

2.1 The process began with the Town Council forming a Steering Group (NPSG) to oversee the assessment on its behalf following a resolution to review the ANP in February 2023. The NPSG observed that whilst EHDC had undergone three iterations of a Regulation 18 consultation on the emerging Local Plan, there were currently no housing development target numbers outside of the current EHDC Joint Core Strategy (adopted 2014) which set a figure of 1,731 for Alton through the Plan period to 2028 and the current Alton Neighbourhood Plan (2021). As such, the ANPSG took the

opportunity to embrace the concept of scenario planning, examining all available development opportunities to consider where development would best serve the town.

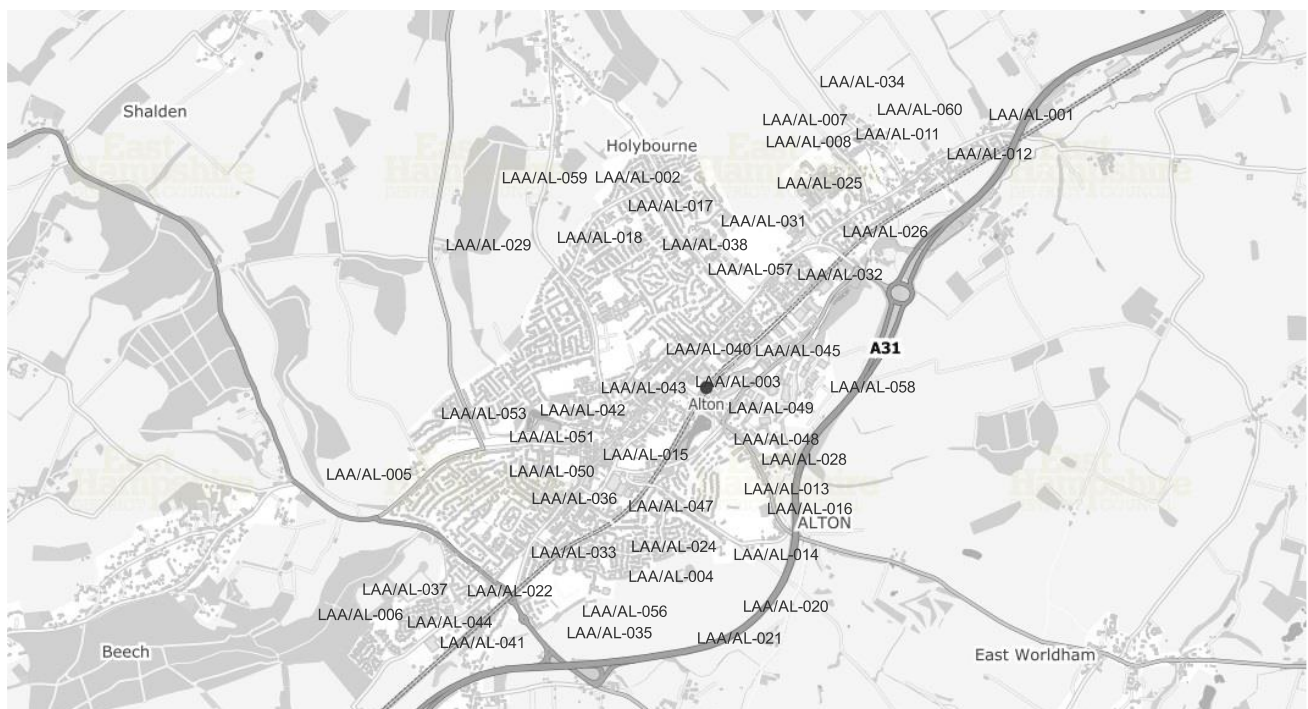


Figure 1 EHDC LAA sites 2022 within ANP boundary.

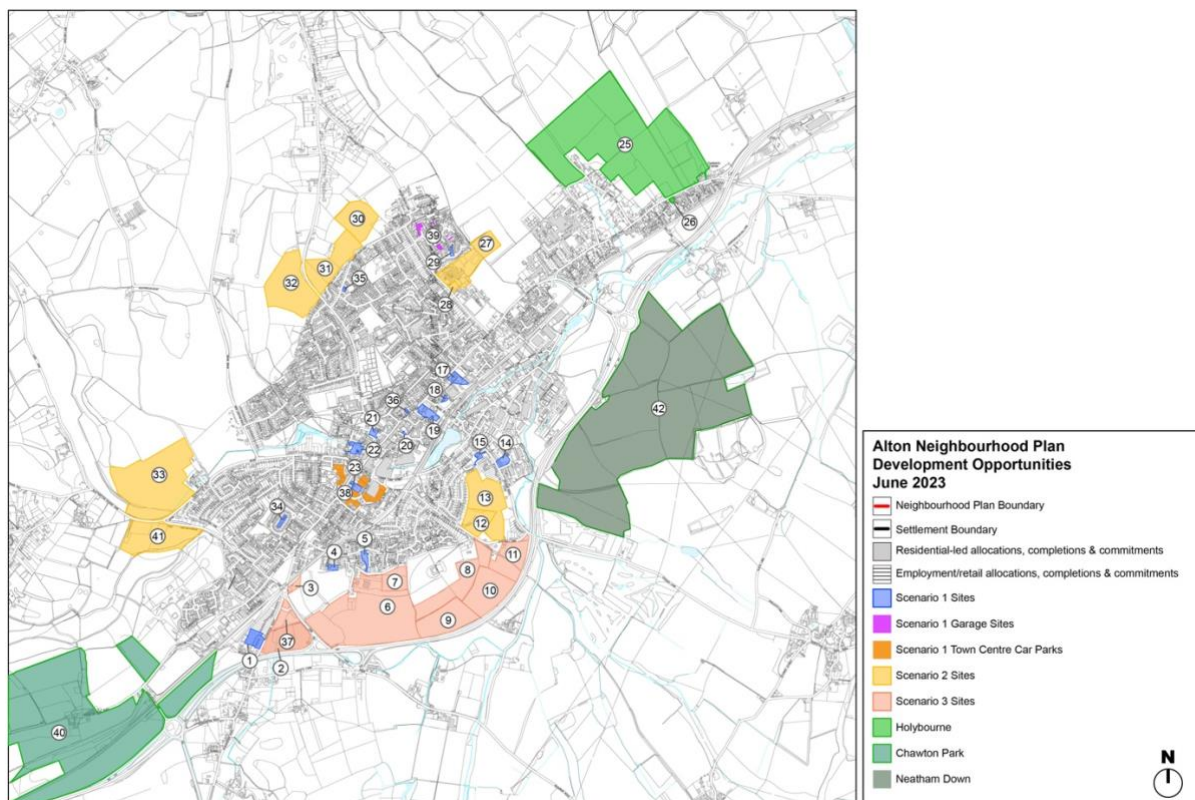


Figure 2 - initial scenario concept plan June 2023

2.2 During the initial scenario planning workshop in June 2023, the NPSG identified that a fundamental consideration in creating the scenarios was that of valued landscape protection and avoiding the most exposed landscapes as they sit within the wider context. This therefore led to discarding three of the submitted sites that would not be capable of forming a plausible scenario due to this national and local spatial planning policy consideration, given their elevated position (defined as above the 145m contour) These sites were:

32. (LAA/AL-029) Land west Old Odiham Road (between 140m -164m) steeply sloping with long distant views, impact on character of countryside. (May require use of ATC owned allotment site for access)

31. (LAA/AL-018) Land east of Old Odiham Road (between 140m - 159m) Steeply sloping, long distance views. (land subject to previous planning refusal and appeal dismissal)

30. (LAA/AL-059) Land north of Gilbert White Way (between 135m and 165m) (site partially located outside of the ANP boundary.) Steeply sloping, long distant views

2.3 Other development management policies were turned off for this stage i.e. constraints were identified to illustrate the positive and adverse effects of each scenario and not to discard sites within each scenario.

2.7 A detailed report of this scenario planning exercise , the constraints and opportunities of each scenario and the outputs can be found [here](#) on the town council website.

3. STAGE TWO ASSESSMENT

3.1 The second stage of the process combined three assessment exercises: informal community engagement, a deliverability assessment and a Strategic Environmental Assessment.

3.2 The first exercise was be used to understand the opinions of the local community on the sites, following a two-day drop-in event on the 8th and 9th September 2023, bearing in mind that the Plan can only be made following a successful referendum in due course. The results are published as a separate report which can be [found here](#). The views of the LPA were also sought during this period of engagement.

3.3 The second exercise indicated the confidence level that a desired development solution will be considered viable by the relevant land interests and able to be delivered. To inform the second exercise, the NPSG used the information gathered from the owners/promoters of each site. Indicative proposals and scheme layouts were provided, together with confirmation of access rights and offers of providing community benefits as part of a scheme.

3.4 The third provides an assessment of the technical attributes of the sites using a set of agreed environmental criteria as required by the Regulations.

Emerging Local Plan

3.5 Independently of the NPSG refining the second exercise (deliverability of sites within the scenarios,) in November 2023 EHDC Planning Policy officers advised “in confidence” at the time that the ANP would be expected to allocate an indicative figure of 700 dwellings within its boundary as part of the emerging Local Plan. It was understood that an allowance for this number of dwellings to be excluded from the EHDC Local Plan would be made in their forthcoming Regulation 18 Part 2 consultation, this being expected in January/February 2024.

3.6 EHDC also advised that an allocation of 1000 dwellings on the edge of Alton, outside of the Neighbourhood Plan boundary at Neatham Down, was to be proposed within the Regulation 18 consultation, giving a total proposed number of 1,700 homes for the Alton area.

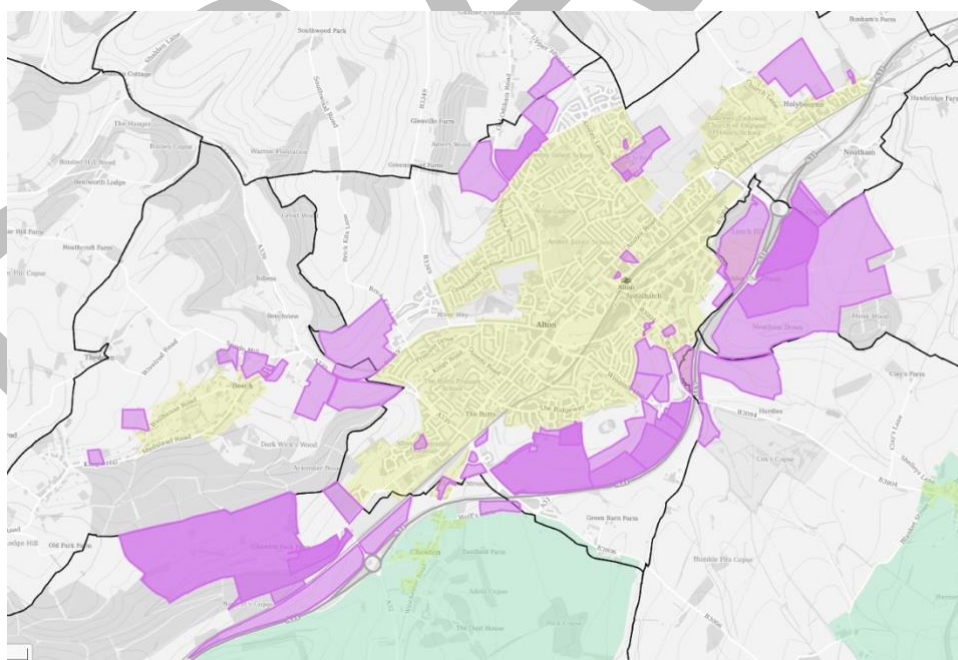
3.10 The NPSG considers the EHDC proposed strategic allocation to Neatham Down does not serve the future of Alton well and is substantially unsustainable. The Town Council made a detailed representation to the Local Plan Regulation 18 Part 2 to explain this position in detail. A copy of the response can be found [here](#).

3.11 As an alternative, the scenario planning work undertaken to date included sufficient allocations within the most extensive scenario (scenario 4 “South Alton”) to enable the ANP to provide the solution to the required housing figure of 1,700 negating the need for EHDC to allocate Neatham Down in the Local Plan. However, this would require including the proposed allocation at Holybourne into the scenario, which had not received community support at the early engagement session.

Deliverability Assessment & refining the sites.

3.12 It is important that the ANP is able to demonstrate that there is a high level of confidence that each site allocation proposal within the chosen scenario will be delivered in the plan period. This enables the NPSG and ATC to take into account any site viability issues identified by the land interest or by other stakeholders, as per the national guidance.

3.13 As such, the NPSG, sought to drill down into the 2023 updated LAA figures attributed to the site to establish capacity for each site to start to refine the numbers contained within this scenario.



EHDC updated LAA sites in and around Alton 2023 (noting the size of the site at Holybourne reduced from 2022)

3.14. The team also engaged with land interests (where known) to gauge the extent to which they were serious in promoting their sites, details of their capacity testing, landscaping, highways or other studies commissioned and what community and infrastructure benefits they were interested in delivering.

3.15 As a result it was concluded that each of the land interests were serious and had sufficient control of the land in question at present to deliver a housing scheme. In terms of judging viability, the team requested the land interests to make clear any potential viability issues that may compromise the ability of a proposal to be policy compliant in due course.

3.16 As a result of the deliverability assessment Scenario 4 was refined by the ANPSG and now included three sites - Brick Kiln Lane (from scenario 2 - LAA/AL-005) Holybourne (from scenario 3 - LAA/AL-060) and South Alton (from scenario 4 LAA/AL-056)

3.17 Sites from the original scenario 1 (Town Centre / Brownfield) are unable to be shaped into an allocations policy as 101 of the 130 have already secured planning permission. These are, Land off Selborne Road LAA/AL-041 (81), Alton School LAA/AL-038 (6) and LAA/AL-054 (14). Of the remaining 29, these are all sites with limited capacity of between 4 and 7 dwellings and as such, not of sufficient size to warrant an allocations policy. The 101 consented are eligible to be discounted from the 1,700 sought overall for Alton and as such a brownfield policy was felt appropriate to add into the draft ANP to provide policy support for any sites coming forward in the future during the plan period. EHDC had advised that windfalls could not be included within the numbers for Alton as these had already been accounted for in setting the overall housing requirement for the District and the Town (so should not be counted twice) but would still be subject to this policy where applicable.

3.18 The proposed site at Holybourne for up to 223 homes, is included. Whilst the site had not received favourable community comments from Holybourne residents, EHDC had responded to the scenario planning with the view that Holybourne was a sustainable location. The developer sought to engage with both the local residents at Holybourne and the ANPSG to seek to mitigate the concerns raised. There is still a worry that with the community objections to date that this may not elicit support at referendum but it was felt the site should be formally tested with a wide range of statutory consultees and the wider town before determining whether it would be appropriate for final inclusion. It is important to note that between 2022 and 2023 the size of the site offered at Holybourne had decreased from a capacity of over 1,000 new homes to 223, due to change in land ownership and a desire to deliver a smaller proposal.

3.19 The South Alton group of sites has been refined to 800 dwellings (although the promoter indicated that 900 was achievable if required to meet the required overall housing target through a slight revision of densities, plus an additional 100 at Windmill Lane. This resulted from further capacity work undertaken by the site promoter in terms of responding to comments made in respect of landscape impact and concerns from the ANPSG about the visual impact of development above the 130m contour line.

3.20 Further engagement had also been undertaken with highways engineers to develop proposals for the "link road" and the promoter was able to commit to the provision of a local centre and primary school (if required) on site. They also adjusted the site plan to safeguard the land at the northern most extent of the site, which was considered more sensitive in terms of protection of valued landscape (being located at the 140m contour). This was proposed by creating an extension to the existing public open space at Windmill Hill to reduce any adverse impact of the proposals on the South Downs National Park. The site promoter had decided to split the allocation, keeping the site at Windmill Lane as a separate allocation; given its physical disconnection from the other sites in the group and its setting meaning it was likely to be a low-density scheme of a different mix of dwellings.

3.21 The site at Brick Kiln Lane, included within the original scenario 2 and included within the draft Local Plan is also included. This site had not encountered any concerns from local residents to date and was felt, following a meeting with the site promoters, to be suitable for inclusion.

3.22 Whilst there were differences in the allocation figures between the EHDC LAA and those offered by site promoters, Scenario 4 was now defined as follows:

- 800 at South Alton
- 100 at Windmill Lane
- 225 at Brick Kiln Lane
- 223 at Holybourne

A total number of up to 1,348

3.26 It was felt that these sites present the best option for the town in the long term, giving certainty in their ability to be delivered and responding to the need for improved infrastructure to serve the existing, as well as new communities. Given the town centre allocations already consented (101) and the sites at Chawton and Beech outside of the ANP boundary (124), the overall number could also demonstrate that the strategic allocation at Neatham Down was not required.

3.27 The total falls slightly short of the 1,700 target at 1,573 but reflects the bottom-up assessment of what would work best for the town in terms of balancing housing, community benefit and infrastructure provision. If the 1,700 has to be achieved, the South Alton site promoter has indicated that through a notional increase of the higher density areas within the lower levels of the site, this shortfall could be substantially delivered.

4. SITE SELECTIONS WITHIN THE DRAFT ALTON NEIGHBOURHOOD PLAN

4.1 Initial feedback from District Councillors and the Alton Society, who were briefed on this option, was not favourable and EHDC officers confirmed in correspondence received in February 2024, that, in their view (at that time) the ANP should not seek to meet the “full” allocation for Alton and should therefore only consider the following options:

A) **Do not allocate any sites.** This would then become the responsibility of the District Council, who have the flexibility of being able to reallocate sites within the District as seems appropriate to them to meet their District-wide targets.

B) **Allocate sites to meet the 700-homes** figure given to the ANP identified in the emerging Local Plan. (The SG was felt this was not possible without allocating sites at either Holybourne, South Alton, or both.)

C) **Allocate sites to meet some the 700-home figure.** (The SG was felt this was also not possible without allocating sites at either Holybourne, South Alton or both)

4.2 Seeking to deliver 700 to complement the strategic site at Neatham Down was felt to be untenable, as it effectively endorsed the inclusion of the satellite village, which was opposed by the Town Council. As such the SG reluctantly proposed to the Town Council that their recommendation was to withdraw the allocations within the draft plan and move to a Regulation 14 with a draft ANP which contained no site allocations.

4.3 This was not accepted by the Town Council at their meeting in February 2024 who raised concern over abrogating responsibility for housing allocations to the LPA. As such the Town Council deferred a decision on this recommendation.

4.4 The Town Council subsequently asked to meet with the Planning Policy Manager at EHDC and the consultants for a workshop session to discuss this further before a motion was tabled for the June Full Council meeting.

4.5 At that briefing both the EHDC officer and the Town Council's consultants impressed upon the Town Council that further delay to determining whether site allocations were or were not to be included within the draft ANP was unhelpful and was stalling the progression to Regulation 14. The Plan-led system needs development plans to be in place and these require a level of certainty in order to progress. Given EHDC were still working through the responses to the Regulation 18 consultation but wished to progress to Regulation 19 in good time to submit the Local Plan for examination by the end of June 2025, it was important that the full allocation for Alton (1,700) was included across one or both development Plans (Local Plan and Neighbourhood Plan)

4.6 This briefing also indicated that 700 figure previously given was just indicative at that time and inclusion of a higher rate of growth may be acceptable for inclusion in the pre-submission version of the ANP. There now being less concern over the proposed quantum and more over the level of certainty that the ANP either will or will not deliver housing, as this affects the emerging Local Plan housing numbers and sites.

4.7 It was also discussed that the refined site allocations within the draft ANP had not been subject to public or statutory body scrutiny, an opportunity provided through the Regulation 14 consultation process. Once consulted upon, it would be for the Town Council to determine whether there was sufficient support for the continued inclusion of the sites or whether any/all should be withdrawn from the submission version of the plan, noting that sites could be removed at a later date in the plan progression but not added in without further consultation, which would cause delay, likely leading to more speculative applications.

4.8 The Town Council meeting in June 2024 tabled the draft ANP with the 'full allocation' included. However, still unsure of how to proceed, the Council sought to respond to further community representations giving local groups a further opportunity to submit additional sites for inclusion within the pre-submission version of the ANP before making a determination in early September 2024 as to whether the Regulation 14 version of the ANP contained site allocations or not.

4.9 As a result of this further opportunity, two submissions were made and were validated against the preferred scenario 4. This was to consider whether they were consistent with the site selection process undertaken to select the sites within the draft ANP and if so, to add them into the housing allocations section.

4.10 The first submission was from Abigail Hills (Save Neatham Down) who proposed a number of brownfield sites as follows:

- 1) Alton School site.
- 2) The Golden Pot Pub
- 3) The Queens Head
- 4) 6.a and 7 Normandy Street
- 5) Normandy Street 2 properties away from the Curtis Museum.
- 6) Old Natwest Site, Alton High Street.
- 7) M&CO. Alton High Street
- 8) Travel bag. Alton High Street.
- 9) 6 High Street.

- 10) 4 High Street
- 11) Pritchards Garage
- 12) There were also little used car parks, that were previously discussed for development, could the use of these be re-investigated

4.11 A high level response has been given to each site as follows:

Site 1 - Consent already given for LAA/AL-031 (14) and LAA/AL-038 (6) via planning application 21560/023. The remainder of the Alton School site is currently for sale as a school site and as such no proposals for housing development have come forward.

Site 2 - The Golden Pot Pub is outside of the ANP area so would not be included.

Site 3 - The Queens Head, Site 4- 6a and 7 Normandy Street, Site 5 - Normandy Street, Site 7 - M &Co and Site 9 - 6 High Street are on the market so the position of a new owner is unknown but may be supported by the ANP under policy HO3 (A) as windfall brownfield sites subject to compliance with other policies in the ANP. However the Town Centre policy resists residential use of ground floor in the primary retail area, which would include sites 6, 7, and 9.) It has been suggested that these could be converted into multiple affordable units. The numbers involved are likely to fall below the threshold for inclusion of affordable units and in any event would be difficult to achieve given land values and conversion costs in a town centre location. As such it is unlikely that an affordable homes policy would come forward as a viable option on these sites.

Site 6 - Old NatWest site is owned by NatWest and is ground floor only (see note above for primary retail) The bank has also not come forward on the EHDC brownfield call for sites so their position is unknown.

Site 8 - Travel Bag had planning permission granted in 2022 for 2 open market residential dwellings on first and second floor with commercial ground floor. (24245/010)

Site 10 - 4 High Street, has planning permission for 5 open market residential dwellings (35940/003) issued June 2024

Site 11 - position unknown.

Site 12 - car parks. These were included in the early stages of the ANP and two sites have been included as opportunity areas within the Town Centre Masterplan but were screened out as site allocations on the basis that they are owned by EHDC who have not indicated they would be available for development.

4.12 Unfortunately, despite the work undertaken to make the submission of these brownfield sites, most are small sites of less than 5 units, they have not been confirmed as available and some are within areas where change of use to residential may not be supported. Therefore, there is insufficient certainty to include them in the pre-submission ANP at this time as a specified number although they would be supported as windfall under brownfield policy HO3(A)

4.13 EHDC also ran a Brownfield "Call for Sites" in June 2024. The resulting report has indicated the potential addition of up to 19 sites within Alton to undergo land availability assessment (see Appendix A). It is noted that none of these sites have been assessed for availability or deliverability or indeed quantum of housing. A number of sites are existing housing stock, some have active uses, others already have planning consent and some may be too small for inclusion. As such there is no evidential

reason to identify any individual site for inclusion within the draft ANP, using the general HO3A brownfield first policy to provide the policy lever to support these coming forward.

4.14 A submission was also made by Mr Jerry Janes on behalf of a Group comprising representatives from The Alton Society, Holybourne Village Association, the Windmill Hill Group, ACAN and others (unnamed).

4.15 This submission did not put forward any addition sites for consideration but suggested that the ANP should only seek to allocate 375 dwellings as broken down in the table below:

Allocations	Site	Dwellings
EHDC Local Plan allocations (1,264 dwellings)	Neatham Down	1,000
	Travis Perkins site	24
	Whitedown Lane	90
	Brick Kiln Lane	150
Alton Neighbourhood Plan (436 dwellings)	Brownfield Town Centre	130
	Windfall (14% of 436)	61
	Additional or Neatham Down	245
	TOTAL	1,700

Table 1: Breakdown of the 1,700 dwellings allocated to the wider Alton area in the draft Local Plan (as per the submission from Mr Janes)

4.16 It should be noted that there are small number of factual inaccuracies in the table as follows:

- The 130 figure in the original scenario 1 for the town centre is not wholly brownfield as suggested and is also now reduced to 124.
- 81 come from a greenfield site "land off Selborne Road" (LAA/AL-041) which is currently being built out and therefore whilst may be counted within the overall 1,700 number cannot be subject to a site allocations policy.
- 20 come from Alton School LAA/AL-038 (6) and LAA/AL-054 (14) and have planning permission. As such they could not be subject to an allocations policy within the ANP. LAA/AL-054 was originally for 26, with 20 consented so a reduction of 6 is required to the overall number.
Land at Manor Estate (6) is a greenfield infill site.
Land at Albany House, 5 Omega Park (7) and St John's Works (10) are both brownfield sites.
- The figure of 375 makes a deduction of 61 to allow for windfall within the ANP area over the plan period. This is a double accounting as windfall across the whole of district has already been [accounted for](#) (1,320 units) within the emerging Local Plan and deducted from the 9,082 dwellings sought before housing figures were made at individual settlement levels.
- The Alton Neighbourhood Plan cannot increase the housing allocation at Neatham Down as it is outside of the scope of the ANP remit, being a proposed strategic site, outside of the ANP area, to be determined for inclusion within the EHDC Local Plan.

4.17 In respect of further housing at the recently closed Alton School which is actively being marketed, whilst outside the scope of this site allocations report, the Town Council may wish to consider if there

are options to retain this site as an active school/employment site, given the likely cost of the creation of similar infrastructure in the town in the future, which is likely to be significantly higher than the cost of securing the site which could be mixed use education/healthcare/early years/affordable housing site

4.18 The submission does not make any recommendation of where the residual housing should be located other than at Neatham Down.

4.19 As a result of these submissions there it is concluded that there are no additional/ alternative sites to include within the draft ANP as previously tabled to ATC.

5. Technical Assessment: SEA (Strategic Environmental Assessment)

5.01 The SEA has been carried out in stages between September 2023 and August 2024 by specialist consultants AECOM using the environmental objectives and baseline data agreed in the SEA scoping exercise. For this purpose, the assessment of the scenarios assumes no mitigation measures are in place and notes the likely scale of positive and adverse effects of developing the site.

5.02 The scope of the SEA is reflected in a list of topics and objectives, which, taken together indicate the parameters of the SEA and provide a methodological 'framework' for assessment. The following topics form the core of the framework:

Air quality
Biodiversity
Climate change
Communities
Historic environment
Landscape
Land, soil, and water resources
Population and communities
Transportation and movement

5.03 The SEA must also assess 'reasonable alternatives' in terms of site selection. The SEA report explains how work was undertaken to develop and assess a 'reasonable' range of alternative approaches to allocating development sites in order to meet the housing requirement assigned by the emerging Local Plan. These alternatives are referred to in the SEA as **growth scenarios**. For Alton, only 1 alternative is considered reasonable.

5.04 The SEA tests the allocations in the draft ANP against the alternative approach. As a result, the site allocations contained within the draft ANP (Growth Scenario 1) are considered preferable on balance, on the basis of scoring marginally better overall (with no mitigation) and that where a lower rating has been given to a particular environmental factor in Growth Scenario 1, mitigation can be put in place through the allocations policy to increase the overall score compared to Growth Scenario 2 (The full SEA is provided for members review)

Supply component		Growth scenario 1	Growth scenario 2
Local Plan allocation	Travis Perkins	24	24
	Whitedown Lane	90	90

	Brick Kiln Lane	150	150
	Neatham Down	-	1,000
Additional brownfield supply from permitted sites		101	101
Neighbourhood Plan allocation	Expanded Brick Kiln Lane	75	75
	Land at Weysprings	100	100
	Holybourne	223	223
	South Alton	900	-
Total homes		1,663	1,763

The reasonable alternative growth scenarios (with constants greyed-out)

6. Assessment Conclusion

6.01 ATC is to consider whether to include site allocations within the draft ANP for Regulation 14 consultation at the Full Council meeting in September.

6.02 In view of the proposed government changes to the NPPE, the significant proposed uplift in housing targets and confirmation from EHDC legal counsel that use of the standard method is correct, the allocation of sites in the draft ANP which exceeds the original indicative number of 700, remains both in conformity with the existing joint core strategy and prudent in view that more, not less housing, will be required across East Hampshire.

6.03 However, it is appreciated that the ANP has to be supported at a local level in order to be approved at referendum and thus if site allocations are included within the draft plan for consultation, it will be for the Town Council to determine whether those allocations receive sufficient support to be taken forward in the submission version of the ANP.

6.04 Irrespective of whether the sites are ultimately included in the submission version of the ANP, any evidence collected as part of the Regulation 14 consultation relating to housing allocations will also provide valuable insights and information to assist EHDC in determining sites for inclusion in the emerging Local Plan.

APPENDIX A: EHDC BROWNFIELD CALL FOR SITES

Appendix B –Sites suggested as brownfield development to be considered in the Land Availability Assessment

Site Name	Parish
31 Anstey Road, Alton	Alton
Lechtal House, Borovere Lane, Alton	Alton
1-14 The Carlings, Queens Road, Alton	Alton
Mount Pleasant Road	Alton
1-8 Gurdons, Alton	Alton
Mount Pleasant car park	Alton
Old oil sidings, London road Holybourne.	Alton
Whitedown Estate garages	Alton
Omega Park Industrial Estate	Alton
23 and 23A Market Street, Alton	Alton
Queens Head, Holybourne	Alton
Upper Neatham Mill Farm, Upper Neatham Mill Lane	Alton
M&CO, Alton High Street	Alton
6-10 Normandy Street	Alton
1-24 Gerald Square, Alton, GU34 2NT	Alton
Old Natwest Site, Alton High Street	Alton
6 High Street, Alton	Alton
4 High Street, Alton	Alton
Formerly HSBC Bank, High St, Alton	Alton
Alton Abbey, Beech	Beech
Keepers Lodge, Basingstoke Road, Alton GU34 4AB	Beech
Cheeks Farm buildings	Bentley
172 Winchester Road, Four Marks	Four Marks
Headley Park Hotel	Headley
Former Dean Farm Golf Clubhouse	Kingsley
Lasham airfield	Lasham
Station Approach offices, Medstead	Medstead
Casalinda, Bighton Road, Medstead	Medstead
Land off Jennie Green Lane GU34 5PB	Medstead
Springfield Nursery	Selborne
Alton Golf Club, Old Odiham Rd, Alton GU34 4BU	Shalden
Yarnhams Farm, Froyle, Alton	Shalden
MOD Community Centre	Whitehill
Chase Community Hospital, Conde Way, Bordon	Whitehill