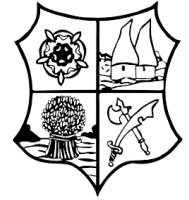


ALTON

Town Council



4 June 2026

To Councillors:

Matthew Bayliss, Chris Botten, Mark Boyce-Churn, Annette Eyre, Don Hammond, Graham Hill, Matthew Kellermann, Roger Lamb, Nick O'Brien, John Quincey, Barbara Tansey, Lorna Woodcroft

Dear Councillor

You are hereby summoned to a meeting of **ALTON TOWN COUNCIL** on **Wednesday 10 June 2026 at 7.00pm** at the Town Hall, Market Square, Alton GU34 1HD, when the under-mentioned business will be transacted.

Yours sincerely

Tom Horwood, Town Clerk

AGENDA

1. **APOLOGIES**
To receive apologies for absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest and Requests for Dispensations.
(Councillors are responsible for declaring any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, they may not participate in any discussion of or vote on any matter in which they have a pecuniary interest.)
3. **MINUTES OF PREVIOUS MEETINGS**
Recommendation: To approve the minutes of the Full Council meeting held on 6 May, the Extraordinary Full Council meeting held on 13 May, and the Annual Meeting held on 20 May 2026.
4. **TOWN MAYOR'S ANNOUNCEMENTS**
To receive updates from the Town Mayor.
5. **WRITTEN REPRESENTATIONS FROM THE PUBLIC – report to follow if any are received**
Recommendation: To note written representations from the public
(Authors of written representations are invited to ensure that they are with the Town Clerk by 12noon two days before the council meeting to enable them to be circulated in good time.)
6. **QUESTIONS AND STATEMENTS FROM THE PUBLIC**
Recommendation: To note the questions and statements by the public.
(In accordance with Standing Order 3e, members of the public may make representations, answer questions and give evidence. They may give notice in advance up until just before the

start of the meeting. Verbal statements or questions may be up to 3 minutes long, within a total of 20 minutes allowed for public speaking which may be extended by the Chair.)

7. NEIGHBOURHOOD CIL APPLICATIONS – *see attached report*
To consider applications for Neighbourhood Community Infrastructure Levy.
8. NEIGHBOURHOOD PLAN NEXT STEPS – *see attached report*
To consider the next steps for the Neighbourhood Plan.
9. MINUTES OF THE KING’S POND TASK AND FINISH GROUP – *see attached minutes*
Recommendation: To note the minutes of the King’s Pond Task and Finish Group: 27 April 2026.
10. INVITATION TO TENDER – CHRISTMAS LIGHTS – *see attached report*
To appoint a contractor for the Christmas Lights in the town centre for 2026-2028
11. PATH IMPROVEMENTS AT KING’S POND – *see attached report*
To approve a contractor to carry out improvements to two sections of path on the north side of the pond.
12. EXCLUSION OF PRESS AND PUBLIC
Recommendation: To exclude the press and members of the public in view of the confidential nature of the business about to be transacted, in accordance with the Public Bodies (Admission to Meetings) Act 1960, Section 1(2), and to be clear, as per subsection 3A, where the public are excluded from a meeting of a relevant local government body under Section 1(2), the body may also prevent any person from reporting on the meeting using methods (a) which can be used without that person’s presence at the meeting and (b) which enable persons not present at the meeting to see or hear the proceedings at the meeting as it takes place or later.
13. DEED OF VARIATION – *see confidential report*

**MINUTES OF THE MEETING HELD ON
WEDNESDAY 6 MAY 2026 AT 7.00PM AT THE TOWN HALL**

Present: **Councillor** **Annette Eyre (Town Mayor)**
 Matthew Bayliss
 Chris Botten
 Don Hammond
 Matthew Kellermann
 Roger Lamb
 Nick O'Brien
 John Quincey
 Barbara Tansey
 Lorna Woodcroft

In attendance: **Tom Horwood (Town Clerk)**
 Hayley Carter (Deputy Clerk)

 20 members of the public and press

167 Apologies for Absence

Apologies were received from Councillors Mark Boyce-Churn and Graham Hill.

168 Declarations of Interest and Requests for Dispensation

No declarations of interest were received.

169 Minutes of the Full Council Meeting held on 8 April 2026 for Approval

Councillor Eyre proposed that the minutes be approved. This was seconded by Councillor Hammond, and it was:

RESOLVED
to APPROVE the minutes of the Full Council Meeting held on 8
April 2026.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb,
O'Brien, Quincey, Tansey and Woodcroft
Abstained: Councillor Kellermann

170 Town Mayor's Announcements

The Mayor welcomed everyone to the meeting and thanked them for coming.

She told those present that “while I have no intention of implementing any standing orders that would limit freedom of speech, I must emphasize that any individual causing a disruption will be asked to refrain from such behaviour. Should the disruption continue, I may be forced to either exclude the individual (SO 10xiii), suspend (SO 10xiv), or even adjourn the meeting (SO 10xvi). Therefore, I kindly ask everyone to be mindful and considerate of all individuals present.”

She then reminded the meeting that her next charity fundraiser is on Saturday 9th May at the Spinnaker tower, where she and Samantha Brown will be abseiling down the tower at 3pm to raise money for St Michael’s Hospice. Details on how to support are on social media and in the digital Altonian.

She finished by announcing that a by election to elect a new Town Councillor for Whitedown ward will be held on 11 June. The deadline for nominations is 14 May.

171 **Written Representations from the Public**

Correspondence was received in advance of the meeting from Jenny Griffiths of Alton and Villages Local Action for Nature (AVLAN), Melba Kellermann and Anthony Furnival. It was circulated to councillors on 5 May and published under supplementary papers on the Council website.

On the proposal of Councillor Eyre, seconded by Councillor Bayliss, it was

RESOLVED

To note the correspondence received.

All councillors voted in favour.

172 **Questions and Statements by the Public**

172.1 Gareth Hurd spoke to congratulate ATC for the rigorous way it has investigated the King’s Pond issue. He said he is very impressed that councillors have stuck it out and implored them to see it through so there can be no arguments that it has not been done properly. He said a huge thanks to councillors, adding that they can be proud that they have done their level best for the town.

172.2 Jenny Abbott said she agreed with everything Gareth had said and stressed how important it is for the public and wildlife alike that the Town Council continue its investigations. She added that she loves the pond and would probably wish to keep it as it is but needs to see all the information first to be able to make a proper decision.

172.3 District Councillor Ginny Boxall spoke in support of ATC adopting EHDC’s policy on chalk streams and rivers. She said that the River Wey is not just a local amenity but also a living, breathing thing that supports our wildlife and

without protections we risk irreversible harm. It is not about stopping growth but about supporting it responsibly and sustainably. She finished by urging the council to support this motion.

172.4 Chris Newton added his support to what others had said about the importance of continuing with the King's Pond project. He said he looks forward to the consultation and wanted to give his support and thanks to the councillors and officers for all the hard work that has gone into this. He added that he is also in support of the rivers motion.

172.5 Nathan Cuff said that he is still opposed to spending more money on the pond but today wished to speak about dwindling democracy in the council. The reduction to 3 minutes per person with a maximum of 20 minutes, but also his disgust about the decision to no longer permit amendments in the meeting. He said that it stinks of predetermination and asked the council to reconsider.

172.6 Ian Abbott reiterated what everyone else had said about King's Pond and thanked the council for seeing the project through. He said it will be nice to see it come to a conclusion.

172.7 County Councillor Andrew Joy said thanks to the Town Council for allowing him the privilege to work alongside them in his roles as a District and County Councillor since he started in 2009. He said he would like to take this opportunity to thank them as this was his last official meeting, and he had always done his best to address the needs of the town – not just the buildings, but the residents who are the lifeblood of the town. He said it has been a privilege to work alongside them all and he wished councillors all the very best for the future.

On the proposal of Councillor Eyre, seconded by Councillor O'Brien, it was

RESOLVED

To note the questions and statements.

All councillors voted in favour.

173 District Councillor's Report

A report had been received in advance from Councillor Suzie Burns and was included with the council papers. There were no additional questions from councillors but they thanked Councillor Burns for the report.

On the proposal of Councillor Eyre, seconded by Councillor Hammond, it was

RESOLVED

To note the District Councillor's report.

All councillors voted in favour.

174 **Chalk Streams and Rivers**

Councillor Botten proposed that the Council:

- note and endorse the motion passed by East Hampshire District Council on 27 November 2025,
- endorse the proposals made by the Northern Wey Community Trust set out in their PowerPoint presentation,
- resolve to make appropriate use of these as guidelines in response to local planning applications, and
- pursue these objectives in the council's policy-making in related areas.

This was seconded by Councillor Hammond.

Following the debate Councillor Bayliss explained that he felt the motion was not sufficiently clear and as he was unable to amend it in the meeting he would have to vote against it.

The Town Clerk explained the mechanism for moving an amendment in the meeting with the changes to Standing Orders.

Councillor Bayliss therefore proposed, in accordance with Standing Order 10(a)(xiv), to suspend Standing Order 1(g) to allow an amendment to be made in the meeting. This was seconded by Councillor Quincey, and it was

RESOLVED

To suspend Standing Order 1(g) for to allow an amendment.

All councillors voted in favour.

Councillor Bayliss then proposed an amendment that the motion read that the Council:

- note and endorse the motion passed by East Hampshire District Council on 27 November 2025
- endorse the proposals made by the Northern Wey Community Trust set out in their PowerPoint presentation
- resolve to be mindful of the proposals of the Northern Wey Community Trust in responding to planning applications
- pursue these objectives in the town council's policy-making in related areas but to be agnostic as to the two options being considered for King's Pond

This was seconded by Councillor Kellermann, and the amendment was **carried** with all councillors voting in favour.

Thus on the proposal of Councillor Botten, seconded by Councillor Hammond, it was

RESOLVED

To

- **note and endorse the motion passed by East Hampshire District Council on 27 November 2025**
- **endorse the proposals made by the Northern Wey Community Trust set out in their PowerPoint presentation**
- **resolve to be mindful of the proposals of the Northern Wey Community Trust in responding to planning applications**
- **pursue these objectives in the town council's policy-making in related areas but to be agnostic as to the two options being considered for King's Pond**

All councillors voted in favour.

175 **Standing Order 1(g)**

Councillor Eyre proposed that the Council suspend Standing Order 1(g) for all of the remaining items of this Council meeting's agenda. This was seconded by Councillor Kellermann, but the motion was **not carried** with voting as follows:

In favour: Councillors Bayliss, Eyre, Kellermann and Quincey
Against: Councillors Botten, Hammond, Lamb, O'Brien, Tansey and Woodcroft

176 **Internal Auditor's Report 2025/26**

Councillor Hammond proposed that the Council
a) note the content of the Internal Auditor report, and
b) approve the review of effectiveness of Internal Audit.

This was seconded by Councillor Bayliss, and it was

RESOLVED

To

- a) note the content of the Internal Auditor report, and**
- b) approve the review of effectiveness of Internal Audit.**

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Quincey, Tansey and Woodcroft
Abstained: Councillor Kellermann

177 Statement of Governance 2025/26

177.1 Councillor Bayliss proposed that the Council approve the Statement of Governance (Section 1 of the AGAR). This was seconded by Councillor O'Brien, and it was

RESOLVED

To approve the Statement of Governance (Section 1 of the AGAR).

All councillors voted in favour.

177.2 Councillor Hammond proposed that the Council witness the signatures of both the Town Clerk and the Mayor. This was seconded by Councillor O'Brien, and it was

RESOLVED

To note that the signatures of both the Town Clerk and the Mayor have been witnessed by the Full Council.

All councillors voted in favour.

178 Statement of Accounts to 31 March 2026

Councillor Bayliss proposed that the Statement of Accounts to 31 March 2026 be approved. This was seconded by Councillor Eyre, and it was

RESOLVED

To approve as tabled:

- 1. The Balance Sheet to 31 March 2026**
- 2. The Income and Expenditure Report for the period 1-31 March 2026**
- 3. Bank reconciliations to 31 March 2026**
- 4. Payments over £500, issued between 1-31 March 2026**
- 5. The PWLB Statement to 31 March 2026**
- 6. Section 2 of the AGAR duly signed by the Town Clerk and the Mayor**
- 7. The creation of an Elections earmarked reserve and the transfer into it of £15,000**
- 8. The transfer of the remaining revenue outturn variance of £146,106 into the General Reserve.**

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Quincey, Tansey and Woodcroft
Abstained: Councillor Kellermann

179 **Conflict of Interest Form and Notice of the Exercise of Public Rights**

Councillor Bayliss proposed that the Council

a) note whether there are any conflicts of interest with BDO LLP and authorise the Town Clerk and Mayor to complete and return the Conflict of Interest Form accordingly

b) note the dates for the statutory inspection period for the accounts.

This was seconded by Councillor Hammond, and it was

RESOLVED

a) To note that there are no conflicts of interest with BDO LLP and to authorise the Town Clerk and Mayor to complete and return the Conflict of Interest Form accordingly

b) To note the dates for the statutory inspection period for the accounts as 3 June to 14 July 2026.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Quincey, Tansey and Woodcroft

Abstained: Councillor Kellermann

180 **King's Pond Stage One Invitation to Tender**

Councillor Hammond proposed that the Council approve the appointment of Company A to commence Stage One of the King's Pond project as set out in the invitation to tender to be funded from the King's Pond earmarked reserve. This was seconded by Councillor Botten.

Councillor Quincey proposed, in accordance with SO 10(a)(ii) that this item be deferred in light of there being so many unknowns and the potential risks associated with the dam. This was seconded by Councillor Kellermann, but the motion was **not carried** with voting as follows:

In favour: Councillors Kellermann and Quincey

Against: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Tansey and Woodcroft

Councillor Hammond had emailed with a small amendment 48 hours prior to the meeting as follows:

"to change the word 'commence' to 'carry out'.

This was seconded by Councillor O'Brien and the amendment was **carried** with voting as follows:

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Tansey and Woodcroft

Abstained: Councillors Kellermann and Quincey

Thus, on the proposal of Councillor Hammond, seconded by Councillor Botten, it was

RESOLVED

To approve the appointment of Company A (Five Rivers) to carry out Stage One of the King's Pond project at a cost of up to £44,041.37 as set out in the invitation to tender, to be funded from the King's Pond earmarked reserve.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Tansey and Woodcroft

Against: Councillor Kellermann

Abstained: Councillor Quincey

181 Minutes of the King's Pond Task and Finish Group

Councillor Hammond proposed that the minutes of the King's Pond Task and Finish Group be approved as tabled. This was seconded by Councillor O'Brien.

Councillor Hammond introduced the item, saying how important it is to read the minutes and that they cover discussion on the dam and the risk register for the project.

Councillor Quincey highlighted the parts of the minutes that dealt with the risks the dam poses to the project and the possible changes to the volume of water before inspections and certification of the construction of the dam are required that had all been discussed by the Task and Finish Group. He requested his comments be minuted.

On the proposal of Councillor Hammond, seconded by Councillor O'Brien, it was

RESOLVED

To approve the minutes of the King's Pond Task and Finish Group as tabled.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Quincey, Tansey and Woodcroft

Abstained: Councillor Kellermann

182 Grant Applications

182.1 Councillor Tansey proposed that the Council approve a grant of £200 from the Climate Change Grant budget for Anstey Junior School for the purpose of purchasing plants for a sensory garden. Councillor O'Brien seconded this and it was

RESOLVED

To approve a grant of £200 from the Climate Change Grant budget for Anstey Junior School for the purpose purchasing plants for a sensory garden.

All councillors voted in favour.

182.2A member of the public was permitted to read a message from Jupiter Petrichor as the applicant, who was also present. Councillor Woodcroft proposed that the Council approve a grant of £500 for Trans Joy Network from the Events and Projects Grants budget for the purpose of contributing to the cost of events. Councillor O'Brien seconded this and it was

RESOLVED

To approve a grant of £500 for Trans Joy Network from the Events and Projects Grants budget for the purpose of contributing to the cost of events.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Lamb, O'Brien, Quincey, Tansey and Woodcroft
Abstained: Councillor Kellermann

183 Paths at Flood Meadows

Councillor Hammond proposed that the Council approve Company A to undertake the repairs and improvements to the footpaths in Flood Meadows, to be funded from the Open Spaces earmarked reserve. This was seconded by Councillor Botten, and it was

RESOLVED

To approve Company A (Rocon) to undertake the repairs and improvements to the footpaths in Flood Meadows with a budget of £40,000, to be funded from the Open Spaces earmarked reserve.

In favour: Councillors Botten, Eyre, Hammond, Lamb, O'Brien, Quincey, Tansey and Woodcroft
Abstained: Councillors Bayliss and Kellermann

184 Replacement of Windows and Doors at Jubilee Bungalows

184.1 Councillor Hammond proposed that the Council appoint Company A to replace the windows and doors and the soffits and fascias for 1 and 2 Jubilee Bungalows, to be funded from the Capital earmarked reserve. This was seconded by Councillor Quincey, and it was

RESOLVED

To appoint Company A (Excellent Windows) to replace the windows and doors for 1 and 2 Jubilee Bungalows at a cost of £11,016 + VAT, and the soffits and fascias for 1 and 2 Jubilee Bungalows at a cost of £6,960 + VAT, to be funded from the Capital earmarked reserve.

All councillors voted in favour.

The meeting closed at 8.52pm.

**MINUTES OF THE EXTRAORDINARY MEETING HELD ON
WEDNESDAY 13 MAY 2026 AT 7.00PM AT THE TOWN HALL**

Present: **Councillor** **Annette Eyre (Town Mayor)**
 Matthew Bayliss
 Graham Hill
 Barbara Tansey
 Lorna Woodcroft

In attendance: **Tom Horwood (Town Clerk)**
 Hayley Carter (Deputy Clerk)

6 members of the public and press

185 Apologies for Absence

Apologies were received from Councillors Chris Botten, Mark Boyce-Churn, Don Hammond, Matthew Kellermann, Nick O'Brien and John Quincey.

186 Declarations of Interest and Requests for Dispensation

No declarations of interest were received.

187 Town Mayor's Announcements

The Mayor welcomed everyone to the meeting and thanked them for coming.

She announced that her and Samantha Brown's abseiling down the Spinnaker Tower in Portsmouth on Saturday has so far raised over £1,700 for St Michael's Hospice and the link to donate is still open if anyone else wishes to support them.

188 Written Representations from the Public

Correspondence was received in advance of the meeting from District Councillor Ginny Boxall, Carol Palmer and Dr Jannine Stoodley, all regarding agenda item 3.1: Planning application EHDC-26-0331-CONVR. It was circulated to councillors on 11 May and published under supplementary papers on the Council website.

The Mayor invited those present to speak should they wish to add anything or answer any questions from councillors.

District Councillor Ginny Boxall said that she just needed to emphasise the rarity of this landscape. The South Downs National Park have gone to great lengths and great

expense to try to replicate what is found naturally on this site. She had sent in photos of the huge piles of earth which have been removed from the building site and piled up, which the Deputy Clerk had printed and circulated during the meeting for councillors to see. She added that when Selbourne Park was built the developer had removed the soil as they went and it was unfortunate that Crest had neglected to do the same.

Carol Palmer said she was not sure whether it was an enforcement issue as restricted access to the site meant that it was difficult to see exactly where the soil was piled.

On the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

To note the written representations from the public.

All councillors voted in favour.

189 Questions and Statements by the Public

189.1 Regarding agenda item 3.1 (Planning application EHDC-26-0331-CONVR), Simon Sherborne said he had the impression that the meadow was already built on. He said he has been watching mountains of soil being moved from A to B and back to A over and over and he believes damage has already been done to this land. He said that he believes Crest should be held to the original plan as the only benefit to changing it seemed to be to save the developer money. Any disruption to new residents with the lorry movements would be a short-term thing and would be beneficial in the long-run. The disruption to existing residents has been significant for years.

On the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

To note the questions and statements by the public.

All councillors voted in favour.

190 Planning Applications

190.1 EHDC-26-0331-CONVR, Land at Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire

Councillor Eyre proposed that the Deputy Clerk be allowed to pull together appropriate responses to the application after listening to councillors' comments. This was seconded by Councillor Hill.

There was extensive discussion on the application, and the following comments were recorded from Councillors:

- Changing this condition to allow the spreading of soil over the site would be highly detrimental to the ecology
- It is a unique site with environmental sensitivity and importance
- It is important to preserve as much of the chalk landscape as possible with the development that has been permitted
- Spreading soil over the landscape would destroy it and is not compatible with protecting it
- It is a site of nature conservation which campaigners fought hard to save twelve years ago
- It is a very special place and to even consider covering it with top soil is completely inappropriate and has everything to do with cost and nothing to do with any other genuine benefits
- The Council should object strongly to this
- There has already been a big compromise between the development and preserving this site of special interest and we need to put in the strongest possible objection to this variation
- Part of our job is to highlight to EHDC that we regard this land as being environmentally very important and that the protection of this landscape is paramount
- Mental health is an important factor for people who use this public open space
- It is one of the 'Six Hills of Alton'
- There is a balance to be struck between the public use of the site as an open space and the preservation of the chalk grassland
- The Council recognises the impact of noise on mental health and so this soil needs to be dealt with quickly when removing it from site so the lorry movements do not go on over an excessive amount of time

Thus, on the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

To authorise the Deputy Clerk to respond to East Hampshire District Council on planning application EHDC-26-0331-CONVR, Land at Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire, reflecting the points raised in the debate.

All councillors voted in favour.

190.2 EHDC-26-0339-FUL, Proposed Retirement Complex, Courage Avenue, Alton, Hampshire

Councillor Eyre proposed that the Deputy Clerk be allowed to pull together appropriate responses to the application after listening to councillors' comments. This was seconded by Councillor Bayliss.

There was extensive discussion on the application, where the following comments were recorded from Councillors:

- There does not appear to be adequate parking for the nursery as there are only eighteen, of which it says fifteen are for staff, leaving only three for parents at pick up and drop off time and other visitors
- Details of the walkway across to Drayman's Way seem to be missing. It is difficult to see what it will look like
- Early years provision is greatly needed and it is more important to get this facility in the centre of town; as the site is constrained it is better to use the space for this than for additional parking when there are other town centre car parks nearby
- With active travel and better public transport there should be less need for parking in the future
- Lots of young families would be walking there. If you think about where it is in the context of the town there should be plenty of people able to do so
- Parking is not a reason to reject this application but we do need to flag if it is non-compliant with parking policy and make the development the best it can be
- Overall it is a good proposal for the site and should be welcomed
- It is particularly good to have the assisted living

Thus, on the proposal of Councillor Eyre, seconded by Councillor Bayliss, it was

RESOLVED

To authorise the Deputy Clerk to respond to East Hampshire District Council on planning application EHDC-26-0339-FUL, Proposed Retirement Complex, Courage Avenue, Alton, Hampshire, reflecting the points raised in the debate.

All councillors voted in favour.

The meeting adjourned for five minutes for a comfort break.

190.3EHDC-26-0413-FUL, Barclays Bank Plc High Street, Alton, Hampshire

Councillor Eyre proposed that the Deputy Clerk be allowed to pull together appropriate responses to the application after listening to councillors' comments. This was seconded by Councillor Hill.

There was discussion on the application, with councillors agreeing that this is a good local business. The majority present wished to support the application and there were no objections.

Thus, on the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

To authorise the Deputy Clerk to respond to East Hampshire District Council on planning application EHDC-26-0413-FUL, Barclays Bank Plc High Street, Alton, Hampshire, reflecting the points raised in the debate.

All councillors voted in favour.

191 **Extinguishment of Highway Rights – Land at Neatham Grange, Lower Neatham Mill Lane, Alton GU34 4NP – 21796432**

Councillor Hill proposed that the Council authorise the Town Clerk to submit an appropriate response to the Extinguishment of Highway Rights application 21796432, based on the points made by councillors.

This was seconded by Councillor Bayliss. No objections to the application were raised. It was

RESOLVED to

Authorise the Town Clerk to submit an appropriate response to the Extinguishment of Highway Rights application 21796432, based on the points made by councillors.

All councillors voted in favour.

192 **Appointment of Climate Change Consultant**

Councillor Tansey proposed that the Council approve the appointment of the independent consultant recommended by the Climate Change Committee to undertake an audit and review of its carbon footprint and of the Climate Change Strategy Action Plan.

This was seconded by Councillor Woodcroft, and it was

RESOLVED to

approve the appointment of the independent consultant Alan Williams, recommended by the Climate Change Committee, to undertake an audit and review of its carbon footprint and of the Climate Change Strategy Action Plan at a cost of £1,800.

All councillors voted in favour.

The meeting closed at 8.05pm

**MINUTES OF THE ANNUAL MEETING HELD ON
WEDNESDAY 20 MAY 2026 AT 7.00PM AT THE TOWN HALL**

Present: **Councillor** **Matthew Bayliss**
 Chris Botten
 Annette Eyre
 Don Hammond
 Graham Hill
 Matthew Kellermann
 Roger Lamb
 Nick O'Brien
 Barbara Tansey
 Lorna Woodcroft

In attendance: **Tom Horwood (Town Clerk)**
 Hayley Carter (Deputy Clerk)
 Samantha Brown (Admin/Councillor Support Officer)
 Natalie Beckell (Events & Marketing Lead Officer)
 George Jerram (Work Experience Student)

5 members of the public and press

Prior to the start of the meeting Councillor Annette Eyre presented a cheque for £2,706 to her Mayor's charity, St Michael's Hospice, that being the money raised by her during her last year as Mayor.

1 Election of the Town Mayor and Declaration of Acceptance of Office

Councillor Eyre proposed that the Council receive the list of nominations and elect one of the nominees to the office of Town Mayor. This was seconded by Councillor O'Brien, and it was

RESOLVED

**To receive the list of nominations and elect one of the nominees
to the office of Town Mayor.**

All councillors voted in favour.

The nominees received in advance of the meeting were:

Councillor Graham Hill
Councillor Barbara Tansey

Both nominees spoke briefly about why they were standing for the role of Mayor.

Councillor Tansey was duly elected with voting as follows:

Councillor Tansey: Councillors Botten, Hammond, Lamb, O'Brien, Tansey and Woodcroft
Councillor Hill: Councillors Bayliss, Eyre, Hill and Kellermann

Councillor Tansey then read out and signed the Declaration of Acceptance of Office, which was witnessed by the Town Clerk, and was presented with the Chain of Office from the outgoing mayor, Councillor Annette Eyre, who congratulated Councillor Tansey on being elected to the role and wished her the very best for the coming year.

The new Town Mayor then took over the chairing of the meeting, thanking councillors for their confidence in her and thanking the outgoing Mayor for her commitment to the town over the last two and a half years.

2 **Election of the Deputy Town Mayor and Declaration of Acceptance of Office**

Councillor Tansey proposed that the Council receive the list of nominations and elect one of the nominees to the office of Deputy Town Mayor. This was seconded by Councillor O'Brien, and it was

RESOLVED

To receive the list of nominations and elect one of the nominees to the office of Deputy Town Mayor.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O'Brien, Tansey and Woodcroft
Against: Councillor Kellermann

The nominees received in advance of the meeting were:
Councillor Chris Botten

Councillor Kellermann nominated Councillor Woodcroft in the meeting, who did not wish to accept the nomination.

Councillor Botten was duly elected with voting as follows:

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O'Brien, Tansey and Woodcroft
Against: Councillor Kellermann

Councillor Tansey congratulated Councillor Botten on his appointment and Councillor Botten thanked councillors for their confidence in him and pledged to support the new Mayor over the coming year.

3 **Apologies for Absence**

Apologies were received from Councillors Mark Boyce-Churn and John Quincey.

4 Declarations of Interest and Requests for Dispensation

No declarations of interest were received.

5 Presentation to the Outgoing Mayor

The outgoing Deputy Mayor, Councillor O'Brien, spoke about the positive work Councillor Eyre had done for the town and how much she had engaged with groups and residents over the last two and a half years, adding that "the way she has approached the role with openness, integrity and friendliness is an example to us all". Other councillors added their thanks and Councillor Annette Eyre was presented with flowers and a painting in thanks for her time as Town Mayor.

6 Town Mayor's Announcements

Councillor Tansey said she was humbled and honoured to have been elected as Town Mayor and thanked councillors again for their trust in her. She said a few words of thanks to the outgoing Mayor, who she said has set an example to them all.

She announced that she has chosen Home-Start as her charity for the year.

She went on to say that for the Council to work closely with Altonians is more important than ever, adding that she is looking forward to the coming year, "to celebrating our successes and tackling our challenges."

She finished by reminding the meeting about the upcoming by-election for Whitedown ward which is to take place on 11 June.

7 Written Representations from the Public

No correspondence was received in advance of the meeting.

8 Questions and Statements by the Public

There were no persons present who wished to speak.

9 Committees

Councillor Tansey said each item would be taken in turn.

- 9.1 Councillor Hammond proposed that the Council approve the revised terms of reference for the Climate Change Committee. This was seconded by Councillor Hill.

Councillor Kellermann had proposed an amendment 48 hours in advance of the meeting that there be an “addition of words to recommendation 1 after “Climate Change Committee”, so that the full motion reads:

“1. To approve the revised terms of reference for the Climate Change Committee, subject to the replacement of part 7 of the Terms of Reference with the following: ‘The Committee will ensure that reports and information updates are maintained on the ATC website. The Committee will brief the Full Council on any recommendations it has resolved. These briefings should be held at the earliest opportunity following the meeting (at which such recommendations were resolved) and prior to any such recommendations appearing on Full Council agendas. These briefings will allow councillors to evaluate the reasoning behind the decision and aid them in the decision-making process.’”

There being no seconder the amendment was **not carried**.

Thus, on the proposal of Councillor Hammond, seconded by Councillor Hill, it was

RESOLVED

To approve the revised terms of reference for the Climate Change Committee.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O’Brien, Tansey and Woodcroft
Against: Councillor Kellermann

9.2 On the proposal of Councillor Hill, seconded by Councillor Hammond, it was

RESOLVED

To approve the membership of the Climate Change Committee as Pennie Brown, Chris Chappell, Scott Gudrich, Councillor Don Hammond, Rodney Painell, Kevin Ray, Councillor Barbara Tansey and Councillor Lorna Woodcroft.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O’Brien, Tansey and Woodcroft
Against: Councillor Kellermann

9.3 On the proposal of Councillor Botten, seconded by Councillor O’Brien, it was

RESOLVED

To approve Councillor Don Hammond as Chair of the Climate Change Committee.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O’Brien, Tansey and Woodcroft

Abstained: Councillor Kellermann

- 9.4 On the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

To approve the revised terms of reference for the Planning Committee.

All councillors voted in favour.

- 9.5 On the proposal of Councillor Hill, seconded by Councillor Eyre, it was

RESOLVED

To approve the membership of the Planning Committee as all town councillors ex officio.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O'Brien, Tansey and Woodcroft

Against: Councillor Kellermann

- 9.6 On the proposal of Councillor Bayliss, seconded by Councillor Hammond, it was

RESOLVED

To approve Councillor Annette Eyre as Chair of the Planning Committee.

All councillors voted in favour.

- 9.7 On the proposal of Councillor Bayliss, seconded by Councillor Eyre, it was

RESOLVED

To approve the revised terms of reference for the Staffing Committee.

All councillors voted in favour.

- 9.8 Councillor Hammond proposed that the Council approve the membership of the Staffing Committee as Councillors Matthew Bayliss, Annette Eyre and Graham Hill. This was seconded by Councillor Hill.

Councillor Tansey announced that in line with the Terms of Reference she, as Mayor, would be taking up a position on the committee.

Councillor Kellermann had proposed an amendment 48 hours in advance of the meeting to add "Cllr Matthew Kellermann" to the list of Staffing Committee members in recommendation 8.

There being no seconder the amendment was **not carried**.

Thus, on the proposal of Councillor Hammond, seconded by Councillor Hill, it was

RESOLVED

To approve the membership of the Staffing Committee as Councillors Matthew Bayliss, Annette Eyre and Graham Hill.

All councillors voted in favour.

9.9 On the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

To approve Councillor Matthew Bayliss as Chair of the Staffing Committee.

All councillors voted in favour.

9.10 Councillor Kellermann had proposed an amendment 48 hours before the meeting to add as point 10: "To approve the creation of an Open Spaces Committee and that the Town Clerk consult with councillors and propose Terms of Reference at the July 2026 Full Council meeting."

This was seconded by Councillor Eyre who then, in accordance with Standing Order 10 a (ii) proposed that the item be deferred to a future meeting. The deferment was seconded by Councillor Botten, and it was

RESOLVED

To defer consideration of the proposed motion.

In favour: Councillors Botten, Eyre, Hammond, Hill, Kellermann, Lamb, O'Brien, Tansey and Woodcroft

Abstained: Councillor Bayliss

The meeting closed at 8.05pm.

Subject: **Neighbourhood CIL applications**

Report to: Full Council, 10 June 2026

Report of: Deputy Town Clerk

1. **Purpose of the report**

1.1 To present the Neighbourhood CIL applications for consideration.

2. **Background**

2.1 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Developers pay this levy to the Charging Authority (East Hampshire District Council) which passes 25% of CIL receipts to the Town Council; this is known as the Neighbourhood Portion. This needs to be spent on locally determined infrastructure in areas where development takes place. It is up to ATC to spend or distribute this Neighbourhood portion in line with their policies.

3. **Main considerations**

3.1 Five applications have been received which total £257,435.80. These were:

Applicant	Project	Cost of project	Amount Requested
Alton Tennis Club	Courts 3&4 Canopy Project	£473,229.00	£40,373.00
Alton Town Council	Replacement Playground and Skate Facility at Anstey Park	£230,000.00	£150,000.00
Alton Trampoline Club	Replacement Safety Equipment	£2,750.40	£2,062.80
Amery Hill School	All-weather pitch resurfacing and floodlight installation	£487,625.00	£50,000.00
Bushy Leaze	Children and Families Centre expansion to increase the capacity of current social and care infrastructure available to Alton and the surrounding areas	£106,299.38	£15,000.00

3.2 The

total available

funds for this application window are **£206,178.99**. This is made up of:

- £19,576.65 remaining after the awards from the October 2025 CIL window
- £24,563.34 from the CIL contributions to April 2026
- £152,039 going back into the pot from the CALA Community Building as this project is not proceeding
- £10,000 going back into the pot from the Wootey's School gate project as this project is not proceeding

3.3 Full details of the applications were circulated to councillors on 11 May 2026. A workshop for councillors was held on 3 June 2026 attended by six councillors.

3.4 As funding is constrained it is impossible to award the full amount to all of the applicants, so consideration must be given to factors such as deliverability. It would be easy to give a percentage to each of the amount applied for to each applicant, but this could mean some projects would not be deliverable. Therefore, several other factors need to be taken into consideration, such as other funding available for a project and whether applicants can be navigated towards this funding, whether a project is reliant on other funding and if so, do conditions need to be attached, whether part of a project could be delivered later.

3.5 The recommendation from the workshop is included in the confidential papers.

4. Recommendation

4.1 Council is recommended:

To note the applications received.

4.2 In view of the funding situation detailed in section 3.4 above, at least some of the amounts awarded will need to be modified as a result of councillor discussion. To enable an amendment to the resolution above to be made it is suggested that – at the end of the debate – a motion is proposed and seconded under Standing Order 10(xiv), “to suspend Standing Order 1(g) for this agenda item”. This will allow an amendment to be put to that reflects the outcome of the debate.

Subject: **Alton Neighbourhood Plan – next steps**

Report to: Full Council, 10 June 2026

Report of: Town Clerk

1. Purpose of the report

- 1.1 To agree the next steps in refreshing Alton’s Neighbourhood Plan.

2. Background

- 2.1 Neighbourhood planning is intended to give communities direct power to influence development in their local area.¹ A Neighbourhood Plan (NP), once adopted by the local planning authority, provides policies that must be considered in determining planning applications.
- 2.2 Alton’s first NP (covering both Alton and Holybourne) was approved in 2016. It was modified by ANP2 in 2021, following the adoption of East Hampshire’s Local Plan (LP) in 2019. It is dated, “2011 to 2028”.
- 2.3 As East Hampshire District Council (EHDC) commenced consultation on a new Local Plan, Alton Town Council decided in February 2023 to undertake a full review of the NP. Public engagement took place in 2023 and a steering group was formed. During 2024, a suite of reports was created, including a *Strategic Environmental Assessment* (SEA), *Housing Needs Assessment* (HNA) and a draft of the revised plan itself (ANP3).² ANP3 is dated, “2021-2040”: the dates are significant for reasons set out below.
- 2.4 A draft ANP3 was discussed by ATC at the Full Council meeting on 4 Sep 2024. It was resolved, “To defer the Regulation 14 consultation to prepare a revised Draft Neighbourhood Plan, to include all sites in the Land Availability Assessment (LAA), to go out to consultation.” The steering group dissolved.

3. Main considerations

Neighbourhood Planning process

- 3.1 The key powers of a NP are set out in para 14 of the National Planning Policy Framework (NPPF): *“In situations where the presumption [in favour of sustainable development] applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: a) the neighbourhood plan became part of the development plan five years or less before*

¹ Planning and Compulsory Purchase Act 2004, s38.

² These can be found at <https://www.alton.gov.uk/neighbourhood-plan/>.

the date on which the decision is made; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.”³

3.2 The key steps in neighbourhood planning are:

- 1: Designating neighbourhood area and if appropriate neighbourhood forum
- 2: Preparing a draft neighbourhood plan
- 3: Pre-submission publicity and [Regulation 14] consultation
- 4: Submission of a neighbourhood plan proposal to the local planning authority
- 5: Independent Examination
- 6: Referendum
- 7: Bringing the neighbourhood plan into force

3.3 An approved Neighbourhood Plan does not expire *per se*, despite the dates on its cover. Its policies become weaker in time, but do not disappear. Parishes that have a NP benefit from greater control by the parish council of the allocation of Community Infrastructure Levy (25%, rather than 15%). This is not affected by the age of the NP.

Allocations

3.4 A key question is whether the ANP3 should include a plan for site allocations. If the NP proceeds without, the allocations would be determined as part of EHDC’s Local Plan process. The Examiner would need to be satisfied that a NP without allocations will deliver sustainable development and meet present and future demand for housing.

3.5 AECOM was engaged by ATC to prepare a *Site Assessment Draft Report*, which was circulated to councillors upon reception on 22 April 2025. (This work was funded by a Government grant to assist the production of new Neighbourhood Plans; future such grants have now been removed.) The report assessed sites in the parish comprising c.2,000 homes in total. An allocations plan is typically used to prioritise specific sites, encourage development in them and discourage development in others.

EHDC Local Plan, housing expectations and 5YHLS

3.6 EHDC’s draft LP for 2021-2040 was due to be consulted on in July 2026, examined in December 2026, and adopted in August 2027 (requiring approval by two new shadow unitary authorities, Mid Hampshire and South East Hampshire). However, EHDC announced on 28 May that it would suspend its LP timetable citing imminent changes to the NPPF and local government reorganisation in Hampshire, including the splitting of East Hampshire district into parts of two new unitary council areas.⁴ The uncertain timetable of a new LP will put a greater onus on new NPs to set out how they address housing targets.

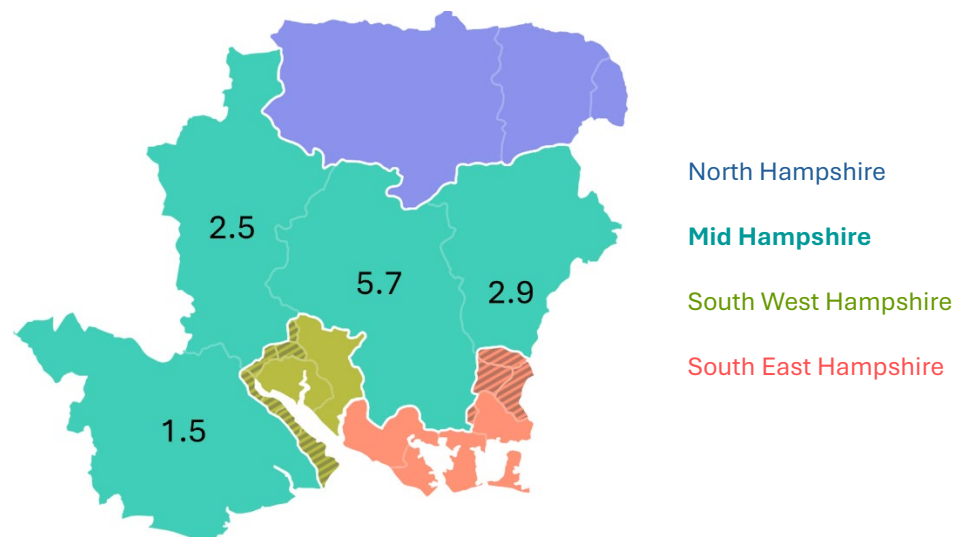
3.7 EHDC, as the local planning authority, using the national Standard Method for calculating housing demand, has provided an indicative figure for Alton of a need for

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

⁴ Officer report at <https://easthants.moderngov.co.uk/ieListDocuments.aspx?CId=399&MId=4527>.

3,413 between now and 2040, a growth of around 40%, plus several hundred for surrounding parishes.

- 3.8 EHDC cannot currently demonstrate a 5-year housing land supply (5YHLS), which weakens greatly the housing policies of the LP and NPs when challenged at the Planning Committee or at an appeal. EHDC's current calculation is **2.9 years**. An inability to demonstrate a 5YHLS means that planning permission for housing must be granted unless the adverse impacts significantly and demonstrably outweigh the benefits. This principle is called the "tilted balance". The local planning authority's policies lose significant weight, and speculative applications are harder to resist. Refused applications are more likely to prevail at appeal, with the potential of large costs being awarded against the district (or unitary) council. For just East Hampshire, this would already be a highly significant factor in our considerations; the creation of Mid Hampshire continues this problem because three of the four districts that form the new unitary area cannot demonstrate a 5YHLS. This difficult shortfall is not likely to be met for many years:



Further recent developments

- 3.9 In Feb 2025, EHDC advised ATC: *"When being considered at examination, one of the tests will be whether the neighbourhood plan will deliver sustainable development, which includes ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations over the lifespan of the plan. The examiner would need to be satisfied that a plan without allocations can facilitate those provisions."*
- 3.10 This advice reflects paragraph 097 of the Government's *Neighbourhood Planning Guidance*: *"In order for a neighbourhood plan to meet the criteria set in paragraph 14b of the Framework, the 'policies and allocations' in the plan should meet the identified housing requirement in full, whether it is derived from the housing figure for the neighbourhood area set out in the relevant strategic policies, an indicative figure*

provided by the local planning authority, or where it has exceptionally been determined by the neighbourhood planning body.”⁵ (Underline added.)

- 3.11 This policy was underlined in the recent High Court judgment of *Edith Weston Parish Council v Secretary of State for Housing, Communities and Local Government and Rutland County Council* [2025] (7 November 2025), in the context of a local planning authority with the “very significant shortfall” of 2.96 YHLS and a draft NP that excluded allocations due to local constraints. The High Court agreed with the Planning Inspector and ruled that the NP was substantially neutered by the absence of an allocations plan that met “the identified housing requirement in full”.⁶
- 3.12 EHDC’s indicative figure for Alton and Holybourne is 3,413 for the period of the emerging LP, to 2040. The total number of homes in AECOM’s 2025 *Site Assessment Draft Report* is c.2,000; which represents all of the sites from which ATC had hoped to prioritise. A draft NP that does not include an allocations plan, or that includes one that does not achieve the indicative figure, will fail at examination. On the other hand, an allocations plan that includes all of the indicative figure would be under substantial challenge in a referendum as it will be difficult to demonstrate that the parish can bear such quantum sustainably.

Minor modifications?

- 3.13 In the light of the facts above, ATC asked AECOM to consider how ANP2 could be modified to incorporate draft ANP3 policies and whether such modifications would still require an examination and/or a referendum. This would allow ATC to update those policies (e.g. design standards, cycle provision, parking policies) that were not so dependent on delivering housing numbers. (This commission used the remaining grant and so was at no additional cost to ATC.) AECOM’s report is attached. The key sections are the tables at 3.2 and 3.3 which assess how significant specific draft policies are:
- *A: Minor, requiring neither examination nor referendum*
 - *B: Material, but not changing the nature of the NP and requiring examination only*
 - *C: Material, requiring examination and referendum*
- 3.14 EHDC was consulted on AECOM’s findings and largely agreed, with some helpful comments on detail. EHDC also pointed to the 2025 NP modification examination process in Bentley.⁷ The draft NP was intended to comprise modifications not requiring referendum. It was dated 2021-2040. The current East Hampshire Local Plan runs to 2028. The Examiner stated:

“I do have serious reservations, that by extending the lifespan of the NP until 2040, it has the consequence for the NP of needing to respond to the new housing

⁵ <https://www.gov.uk/guidance/neighbourhood-planning--2>.

⁶ https://www.iclr.co.uk/document/2025037796/2025ewhc2908admin_TNA/html.

⁷ <https://www.easthants.gov.uk/planning-services/planning-policy/neighbourhood-planning/bentley-modified-neighbourhood-plan>

requirements over that extended timeframe. ... The significance of the new indicative requirement figure has serious implications for deciding how and where that scale of housing will be located. ... I am currently faced with a modified plan which seeks to extend the life of the current NP by over a decade, but which does not seek to make provision for enabling the scale of housing development that will be required. ... I do not wish to be placed in a position of having to conclude that the plan fails to meet the basic conditions.” (Examiner’s report, 24/2/2025)

“It is not possible for a NP to try and circumvent the LP process by establishing an end date of 2040 without knowing the likely scale of development that will be expected through the new LP.” (Examiner’s report 8/4/2025)

- 3.15 This stark warning indicates that a plan running beyond EHDC’s current LP would fail at examination unless it can allocate all of the indicative figure. Bentley PC and EHDC changed the end date to 2028, with the intention to review again when the new LP is approved. ANP3 is currently dated 2021-2040. Unless changed, it is likely to fail for the same reason.
- 3.16 An additional development further underlines the importance of including sufficient allocations within Local or Neighbourhood Plans prior to examination and adoption. On 3 March, following nine years of work by Wiltshire Council, two Planning Inspectors wrote to that council, stating that its draft plan fails to identify enough suitable sites and land for allocation. They asked the council to either withdraw and rework the plan or face their “inevitable” decision that it would be found unsound.⁸
- 3.17 The Alton Society (TAS) and the Holybourne Village Association (HVA) were invited to comment on the AECOM report and the emerging developments before EHDC’s latest announcement. Their comments included the following on the specific question of how to continue with ANP3. (Councillors have seen their full comments.)

HVA: “The neighbourhood plan should be renamed the ‘Alton & Holybourne NP’. We feel there is an obvious distinction between Alton and Holybourne. There’s not much point producing a NP without allocations. Producing a NP now would not be in Alton or Holybourne’s interest – it would represent acceptance of the flawed settlement hierarchy in the draft local plan and absurd numbers being allocated to the Alton area.”

TAS: “The overall basic conclusion of the Society is that there are compelling reasons for updating the ANP2 incorporating any appropriate policies from ANP3. It is highly unlikely that allocations will approach meeting housing requirements in full which has to be the case before they will pass examination. As stated in your notes this is especially the case where local plans show housing shortfalls. At present that seems a fairly insurmountable problem. The Edith Weston case makes this point very clearly. You have indicated in your note that the establishment and work involved in an ANP3 is fraught with other difficulties and we are in full agreement with the first bullet point of your recommendations namely that the cost effective and light touch update of the

⁸ https://www.localplanservices.co.uk/_files/ugd/017f5b_41ba1d6878834f45ad1450539c829d5c.pdf

NP2 at the appropriate time would be the preferred way forward. ... The many challenges together with the problems of ANP2 and ANP3 basically not containing appropriate allocations lead us again to conclude that the list of steps that you propose show a sensible and cautious way forward which must be in the interest of the community and the parties intimately involved as there will be such disruption following the implementation and run off of the new unitary system. Your final bullet point which basically stalls major neighbourhood plan change involving site allocations before any adoption of the EHDC see local plan is fundamental to us."

- 3.18 ATC has an approved *Climate Change Strategy*. This includes aims – such as, “creating more green spaces”, to “promote sustainable interconnected new development”, and to “lobby decision makers ... to provide sustainable alternatives to traditional construction, infrastructure and transport models” – that could be reflected in minor modifications.
- 3.19 Current developments in national planning policy, EHDC’s decision on the Local Plan and the 5YHLS situation present a clear way forward for ANP3:
- 1) Do not proceed to a full NP review, entailing an allocations plan, referendum and associated expense;
 - 2) Proceed to develop ‘minor modifications’ from ANP3 to improve ANP2 that would be supported by an Examiner, including AECOM’s ‘A’ list and the change of the title to ‘Alton and Holybourne Neighbourhood Plan’ to recognise the distinctiveness of the two settlements, and no extension of the published date of the NP;
 - 3) Seek views of interested residents and community groups in response to this report and any emerging draft modified NP, by publicising both via the council’s website and *The Altonian*;
 - 4) Continue to liaise closely with EHDC’s (and its successor’s) Planning Policy team to get the best possible modified NP;
 - 5) Engage with EHDC and its successor as they develop a new LP and review the NP for Alton and Holybourne at an appropriate time.
- 3.20 If this approach is agreed and if any additional unbudgeted resources are required, the appropriate approvals or delegations will be sought.

4. Recommendation

- 4.1 The Council is recommended:

To approve the Town Clerk to prepare ‘minor modifications’ to the Alton Neighbourhood Plan, consulting with the local planning authority and with the community, for consideration by the Full Council.

Alton Neighbourhood Plan- Consultation Advice Report

Alton Town Council

17 February 2026

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	26/01/2026	Draft Report	UM	Una McGaughrin	Technical Director
2	17/02/2026	Revised Report	UM	Una McGaughrin	Technical Director

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Table of Contents

1. Introduction	5
Alton Neighbourhood Plan Consultation.....	5
Local Plan context including housing need and supply	5
National Planning Policy Framework (NPPF)	9
Local Government reorganisation	9
Neighbourhood plan options	9
2. Considerations for a review of ANP2	12
Background	12
Revising a Neighbourhood Plan.....	12
Legislative & Policy Compliance Review.....	14
National Planning Context.....	14
National Planning Policy Framework.....	14
New Legislation and Regulations	15
Regional Planning Context.....	16
Hampshire County Council Local Transport Plan 4 (2024).....	16
Local Planning Context	16
Evidence Base Review.....	20
3. ANP2 Health Check	24
4. Comparison of ANP2 and ANP3	38
5. Conclusions	62

Figures

Figure 2-1 East Hampshire Local Plan proposed Parking Standards	19
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Tables

Table 1-1 Housing Need (Standard Method), Five Year Housing Land Supply and HELAA capacity for EHDC and neighbouring authorities	6
Table 1-2 Alton LAA sites (EHDC 2025)	7
Table 1-3 EHDC LAA indicative capacity by parish	8
Table 1-4. Consultation options – pros and cons.....	10
Table 3-1 Modification types.....	24
Table 3-2 Review of Policies and Sections of the Neighbourhood Plan	25
Table 3-3 Comparison of ANP2 and ANP3.....	39

1. Introduction

Alton Neighbourhood Plan Consultation

- 1.1 Alton Town Council (ATC) first adopted a neighbourhood plan in 2016 (ANP1) and subsequently reviewed and updated the plan in 2021 (ANP2). A further neighbourhood plan review took place during 2023 and 2024 (ANP3) but this was not completed and is currently in draft form.
- 1.2 Since the preparation of ANP2, there has been significant reform of the planning system and changes to the national and local policy framework, including the introduction of a higher level of housing required for East Hampshire District Council (EHDC) and therefore for Alton.
- 1.3 This is set against plans for Local Government Reorganisation where all parts of the country with two tiers of local government will be replaced with a single unitary authority with responsibility for planning and housing in 2028.
- 1.4 As a result, ATC is preparing to consult on three options to decide the future of the neighbourhood plan. These options are:
 - Option 1: Suspend any work on the neighbourhood plan (NP) until there is an adopted Local Plan in place
 - Option 2: Continue production of the NP without site allocations
 - Option 3: Continue production of the NP with site allocations
- 1.5 This report sets out the implication of these three options, in light of the EHDC Local Plan timetable and current housing land supply figure, and that of neighbouring authorities.
- 1.6 It also considers the following:
 - What should be considered in a NP review (chapter 2)
 - How robust the current ANP2 is against planning decisions (chapter 3)
 - What (draft) ANP3 has changed or added that could be carried forward to a new NP (chapter 4)

Local Plan context including housing need and supply

- 1.7 The adopted Local Plan for EHDC is the Joint Core Strategy (adopted 2014); Housing and employment allocations (part 2 – local plan) adopted in 2016 and extant policies from the 2006 local plan.
- 1.8 The emerging EHDC Local Plan includes a draft Plan 2021–2040 (Regulation 18), published in January 2024². EHDC is aiming to submit the draft Local Plan by December 2026 and it is expected to be examined and adopted in 2027.

1.9 Several documents from the evidence base have been updated to inform the draft plan and the forthcoming Regulation 19 Local Plan³:

- Habitats Regulation Assessment – January 2024
- Integrated Impact Assessment – supporting the draft Local Plan
- Community Facilities Study – updated in 2024, health and education sections updated for 2025
- Employment Land Review Update – 2023
- Retail and Leisure Study Update – 2023
- Local Plan Viability Assessment – 2024

1.10 Table 1-1 shows housing need and housing supply figures taken from the respective Land Availability Assessments for EHDC and neighbouring authorities - Havant, Winchester, Basingstoke and Deane, Waverley, Chichester and the South Downs National Park.

Table 1-1 Housing Need (Standard Method), Five Year Housing Land Supply and HELAA capacity for EHDC and neighbouring authorities⁴

Local Planning Authority	Housing Need Figure (Standard Method)	Local Plan Period	Housing Need Figure over plan period	Land Availability Assessment (LAA)	5-Year Land Supply position
East Hampshire	1,142 dwellings/year	2021-2040	21,698 dwellings	20,355 dwellings	2.9 Years
Havant	892 dwellings/year	2023–2043	17,840 dwellings	total 7,855 dwellings	2.17 Years
Winchester	676 dwellings/year	2024–2040	10,816	62,359 dwellings (includes sites that may be deemed non suitable)	4.6 Years

³ [Evidence base | East Hampshire District Council](#)

⁴ [East Hampshire Five-Year Housing Land Supply Position Statement](#)

[Havant 5 Year Land Supply](#)

[Havant SHELAA](#)

[Winchester 5 Year Land Supply](#)

[Winchester Housing Requirement](#)

[Basingstoke & Deane Five year HLS position update - post NPPF](#)

[Basingstoke and Deane SHELAA Report Including Appendix 1](#)

[Waverley Five Year Housing Land Supply Position Statement 2023 and Appendices](#)

[Waverley LAA](#)

[Housing land supply - Chichester District Council](#)

[Housing and economic land availability assessment - Chichester District Council](#)

[Strategic Housing Land Availability Assessment \(SHLAA\) and the Brownfield Land Register - South Downs](#)

[National Park Authority Land Availability Assessment \(LAA\) Results](#)

[Hart Local Development Scheme](#)

[Hart Settlement Intensification and Capacity Study](#)

[Hart Five-year housing land supply](#)

Basingstoke & Deane	1,152 dwellings/year	2024–2042	20,736	12,757 dwellings	4.2 Years
Waverley	1,481 dwellings/year	2025-2043	26,658	11,210 dwellings	1.28 Years
Hart	771 dwellings/year	2025-2045	15,430	7185 (includes sites that may be deemed non suitable)	2.07 Years
Chichester	638 dwellings/year	2021–2039	11,484	26,637 dwellings	5.15 Years
South Downs NP	323 dwellings/year	2024–2042	5,814	4,699 dwellings	N/A

1.11 The 2025 EHDC Land Availability Assessment (LAA) indicates that East Hampshire has the capacity to accommodate approximately 20,355 dwellings on suitable or potentially suitable sites, that are also available and likely to be viable for development⁵, against a housing need figure over the plan period of 21,698 dwellings.

1.12 Alton is identified as a Tier 1 settlement in the emerging Local Plan due to its size, services, and transport links. EHDC's spatial strategy is to concentrate growth in the most sustainable settlements. EHDC have provided ATC with an indicative housing need figure over the plan period of 2024-2042 of 3,413 that has been disaggregated by parish from the Standard Method housing need figure, using housing stock with an affordability adjustment. This does not take into account the capacity of each parish to accommodate development, or any unmet need from neighbouring authorities and the figure is likely to change. The residual figure, once commitments have been taken into account, is 2,903 dwellings.

1.13 The 2025 EHDC LAA indicates a capacity of 2825. The Neighbourhood Plan site assessment (AECOM) showed a slightly lower figure.

Table 1-2 Alton LAA sites (EHDC 2025)

LAA Site Reference	Site Address	Capacity
LAA/AL-001	208-212 London Road, Holybourne Alton	5
LAA/AL-004	Cowdray Park, Alton	61
LAA/AL-005	Land at Brick Kiln Lane and Basingstoke Road, Alton	150
LAA/AL-013	Land at Weysprings, Alton	30
LAA/AL-014	Land at Weysprings Park, Windmill Lane, Alton	44
LAA/AL-017	Manor Road, Alton	6
LAA/AL-018	Land east of Old Odiham Road, Alton	93
LAA/AL-019	Windmill House, Windmill Lane, Alton	15
LAA/AL-020	Lindsey's Field (N), south of Water Lane Alton	41
LAA/AL-021	Lindsey's Field (S), south of Water Lane, Alton	39
LAA/AL-023	21 Winchester Road, Alton	14
LAA/AL-028	Land at Albany House, 5 Omega Park, Alton	7

⁵ [Land Availability Assessment \(LAA\) Results](#)

LAA/AL-029	Land west of Old Odiham Road, Alton	101
LAA/AL-035	421 Selborne Road, Alton	421
LAA/AL-042	St Lawrence Vicarage, Church Street, Alton	6
LAA/AL-048	Cobblestone, 10 Wilsom Road, Alton	5
LAA/AL-054	Alton Convent School, Large Site	20
LAA/AL-056	Land north of A31, Alton	650
LAA/AL-059	Land north of Gilbert White Way, Alton	115
LAA/AL-060	Land at London Road, Holybourne	99
LAA/AL-061	Rawlings Farm, Rawlings Lane, Alton	11
LAA/AL-062	Land west of Lower Neatham Mill Lane, Holybourne	17
LAA/AL-063	31 Anstey Road Alton	5
LAA/AL-064	Queens Head Public House, 20 London Road, Holybourne	8
LAA/AL-067	1-24 Gerald Square, Alton, GU34 2NT	12
LAA/AL-072	1-14 The Carlings, Alton	12
LAA/AL-074	1-8 Gurdon, Alton	5
LAA/AL-075	Mount Pleasant Car Park, Alton	9
LAA/AL-080	Upper Neatham Mill Farm, Upper Neatham Mill Lane	30
LAA/AL-083	Land north of Will Hall Farm, New Odiham Road, Alton	541
LAA/AL-084	Land north of Treloar College Alton	253
Total		2825

Table 1-3 EHDC LAA indicative capacity by parish

Area / Parish	Indicative Capacity
Alton	2,825
Beech	169
Bentley	937
Binsted	1,991
Bentworth	10
Chawton	897
Clanfield	337
Four Marks	2,826
Froyle	153
Grayshott	59
Horndean	1,522
Headley	282
Kingsley	17
Lasham	15
Liphook	1,034
Medstead	1,748
Rowlands Castle	1,904
Ropley	1,189
Selborne	100
Whitehill	2,340
Total	20,355

National Planning Policy Framework (NPPF)⁶

- 1.14 The NPPF offers enhanced protection to neighbourhood plans (NPs) that allocate sites to meet their local housing requirements. This protection operates when the tilted-balance in paragraph 11(d) is triggered (e.g., where there is no five-year housing land supply), preventing inappropriate housing development unless certain strict conditions are met.
- 1.15 For the protection to apply, the NP must have been made no more than five years before the planning decision date and must contain policies and allocations to meet the housing requirement.
- 1.16 EHDC cannot currently demonstrate a 5YHLS and the ANP2 does not contain policies to meet housing requirement and therefore paragraph 14 is not engaged.

Local Government reorganisation

- 1.17 The proposed local government reorganisation, which will replace county and district councils with unitary authorities by 2028, has significant implications for East Hampshire's Local Plan. If the Local Plan is adopted before reorganisation, it will remain part of the statutory development plan for the area until the new authority prepares and adopts its own plan. However, an early review is likely because the new unitary authority will need a single, integrated Local Plan covering its entire jurisdiction. This could lead to changes in housing targets, site allocations, and infrastructure priorities, creating uncertainty for developers and communities. While the adopted plan will provide short-term certainty, its policies may become misaligned with the strategic objectives of the larger authority.

Neighbourhood plan options

- 1.18 Table 1-4 sets out the options that the community will be asked to consider for the future of the Alton neighbourhood plan, with benefits, disadvantages and recommendations for each option.

⁶ The NPPF was revised in December 2025 but is currently in draft form.

Table 1-4. Consultation options – pros and cons

Option	Benefits	Disadvantages	Actions/ recommendations
Option 1 Suspend any work on the plan until there is an adopted Local Plan in place	Avoids need for time and money to be spent, potentially with limited or short term benefit	- Does not benefit from NPPF para 14 protection⁷ against planning applications coming forward on unallocated sites - If EHDC do not submit Local Plan by Dec 2026 it will be examined under the new planning system and there will be a further delay of up to 30 months. Even if submitted by Dec 2026, there will be huge pressure on PINS to process plans so adoption could be later than 2027 and may not be in time for Local Government Reorganisation due to happen in 2028.	- Carry out “health check” on ANP2 to understand what could be included in a potential review, including what policies are now out of date, due to, for example, - new 2024 and 2025 NPPF - emerging Local Plan policies - new regulations such as biodiversity act or building regulations
Option 2 Continue production of the NP without site allocations	- Less evidence needed - Would allow plan to link to NP design code and other evidence already prepared. - Would allow additional criteria-based policies to guide new development (depending on ANP2 plan review). - Would allow new policies to mitigate impacts from new development outside Alton	- Does not benefit from NPPF para 14 protection against planning applications coming forward on unallocated sites - Would be a short term solution as likely to need review once EHDC Local Plan adopted in 2027.	- Carry out “health check” on ANP2 to understand what should be included in review, including what policies are now out of date, due to - new 2024 and 2025 NPPF - emerging Local Plan policies - new regulations such as biodiversity act or building regulations - Review how effective the policies are e.g. how many planning decisions since ANP2

⁷ NPPF - In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

Option	Benefits	Disadvantages	Actions/ recommendations
	Neighbourhood Area but within Alton e.g. Neatham Manor Farm or Chawton • Could list new community projects for CIL funding. • Probably more community support • Examiner could pass plan without requiring referendum depending on the nature of the changes (this would be decided in Examination)		have been used in determining the application • Reflect on new development approved since 2021 – are there gaps or areas to be strengthened in ANP2. What do residents object to most in new development coming forward – location, density, design, traffic, parking etc. • Use consultation on NP options to understand how community wants to manage and shape new development
Option 3 Continue production of the NP with site allocations	• Would give NPPF para 14 protection against speculative development if it met housing requirement • Could allow a lower housing requirement to be set in the NP than the current indicative housing need figure, if this was supported by evidence. • Much of the site assessment evidence already exists	• Evidence would need to be updated • Unlikely to pass referendum if it meets indicative housing need, may not pass Examination or referendum if it argues for a lower Housing Requirement • Would be a short term solution as likely to need review once EHDC Local Plan adopted in 2027.	• Review 2025 LAA to understand the differences in the evidence since NP Site Assessment • Use consultation on NP options to understand how community wants to manage and shape new development

Source: AECOM

2. Considerations for a review of ANP2

Background

- 2.1.1 This chapter assesses the extent to which ANP2 would benefit from an update in order to remain robust in the context of changes to national, regional, and local policy, regulation and legislation since 2021.
- 2.1.2 The chapter first outlines the key national and local policy, regulatory and legislative changes that have been brought in since ANP2 was adopted. It also considers the emerging East Hampshire Local Plan evidence base to identify whether any new evidence since 2021 may render parts of ANP2 out of date or less relevant.
- 2.1.3 Chapter 3 then reviews ANP2 sections and policies individually to determine how effective they have been in the current legislative, regulatory, and policy landscape, including an assessment of the extent to which they continue to be influential in planning decisions.

Revising a Neighbourhood Plan

- 2.1.4 Where a made Neighbourhood Plan is subject to review and update, national guidance identifies the circumstances that may prompt this and the associated implications for consultation and examination. National Planning Practice Guidance⁸ (PPG) on Neighbourhood Planning states:

“When will it be necessary to review and update a neighbourhood plan?”

A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance on preparing a neighbourhood plan or Order.

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish

⁸ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

to consider whether the designated area is still the most suitable area to plan for”.

2.1.5 PPG also outlines which ways a neighbourhood plan can be changed:

“There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development”.*

2.1.6 In summary, non-material modifications can be made without an examination. An examination is required when material modifications are made; however an examiner will then decide whether the changes are substantial enough to require a referendum. Only changes that are material modifications which change the nature of the neighbourhood plan would trigger the need for a referendum; for example a new site allocation. The modification types and implications are summarised in Chapter 3, Table 3-1.

Legislative & Policy Compliance Review

- 2.1.7 The Alton Neighbourhood Plan (ANP2) sets out the non-strategic policies for the Neighbourhood Area. This section of the report outlines the main changes to any higher-level policy documents or legislation that has been brought in since the adoption of ANP2 that are of relevance to the plan and that may supersede current ANP2 policies.

National Planning Context

National Planning Policy Framework

- 2.1.8 The National Planning Policy Framework (NPPF)⁹ sets out the Government's planning policies for England and how these should be applied.
- 2.1.9 The NPPF has undergone a number of revisions since ANP2 was last modified in April 2021, during which time the Neighbourhood Plan was developed in accordance with the February 2019 version. Since then, the NPPF has been revised several times - in July 2021, September 2023, December 2023, December 2024 (with minor amendments made in February 2025) and a new draft NPPF was published in December 2025.
- 2.1.10 The main changes since 2021 include
- new and strengthened requirements for local design guides/codes prepared in line with the National Design Guide and National Model Design Code. December 2023 NPPF
 - strengthening of the protection against speculative development for areas with an up to date neighbourhood plan (up to 5 years old) that allocate housing to meet the housing need, i.e. the presumption in favour of sustainable development is not engaged
 - raised housing targets nationally and required neighbourhood plans to be consistent with the updated NPPF to retain full weight.
- 2.1.11 Although not yet published as final, the draft NPPF¹⁰ is currently undergoing consultation until 10 March 2026 and is progressing at pace, with publication expected later in 2026.
- 2.1.12 This NPPF states that development plan policies inconsistent with a new set of national decision-making policies should be given "very limited weight" unless examined/adopted against this Framework. All neighbourhood plan policies should therefore focus on adding more detail locally rather than duplicating or departing from what is stated in the NPPF.
- 2.1.13 The draft explicitly states that neighbourhood plans should not promote less development than provided for in other parts of the development plan for the area. This means that if a neighbourhood plan's approach effectively suppresses delivery (tight settlement boundaries, restrictive countryside

⁹ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁰ Available at: https://assets.publishing.service.gov.uk/media/6941965758a21370f58f304e/Draft_NPPF_December_2025.pdf

policies, etc.), it is more vulnerable unless clearly justified and consistent with the wider plan strategy.

New Legislation and Regulations

2.1.14 A number of planning-relevant legislation or regulations have been introduced since April 2021. New planning regulations are also expected in 2026, including from the Levelling-up and Regeneration Act 2023, the Planning and Infrastructure Act, updates to the NPPF and new systems for plan making.

Environment Act 2021

2.1.15 The Environment Act created a legal basis for mandatory Biodiversity Net Gain (BNG) and also set out that public authorities must “have regard” to relevant Local Nature Recovery Strategies (LNRS). ANP2 does not explicitly include an environment/biodiversity chapter, and there is now an opportunity to set higher local standards; for example, policy could require new development to enhance local ecological networks, encourage measurable enhancements, or secure management/maintenance of green assets.

2.1.16 While neighbourhood plans cannot influence the creation of LNRS (which are authored by Hampshire County Council for Alton), they can align with them by mapping opportunity areas, steering growth to lower-sensitivity parcels, or supporting projects that deliver LNRS priorities. The Hampshire County Council LRNS¹¹ was published in December 2025.

Building Regulations changes to Part S (2022)

2.1.17 From June 2022, the Building Regulations regime in England were materially updated to reflect the requirements for electric vehicle charging infrastructure. Any update to the Neighbourhood Plan (with particular regard to Policy TR5 Parking provision and standards) should ensure parking requirements do not conflict with the new requirements Part S. For example, as is the case with Policy TR5 in its current form, by encouraging high parking provision, it is important to note that this is also indirectly requiring a high number of electric vehicle charging stations, which should be balanced with considerations such as the local realities/streetscape, heritage areas, car-free areas, on-street parking constraints.

Changes to permitted development rights

2.1.18 A number of amendments have been made to Permitted Development rights since 2021, but the introduction of Class MA (Commercial, Business and Service to residential) is likely of most significance here. This means that it is now possible to convert buildings currently classified as Class E (commercial, business, and service) into residential properties without planning permission. If a policy relating to Alton Town Centre and protecting the high street (as was included in ANP3) is included in an updated ANP, it is important to note that the introduction of Class MA may make such policies partially unenforceable, and the wording of such policy should be considered.

¹¹ Available at: <https://www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy>

Regional Planning Context

Hampshire County Council Local Transport Plan 4 (2024)

- 2.1.19 Hampshire County Council's Local Transport Plan 4 (LTP4)¹² is a new, county-wide transport policy framework to 2050. While the introduction of this plan is unlikely to have dramatic impacts on an ANP update, the practical impact is mainly that the ANP transport policies may need to be reviewed, so they align with LTP4's direction of travel and remain defensible at examination.
- 2.1.20 One area of focus is that that Hampshire now intends to use a 'Movement and Place Framework' and 'Healthy Streets' principles to balance vehicle movement with place quality, walking/cycling comfort, and street function – as reflected in LT4 Policy HP3 'Widen participation and broaden the appeal of walking and cycling as a natural travel choice'. This could bolster ANP2 policies relating to pedestrian network (Policy TR1) and cycling routes (Policy TR2), potentially providing a stronger basis to justify policies requiring pedestrian priority, permeability, and public realm improvements, particularly in central Alton and key corridors.
- 2.1.21 It is of note that Hampshire County Council are currently undergoing the process of developing and implementing a Hampshire-wide parking strategy which covers all aspects of parking and is aligned with the LTP4 outcomes, including LTP4 Policy BTD1 'Regulating traffic, parking, and kerbside deliveries'. This may have ramifications on existing ANP2 Policy TR5 Parking provision and standards, which could bring in specifications that differ from those stated in the policy.

Local Planning Context

- 2.1.22 The overarching development plan for the ANP is the adopted East Hampshire joint core strategy (2014). The neighbourhood plan is examined against the adopted local plan, so these policies are key to neighbourhood plan conformity with strategic policies. However, this report focuses on changes to policy since the adopted plan, which have occurred since ANP2.
- 2.1.23 Emerging East Hampshire District Council Local Plan 2021-2040 Regulation 18 (Jan 2024) The most significant change in the policy landscape since the adoption of ANP2 is the development of the Regulation 18 emerging East Hampshire District Council Local Plan¹³, which was published in January 2024 for consultation. As it is not yet adopted, it does not have an immediate impact on ANP policies. However, it is still likely to be treated as a material consideration (with weight increasing as it progresses), and it signals the direction of travel for the "general conformity" baseline Alton should align with when updating ANP2. While there is no need to make explicit reference to specific emerging Local Plan policies in the updated ANP (unless the Local Plan is adopted prior to the update of the ANP), policy development for ANP should still have regard to the emerging Local Plan, with an aim to maximise alignment and minimise duplication.

¹² Available at: <https://www.hants.gov.uk/transport/localtransportplan>

¹³ Available at: <https://www.easthants.gov.uk/media/8743/download?inline>

- 2.1.24 This review will only focus on any emerging Local Plan policies of relevance to an updated ANP.

Site allocations

- 2.1.25 **Policy S1 Spatial Strategy** states that over the plan period (2021-2040), the Local Plan will make provision for the delivery of at least 9,082 new homes, equivalent to 478 homes per annum, while **Policy S2 Settlement Hierarchy** identifies Alton (including Holybourne) as a Tier 1 settlement. **Policy H1 Housing Strategy** sets out that Tier 1 settlements (of which Alton, including Holybourne, is the only one) will be expected to provide for 700 new homes + a strategic allocation of 1000 homes over the plan period.
- 2.1.26 An updated neighbourhood plan can allocate new sites to meet the current indicative housing requirement, or put forward a proposed alternative housing figure, with justification. This would allow a (limited) choice to be made with regards to the sites that are selected and could set out the details of the allocations with regards to design, access, layout, landscaping and other matters. If the plan does not allocate sites, the housing targets and allocations in national policies and in a new East Hampshire Local Plan will take precedence and be applied to the neighbourhood area. Other policies, such as ANP Policy HO1 Housing mix on development sites, can continue to influence the range of dwelling types, tenures and sizes in Alton, but some of these policies may be superseded by National Decision Making Policies (NDMPs) which will take precedence when the 2025 National Planning Policy Framework is enacted.

Design and Local Character

- 2.1.27 **Policy NBE10 Landscape** states that development proposals must conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the Local Plan Area's landscapes. This may strengthen existing ANP2 Policy DE1 Town setting and natural assets which states that proposals that impact on the discreet setting of Alton within the surrounding landscape must demonstrate that this setting is maintained.
- 2.1.28 **Policy DES1 Well-Designed Places** sets out the design vision for development in East Hampshire. An updated policy for ANP Policy DE2 Building design and town character should have regard to this when formulating the wording of the supporting text and policy.
- 2.1.29 **Policy DES2 Responding to Local Character** sets out requirements for the design and layout of new development so that it responds to and respects local characteristics. This strengthens and expands upon existing ANP2 Policy DE2 Building design and town character. An updated ANP may want to check policy wording to ensure it is in full alignment with emerging Local Plan policy, while not duplicating it.
- 2.1.30 **Policy DES3 Residential Density and Local Character** notes that development proposals must optimise the density of new residential uses through making efficient use of land, whilst delivering a contextually appropriate and coherent built form. This is generally in accordance with ANP Policy DE2. This states that where it is proposed to build at a higher density than that present in adjacent development, high-quality design must be employed to ensure that the proposal integrates harmoniously with its

surrounding environment. Although framed slightly differently, the two policies are essentially requiring the same thing where development is delivered at a different density to the surrounding sites:

- Emerging Local Plan Policy DES3 requires this development to be delivered *“in a manner that is consistent with the predominant pattern of development for streets and blocks adjoining the development site, in terms of: Building line position and compliance; Height-to-width ratios for streets; Back-to-back distances for buildings; Plot coverage; and Building heights and massing.*
- ANP Policy DE2 requires this development to employ *“high-quality design”.*

2.1.31 A revision of the wording is recommended to ensure it is in line with emerging Local Plan policy and the new NPPF.

Community Facilities

2.1.32 Policy DGC3 New and improved community facilities echoes ANP policies CH1 through to CH7. It notes that permission will be granted for the redevelopment, improvement, or expansion of existing community facilities, or the development of new community facilities where it can be demonstrated that demand cannot be met by existing facilities.

2.1.33 Policy DGC1 Infrastructure states that infrastructure necessary to support new development will be available when first needed and that to achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure. It also sets out a number of measures through which infrastructure may be secured. Given the level of development expected in Alton, it may be prudent for an update to the ANP to suggest that this is best practice, signposting alignment with emerging policy and in doing so bolstering the effectiveness of ANP policies relating to the delivery/improvement of various infrastructure (CH1 through to CH7) such as community centres, sports centres, health facilities, the community hospital, local green spaces and open spaces, playing fields, and allotments.

2.1.34 With regard to any updates to ANP2 policies CH2 Sports Centre and CH6 Playing fields, ATC should consider emerging Local Plan **Policy DGC5 Provision and enhancement of open space, sport and recreation** when formulating the wording of the supporting text and policy. The emerging Local Plan policy states that new residential development will be required to provide new or enhanced provision of useable public open space, sports and recreation facilities in accordance with the standards set out in Appendix E of the emerging Local Plan.

Transport

2.1.35 Policy HWC1 Health and wellbeing of communities requires developments to implement active design principles which support wellbeing and greater physical movement; access to sustainable modes of travel, including safe, well-designed, and attractive cycling and walking routes and easy access to public transport to reduce car dependency; and access to safe and accessible green infrastructure. This is in accordance with and complies with ANP2 policies TR1 Pedestrian network, TR2 Cycle routes, and CH6 Playing fields.

2.1.36 Policy DGC2 Sustainable Transport is generally in accordance with ANP2 policies, suggesting that development of more than ten new homes or more than 500m² of non-residential floorspace should be situated in the most sustainable locations in an accessible distance to enable local living and offer genuine opportunities to travel by sustainable modes – in accordance with ANP2 policies TR1 Pedestrian network, TR2 Cycle routes, and TR4 Bus service provision. One area of note is where the policy requires accordance with parking standards as set out in Appendix F of the emerging Local Plan (replicated in Figure 2-1 below) which provides slightly differing advice compared to ANP2 Policy TR3 Cycle storage and parking and Policy TR5 'Parking provision and standard, if adopted. Whilst ANP2 Policy is broadly in accordance with this emerging Local Plan policy, it is recommended to update these policies so that they are exactly in line with the specifications set out in the emerging Local Plan, such as those around visitor parking and minimum requirement for electric vehicles (taking account of Part S (2021 edition) of the Building Regulations).

Size of dwelling (gross)	Minimum Car Parking Requirements		Minimum Cycle Parking Requirement		Minimum Requirement for Electric Vehicles (taking account of Part S (2021 edition) of the Building Regulations)
	Long stay (resident)	Short stay (visitor)	Long stay (resident)	Short stay (visitor)	
1 bed dwelling	1 space per dwelling	1 space per 5 dwellings	1 space per dwelling	Visitor cycle spaces will be expected at 10% of the long stay cycle spaces in developments of 5 homes or more.	All new residential development should provide external wall-mounted electric vehicle charging points for each dwelling that is to have a private drive or garage. For dwellings served by parking courts or streetside parking, an electric vehicle charging point should be provided (or be capable of being provided) for each property's allocated parking space(s). At least 10% of visitor parking provision related to the development should be served by an electric vehicle charging point on a public network.
2/3 bed dwelling	2 spaces per dwelling	1 space per 5 dwellings	2 spaces per dwelling		
4+ bed dwelling	3 spaces per dwelling	1 space per 5 dwellings	2 spaces per dwelling		

Figure 2-1 East Hampshire Local Plan proposed Parking Standards¹⁴

Short stay (visitor) car parking standard – where the number of dwellings proposed is not a multiple of 5, provision will be rounded up. For example, for a proposal of 9 homes, 2 short stay visitor car parking spaces is the minimum requirement. However, provision is not required for proposals of less than 5 homes, but is encouraged where it is possible to incorporate into the development.

Short stay (visitor) cycle parking requirement – Visitor cycle spaces will be expected at 10% of the long stay spaces in developments of 5 homes or more. Where the number of long stay resident spaces is not a multiple of 10, provision will be rounded up when the proportion is equal to or greater than .5, and rounded down when less than .5. For example, for a proposal of 12 2/3 bed homes, 24 long stay cycle spaces would be required, and therefore in this instance 2 short stay visitor spaces should be provided to serve the development.

Motorcycle parking – development proposals should provide motorcycle parking where possible, particularly where the proposed development consists wholly or in part of flats (i.e. where private garages are not available for parking motorcycles). The amount to be provided will be considered on a case by case basis.

Housing

2.1.37 Policy H2 Housing mix and type states that proposals for residential development (including small sites) must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are

¹⁴ Appendix F of the emerging East Hampshire Local Plan

provided. It also notes that applications for residential development should demonstrate how the proposal will address the need for smaller homes, requirements of an ageing population, and people wishing to downsize. Finally, it says that all market homes, subject to design considerations, should meet part M4(2) of the Building Regulations and, where evidenced by local need, a proportion of affordable dwellings to be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3). Although broadly in line with ANP2 Policy HO1 Housing mix on development sites, ANP policy could be updated to bring it in line with emerging Local Plan policy. Firstly, Policy H2 goes further in requiring a range of house types, tenures and sizes for residential developments on small sites as well as on allocated sites or in major developments. With regard to housing for the elderly and disabled, Policy H2 explicitly requires all dwellings (subject to design considerations) to meet part M4(2) of the Building Regulations. Subject to evidence of locally identified need, a requirement for an explicit proportion of new homes to meet the requirements of Building Regulations M4(3) could also be included in an ANP update.

Development Management Policies

2.1.38 Policy DM24: Alton town centre – primary shopping frontage outlines how proposals that promote Class E uses which strengthen the retail function including proposals to enhance the local street market will be supported. This policy and the National Decision Making Policies set out in the draft NPPF (December 2025) should be considered if a policy relating to Alton Town Centre (as was included in the form of Policy TC1 in ANP3) is included in an updated ANP.

Evidence Base Review

2.1.39 In addition to new policies, regulations and legislation, new evidence that has been produced as part of the evidence base for the emerging East Hampshire Local Plan has the potential to serve as useful evidence to help underpin new ANP policies. It also has the potential to render some policies or sections in ANP2 out of date or less relevant.

2.1.40 A large number of studies have been produced since adoption of ANP2 in November 2021, although those of most relevance to an ANP update are set out below.

Alton Town Centre Study (2022)¹⁵

2.1.41 This study provides a quantitative and qualitative assessment of the need for new retail and main town centre uses in Alton. It identifies the main roles of Alton's town centre, the key uses of land within it, where the town centre is performing well, and where it can improve.

2.1.42 It concludes that, in line with national trends, shop vacancy rate has increased since 2018 and is now higher than the national average. Many vacant units are small and may not meet the modern space requirements of potential new operators, restricting re-letting potential. Some of the vacant units also have unattractive frontages, undermining the quality of Alton's streetscape. The town centre is experiencing the national trend for a

¹⁵ Available at: <https://www.easthants.gov.uk/media/7552/download?inline>

continued rationalisation in comparison retail (especially clothing and footwear). Its evening economy is primarily based on restaurants, pubs, and the cinema, and could benefit from diversification, as well as an improvement to the food/beverage offer. There is headroom for growth in these sectors, if amenity impacts are managed. The study recommends a flexible approach to non-retail uses to respond to emerging opportunities for new leisure, entertainment and cultural related facilities. Its linear layout, narrow pavements and traffic dominance also restrict pedestrian movement and reinforce dependence on car access.

- 2.1.43 These findings should be reflected upon and could be directly cited in any new policy that is directly focused on Alton Town Centre, such as Policy TC1 that was brought in for ANP3. Updates to Policy TR1, TR2 and TR5 are also of relevance here, with regard to improving active travel in this area and reducing dependence on cars.

Community Facilities Study (2024) (including 2025 revisions to Health and Education chapters)¹⁶

- 2.1.44 This study (and subsequent revisions to the health and education chapters) catalogued the current provision of community facilities (meeting places, cultural infrastructure, places of worship, pubs, libraries, health and education facilities) across East Hampshire, assessing their condition, usage, spatial distribution and future needs.
- 2.1.45 This study should be referenced in relation to any policies that mention the need for new or improved community facilities, such as community centres, health facilities and schools, to demonstrate they are evidence based. For example, in relation to ANP2 Policy CH1 Community Centre, this study states that the community centre received CIL funding of £668,756 in 2023 to enhance the current centre and negate the need for a new build, so Policy CH1 should be updated or removed to reflect this.
- 2.1.46 An update to Policy CH3 Health Facilities should reflect the findings of the health chapter. For example, it could note that primary care estate capacity is under sustained pressure across East Hampshire and that across the district there is a quantified shortfall of 38,584 patients' worth of space and around 2,701m² of clinical/consultation floorspace.
- 2.1.47 Similarly, any update to education policy in the ANP should reflect the findings of the education chapter of the study. As Wootey Infant School was allocated £66,780 CIL funding to increase its capacity in 2024, and there have been other investments into educational facilities since 2021, Policy ED1 should be updated to reflect this and target where investment is most needed in future.

Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)¹⁷

- 2.1.48 This was produced to inform future decisions regarding the demand and supply of existing and new playing pitches and built sports facilities across East Hampshire.

¹⁶ Available at: <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/emerging-local-plan/evidence-base/infrastructure-2>

¹⁷ Available at: [Open space, sports and recreation study | East Hampshire District Council](#)

- 2.1.49 Any update to Policy CH2 Sports Centre and CH6 Playing fields should reflect the findings of this study. For example, the strategy highlights how a new £20 million Alton Sport Centre has replaced the building on the same site. As a result, Policy CH2 Sports Centre should be updated or removed to reflect this.
- 2.1.50 The policy could be reframed to focus on some of the other most pressing issues evidenced in the East Hampshire Playing Pitch and Sports Facilities Strategy, such as inadequate pitch drainage at the Anstey Park rugby pitches, the oversubscribed football pitches at Anstey Park / Diggers Field and Jubilee Playing Field, the shortfall of floodlit full-size 3G football turf pitches, or the need to modernise changing/ancillary facilities at Jubilee Playing Field to be fit for purpose for women and girls and to provide disabled access.

Housing and Employment Development Needs Assessment (2022)¹⁸

- 2.1.51 As discussed, housing policies in an updated ANP should be in accordance with emerging Local Plan housing policies. This in turn will also mean they should be in accordance with the Housing and Employment Development Needs Assessment (HEDNA) used to inform the emerging Local Plan policies. This document should be considered when developing updated housing and employment policy for the ANP as it will provide more detail and can be cited to demonstrate policy is evidence based. This is particularly important for any update to ANP2 Policy HO1 Housing mix on development sites, which should reference this study alongside the Alton Neighbourhood Plan Housing Needs Assessment¹⁹ produced by AECOM.

Landscape Character Assessment Update (2024)²⁰

- 2.1.52 This document provides an assessment of all aspects of the landscape character of East Hampshire District outside the South Downs National Park. This could be cited in an update to Policy DE1 when requiring development proposals that impact on the discreet setting of Alton within the surrounding landscape to demonstrate that this setting is maintained and to update any key views and gateways as referenced in the policy.

East Hampshire Local Cycling and Walking Infrastructure Plan (2025)²¹

- 2.1.53 The East Hampshire Local Cycling and Walking Infrastructure Plans (LCWIP) was developed as part of a strategic approach to identify cycling and walking improvements required at the local level. The LCWIP includes a network plan for walking and cycling which identifies preferred routes and core zones for further development. The updated ANP should make reference to the East Hampshire LCWIP in its policies or supporting text, particularly in reference to any update to Policy TR1 Pedestrian networks or Policy TR2 Cycle routes. For example, the supporting text could specify some of the core walking zones, proposed cycle networks, or key

¹⁸ Available at: <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/emerging-local-plan/evidence-base/housing-evidence-0>

¹⁹ Available at: <https://www.alton.gov.uk/wp-content/uploads/2023/07/Alton-HNA-Final.pdf>

²⁰ Available at: <https://www.easthants.gov.uk/media/9181/download?inline>

²¹ Available at: <https://www.easthants.gov.uk/sites/default/files/2025-03/Local%20cycling%20and%20walking%20infrastructure%20plan.pdf>

opportunity areas identified in the LCWIP for new developments in Alton to link up to, rather than merely proposing the provision of general linkages.

3. ANP2 Health Check

- 3.1.1 This section reviews ANP2 policies in turn in order to assess their effectiveness in the current policy regulatory, and legislative landscape, as set out in Section 2.
- 3.1.2 The order follows the structure of the Neighbourhood Plan, with comments summarised in table form. The table assesses the extent to which each section/policy conforms with new national policy, regulations, and legislation, as well as adopted and emerging new local plan policy.
- 3.1.3 It then provides commentary on how effective the policy is deemed to have been since the adoption of ANP2, primarily through an assessment of a range of planning applications in Alton, examining to what extent ANP2 policies have been cited in officer reports and/or directly attributed to the decision made.
- 3.1.4 Finally, an initial assessment is made based on current information as to the level of modification that is likely to be required to bring the ANP policy in line with new policy, regulations, and legislation and to a point where the policy is strengthened to meet current community objectives. This is split into the five categories set out in Table 3-1, with further commentary where necessary.
- 3.1.5 Please note that these are indicative and should be discussed with EHDC to understand whether proposed changes are likely to require Examination.

Table 3-1 Modification types

Modification	Examination required?	Referendum required?
Remove Policy	No (generally)	No (generally)
N/A: No modification necessary	No	No
A: Minor (non-material modifications)	No	No
B: Material modifications which do not change the nature of the neighbourhood plan	Yes	No
C: Material modifications which do change the nature of the neighbourhood plan	Yes	Yes

Table 3-2 Review of Policies and Sections of the Neighbourhood Plan

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
Foreword	n/a	n/a	A: Minor (non-material modifications): The Foreword should be updated to reflect the context of the review and factual updates to the ANP.
1. Introduction	n/a	n/a	A: Minor (non-material modifications): The introduction should be updated to reflect the context of the review and any changes to the structure of the ANP.
2. Local planning context	n/a	n/a	A: Minor (non-material modifications): This section should be updated to note the status of the emerging Local Plan and new supporting evidence base that has been produced since the adoption of ANP2. This section could also be retitled as Planning Policy Context and should make reference to the changes to the national and regional planning context since ANP2.
3. Plan development	n/a	n/a	A: Minor (non-material modifications): This section should be updated to reflect the context of the review, including any changes in relevant legislation and latest local consultation efforts.
4. Overview of Alton	n/a	n/a	A: Minor (non-material modifications): The following updates should be made: - Population – update based on <i>2021 Census</i> data, acknowledging challenges related to its timing during the COVID-19 pandemic - Landscape – make any necessary updates following the production of the <i>East Hampshire Landscape Character Assessment Update (2024)</i> - Built area – any necessary changes following recent development - Transport – account for any changes to transport services or infrastructure. Consider any additional

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
			information set out in the <i>Hampshire County Council Local Transport Plan 4 (2024)</i>, the <i>East Hampshire Local Cycling and Walking Infrastructure Plan (2025)</i> and the <i>Transport Background Paper (2024)</i>. • Town Centre – reflect recent evidence from the <i>Alton Town Centre Study (2022)</i> • Economy – update based on any recent commercial developments and changes, potentially cross-referencing to the <i>Alton Town Centre Study (2022)</i> • Community – update to reflect any changes to community facilities since ANP2, with potential to reference the <i>Community Facilities Study (2024)</i> and <i>Playing Pitch and Sports Facilities Strategy (2024)</i>
5. Plan scope and objectives	n/a	n/a	A: Minor (non-material modifications): A question for the Town Council is whether the Vision Statement and Objectives still reflect the current position or if additions / changes should be sought. Up to date community evidence should be secured through consultation. Additionally, the Town Council should consider whether the key constraints and opportunities have evolved, e.g. on housing delivery, Alton's place in the emerging settlement hierarchy etc. The table setting out Neighbourhood Development Plan objectives alongside Related Joint Core Strategy policies and Main NPPF or NPPG references should be updated to reflect the most recent iteration of the NPPF at the time of update, as well as the status of the emerging Local Plan.
6. Plan policies (introduction)	n/a	n/a	To be determined: A question for the Town Council is whether the 5 identified action point categories still reflect and address the most important issues to the community or if additions / changes should be sought. For example, the introduction of the Environment Act 2021 may provide greater scope for an updated ANP to influence matters

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
Policy DE1: Town setting and natural assets	Policy DE1 has been effective since adoption, having been directly cited in a number of officer reports for planning applications in Alton since 2021. It was quoted as the direct reason for refusal for 3 applications and referred to in 3 other applications of the 22 planning applications assessed. One potential question with regard to the effectiveness of this policy moving forward is that with the level of development proposed in Alton (particularly the strategic allocation of 1000 homes to east of Alton in the emerging Local Plan, which rises over the ridge lines) it may be difficult to demonstrate that the “discreet setting” of Alton will be maintained. Nonetheless, the policy will remain an important driver in ensuring suitable mitigation to views, gateways and landscape impacts are incorporated into these developments.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan, including: - Policy NBE10 Landscape - Policy DES2 Responding to local character. This states that proposals should “<i>take particular account of local landscape and townscape features such as those identified within neighbourhood plans, design statements or guides, or townscape character assessments</i>”, supporting this policy.	relating to ecology and biodiversity, if this is a priority of the Town Council and local community. Community consultation results, as well as locally commissioned and / or produced evidence will be key to help establish and evidence how local issues and priorities may have changed. This in turn may shape new or changed action points. A: Minor (non-material modifications): Potential to make reference to the <i>East Hampshire Landscape Character Assessment Update (2024)</i> in the supporting text, particularly in reference to Landscape Character Area 3a: Northern Wey Valley, which surrounds Alton.
DE2 Building design and town character	This is the policy that has been cited most in officer reports for planning applications in Alton when compared to other ANP2 policies. It is evidently being	It is considered that this policy is in general conformity with relevant adopted policy/legislation. However, there is potential for misalignment with the new	B: Material modifications which do not change the nature of the neighbourhood plan: As the <i>Alton Design Guidance and Codes</i> report has now been produced, this should be linked to an updated ANP and should be

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
	used and is effective at shaping development. This policy was cited as a direct reason for refusal for 12 applications since 2021 from the 22 planning applications assessed, whilst also being cited in the majority of other applications. The policy would be strengthened by adding in reference to the <i>Alton Design Guidance and Codes</i> report²².	NPPF (if published unchanged from 2025 draft), which in its policy L3.2 states specifically that proposals for residential and mixed-use development within settlements should contribute to an increase in the density of the area in which they are situated. Thus, placing additional requirements on developments which increase density may no longer be appropriate. It is also considered that this policy is in conformity with the emerging Local Plan, including: - Policy DES1 Well-Designed Places, which similarly requires layout and appearance of new developments to integrate in a contextually appropriate manner. - Policy DES2 Responding to local character, which similarly requires development to respect local characteristics (including plot size and shape, plot layout, building form, scale, height and massing) as well as requiring adequate private amenity space for new residential uses - Policy DES3 Residential Density and Local Character, which requires development to be delivered at similar densities to surrounding sites or, where different, to be delivered in a manner that	referenced in the policy text. Where possible, the evidence in the Design Guidance and Codes should help to make this policy more locally specific. Mention of the <i>Town Design Statement (2008)</i> should be removed. Wording around density should be reconsidered, having regard to the emerging NPPF. ATC should also consider emerging Local Plan Policies DES1, DES2, DES3 when drafting policy and supporting text wording aiming to maximise alignment but also to avoid duplication.

²² Available at: <https://www.alton.gov.uk/wp-content/uploads/2024/05/Design-Guidance-Code-Updated-April-2024.pdf>

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
		is consistent with the predominant pattern of development for streets and blocks adjoining the development site (although this may be revised in light of the new draft NPPF wording on density).	
HO1 Housing mix on development sites	This policy has been considered in a range of planning officer reports when making decisions on residential applications, though is generally cited alongside and adopted Local Plan Policy CP11, which also requires a range of dwelling tenures, types and sizes.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. With regard to the emerging Local Plan, although ANP2 Policy HO1 Housing mix is broadly in line with Policy H2 Housing mix and type, it may require updating to fully bring it in line with emerging policy. The emerging Local Plan policy goes further than ANP2 policy by requiring developments on small sites (as well as on allocated sites or in major developments) to take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided. With regard to housing for the elderly and disabled, Policy H2 also explicitly requires all dwellings (subject to design considerations) to meet part M4(2) of the Building Regulations as well as a proportion of affordable dwellings to be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3); whilst there is no explicit mention of this in ANP2.	B: Material modifications which do not change the nature of the neighbourhood plan: As an <i>Alton Housing Needs Assessment</i> report has now been produced, this should be referenced in the supporting text and the key findings should be reflected in policy with regard to tenure and affordability; type and size; and specialist housing for older people. Mention of the <i>East Hampshire Strategic Housing Market Assessment (2013)</i> should be removed and replaced with reference to the <i>Housing and Employment Development Needs Assessment (2022)</i> instead, when discussing the context at a local level. Although now the Alton HNA has been produced, this should be the main evidence base that policy draws from. Regard should be had to emerging national policy around housing tenure and accessibility standards in the draft NPPF, when redrafting this policy.

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
HO2 Storage facilities for household waste	This policy has been frequently referenced in planning officer reports for planning applications in Alton since 2021, although it has not been determinative in decisions.	It is considered that this policy is in conformity with all relevant adopted policy/legislation It is also considered that this policy is in conformity with the emerging Local Plan, including: - Policy DES2 Responding to local character, which requires development proposals to “ <i>provide high-quality, secure waste and recycling bin storage and collection points that are conveniently located for collection purposes whilst avoiding adverse impacts on street scenes</i> ”.	A: Minor (non-material modifications): Add in reference to code ‘SF02 Waste storage and servicing’ from the <i>Alton Design Guidance and Codes</i> in the supporting text to signpost where greater detail on this policy can be found. Remove mention of the <i>Alton Town Design Statement (2008)</i> in supporting text.
HO3 New Housing Site Allocations	It appears that all allocated sites have now been built out or are undergoing construction. Directly cited for the relevant planning applications on the allocated sites.	N/A – policy to be removed.	Remove Policy: As all allocations have now been built out or are undergoing construction, this policy should be removed from an updated ANP. Alternatively, an update to this section of the ANP could be used to add local context and potentially policy detail to the strategic allocations in the Local Plan. If this is something the steering group wish to consider, this should be discussed with EHDC.
TR1 Pedestrian networks	This policy was only referenced once in the applications reviewed, so it is unclear whether this policy is having a substantive impact on new developments.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan, including: - Policy HWC1 Health and wellbeing of communities - Policy DGC2 Sustainable transport, which supports developments that provide linkages to existing or proposed transport infrastructure and networks,	A: Minor (non-material modifications): If brought forward, reference to the <i>LCWIP</i> should be included in the supporting or policy text. The supporting text could specify some of the core walking zones or key opportunity areas identified in the <i>LCWIP</i> for new developments in Alton to link up to, rather than merely proposing the provision of general linkages. Reference in the supporting text to the County Council's <i>Local Transport Plan (2011)</i> should be removed and updated with a reference to the <i>Hampshire County Council Local Transport Plan 4 (2024)</i> .

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
		prioritising connections to public transport services and routes promoted in the <i>LCWIP</i> ; and developments that provide attractive and well-designed walking and cycling networks.	Emerging Local Plan Policies HWC1 and DGC2 should also be considered when drafting policy and supporting text wording.
TR2 Cycle routes	This policy was not referenced in the applications reviewed, so it is unclear whether this policy is having a substantive impact on new developments.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is considered that this policy is in conformity with the emerging Local Plan, including: - Policy HWC1 Health and wellbeing of communities - Policy DGC2 Sustainable transport, which supports developments that provide linkages to existing or proposed transport infrastructure and networks, prioritising connections to public transport services and routes promoted in the <i>LCWIP</i>; and developments that provide attractive and well-designed walking and cycling networks.	A: Minor (non-material modifications): Reference to the <i>LCWIP</i> should be included in the supporting or policy text. The supporting text could specify some of the proposed cycle networks or key opportunity areas identified in the <i>LCWIP</i> for new developments in Alton to link up to, rather than merely proposing the provision of general linkages. Reference in the supporting text to the County Council's <i>Local Transport Plan (2011)</i> should be removed and updated with a reference to the <i>Hampshire County Council Local Transport Plan 4 (2024)</i>. Emerging Local Plan Policies HWC1 and DGC2 should also be considered when drafting policy and supporting text wording.
TR3 Cycle storage and parking	This policy is frequently referenced in the officer reports of the applications reviewed, but was never the determinative factor for an application being refused/permited.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. With regard to emerging Local Plan Policy DGC2 Sustainable Transport, it states that new parking standards have been set out in Appendix F of the Local Plan and referenced in this policy (as set out in Figure 2-1 of this report) which will supersede ANP2 Policy once adopted.	B: Material modifications which do not change the nature of the neighbourhood plan: Whilst ANP2 Policy is broadly in accordance with emerging Local Plan Policy DGC2, ANP Policy TR3 should be updated in line with the specifications set out in the emerging Local Plan. Alternatively, if the emerging Local Plan contains all the relevant detail on cycle storage and parking, and DGC2 has no locally relevant detail to add, this policy could be deleted, to avoid repetition / duplication of Local Plan policy and to make the ANP more concise.

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
TR4 Bus service provision	This policy was not referenced in the applications reviewed, so it is unclear whether this policy is having a substantive impact on new developments. Having said this, it would appear that on review, all significant schemes that received approval in Alton since 2021 have been located within 400m of a public transport corridor.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan, including: - Policy DGC2 Sustainable transport, which states that “<i>development of more than ten new homes or more than 500m² of non-residential floorspace should be situated in the most sustainable locations, taking account of the settlement hierarchy, to reduce demands on transport and reliance on private car travel. Sustainable locations are those that are in an accessible distance to enable local living and offer genuine opportunities to travel by sustainable modes (walking, cycling and public transport) for multiple journey purposes</i>”.	N/A: No modification necessary.
TR5 Parking provision and standards	This policy was cited as a direct reason for refusal for 3 applications since 2021 of 22 planning applications assessed and was referred to frequently.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. With regard to emerging Local Plan Policy DGC2 Sustainable Transport, New parking standards have been set out in Appendix F of the Local Plan and referenced in this policy (as set out in Figure 2-1 of this report) which will supersede ANP2 Policy once adopted.	B: Material modifications which do not change the nature of the neighbourhood plan: Whilst ANP2 Policy is broadly in accordance with emerging Local Plan Policy DGC2, ANP Policy TR5 should be updated in line with the specifications set out in the emerging Local Plan, including updating to account for disabled parking and EV parking in line with Building regulations changes to Part S (2022). Alternatively, if the emerging Local Plan contains all the relevant detail on parking, and TR5 has no locally relevant detail to add, this policy could be deleted, to avoid repetition / duplication of Local Plan policy and to make the ANP more concise.

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
CH1 Community Centre	As outlined in the Community Facilities Study produced as part of the evidence base for the emerging Local Plan, the Community Centre was allocated £668,756 of CIL funding in 2023 to enhance the community centre and negate the need for a new build. Work on this project has commenced.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan, including Policy DGC3 New and improved community facilities.	Reference to the <i>Alton Town Design Statement (2008)</i> should be removed. To be determined / Remove policy: As CIL funding has now been secured and work to enhance the community centre has now begun (removing the need for a new build), this policy can be removed from the updated ANP, unless there are new community facilities that the Town Council would like an updated ANP to prioritise improvements to or provision of. The evidence in the Community Facilities Study (2024) should be used to underpin any new policy and additional, locally specific evidence may also be required. If a similar policy was taken forward, Policy DGC3 New and improved community facilities of the emerging Local Plan should also be considered when drafting policy wording or supporting text. The policy supports planning permission for the redevelopment, improvement or expansion of existing community facilities, or the development of new community facilities where it can be demonstrated that demand cannot be met by existing facilities. There is no need to repeat what is already stated in the Local Plan policy.
CH2 Sports Centre	A new £20 million Alton Sport Centre has replaced the old sports centre building on the same site.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan, including Policy DGC5 Provision and enhancement of open space, sport and recreation.	To be determined / Remove policy: As a new sports centre has now been built, this policy can be removed from the updated ANP, unless there are new sporting facilities that the Town Council would like an updated ANP to prioritise improvements to or provision of. If a similar policy was taken forward, Policy DGC5 Provision and enhancement of open space, sport and recreation of the emerging Local Plan should be considered when drafting policy wording or supporting text. This policy states that new residential development will be required to provide new or enhanced provision of useable

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
			public open space, sports and recreation facilities in accordance with the standards set out in Appendix E of the emerging Local Plan. Any updates / creation of a similar policy in relation to sporting facilities should also be based on the findings of the <i>Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)</i>, to demonstrate it is evidence based. References to the <i>Leisure Built Facilities Strategy and Action Plan (2012)</i> should be replaced with reference to the <i>Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)</i>. The <i>East Hampshire Infrastructure Delivery Plan (2013)</i> and the <i>Emerging Infrastructure Plan (2024)</i> should also be considered.
CH3 Health facilities	The Community Facilities Study – Chapter 13 Update (2025) states that <i>“two GP Practices in Alton were allocated small amounts of Community Infrastructure Levy (CIL) funding in 2022 to reconfigure internally to provide more clinical floorspace (Chawton Park Surgery and the Wilson Practice). The project at the Wilson Practice is complete. Chawton Park Surgery retains the allocation of CIL funds and has plans to begin works in Winter 2025 to reconfigure a space within the existing reception area to add an additional clinical room. ”</i>	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is considered that this policy is in conformity with the emerging Local Plan.	To be determined / Remove policy: As a new sports centre has now been built, this policy can be removed from the updated ANP, unless there are new health facilities that the Town Council would like an updated ANP to prioritise improvements to or provision of. Any updates / creation of a similar policy in relation to health facilities should be based off the findings of the <i>Community Facilities Study – Chapter 13 Update (2025)</i> to demonstrate it is evidence based. The <i>East Hampshire Infrastructure Delivery Plan (2013)</i> is referenced, however this is now under review and as such the <i>Emerging Infrastructure Plan (2024)</i> should be considered.
CH4 Community Hospital	Alton Community Hospital has been safeguarded and is still operating for health uses.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is considered that this policy is in conformity with the emerging Local Plan.	To be determined / Remove policy: As a new sports centre has now been built, this policy can be removed from the updated ANP, unless there are new proposals to improve the current facility or offer an enhanced level and

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
			range of health care service to the town that the Town Council would like an updated ANP to prioritise. Any updates / creation of a similar policy in relation to health facilities should be based on the findings of the <i>Community Facilities Study – Chapter 13 Update (2025)</i> to demonstrate it is evidence based.
CH5 Local green space and open space	All identified local green spaces and open spaces remain in use and have been safeguarded from new development.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan. No allocations in the emerging Local Plan intercept with identified local green spaces or open spaces.	A: Minor (non-material modifications): References in the supporting text to the <i>Open Space, Sports and Recreation Study (2008)</i> should be removed and updated with reference to the <i>Open Space Assessment for East Hampshire District Council (2018)</i> and the <i>Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)</i>, where suitable. Reference to NPPF paragraph 77 should be replaced with reference to paragraph 107 (at time of writing for NPPF Dec 2024, or to the relevant new policy in the latest NPPF if the 2025 draft is published as final, at the point of revising the ANP).
CH6 Playing fields	The <i>Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)</i> notes that there has been a new 3G AGP pitch at Alton Sports Centre and improvements to the grass pitches at Jubilee Playing Fields.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan, including Policy DGC5 Provision and enhancement of open space, sport and recreation.	To be determined / Remove policy: As a number of improvements to playing fields have now been made, this policy could be removed from the updated ANP, unless this is still an area that ATC would like an updated ANP to prioritise improvements to or provision of. If a similar policy was taken forward, Policy DGC5 Provision and enhancement of open space, sport and recreation of the emerging Local Plan should be considered when drafting policy wording or supporting text. This policy states that new residential development will be required to provide new or enhanced provision of useable public open space, sports and recreation facilities in accordance with the standards set out in Appendix E of the emerging Local Plan

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
			Any updates to a similar policy in relation to sporting facilities should also be based on the findings of the <i>Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)</i>. References to the <i>East Hampshire Open Space, Sport and Recreation Study (2008)</i> should be replaced with reference to the <i>Playing Pitch and Sports Facilities Strategy 2024 – 2040 (2024)</i>. The <i>East Hampshire Infrastructure Delivery Plan (2013)</i> is also referenced, however this is now under review and as such the <i>Emerging Infrastructure Plan (2024)</i> should be considered.
CH7 Allotments	All identified allotments remain in use and have been safeguarded from new development. It does not appear any new allotments have been provided since 2021.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan. No allocations in the emerging Local Plan intercept with identified allotments.	A: Minor (non-material modifications): References to the <i>East Hampshire Open Space, Sport and Recreation Study (2008)</i> should be replaced with reference to the <i>Open Space Assessment for East Hampshire District Council (2018)</i>. The <i>East Hampshire Infrastructure Delivery Plan (2013)</i> is also referenced, however this is now under review and as such the <i>Emerging Infrastructure Plan (2024)</i> should be considered.
ED1 Schools expansion	The Community Facilities Study – Chapter 14 Update (2025) states that “£66,780 CIL funding was allocated to <i>First Friends Day Nursery in partnership with Wootey Infant School Alton in 2024, to increase capacity</i>”, which has now been completed. In addition, “a new nursery is proposed at the former Queens Head Pub in Alton, to be open 51 weeks of the year for up to 55 full time equivalent children (approx. 100 children making up that full time equivalent). This project has been	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan.	To be determined / Remove policy: As CIL funding has been secured for two nursery projects, this policy can be removed from the updated ANP, unless there are new education facilities that the Town Council would like an updated ANP to prioritise improvements to or provision of. Any updates / creation of a similar policy in relation to education facilities should be based on the findings of the <i>Community Facilities Study – Chapter 14 Update (2025)</i> to demonstrate the policy is evidence based. Reference to the <i>Hampshire School Places Plan 2013-18</i> should be replaced with the <i>Hampshire School Places Plan 2025 – 2029</i>. The <i>East Hampshire Infrastructure Delivery Plan (2013)</i> is also referenced, however this is now under

Neighbourhood Plan Section or Policy	Effectiveness of policy since ANP2 adoption	Conformity with new policy, regulations, or legislation	Potential modifications
	<i>allocated CIL funding (2025) and has secured planning permission."</i>		review and as such the <i>Emerging Infrastructure Plan (2024)</i> should be considered.
ES1 Reuse of commercial brownfield land	This policy was cited once in the applications reviewed, but was not determinative in the decision.	It is considered that this policy is in conformity with all relevant adopted policy/legislation. It is also considered that this policy is in conformity with the emerging Local Plan.	A: Minor (non-material modifications): Update references to any surveys with new surveys undertaken. References to the <i>East Hampshire Town Centres, Retail and Leisure Study (2007)</i> should be replaced with reference to the <i>East Hampshire Retail and Main Town Centre Uses Study Update (2023)</i> and references to the <i>District Council's Employment Land Review (2013)</i> with the <i>East Hampshire Employment Land Review Update (2023)</i> . Reference to NPPF paragraph 51 should be removed and replaced with reference to paragraph 17 with paragraphs 124 and 125 (at time of writing for NPPF Dec 2024), or to the relevant new policy in the latest NPPF if the 2025 draft is published as final, at the point of revising the ANP).

4. Comparison of ANP2 and ANP3

- 4.1.1 This section compares the policies from ANP2 to those that were proposed in ANP3, which was ultimately not taken forward. This aims to clarify whether the changes introduced through an updated ANP, such as new or amended policies, would be classified as material modifications which do not change the nature of the neighbourhood plan (thus requiring examination but not a referendum) or if they would be material modifications which do change the nature of the neighbourhood plan (thus requiring an examination and referendum).
- 4.1.2 Table 3-3 below employs the same categories for defining the type of change as set out in Table 3-1.
- 4.1.3 If ATC and the community decide a plan update is required but wish to avoid a referendum, policies that are considered to change the nature of the neighbourhood plan should be excluded from an updated ANP or revised in a way that does not change the nature of the plan.

Table 3-3 Comparison of ANP2 and ANP3

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
Design	DE1 Town Setting and Natural Assets	<i>Development proposals that impact on the discreet setting of Alton within the surrounding landscape must demonstrate that this setting is maintained. Development proposals that impact on key views and gateways into and out of the town, in particular from the National Park to the south, and as shown on the plan on page 18, must demonstrate how they have responded positively to these views and gateways</i>	<i>A. Development proposals that impact on the discreet setting of Alton within the surrounding landscape must demonstrate that this setting is maintained. In demonstrating this, proposals should have regard to the qualities and principles identified within the relevant landscape character assessments, capacity study and guidance¹</i> <i>B. Development proposals that impact on key views and gateways into and out of the town, as defined in Figure 27 of the Alton Design Guidance and Codes, must demonstrate how they have responded positively to these views and gateways.</i>	Policy intent remains unchanged. It introduces explicit reference to relevant landscape character assessments, capacity study and guidance, as well as the <i>Alton Design Guidance and Codes</i> document. This is positive in terms of referencing more up to date evidence compared to ANP2, which only referenced the Town Design Statement.	B: Material modifications which do not change the nature of the neighbourhood plan	-
Design	DE2 Building Design and Town Character	<i>All development in Alton will be required to seek exemplary standards of design and architecture with a high quality external appearance that respects those characteristics of its setting.</i> <i>In the context of Alton, the following should be taken into account to ensure that development responds to the character and distinctiveness of the town.</i>	<i>A. Development proposals will be required to seek exemplary standards of design and architecture with a high-quality external appearance that respects the characteristics of its setting and delivers inclusive, safe spaces. To achieve this, proposals will need to demonstrate regard to the Alton Design Guidance and Codes (Appendix A) and Secured by Design, as relevant to their location, nature and scale.</i>	Now requires explicit compliance with the <i>Alton Design Guidance and Codes</i> document. Also encourages applicants to engage in early consultation with the community and Town Council with regard to exploring their views on design issues.	B: Material modifications which do not change the nature of the neighbourhood plan	-

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
		• <i>Development should seek to maintain and wherever possible enhance the character of its locality, paying particular attention to appropriate appearance, size, scale and density. Building heights should be carefully considered in respect of their impact on the skyline of the town, landscape and streetscene;</i> • <i>Where it is proposed to build to a higher density than that present in adjacent development high-quality design must be employed to ensure that the proposal integrates harmoniously with its surrounding environment. Any high density residential developments must still be able to demonstrate access to adequate levels of private amenity space;</i> • <i>The appearance and materials used in development should complement, but do not necessarily need to imitate, the best examples of building and design in the local vicinity. Once again such design should make appropriate reference to the</i>	<i>B. Applicants are strongly encouraged to undertake early, proactive, and effective engagement with the community, and the Town Council, particularly with regard to design issues. Proposals for major development should demonstrate this engagement in the Planning Statement or Design and Access Statement, describing how the knowledge and opinions of the local community and the Town Council, have been sought, positively considered, and responded to in formulating proposals. Where a proposal has not accommodated that knowledge or opinion, then the Statement should explain the reasons for not doing so.</i>			

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
		<i>scale and form of the architectural surroundings. Quality, innovative design will be encouraged where appropriate;</i> <i>Development should seek to conserve the significance of heritage assets and their setting.</i>				
Design	(NEW) DE3 Non-Designated Local Heritage Assets	No explicit policy.	<i>The Neighbourhood Plan identifies buildings and structures of significance as shown on the Policies Map and listed in Appendix F. A balanced judgement will be made for development proposals having regard to the scale of any harm or loss and the significance of these individual buildings and structures.</i>	Introduces a Local List of Heritage Assets (Non-designated) and requires balanced judgement on harm/loss.	B: Material modifications which do not change the nature of the neighbourhood plan	Note that the Local List is currently in Appendix G of ANP3, not Appendix F – so this will need to be corrected.
Design	(NEW) DE4 Retrofitting in Conservation Areas	No explicit policy.	<i>Proposals which would result in considerable improvements to energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings in the four Conservation Areas (as shown in the Policies map) will be supported, with significant weight attributed to those benefits. Where exterior building alteration is required, the proposals must demonstrate that heritage preservation has been balanced with energy efficiency to avoid adverse visual impact on the surrounding conservation area.</i>	Encourages retrofitting of buildings in Conservation Areas to improve energy efficiency, sustainability and longevity, with particular regard shown to the methodology set out in the Architects Climate Action Network Climate Emergency Conservation Area toolkit. The policy requires external	B: Material modifications which do not change the nature of the neighbourhood plan	-

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
				building changes to balance heritage preservation with climate goals.		
Design / Sustainability	(NEW) DE5 Addressing the Performance Gap	No explicit policy.	<i>A. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.</i> <i>B. All Buildings proposed to be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m2/year will not be subject to the provisions of Clause A. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be</i>	Introduces significantly stronger requirements around energy performance and carbon. It mandates post-occupancy evaluation and corrective action for most schemes, except those built to Passivhaus-level standards. It requires buildings to be designed as zero-carbon-ready from the outset, encourages re-use of existing buildings, supports higher-efficiency typologies even where they differ from local character (subject to impact tests), and introduces mandatory Sustainability Statements for all applications except for householder applications and Whole Life-Cycle Carbon Assessments	B Material modifications which do not change the nature of the neighbourhood plan OR C: Material modifications which do change the nature of the neighbourhood plan The policy creates new compliance measures (including documents required for certain applications) and introduces a new policy theme in the form of sustainability which is not covered in great depth in ANP2.	-

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>demonstrated that the scheme will not have a significant harmful effect on the character area.</i> <i>C. All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.</i> <i>D. A Sustainability Statement will be submitted to demonstrate compliance with the policy (except for householder applications). Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.</i> <i>E. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.</i>	for major development.	The policy change would introduce an additional financial burden on development which would likely require viability appraisal, if it goes beyond the requirements of the NPPF and Local Plan.	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
Design / Sustainability	(NEW) DE6 Urban Greening	<i>No explicit policy.</i>	<i>Development proposals should contribute to the greening of Alton by including urban greening measures in the design of the buildings, hard surfacing and landscape schemes. Proposals on sites of 0.5 ha or more outside the Town Centre (as defined by the Town Centre Masterplan – Appendix B) should meet or exceed an Alton Urban Greening Factor of 0.4. All other major commercial development or buildings in other uses should meet or exceed an Alton Urban Greening Factor of 0.3, taking into account any existing green cover on the site. The calculation of the Factor is set out in Appendix C.</i>	New quantitative greening standards, with the aim of making urban environments greener, healthier and more attractive places to live, with urban greening as key tool to increase climate resilience	B Material modifications which do not change the nature of the neighbourhood plan OR C: Material modifications which do change the nature of the neighbourhood plan The policy introduces new compliance measures and introduces a new policy theme in the form of sustainability which is not covered in great depth in ANP2. The policy change would also introduce an additional financial burden on development which would likely require viability appraisal,	-

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
					if it goes beyond the requirements of the NPPF and Local Plan.	
Housing	HO1 Housing Mix on Development Sites // HO1 Housing Mix, Type and Tenure	<i>Housing development on allocated sites or other major (as defined by national policy) housing development, must provide a range of dwelling types, tenures and sizes to meet housing needs. On these sites, subject to being part of a wider mix, the provision of housing that meets a range of community requirements, including retirement, extra care housing and other housing for the elderly, those with special or supported needs and those wishing to build their own home, will be supported.</i>	<i>A. Proposals for residential development will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community.</i> <i>B. To achieve this objective, new residential development must seek to include in their housing mix a high proportion of smaller 2-3 bedroom dwellings that have a tenure suitable for those looking to rent/buy their first home, those with young families and downsizers.</i> <i>C. In general terms development proposals for new housing should provide affordable housing on the following basis: 40% affordable home ownership and 60% affordable</i>	Refined guidance on the balance of affordable tenures and smaller unit dwellings reflecting AECOM's 2023 Alton Housing Needs Assessment, emphasising smaller homes and affordability.	B: Material modifications which do not change the nature of the neighbourhood plan	-

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>housing for rent. The precise tenure mix of affordable housing will be determined on a site by-site basis.</i>			
Housing / Design	HO2 Storage Facilities for Household Waste	<i>New waste-generating residential development, including conversions or subdivisions, will be expected to provide adequate off-street refuse storage hidden from direct view from the street. The provision of off-street refuse storage must not be to the detriment of the provision of an appropriate level of private amenity space for either existing or future residents.</i>	<i>All new residential development, including conversions or subdivisions, will be expected to provide adequate off-street refuse storage, hidden from direct view and easily accessed to enable kerbside deployment on collection day, without blocking footways. The provision of off-street refuse storage must not be to the detriment of the provision of an appropriate level of private amenity space for either existing or future residents.</i>	Minor change adds reference to the <i>Alton Design Guidance and Code's</i> servicing standards for consistency.	A: Minor (non-material modifications)	-

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
Housing	HO3 New Housing Site Allocations	<i>Permission will be given for new housing as set out in the table immediately below and as shown on site allocation plans.</i>	1) <i>Proposals for residential development of previously developed land (brownfield) within the Neighbourhood Plan area, will be supported, where it can be demonstrated that their social and environmental benefits outweigh any economic loss.</i> 2) <i>The Neighbourhood Plan identifies four greenfield sites for residential development as shown on the Policies Map. These will be supported where they comply with the individual allocation policies as set out in HO3(A) – HO3(D) below:</i> <i>HO3(A) Land at Brick Kiln Lane (up to 225 dwellings)</i> <i>HO3(B) South Alton (up to 800 dwellings)</i> <i>HO3(C) Land at Windmill Hill (up to 100 dwellings)</i> <i>HO3(D) Holybourne (up to 223 dwellings)</i>	Allocation of four significant strategic sites with major associated infrastructure requirements.	C: Material modifications which do change the nature of the neighbourhood plan	If ATC and the community decide to review the ANP without site allocations, this policy should be removed or amended to remove the ANP allocations and instead provide additional local detail on the strategic allocation of 1000 homes to east of Alton proposed in the emerging Local Plan, in doing so removing the trigger for a referendum here.

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
Transport	TR1 Pedestrian Networks TR2 Cycle Routes TR4 Bus Service Provision	TR1/TR2//TR4: Separate policies for walking, cycling, and buses.	<i>A. The Neighbourhood Plan identifies the existing Sustainable Travel Network and opportunities for improvements, as shown on the Policies Map for the purpose of prioritising active travel and encouraging the use of public transport.</i> <i>B. Development proposals on land that lies within or adjacent to the Network should avoid harm and should sustain and where practicable enhance the connectivity of the Network by virtue of their layout, means of access and landscape treatment.</i> <i>C. Opportunities for improvement have been identified as areas where public realm improvements and/or traffic mitigation measures are required to enhance the active travel environment and improve residential amenity and highway safety. Proposals which deliver opportunities for improvement will be supported.</i>	Consolidates active travel into one policy, adds mapped network and improvement priorities, supports proposals that strengthen cycling and walking connectivity.	B: Material modifications which do not change the nature of the neighbourhood plan	-
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	TR1 Sustainable Travel					

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
Transport	TR5 Parking provision and standards	<i>Designated off-street parking</i> <i>New residential development within Alton will be required to provide an adequate level of off-street parking for residents. The following minimum standards will apply:</i> <i>1 bedroom dwellings: 1 parking space</i> <i>2 and 3 bedroom dwellings: 2 parking spaces</i> <i>4 bedroom (or more) dwellings: 3 parking spaces</i> <i>Where communal, unallocated off-street parking is provided for eight or more dwellings, the minimum standard for 2 bedroom dwellings and above may be reduced by one space per four dwellings.</i> <i>Garages as off-street parking</i> <i>Where garages are to be counted as an off-street parking space, the following minimum internal dimensions must apply:</i> <i>Single garage: 3.0 metres wide × 6.0 metres deep</i> <i>Double garage: 5.7 metres wide × 6.0 metres deep</i> <i>Visitor parking</i>	<i>A. Designated Off-Street Parking for Residents</i> <i>New residential development within Alton will provide an adequate level of off-street parking for residents. The following minimum standards will apply:</i> <i>1-bedroom dwellings 1 parking space</i> <i>2 and 3 bedroom dwellings 2 parking spaces</i> <i>4 or more bedroom dwellings 3 parking spaces</i> <i>In locations within a reasonable walking distance of Alton High Street or Alton railway station, the parking requirement may be reduced by 1 space per dwelling.</i> <i>Elsewhere, when communal, unallocated off-street parking is provided for eight or more dwellings, the minimum standard for 2-bedroom dwellings and above may be reduced by one space per four dwellings.</i> <i>B. Parking for Visitors</i> <i>New residential development within Alton will provide adequate designated additional parking for visitors, at a minimum of one space per two dwellings. This can either be off-street or on-street. On-street visitor parking should be marked as such. The requirement to provide visitor parking</i>	Headline figures for off-street parking and visitor parking are unchanged, but with greater flexibility to change this in certain locations. Detailed dimensional standards are introduced and expanded, with explicit minimum dimensions for: on-street standard, parallel, disabled, and EV-charger spaces; and for off-street standard, double-parallel and double-tandem spaces. Garage standards are tightened and linked to cycle storage.	B: Material modifications which do not change the nature of the neighbourhood plan.	Note – ANP3 policy is broadly in line with emerging Local Plan parking standards (set out in Appendix F of the emerging Local Plan), with the exception of visitor parking standards: ANP3 requires visitor parking at a rate of a minimum of one space per <u>two</u> dwellings, whilst the emerging Local Plan requires one visitor space per <u>five</u> dwellings.
	// TR2 Parking provision and standards					

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
		<i>New residential development within Alton must provide adequate designated visitor parking, at a minimum of one space per two dwellings. This requirement can be met via either off-street or on-street provision, subject to the wider guidance within this policy. Visitor parking must be clearly marked as such.</i> <i>Additional on-street parking provision will be supported where appropriate, but it must not be used as a substitute for off-street parking provision. Non-designated on-street parking should be restricted along through-routes within new residential developments.</i> <i>Non-residential parking</i> <i>Parking for all non-residential uses should be negotiated on a case-by-case basis and should demonstrate an adequate amount of off-street parking for staff and visitors, ensuring no adverse impact on highway safety or the wider network.</i> <i>When determining the amount of parking required by non-residential development, the</i>	<i>for any dwelling may be waived if adequate off-street public parking is available within walking distance.</i> <i>C. Dimensions of parking spaces. Parking spaces on-street are required to have the following minimum dimensions:</i> <i>Standard Parking Space</i> 2.5m x 5.0m <i>Parallel Parking Space</i> 2.1m x 6.0m <i>Disabled Parking Bay</i> 3.6m x 5.0m <i>Parking Space with EV Charger</i> 2.8m x 5.0m <i>Off-street parking spaces, wholly unenclosed, are required to have the following minimum dimensions:</i> <i>Standard Parking Space</i> 2.5m x 5.0m <i>Double Space in Parallel</i> 5.0m x 5.0m <i>Double Space in Tandem</i> 2.5m x 10.0m <i>Off-street parking spaces adjacent to a wall are required to have an additional 0.5m width. Enclosed residential garages are required to have the following minimum</i>			

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
		<i>following factors should be considered:</i> • <i>Projected staff numbers</i> • <i>Projected visitor demand, as well as the likely time and duration of visits to establish peak requirements</i> • <i>Accessibility of the development by modes other than the private car</i>	<i>dimensions if they are to be counted as off-street parking spaces:</i> <i>Single Garage 3.5m x 6.0m</i> <i>Double Garage 6.0m x 6.0m</i> <i>These dimensions are intended to allow for the storage of two bicycles in the garage, with access available when the parking spaces are in use. The width of a single garage may be reduced by 0.5m if a separate cycle storage space complying with Policy TR3 is provided.</i> <i>The dimensions of parking spaces for vehicles other than private cars should be agreed with the Planning Authority.</i> <i>D. Additional on-street parking provision will be welcomed where appropriate but should not be used as a substitute for off-street parking provision. Non-designated on-street parking should be restricted along through-routes within new residential developments.</i> <i>E. Parking for all non-residential uses should be negotiated on a case-by-case basis and should propose an adequate amount of off-street parking for staff and visitors, to ensure that there is no impact by way of parked</i>			

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>cars on the wider highway network. When determining the amount of parking required by the development the following factors should be considered:</i> • <i>Projected staff numbers;</i> • <i>Projected visitor numbers, as well as the likely time and duration of the visit to establish the requirement at peak times; and</i> • <i>The accessibility of the development by modes other than private car.</i>			
Transport	TR3 Cycle Storage and Parking	<i>To encourage the greater use of sustainable and non-motorised modes of transport, all new traffic-generating development must seek to provide adequate parking or storage for bicycles. All new dwellings (including conversions and sub-divisions) must demonstrate how they can achieve secure storage for bicycles that enjoys convenient access to a public highway. The minimum dimensions of any storage space serving a single private dwelling will feature a floor area of 1.5 metres by 2.2 metres and must be accessible via a doorway at least 1.0 metres wide. Shared storage of an appropriate size/ form for flatted developments featuring a secure courtyard or entrance hall will be</i>	<i>A. To encourage the greater use of sustainable and non-motorised modes of transport, all new traffic-generating development must seek to provide adequate parking or storage for bicycles.</i> <i>B. All new dwellings (including conversions and sub-divisions) must demonstrate how they can achieve secure storage for two bicycles that enjoys convenient access from the dwelling leading to a public highway or designated cycle route.</i> <i>C. The minimum dimensions of any cycle storage space serving a single private dwelling will feature a floor area of 1.5m by 2.2m and must be accessible via a doorway at least 1.0m wide. Alternatively, this storage may</i>	Specifies the need to achieve secure storage for <u>two</u> bicycles and accounts for shared storage in flatted developments.	B: Material modifications which do not change the nature of the neighbourhood plan.	Note – ANP3 policy is broadly in line with emerging Local Plan parking standards (set out in Appendix F of the emerging Local Plan), though ANP3 requires <u>two</u> bicycle storage spaces, whilst the emerging Local Plan requires differing storage space for different sized dwellings (1 space for 1 beds, 2 spaces for 2, 3 and 4 beds).
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	TR3 Cycling Storage and Parking					

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
		<i>considered acceptable. All new non-residential development should provide cycle parking (Sheffield stands or similar).</i>	<i>be in an enclosed garage with minimum dimensions specified in Policy TR2.</i> <i>D. Shared storage of an appropriate size/form for flatted developments featuring a secure courtyard or entrance hall will be considered acceptable.</i> <i>E. All new non-residential developments should provide cycle parking (Sheffield stands or similar).</i>			
Community	CH1 Community Centre // CH1 Community Facilities	<i>The provision of a new easily accessible multi-purpose community centre or community facilities within Alton will be supported.</i>	<i>A. The Neighbourhood Plan identifies community facilities, as shown on the Policies Map. Proposals that will harm or result in the loss of a local community use will not be supported unless:</i> <i>i. It can be clearly demonstrated that the facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and</i> <i>ii. It can be demonstrated through a rigorous marketing exercise that the use is no longer viable, that all reasonable efforts have been made to retain it and that there is no alternative use that would provide a beneficial facility to the local community.</i> <i>B. Proposals for the redevelopment, improvement or expansion of an existing local community facility or use</i>	Removes policy regarding the provision of a community centre. Policy on community facilities more generally has shifted from simple support to a protective policy framework, along with support for enhancement, diversification and modernisation of these facilities.	B: Material modifications which do not change the nature of the neighbourhood plan.	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>to extend or diversify the level of service will be supported, provided the change will not undermine the viability of the primary community use. For the avoidance of doubt, improvements include those in relation to energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings, with significant weight attributed to such improvements</i>			
Community	CH3 Health Facilities and CH4 Community Hospital	CH3 - Proposals to expand current health care facilities in Alton to meet the needs of a growing local population will be supported, with the extension of the two surgeries in the town identified as a priority.	A. Proposals to retain and improve the following health care facilities listed below, and as shown on the Policies Map, will be supported: a) The Alton Community Hospital b) Chawton Park Surgery c) Wilson Practice d) Alton Dental (Anstey Road) e) Alton Dental (Market Street)			
	// CH2 Health Facilities and Community Hospital	CH4 - The Alton Community Hospital site will be safeguarded for health uses for the duration of the plan period. Additionally, any proposal to extend the current facility to offer an enhanced level and range of health care service to the town will be actively encouraged.	B. Proposals for the extension of the two surgeries (b. & c. above) will continue to be supported and remain identified as a priority for contributions. C. Any proposal to extend the Alton Community Hospital, to offer an enhanced level and range of health care services to the town will be actively supported. D. Any proposals to change the use of the Alton Community Hospital, where there would be a detriment to the provision of NHS services for the			

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>town, will not be supported, to safeguard this facility for Alton.</i>			
Community	CH2 Sports Centre CH6 Playing fields // CH3 Sports, Recreation & Amenity Land	<i>CH2 - Proposals for a replacement sports centre facility providing an enhanced level of recreational provision to Alton in terms of quality and quantity on or adjacent to the current site will be supported.</i> <i>Appropriate associated enabling development as part of the same scheme required to cross-subsidise the delivery of the new facility will be supported.</i> <i>A comprehensive redevelopment of the existing sports centre site and the land adjacent will be supported provided that any new facility is in place prior to the old facility being redeveloped</i> <i>CH6 - Proposals to provide additional playing field space, especially junior football pitches, and associated facilities will be supported.</i> <i>CH7 - Proposals to provide additional allotment land in the town will be supported.</i>	<i>A. The Neighbourhood Plan identifies land and buildings for sports, recreation and amenity uses, as shown on the Policies Map. Proposals that will harm or result in the loss of land or buildings used for these purposes use will not be supported unless it can be clearly demonstrated that:</i> <i>i. there is surplus of provision in terms of all the functions an open space or facility can perform, and is of low value and poor quality, according to the local open space and built facilities standard²³; and</i> <i>ii. alternative facilities of equal or better quality and quantity can be provided in a location well related and accessible to the users of the existing facility;</i> <i>iii. the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss; or</i> <i>iv. the development is for a small part of the site, where it has been demonstrated that it will result in an enhanced sport and recreational facility.</i>	Combines policy to broaden scope to safeguard sports, recreation, and amenity land. Shift from simple support to a protective policy framework. Quotes evidence from the Council's Playing Pitch and Sports Facilities Strategy.	B: Material modifications which do not change the nature of the neighbourhood plan	

²³ East Hampshire District Council Playing Pitch and Sports Facilities Strategy 2024 – 2040. Available at: <https://www.easthants.gov.uk/media/8939/download?inline>

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>B. Proposals for additional playing field space, especially junior football pitches, and associated facilities will be supported</i>			
Community	CH5 Local green space and open space CH7 Allotments // CH4 Local Green Spaces	<i>CH5 - The areas below, identified on the maps, are designated as Local Green Space, where development will not be permitted other than in very special circumstances:</i> • Anstey Park; • Alton Public Gardens; • Alton Flood Meadows (to the rear of Lenten Street); • Holybourne Play Area; • King's Pond; • The Butts Green; • Greenfields; • Windmill Hill; • St Lawrence Churchyard; • Allotment land (four sites at Borovere, Hawthorns, Spitalfields/Wooteys and Whitedown) <i>CH7 - Proposals to provide additional allotment land in the town will be supported.</i>	<i>The areas below, and as shown on the Policies Maps, are designated as Local Green Space, where development will not be permitted other than in very special circumstances:</i> i. Anstey Park; ii. Alton Public Gardens; iii. Alton Flood Meadows (to the rear of Lenten Street); iv. Holybourne Play Area; v. King's Pond; vi. The Butts Green; vii. Greenfields; viii. Windmill Hill; ix. St Lawrence Churchyard; x. Allotment land (four sites at Borovere, Hawthorns, Spitalfields/Wooteys and Whitedown); xi. Barley Fields; xii. Will Hall Meadow xiii. Treloar Heights. xiv. Jubilee Fields xv. Treloar Country Park xvi. Alton Cemetery	Combines local green space and open space policy with allotment policy. Also proposes additional LGS designations (xi to xvii).	B: Material modifications which do not change the nature of the neighbourhood plan	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			xvii. <i>Land off Fontwell Drive</i>			
Community	(NEW) CH5 Green and Blue Infrastructu re	No explicit policy.	<i>A. The Alton Neighbourhood Plan contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife, designed as a Network and mapped in Appendix D, which comprises land with known biodiversity value, including Sites of Importance for Nature Conservation, priority habitats, road verges of ecological importance, significant hedgerows and lines of trees, streams and other water bodies, as well as open amenity space.</i> <i>B. Development proposals that lie within or adjoining the Network are required to have full regard to maintaining and improving the functionality of the Network. In particular by delivering a minimum of 10% net gain in biodiversity, improving connections to existing green and blue infrastructure assets and the wider countryside, as well as integrating existing green and blue infrastructure assets in the overall design of their layouts and landscaping schemes.</i> <i>C. Proposals that will harm or lead to the loss of land lying within the Network and that will undermine its integrity will not be supported. Development proposals that will lead to the extension of the Network, particularly additional allotments or</i>	Safeguards and enhances Alton's green and blue infrastructure network, requiring development to protect ecological connections and deliver measurable biodiversity net gain, with on-site provision prioritised.	B Material modifications which do not change the nature of the neighbourhood plan OR C: Material modifications which do change the nature of the neighbourhood plan The policy introduces a new policy theme in the form of sustainability which is not covered in great depth in ANP2. Additionally this policy change adds an additional financial burden on development which may require viability testing if it goes beyond what is	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>communal kitchen gardens, will be supported, provided they are consistent with all other relevant policies of the development plan.</i> <i>D. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. When calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.</i> <i>E. Biodiversity should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site through maximising local place making and nature improvement opportunities.</i> <i>F. The Neighbourhood Plan designates the sites listed below, and as shown on the Policies Map, as Biodiversity Net Gain offsetting sites. Proposals for development that will adversely affect the function of the</i>		required in the NPPF and Local Plan.	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			land for those purposes will not be supported. i. King's Pond ii. Greenfields iii. Windmill Hill			
Education	ED1 School Expansion	<i>The proposed expansions of the Wootey Infant and Junior Schools and the Butts Primary School in Alton are supported provided they do not result in the significant loss of playing fields or open classroom space</i>	<i>Expansions of schools in Alton, as shown on the Policies Map will be supported provided they do not result in the significant loss of playing fields or open classroom space.</i>	Identifies additional schools where expansion will be supported	B: Material modifications which do not change the nature of the neighbourhood plan.	
Education	(NEW) ED2 Early Years Provision	No explicit policy, although Policy ED1 discusses expansion to infant schools.	<i>Proposals to retain and improve early years provision facilities, as shown on the Policies Map and will be supported.</i>	New policy responding to anticipated increased demand in early years services following national childcare reforms.	B: Material modifications which do not change the nature of the neighbourhood plan.	
Economy	ES1 Reuse of Commercial Brownfield Land	<i>The reuse of previously developed employment land with alternative employment uses will be supported.</i>	No explicit policy.	Removal of policy.	Remove Policy	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
Town Centre	(NEW) TC1 Alton Town Centre	No explicit policy.	<i>A) The Neighbourhood Plan identifies Alton Town Centre in the Policies Map and the Town Centre Masterplan (Appendix B)</i> <i>Development proposals for brownfield mixed used schemes including residential will be supported in the locations identified as opportunity Area 1 and Area 2 in the Town Centre Masterplan, where they can demonstrate how they contribute to the development principles and opportunities for each area, as set out and in an Impact Assessment can demonstrate that they will not adversely affect the overall commercial viability of the Town Centre.</i> <i>B) Development proposals for change of use in the Town Centre, including ground floor premises, from Class E to F1 (learning and non-residential institutions) and F2b (local community spaces) uses will be supported where it can be demonstrated that they will have a positive impact on the commercial viability of the town centre and preserve or enhance the character and appearance of the Conservation Area.</i> <i>C) Development proposals for change of use in the Town Centre from an</i>	B Comprehensive policy for the town centre, encouraging redevelopment of brownfield land and keeping the town centre commercially active while allowing certain types of change.	B Material modifications which do not change the nature of the neighbourhood plan OR C: Material modifications which do change the nature of the neighbourhood plan	

Policy Theme	Policy	ANP2	ANP3	Change	Expected Change Type	Notes
			<i>established ground floor town centre use to residential will be resisted, in order to preserve its retail function and viability, in the following locations:</i> <i>i) along the entire length of the frontage of the High Street, where it is located within the Town Centre Conservation Area.</i> <i>ii) along the length of Cross and Pillory Lane, Market Square and Market Street</i> <i>D) Development proposals for change the use of floors above the ground floor in established commercial, business or service use to residential will be supported where they can demonstrate that they will preserve or enhance the character and appearance of the Conservation Area.</i> <i>E) Development proposals for change of use in the Town Centre which promote Class E uses to strengthen its retail and community function, will be supported.</i>			

5. Conclusions

- 5.1.1 This report sets out the implications of a number of options for the future of the ANP being considered by ATC. It sets out the extent to which ANP2 would require updating in order to remain robust in the context of changes to national and local policy, evidence, and legislation since 2021.
- 5.1.2 The majority of policies from ANP2 could be revised in an updated ANP, with minor (non-material modifications) or material modifications which do not change the nature of the neighbourhood plan, which would trigger the need for an examination of the update plan, but not a referendum. Policies that made provision for or supported improvement of specific developments (such as those under the Community section) should be reviewed to determine if they are still relevant, and should be updated where necessary – for example where work to improve the Community Centre has now commenced and policy relating to its refurbishment is no longer relevant. If these policies were updated to account for similar provisions or improvements to community facilities/services, the need for this should be evidenced through relevant studies. If this were done, this would likely be classed as a material modification which does not change the nature of the neighbourhood plan.
- 5.1.3 If a NP review goes ahead without site allocations, Policy HO3 New Housing Site Allocations should be removed, in doing so removing the trigger for a referendum in relation to this policy. Alternatively, an update to this part of the ANP could be used to add local context and potentially policy detail to the strategic allocation of 1000 homes to east of Alton in the emerging Local Plan. If this is something the steering group wish to consider, this should be discussed with EHDC.
- 5.1.4 It is positive that ANP3 had clearly attempted to address some key policy areas which ANP2 did not, such as policy relating to sustainability and biodiversity/ecology. It also adds some useful references to more up to date evidence. However, it should be noted that if some of these policies were brought forward as they were proposed in ANP3, there is a risk that their introduction would constitute a change in the nature of the Neighbourhood Plan and could therefore trigger a referendum. These policies from ANP3 are set out below and should be discussed with EHDC to understand the implications of including them in the plan, including possible implications for development viability:
- DE5 Addressing the Performance Gap;
 - DE6 Urban Greening;
 - CH5 Green and Blue Infrastructure; and
 - TC1 Alton Town Centre.
- 5.1.5 Notwithstanding the outcome of the community consultation, the most pragmatic and cost/time effective approach to the Neighbourhood Plan would be a light touch review which updates all references and policies in line with new evidence, policy, legislation and regulations (while also having consideration for emerging policy), reflects the present context in the town,

and brings in policy from ANP3 which would not constitute a change in the nature of the Neighbourhood Plan.

- 5.1.6 There is also an opportunity to streamline the ANP, making it more concise and thus easier to apply, by removing any overlap with or duplication of the Local Plan or NPPF, where additional ANP policy is unnecessary.
- 5.1.7 It is recommended that ATC continue to work closely with EHDC to understand the Local Plan timetable and emerging evidence and to seek advice on the most effective way to ensure that the community can shape and develop the town, aligned with EHDC strategic objectives and policies.



MINUTES OF THE KING'S POND TASK & FINISH GROUP

Monday 27 April 2026

Present: Councillor Don Hammond - Chair (DH)
 Councillor John Quincey (JQ)
 Councillor Chris Botten (CB)
 Tom Horwood – Town Clerk (TH)
 Hayley Carter - Deputy Town Clerk (HC)
 Natalie Beckell – Alton Town Council (NB)
 Paul Ebbutt – Resident representative (PE)
 Angie Owens - Resident representative (AO)
 Eric Phillips – Residents representative (EP)

1. Apologies

Tim Pinchen - Resident representative (TP)
 Cathy Ayres – Resident representative (CA)
 Ryan Doran – Resident representative (RD)

2. Minutes of the previous meeting

The Minutes of the meeting held on Monday 23 March 2026 were proposed by JQ and EP seconded, with voting in favour.

3. Feedback from Community and Stakeholder Group Meeting on 14 April

The meeting was mainly about feeding back information to the C&SFG and the few members of the public who also came along. One point which was noted was that the drainage from the Racecourse Estate needs adding to the list of subprojects.

ACTION – Add drainage from the Racecourse Estate to the list of sub-projects

4. Water Environment Technical Note & Revised Drawing

The document had been circulated to the group prior to the meeting. It answered several questions which had been put to them about the Pond and River option. In summary it says it would be difficult to keep the full length of the river silt free. The drawing includes an on-line 'upper pond'. The river downstream of this pond

is shown with a fall that is sufficient for it to stay clear of silt. To meet all the criteria set, it includes retaining the island.

A revised drawing was tabled at the meeting that shows more wetland around an Upper Pond that is reduced in area. Also, the public access possibilities. DH stressed that this is only one step in developing possibilities – it is not intended as a final design

ACTION – There needs to be a more technical conversation with the Environment Agency to see if they have any powers which can be used to help us achieve the objectives they outlined. DH to draft for TH to send.

ACTION – Update the winning bidder with where we have got to in the investigations at the initial briefing stage, once they have been appointed.

ACTION – Add Water Environment Technical Note to the documents on the ATC website (NB)

ACTION – Send a closing down letter to Water Environment as we are now moving onto the Stage One tenderer. DH to draft for TH to send.

5. **Stage One Tender Outcome**

The recommendation going to Full Council on 6 May is to appoint Five Rivers. They were very impressive in their presentation. The order will include the Flood Risk Assessment which has been costed separately.

6. **Feedback from Ecology Briefing and Discussion on 22 April**

This was a very productive meeting and included people from both the Task & Finish Group and the Community and Stakeholder group along with representatives from the Alton Natural History Society, AVLAN, Surrey Wildlife Trust, Wey Catchment Partnership, River Wey Trust, Ecology Partnership and Water Environment.

ACTION – Book invertebrates survey (subject to sufficient remaining in the approved budget)

ACTION – Book silt sampling (subject to sufficient remaining in the approved budget)

ACTION – Will need a fish survey at some point but now is not the right time due to expense

7. **Councillor Briefing on 29 April and Full Council on 6 May**

It was discussed how important it is that councillors be given enough information to enable them to make a decision and be aware of the sub-projects and risks.

The topics to cover include:

- The dam
- Ecology
- Technical information
- Confirmation of budget
- CIL application
- Separate engineering sub-projects (not out of KP budget)

8. **Review of actions**

Programme

About to appoint contractor to get us to public consultation.

Environment Agency

We have never had the full team response. TH has chased. A specific question has been asked about the Lasham Drain and we have asked for a meeting about that. As mentioned in actions in point 4 above we are now going to write to ask for their help regarding the downstream chamber.

Ecology

Invertebrates study to be arranged. This is very important as they are at the bottom of the food chain and so if there are none, we would have a problem.

Invasive Species

This was included in the tree works but the full treatment could not be carried out at the time of year the main work was done. A first treatment has now been applied.

Waterside Court and The Dam

There has still been no response from the freehold owner of the property. TH to take legal advice.

ACTION – TH to take legal advice.

Thames Water

Nothing to report.

HCC Highways

TP received response to FOI request but not sure they have provided everything asked for. TP to feedback on return from holiday.

HCC Highways have agreed to meet to discuss the drainage issues on Ashdell Road. Date to be arranged.

SE Water

The person leading on the project has now left so this is a bit of a setback. Try to find and communicate with new lead.

9. **Possible Civil Works sub-projects**

We need to find a suitable consulting engineer to do an initial desktop study on the dam, and to advise on any investigations.

ACTION – TH to investigate engineers.

10. **CIL Application**

In progress – HC and DH

11. **Date of next meeting**

Monday 1 June at 11.00am – 12.30pm, Alton Town Council, Town Hall, Market Square, GU34 1HD

Subject: **Invitation to Tender Christmas Lights 2026-2028**

Report to: Full Council, 10 June 2026

Report of: Deputy Town Clerk

1. Purpose of the report

- 1.1 To provide the bids and scoring, following the Invitation to Tender for the 2026-2028 Christmas Lights, to allow Council to appoint a contractor.

2. Background

- 2.1 The previous contract for the Christmas Lights ran to 2026 and so it was time to go back out to tender. The Council usually appoints for a three-year period so that is the intention again this time.

3. Main considerations

- 3.1 The Council issued an invitation to tender for a contractor to fully manage the installation, maintenance, removal and storage of the Christmas lights and associated electrical installations in the town.
- 3.2 Full details of the quotes and scoring are provided to councillors in a separate confidential report and appendices due to commercial sensitivity. If councillors wish to discuss the detail, it is recommended that a motion be proposed, seconded and voted on to move the meeting into a confidential session, as per the recommendation printed on the agenda under item 19 (see Standing Order 10a(xi)). If a contractor is approved, the total value of the contract will be published in the minutes of this meeting.
- 3.3 The money will come from the Christmas Lights budget.

4. Recommendation

- 4.1 Council is recommended:

To appoint Company B to manage the town's Christmas Lights for 2026 - 2028. This will be funded from the Christmas Lights budget.

- 4.2 If a contractor is approved, the name of the contractor and the total value of the contract will be published in the minutes of this meeting.

Subject: **Improvements to two sections of the north path at King's Pond**

Report to: Full Council, 10 June 2026

Report of: Deputy Town Clerk

1. Purpose of the report

- 1.1 To provide the quotes for improvements to two sections of path on the north side of the pond.

2. Background

- 2.1 The path along the side of King's Pond nearest the two bungalows is low in places and made of a material that can become muddy and slippery when wet. The Council has therefore been consulting contractors to find out what improvements can be made to two specific sections where this is particularly bad.

3. Main considerations

- 3.1 Three quotes have been obtained.
- 3.2 Full details of the quotes are provided to councillors in a separate confidential report and appendices due to commercial sensitivity. If councillors wish to discuss the detail, it is recommended that a motion be proposed, seconded and voted on to move the meeting into a confidential session, as per the recommendation printed on the agenda under item 12 (see Standing Order 10a(xi)). If a contractor is approved, the total value of the contract will be published in the minutes of this meeting.
- 3.3 The money will come from the Grounds Maintenance budget.

4. Recommendation

- 4.1 Council is recommended:
- To appoint Company B to make improvements to two sections of path at King's Pond, to be funded from the Grounds Maintenance budget.**
- 4.2 If a contractor is approved, the name of the contractor and the total value of the contract will be published in the minutes of this meeting.