

EHDC Core Strategy, Pre-submission draft as approved by EHDC and SDNPA Dec 2011.

I have reviewed EHDC's latest version of their [Core Strategy](#) for the period from now until 2028. It can be seen by using the see hyperlink (Put cursor on Core Strategy, above, and Control and Click. Or it can be viewed on EHDC's website below. The period for public consultation runs until 16th March.

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/FAC425E1C3AEADC C8025799800391342/\\$File/JCS+doc+and+cover+reduced.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/FAC425E1C3AEADC C8025799800391342/$File/JCS+doc+and+cover+reduced.pdf)

It is just over 110 pages long, plus appendices. It is the pre-submission draft and, after this public consultation, it will be submitted to the independent Inspector for Examination in Public. Then it is hoped that it will be adopted by the Minister by the end of 2012.

A few things concerning Alton are listed below:-

1. Much of it is very similar to the 2008 draft though EHDC say they have taken account of the public consultation that was undertaken then, for which an analysis is available on their website under Core Strategy.
2. There is no change to the number of new houses required of Alton, 1232 (cf The Alton Herald's figure of 982) and this would involve only 200 on new greenfield sites.
3. Strategic gaps between Alton and Chawton and Holybourne are important and to be protected [Natural and Built Environment, page 7, 2ND bullet and CP21, pages 63-64]. Which runs contrary to the suggestion in the Alton Herald's report of developing Boverve Farm and the Winchester Road Triangle.
4. Alton's undeveloped surrounding hillsides are important and to be preserved (as in the Alton Towns Design Statement) [para 4.18, page 24].
5. Town and Village Design Statements are to be respected [CP27 page 74 para (h) and CP28 page 77 para (e)]. There is however no mention of Local Lists. The wording – *can be striking but must respect or enhance local character and be appropriate to context* [para 7.70, Page 75] - could make it difficult to include modern architecture.
6. Affordable Housing is recognised as a priority need with 4452 households needing it (Joint Housing Needs Register, Jan 2011) – [Sustainable Communities, para 2.5 page 6 second bullet, and para 6.41, page 46]. and provision on future developments will increase to 40% - [CP11, page 47]. But this will never deal with the current backlog. The section on Numbers of affordable new houses required [CP9, page 44] concentrates on villages and the countryside but does not mention Alton and Petersfield in the context of affordable homes. App 3 does not indicate any new affordable housing for either Alton (where 800 are on the list of families needing it) or Petersfield [page 148].

7. Housing types in villages to be restricted to local needs and overlarge extension for outsiders to be resisted [para 6.47, page 47].
8. Large gardens with mature trees to be valued respected and so back garden grabbing to be discouraged [para 6.48, page 47].
9. Sustainable Construction to be insisted on with Levels 3 (2012), 4 (2013) and 5 (2016) – [CP22, page 65]. This means that we are correct to resist current planning applications below Level 4, when they might not be completed until 2015.
10. Parking to be within the curtilage and not haphazardly on the street [para 7.79, page 76].
11. Open space, sport and recreation and built facilities to reach standard of 3.45ha /1000 inhabitants [CP16, page 54].
12. Land currently used for employment not to be re-allocated, say for housing, unless compelling reasons. Alton is to get another 4.0ha. Nevertheless the Lord Mayor Treloar site at the far end of Chawton Park Road is requested to be de-allocated from employment on favour of housing [CP2 (b), page 28].

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19th February 2012