

NA3: Neighbourhood Plan Designated Area -

Overview of Comments:

Support - 2

Neither support or object - 7

Object – 8

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of NA3 - Neighbourhood Plan Designated Area		
Respondent number	Comment	Officer comment
ANON-KSAR-NK2N-A	More understanding of the methodology to ascertain windfall and allocation numbers.	Comment noted. The Windfall Assessment sets out the methodology for determining the windfall allowance. Comments on the housing requirement and distribution are dealt with in response to comments on policies H1 and H3. Recommended Response: No change.

Comments which neither support nor object to NA3 - Neighbourhood Plan Designated Area		
Respondent number	Comment	Officer comment

<p>BHLF-KSAR-N8Z7-8 South Downs National Park Authority</p>	<p>Policy NA3 should be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed neighbourhood plan sites will be within the setting of the SDNP. As such, development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP.</p>	<p>Points noted. However, it is important to read the Local Plan as a whole. Recommended Response: No change.</p>
<p>BHLF-KSAR-N86T-1 Hampshire County Council (Transport)</p>	<p>Request the following addition to Policy NA3: Development will be expected to: <i>iii. Contribute towards the development and implementation of a transport strategy or movement plan for New Alresford.</i></p>	<p>Points noted. The allocation of 100 dwellings to New Alresford is being tested through the Strategic Transport Assessment that is prepared by HCC Trading arm to support the Reg 19 Local Plan. The Neighbourhood Plan will need to consider the impact and provide the appropriate mitigation to deal with the allocated site. In view of this, there is no need include this suggested criteria in Policy NA3. Recommended Response: No Change.</p>
<p>BHLF-KSAR-N86Z-7</p>	<p>The GP surgeries that serve these potential sites are currently over-subscribed by 1,315 and the current GP surgery is undersized and seeking expanded or new premises to grow with population increases already approved. Additional dwellings from the local plan will add a further 1,450 patients and the NHS will be seeking financial contributions to increase the primary care space by a further 116 sq m.</p> <p>Alresford Surgery have been supported through an NHS Improvement Grant to convert administration space into consulting rooms, enabling the practice to provide more clinical space. This has enabled the practice to grow with their increasing patient list, in line</p>	<p>Comments noted. Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal</p>

	<p>with the currently adopted Local Plan. Further capacity will be required should the SHELAA sites be agreed and developed.</p> <p>Development on Sun Lane has already been approved which is placing considerable strain on local primary care infrastructure, which the surgery needs capital investment to meet. Alresford Surgery have been clear with the ICB that it does not feel able to absorb any further increases in population without significant further investment in primary care infrastructure. Due to the additional healthcare activities that will derive from the Local Plan there should be references in policy NA3 to the requirement for impacts to be mitigated.</p>	<p>with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements. Recommended response: No change.</p>
BHLF-KSAR-N86A-E	<p>Noted that it is proposed to rely on site allocations in the Neighbourhood Plan which can be an appropriate way to manage site allocations. The Council will need to be confident that sufficient sites are allocated in the Local Plan to meet needs and to provide a five-year supply of sites. Should there be any uncertainty about the deliverability of sites in the Local Plan, alternatives such as Land to the rear of Thody's could be allocated, or allocated as a reserve site. The Council should consider a fall-back position in the event that NDP does not come forward in an appropriate and timely manner, which could involve reserve development sites.</p>	<p>Points noted. New Alresford Council are making progress on the development of the NP and have confirmed to the City Council that they will be allocating a site in the NP to meet the need for 100 dwellings. It is for the Neighbourhood Plan to consider the merits of potential sites. Recommended Response: No change.</p>
BHLF-KSAR-N8TT-Y	<p>Neighbourhood plans should be more than just a number of additional houses. These plans will interpret the strategic policies in the local plan and it is essential that there are strategic briefs provided by the City</p>	<p>Points noted. The wording of the Sun Lane and The Dean are LP allocations that have been rolled forward into the Reg 18 LP and as such, there is the opportunity to provide</p>

	<p>Council as part of the submitted plan.</p> <p>As time moves on circumstances change and the final form of development shares only a passing relationship with what was originally proposed, e.g. development in The Dean and east of Sun Lane. The text of the submitted document for these developments (and perhaps elsewhere) needs to be reviewed to reflect the current situation.</p>	<p>comments on these site allocations. Recommended Response: No Change.</p>
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Comments which object to NA3 - Neighbourhood Plan designated area		
Respondent number	Comment	Officer comment
<p>ANON-KSAR-NKHM-Y ANON-KSAR-N8ME-9 ANON-KSAR-N8VN-U ANON-KSAR-N89H-R</p> <p>(4 comments)</p>	<p>Object to this policy which proposes 100 new houses for New Alresford via the neighborhood plan, for one or more of the following reasons:</p> <ul style="list-style-type: none"> • The town already suffers hugely from pressures including traffic, parking and services, which 100 additional homes will make worse • Large-scale development is already planned at Sun Lane • Greenfield development outside the town boundary would harm the countryside, close to the National Park, which gives Alresford its character 	<p>Points noted. A Strategic Transport Assessment is being undertaken which will assess the cumulative impact of the site allocations in the LP and identify any mitigation measures that are needed to address any problems. This commission is being undertaken by HCC Trading arm. The city council is required by Government to meet a housing requirement and Alresford has been identified as a sustainable location to accommodate some additional growth over the LP period. The NP, which will be consulted on,</p>

	<ul style="list-style-type: none"> • Sites in the countryside such as the land near New Farm Road are likely to be included in the Neighborhood Plan for development. <p>The policy should be amended to significantly reduce the level of development for New Alresford or limit it to smaller brownfield sites to safeguard the beautiful setting, wildlife and surrounding areas of New Alresford.</p>	<p>will identify a site(s) to meet the 100 dwellings. At this moment in time, there are several options on the table in terms of potential sites and no decision has been made on the suitability or otherwise of any of the sites that have been put forward for consideration.</p> <p>Recommended Response: No change.</p>
<p>ANON-KSAR-N8EX-M ANON-KSAR-NKA3-X</p> <p>(2 comments)</p>	<p>This policy provides for New Alresford Town Council to bring forward housing allocations via the neighbourhood plan process. Alresford has delivered a large housing site in the current Local Plan and further housing to 2039 should be on smaller sites.</p> <p>There are a number of smaller sites, but the policy should allow the ‘approximately 100 dwellings’ to come forward not just within the Neighbourhood Plan area but also in Old Alresford or just over the parish boundary in Bishops Sutton. There are sites in these ‘settlements’ which are closer to the town centre of Alresford, than others in the Neighbourhood Area. The most appropriate sites should come forward based on their location, accessibility, environmental constraints etc not on arbitrary parish council boundaries.</p> <p>Old Alresford is connected via pedestrian walkways to the high street and Bishop Sutton has a SHELAA site adjacent to Alresford, following development of the Sun Hill Site. These could collectively deliver 100 dwellings alongside those in the neighbourhood area itself. The Local Plan should make</p>	<p>Points noted. New Alresford Town Council have confirmed that they want the Neighbourhood Plan to identify the site(s) to meet the 100 dwellings. At this stage of the process no decision has been made on this.</p> <p>Alresford has been identified as a sustainable place to be able to accommodate additional dwellings. Old Alresford and Bishops Sutton do not have the same range of facilities and services as Alresford.</p> <p>Recommended Response: No Change.</p>

	provision for allocation of appropriate sites outside the Local Plan area, alongside suitable locations within it.	
BHLF-KSAR-N8SP-T	The plan identifies 1020 potential additional dwellings in the GP Surgery catchment area, on top of the Sun Lane development (IRO 330 dwellings). This suggests a potential increase in GP practice population of 3420 patients, which cannot be absorbed. We are already operating at capacity and need urgent capital estate investment to house the additional patients that will move into the Sun Lane development.	Comments noted. Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements. Recommended response: No change.
ANON-KSAR-NKFP-Z	The sites allocated are greenfield and agricultural sites which badly effects nature and ecology. The use of brownfield sites is preferable and large new developments should not be near rivers to cause pollution. The Sun Hill development will put	Points noted. The Sun Lane already has the benefit of planning permission and issues that have been raised in this representation will have been

	<p>pressure on community services. Heritage assets, especially the watercross line bridges, cause dangerous spots on New Farm Road, Jacklyn Lane & Bridge Road which more growth will add to. But these assets should not be destroyed.</p> <p>The town would lose its character with too many new developments and there is not the supporting infrastructure and facilities. The Sun Hill development allows for growth of 300, so would accommodate the 100 required with no added pressure on greenfield sites.</p>	<p>assessed as part of the planning application process. It will be for the Neighbourhood Plan to identify, assess and consult on potential sites for the additional 100 dwellings required.</p> <p>Recommended Response: No Change.</p>
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	Recommendations	Officer response
Comments from SA	None.	N/A
Comments from HRA	None.	N/A

Policy NA3: Neighbourhood Plan Designated Area

Additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendments to the settlement boundary.

Development will be expected to:

- i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;
- ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area; and
- iii. **Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.**