EAST MEON

Neighbourhood Development Plan
2016 - 2032

Submission

November 2016

Summary

This document is the Submission version of the East Meon Neighbourhood Development Plan (EMNDP) for 2016 - 2032. It sets out the policies and proposed sites for housing development to reflect the views expressed by the residents of East Meon. In protecting the village character and landscape for residents and visitors, the Neighbourhood Development Plan also seeks to influence how the places where people live and work will develop over time and ensure new development will assimilate well with the established village character, while working within the parameters of the National Planning Policy Framework, the East Hampshire Joint Core Strategy and the existing and emerging planning policy of the South Downs National Park Authority.

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1. Introduction

Background to the Plan

1.1 Neighbourhood Development Plans were introduced by the 2011 Localism Act and are intended to allow communities to shape their own environments. Neighbourhood Developments Plans are part of the statutory development plan system when adopted and must be in general conformity with national and local planning policies.

1.2 The Government's national planning policy is contained in its National Planning Policy Framework (NPPF) March 2012 (as well as other documents, for example Planning Policy Guidance). This is the overarching policy, which supports the concept of sustainable development which both plan making and decision taking must adhere to.

1.3 The Parish of East Meon is located entirely within the South Downs National Park, and, as such, the South Downs National Park Authority is the Local Planning Authority. The East Meon Neighbourhood Development Plan must be in general conformity with the East Hampshire Joint Core Strategy June 2014 (JCS), the saved polices of the 2006 East Hants local plan (which is the current development plan for the area) and the adopted Hampshire Minerals and Waste Plan 2013. At the same time the East Meon Neighbourhood Plan must consider the emerging South Downs Local Plan (SDLP), to ensure our proposals do not conflict with policies set out in that document. This Neighbourhood Development Plan (NDP) can consider issues in significantly more detail and address local issues not covered in the JCS and the emerging South Downs Local Plan.

1.4 This is the Submission version of the NDP. The content of the plan has been drawn from the views of the whole community and is the product of many years' work. The Submission consultation will allow all parties, including the Statutory Bodies, to make further representations on the EMNDP. At this stage (Submission) comments will be made on whether the draft Neighbourhood Development Plan meets the Basic Conditions. The Pre-Submission (Regulation 14) consultation allowed the community and statutory bodies to make comments relating to the draft NDP, which could be considered by the Qualifying Body.

The Purpose of the Neighbourhood Development Plan

1.5 At their May 2012 meeting the Parish Council decided to investigate how a Neighbourhood Development Plan might be relevant to East Meon. At a subsequent meeting in September 2012 it was agreed to prepare a proposal paper showing how the parish could, if agreed, proceed with this process and determine both the purpose and the scope of the Plan.

1.6 Following residents' consultation, it was agreed to develop a Neighbourhood Development Plan that;

- Would allow the residents of East Meon Parish to have a very real influence in how their environment and the places in which they live and work will change over time.

- Would help to ensure any future development is sympathetic to both the village and parish setting. This will include both the natural landscape and the balance of new housing provision to maintain the present healthy socio-economic mix.

1.7 The East Meon Neighbourhood Development Plan builds upon the goals and views expressed by residents in the 2013 Parish Plan. Specifically, the plan will serve three principal functions:

1. To allocate sites for residential development in the period 2016-2032
2. To ensure that new development meets local needs and is of suitable layout and design that respects the historic village form.
3. To protect the village from inappropriate development both in location and design and to protect further the landscape through Neighbourhood Development Plan Policies.

1.8 In addition, the plan will assist in achieving the above by:

- Identifying key views to be protected from within the village and into the village from the surrounding Downs
- Revising the village settlement boundaries.
- Allocating green space within, or adjacent to the Settlement Policy Boundary.
- Proposing new design policies to ensure that new development is compatible with the current village character.

Scope of the Plan

1.9 The policies in this NDP apply to the whole Parish of East Meon. The plan does not seek to repeat adopted planning policy. Some matters raised by the community are not included in this Plan because other plans (JCS, SDLP) already cover these points – for example, dark night skies.

1.10 In writing this Plan, the aim was to respond to local aspirations and concerns, but this must be done within the limitations of planning policy (conformity with parent plans, as listed above) in addition to physical and other environmental constraints. We have attempted to respond to the local needs and aspirations, but only where this is achievable within the other constraints.

1.11 This Submission version of the plan is the culmination of a large evidence gathering and consultation exercises. The Neighbourhood Development Plan itself only contains the key points that emerged from several years of work. This document contains the vision, spatial strategy, site allocations and key land use policies.

Neighbourhood Development Plan Governance

1.12 This plan is owned and endorsed by East Meon Parish Council in their role of being the organisation with responsibility for producing the Neighbourhood Development Plan. The Parish Council ensured extensive consultation throughout the Parish during the plan's development.

1.13 The Parish Council established a Steering Group, made up of members of the Parish Council, to oversee the development of the plan. A Neighbourhood Development Plan Leadership Group, formed of residents from across the village, was established to drive the development of the plan. The Leadership Group meets to progress the plan on a regular basis and provides updates to and receives direction from the Steering Group. An experienced independent professional planning consultant supports the group.

What is the submission version?

1.14 This version of the plan is submitted to the SDNPA as the Regulation 16 Submission East Meon Neighbourhood Development Plan. Following Pre-Submission which was carried out from 14th May to 25th June 2016, the NDP has now been amended in response to the comments that were received from the Statutory Consultees and residents of East Meon. The Consultation Statement identifies where the pre-submission draft plan has been changed and lists the public consultations which have already taken place and have provided the basis of this plan.
The local planning authority (SDNPA) must publicise the Neighbourhood Development Plan or Order for a minimum of six weeks, invite representations, notify any consultation body referred to in the consultation statement and send the draft Neighbourhood Development Plan or Order to independent examination.

1.15 This Neighbourhood Development Plan contains a vision, and sets out a clear spatial strategy, policies and objectives to achieve that vision.

1.16 The plan has been informed by a wealth of evidence, too much to publish in this NDP. References to relevant evidence are included in the body of the NDP, and links to the full evidence base can be found in Appendix A.

Planning Policy Context

1.17 The Local Planning Authority for East Meon is the South Downs National Park Authority. The relevant planning framework is The National Planning Policy Framework, The East Hampshire Joint Core Strategy and the saved policies of the EHDC Local Plan 2006. This Neighbourhood Development Plan has also referred to the emerging South Downs Local Plan to ensure conformity with that plan once it is adopted in 2018.

Strategic Environment Assessment

1.18 Sustainability Appraisal [SEA/SA] screening request was submitted in January 2016

1.19 SDNPA advised that a formal SEA is not required (11th March 2016) – see evidence base

1.20 The Steering and Leadership Groups have, from the start, ensured that the principles of sustainability are at the heart of this plan, especially in the areas of:

a. Impact on the landscape
b. Housing needs awareness
c. Provision of local green spaces for recreation and leisure.

Habitat Regulation Assessment

1.21 The European Habitats Directive [92/43/EC] requires ‘appropriate assessment’ of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on national and international designated sites. SDNPA have advised that this is not required through the SEA determination as none of the proposals in the plan either alone or in combination are likely to have a significant effect on nationally and internationally designated sites.

Equality

1.22 In accordance with the themes of sustainability, one of the aims of the Neighbourhood Development Plan is to promote equal opportunity and the ability by present and future residents of East Meon to live, work

and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion. To achieve and maintain this objective, the Plan will support the examination of all new developments, planning applications and policies to ensure that there is no adverse impact on the quality of life for current and future residents of East Meon.

The Neighbourhood Development Plan Document

1.23 This plan is the culmination of large evidence gathering and consultation exercises. The Neighbourhood Development Plan itself only contains the key points that emerged from several years of work. This document contains the vision, spatial strategy, site allocations and key land use policies.

1.24 The East Meon Neighbourhood Development Plan should be read in conjunction with the following supporting evidence, available in hard copy or online on the village website – (www.eastmeon.org.uk)

- Basic Conditions Statement
- Consultation Statement
- Village Design Statement 2000 as updated by the East Meon Pattern Book 2016.
- All proposed development sites and their subsequent assessments
- Housing Needs Assessment
- Landscape Character Assessments
- SDNPA SEA & Habitat Regulation Assessment (HRA) Determination.
- Technical reports

Designated Neighbourhood Area for East Meon

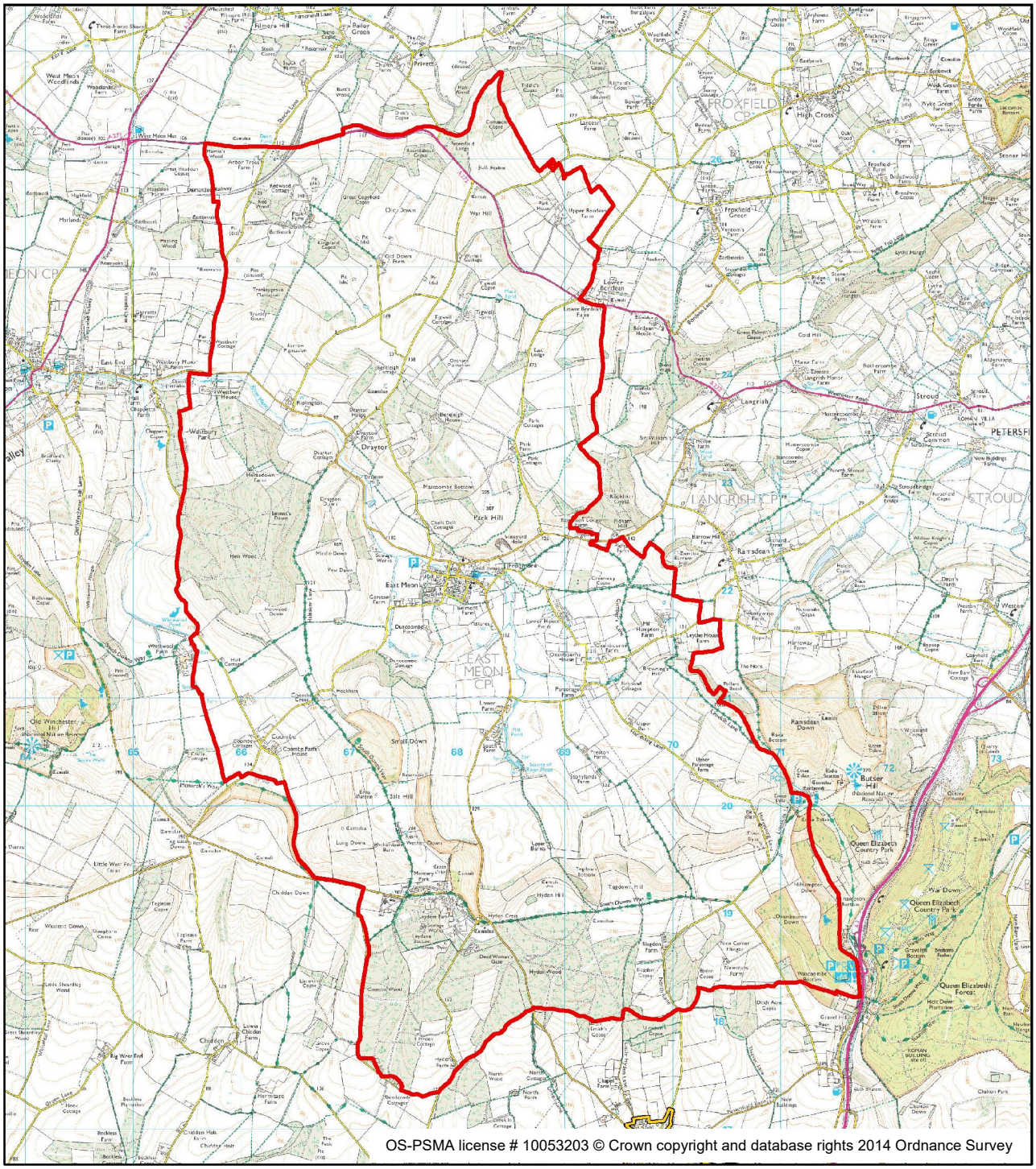


Figure 1 –The extent of the designated Neighbourhood Plan Area

1.24 The East Meon NDP covers the whole Parish (as shown above), but its focus is on development within or adjacent to the built area of the village.

2. Parish Profile

Village Context

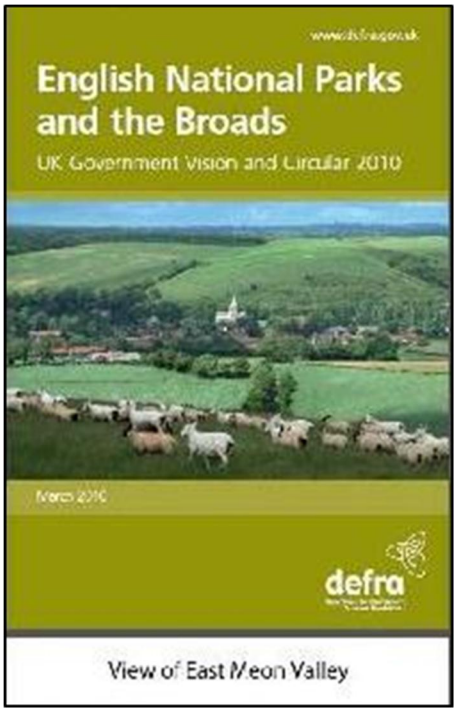
2.1 The settlement of East Meon is of importance to the South Downs National Park in two respects – the magnificent landscape in which it sits and the built development that it contains. In 1986 it was designated as Hampshire's 'Domesday Village', not because any of its buildings are known to date back to 1066 but rather, uniquely, the layout of the village today echoes that of Norman times. For this reason, a model of the village in the 11th century is now at Bayeux, next to the famous tapestry.

Landscape

2.2 East Meon is a village of considerable antiquity, which grew up near the source of the River Meon. This is the highest rising chalk stream in England and emerges south of the village, flowing north before changing direction near Frogmore to flow westwards, through and beyond the village of East Meon down through the Meon Valley.

2.3 East Meon has a very attractive and unspoiled rural landscape setting, lying in a well-defined valley between high chalk downs. Much of the village lies between 100 and 110m AOD (above ordnance datum) but the surrounding hills rise to over 200m in places.

2.4 Park Hill, a steep-sided down, lies immediately to the north of the village providing a dramatic backdrop in views looking north towards the village. Park Hill connects to Pidham Hill, to the east forming a long south-facing down.



View of East Meon Valley

2.5 To the south, the village is also overlooked by Small Down and Salt Hill while Henwood Down overlooks the village from the west. Taken together, the distinctive landforms of the chalk downs create a highly distinctive and scenically attractive setting for East Meon. The surrounding countryside is well-managed with a mixture of land under arable cultivation or pasture, together with a few, mainly large, woodland blocks. The village of East Meon is set well apart from other settlements and there are very few visual detractors in the landscape. All these factors combine to give East Meon a truly unique rural landscape setting which is highly valued by residents and visitors.

2.6 East Meon is located in the recently-designated South Downs National Park, a national landscape designation which recognises the high quality of the mainly chalk downland landscapes that extend from Hampshire to East Sussex. This is the highest level of landscape protection available.

2.7 At the regional level, the South Downs Integrated Landscape Character Assessment (SDILCA) identifies East Meon village and the countryside to the immediate south as lying within the Meon Valley landscape character area (LCA). This is one of four chalk valley systems identified as a specific landscape type within the SDILCA. For all the chalk valley systems the SDILCA identifies natural, cultural, aesthetic and perceptual attributes which are vulnerable to change and have therefore been taken into account during site allocation. More detailed analysis at the local level is provided by the Hampshire Integrated Landscape Character Assessment (HILCA).

Looking over the High St from Park Hill

2.8 In the HILCA, East Meon is located within the Meon Valley LCA. The HILCA identifies a series of key characteristics of this landscape character area. Those most relevant to East Meon and its landscape setting are:

- A fairly narrow major river valley with a relatively narrow valley floor, which passes through downland, lowland mosaic and coastal plain landscapes as the river makes its way to the coast.
- Southern valley sides are indented by dry valleys and scarp faces in the downland section.
- Increasing proportion of grazing and improved grassland land on the valley sides from the downland to the lowland landscapes.
- Extensive informal enclosure field patterns and significant water meadow

2.9 The SDLP: Preferred Options identifies five broad areas of the South Downs National Park (see pages 37 – 49 of SDLP: Preferred Options). East Meon falls within the Dip Slope, to which the draft Core Policy SD4 of the SDLP: Preferred Options applies. The Dip Slope contains iconic South Downs landscapes and some of the most tranquil areas and darkest night skies in the National Park.

Demographics and Facilities

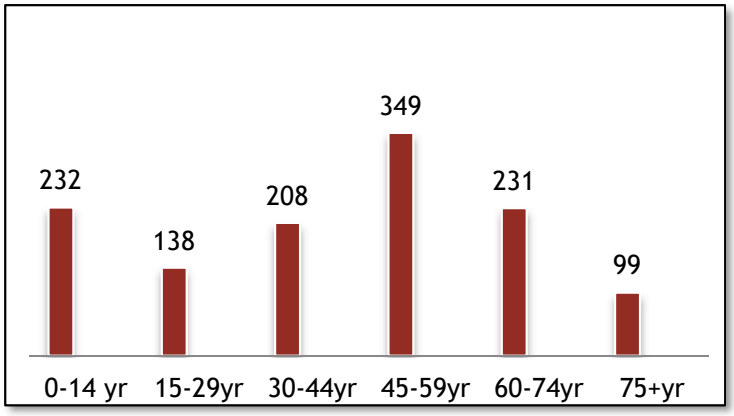
Housing and Residents

2.9 At the 2011 Census, the population of the Parish was 1257 individuals in 507 dwellings. The population increased by 12.4% over the decade 2001 – 2011. This is twice the growth rate of the district of East Hampshire, which was 5.8% over the same period. This can be attributed to the significant number of recent housing developments. In the last 12 years, there have been 56 new dwellings as set out below; of those, 36 are within existing settlement boundaries and 20 outside the settlement boundaries.

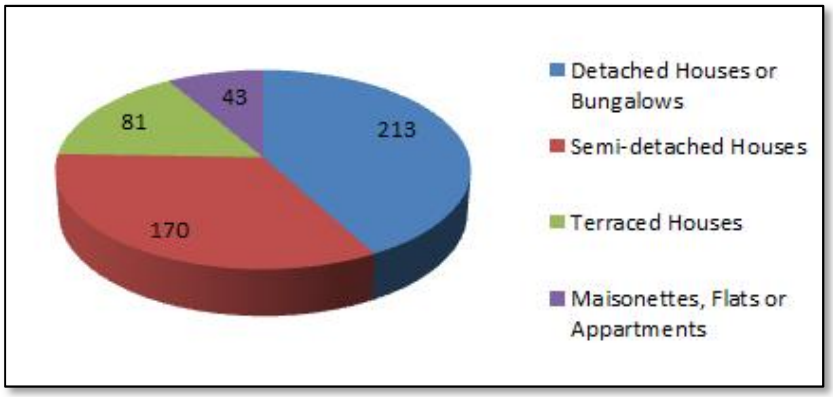
Development	Number of dwellings
The Green	22
Coombe Rd / Duncombe Rd	8
Anvil Close	6
Leydene	20

2.10 The population is predominantly (95%) white British, with a slightly higher female to male ratio. 33% of households have dependent children. The highest percentage of the population is in the 45-59 age bracket. This may reflect the high entry level of house prices both for purchase and rent, which favours a more mature demographic.

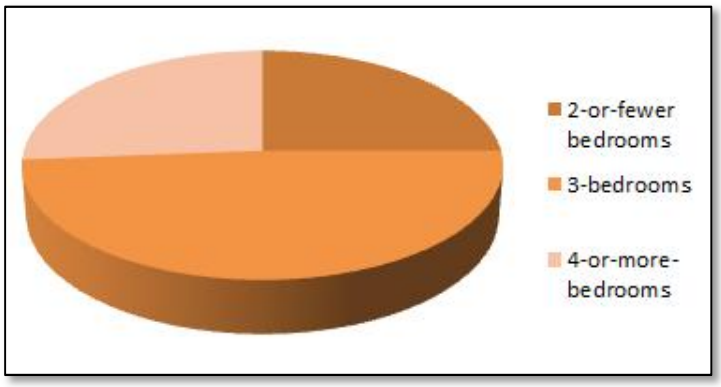
Age distribution in East Meon Parish:



2.11 There is a strong bias towards larger dwellings; this might also explain the high average house price, and the predominance of a more mature age profile. The mix of house-types is as follows:

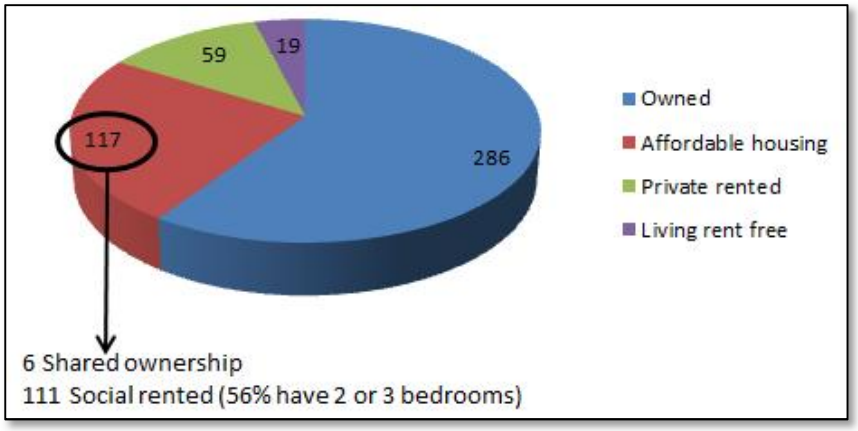


Of the detached, semi-detached and terraced houses or bungalows, numbers of bedrooms are split as follows:



This significant bias towards large dwellings was seen as a barrier to a more balanced community and a very strong theme in consultation responses.

2.12 The housing tenure of the village is not typical of East Hampshire, with a very high proportion of social rented housing (23% versus the average within East Hampshire of 12%), as demonstrated below (figures show the number of dwellings in each category):



2.13 The Housing Needs Report showed priorities for size and type of future housing new build as follows:

- Small homes for singles and couples
- Small family homes of 2 or 3 bedrooms
- Smaller homes to enable people to downsize. This reflects the large increase in the proportion of people aged 45 - 69 over the last decade.

Housing Needs

2.14 The Housing Needs Survey (HNS) completed by residents through a professional, structured questionnaire, showed that there is a clear trend to move from larger houses to bungalows and a smaller trend for some renting households to become outright homeowners. Many households currently occupying 5+ bedroom homes are seeking to downsize. As a consequence, the net demand for 3 bedroom homes is estimated to see a significant increase.

2.15 Over the next 5 years, the Housing Needs Report (developed from the HNS) indicates a potential net demand for 20 homes –given the constraints of being in a National Park, this NDP proposes a build of 15 - 17 new dwellings (which mirrors the SDNPA assessment of the appropriate amount of housing that can be built).

2.16 The three target groups of households supported by East Meon residents for new build housing are:

- Smaller homes for singles and couples
- Smaller homes for young families
- Homes to enable older people to downsize

2.17 Details of employment and community facilities are provided in Appendix E.

2.18 A more detailed description of the housing needs analysis is provided in the evidence base.

3. Our Vision

The Community Vision

In 2032, our community will continue to value, protect and enhance the Parish of East Meon by respecting its past, conserving its downland landscapes and historic built environment and supporting the sustainable growth of the existing thriving community. This will be achieved in a manner that is sympathetic to its historic form and its protected landscape while providing the type of development supported by its residents.

Background

3.1 East Meon is a vibrant, forward looking community, constantly evolving and embracing change while maintaining the distinctiveness of its natural and built environments.

3.2 East Meon's Community Vision Statement and the NDP objectives were developed following extensive consultation with the local community and form the backbone of its Neighbourhood Development Plan. It addresses the concerns highlighted in the first community Neighbourhood Development Plan survey conducted in 2013 and subsequent feedback.

3.3 Numerous consultation events (recorded in the Consultation Statement) have been completed in the work towards this draft plan. The guiding principles raised consistently through consultation were as follows:

- No large developments (max 6-8 dwellings)
- No large houses – 2 and 3 bedrooms for upsizers /downsizers/older people.
- Provision of social and affordable housing for applicants with strong local connections
- Design/build of new dwellings to be sympathetic to village character.
- Maintain valued views in/out of village, including village gateways.
- Safe access to/from East Meon School
- Capacity of drainage/sewage networks
- Limit further expansion to existing village boundaries

3.4 This Plan address all these points; although school access is not an issue the EMNDP can deal with, as shown later, this was one of the criteria used in site selection. Any new development must ensure highway safety.

Neighbourhood Plan Objectives

3.5 To reflect the wishes of the community, achieve the vision and deliver appropriate sustainable development, the Neighbourhood Development Plan has four objectives (listed below) each of which is a stepping stone to achieving the vision and providing direction for the development of the NDP policies. The East Meon NDP aims to:

Protect the Natural Landscape.
The natural beauty of the countryside surrounding the village of East Meon is unparalleled in East Hampshire and enjoyed by residents as well as the area's many visitors. The Neighbourhood Development Plan seeks to ensure that any new development is in harmony with the rural environment, protecting views of the village when approached by road or on foot and views from the village of the surrounding downland. The importance of the existing watercourses and provision of appropriate drainage will be taken into account with new development only being supported if it does not increase the risk of flooding. The valued greenspaces within and around the village are identified for protection to ensure the current balance of open spaces within the village structure is retained.

Maintain a thriving balanced community.
East Meon is proud of its strong community spirit and inclusive character. Residents wish the current broad spread of income groups and ages to continue to live in the village. The Neighbourhood Development Plan aims to maintain the vitality of the village by promoting smaller and more affordable homes for young people and young families. Village cohesion requires people with a strong local connection to be the priority for affordable housing. Encouraging a sense of belonging means no elderly residents should be required to move away to find properties suitable for retirement. The Neighbourhood Development Plan addresses the need for suitable homes for down-sizers.

Retain and enhance the village's existing services and facilities.
Residents value East Meon's church, primary school, shop and satellite post office, 2 pubs, village hall, recreation ground and cricket pavilion, multi sports court and green spaces. The green spaces will be identified for protection as valued assets to be protected from development. They all provide focal points for people to meet. These assets need to be protected, supported and enhanced to provide an outstanding quality of life for current and future generations of residents. Policies in the EMNDP go as far as they can to acknowledges the importance of the present inadequate drainage/ sewerage system (as identified by the local water company) being addressed.

Protect the village's built heritage
East Meon has grown organically along the banks of the River Meon for over a thousand years with a strong grid pattern of development that has survived since Norman times. The choice of new sites reflects the ‘grid and cluster’ pattern of the village to ensure the basic built form of the village is not lost through inappropriate additions. The Neighbourhood Development Plan seeks to ensure that future building responds to the village's unique character with sympathetic design with design policies that reflect the locally distinctive character. The Neighbourhood Development Plan also confirms the revised settlement boundary that will assist in retaining village character by preventing development outside its newly defined limits.

4. Neighbourhood Development Plan – Policies and Proposals

4.1 The following section of the plan contains policies and site allocations designed meet the objectives set out in the previous sections. In turn, the objectives aimed to support the vision and feedback achieved from the community. The Policies reflect a spatial strategy to achieve the objectives and have been framed in the context of East Hampshire District Local Plan 2006 (Saved Policies), the East Hampshire Joint Core Strategy 2014, the emerging South Downs Local Plan and the South Downs National Park Partnership Management Plan where it impacts on land use policy.

4.2 The East Meon Neighbourhood Development Plan has been prepared within the definition of sustainable development as set out in the National Planning Policy Framework and, as more locally expressed, the Core Policy SD1 of the South Downs Local Plan.

4.3 Our Policies recognise and support the National Park's Purposes and Duty as described in the emerging South Downs National Park Local Plan, and the South Downs National Park Partnership Management Plan.

4.4 The emerging SDNPA Local Plan policies concerning employment and economy have been reviewed and considered adequate, so we have decided not to re-write them in this Neighbourhood Development Plan.

4.5 To aid identification, policies have been coded as indicated in the table below.

Policy EM1	East Meon Housing Allocation to 2032
Policy EM2	The Settlement Policy Boundary
Policy EM3	Size of Dwellings
Policy EM4	Allocation of Affordable Housing
Policy EM5	Protection of Valued Views
Policy EM6	Design Policy –Layout and Form
Policy EM7	Design Policy –Materiality and Detailing
Policy EM8	Design Policy- Outbuildings and Enclosure
Policy EM9	Design Policy- Extensions and Alterations
Policy EM10	Local Green Spaces and Recreation
Policy EM11	Retention of Community Uses
Policy EM12	Sewerage and Drainage
Policy EM13	Surface Water Management
Policy EM14	Site A3 - Land at Hill View
Policy EM15	Site B3/4 - Land north of Coombe Road between Garston Farm and Garston Farm Cottages
Policy EM16:	Site B2 - Land south of Coombe Road opposite Kews Meadows and Coombe Road Terrace
Policy EM17	Site B9 - Land on the south-east corner of Coombe Road

Spatial Strategy

4.6 Core Policy SD1 of the South Downs Local Plan: Preferred Options provides the development plan policy for sustainable development. The East Meon approach to its Neighbourhood Development Plan adheres to the Core Policy and meets the residents' wishes in the allocation of development space that aligns with the traditional layout of the village. The Plan achieves this goal by addressing the following objectives:

4.7 **Objectives of the Spatial Strategy:**

a. Allocate appropriate sustainable development sites to meet the emerging South Downs Local Plan housing requirement, while ensuring an appropriate mix of housing to meet the local community's needs.
b. Maintain the small, rural, community feel of East Meon village by allocating small sites within walking distance of key services and amenities and maintain the grid and cluster layout to assists with village containment.
c. Form robust, site-specific policies for the development sites with illustrative layouts to ensure the form of the developments are appropriate, well contained and will secure mitigation planting and open space.
d. Redefine the settlement boundary to contain the village, protect the outer edges of the village from development and maintain the cluster and grid makeup of the village.
e. Through the Settlement Policy Boundary, protect the important local gap which helps to define the separate settlements of Frogmore and East Meon. This is in the context of Strategic Policy SD5 (paragraph 2e) of SDLP: Preferred Options which refers specifically to protecting the open and undeveloped nature of existing gaps.
f. Protect views and valued green spaces to maintain the cherished character of the village.
g. Confirm design policies identified in the Village Design Statement and Pattern Book, based on a detailed analysis of character to reinforce local distinctiveness.

Housing Provision

4.8 The Housing Needs Report, the 2013 Parish Plan (accepted by East Hampshire District Council) and the Neighbourhood Development Plan consultations and surveys with residents demonstrate that:

- There is a need to provide a more balanced housing stock with a focus on smaller houses given the high proportion of larger homes in the existing housing stock.
- Housing suitable for young families should be provided.
- Housing suitable for older people ('downsizers') should be provided.
- Housing should be provided in small developments, which are appropriate to the character of the village and its setting, to maintain the established grid and cluster layout.
- There should be provision for those with a strong local connection to have preferential access to affordable housing.
- New development must be integrated into the community rather than creating communities within the village.

4.9 Policy SD23 of the emerging South Downs Local Plan: Preferred Options indicates that East Meon should allocate 15 new homes by 2032 (part of the East Hants Local Plan: JCS allocation of a minimum of 100 dwellings in villages in the SDNP).

Policy EM1: East Meon Housing Allocation to 2032

Planning permission will be granted for approximately 15 new homes to be built in East Meon during the Neighbourhood Development Plan period 2016 - 2032 on the sites defined as A3, B2, B3/4 and B9 to meet policy SD23 of the South Downs Local Plan: Preferred Options.
Residential allocations are provided in the table below. The development of, up to and including, the number of houses set out in the table for each development proposal that is in accordance with the site-specific policy will be supported.

Site reference	Site name & address	Maximum no. of homes
A3	Garages off Hill View	2
B2	South of Coombe Road opposite Kews Meadows and Coombe Road Terrace	6
B3/4	North of Coombe Road between Garston Farm and Garston Farm Cottages	4
B9	South-east corner of Coombe Road as it turns west from the village	5
		Total: 17

4.10 This policy delivers the dwellings required by the South Downs Local Plan: Preferred Options (Policy SD23) while (i) recognising the SDNP purposes and duty*, (ii) meeting the expressed wishes of East Meon residents that open spaces, valued views in and out of the village and the surrounding countryside be protected and that the developments are small, and spread around several sites, (iii) achieving the need for viability and (iv) working within significant constraints including flood risk, landscape sensitivity, public rights of way and so on.

* The South Downs National Park's Purposes are: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.
The SDNPA also has a duty when carrying out the purposes to: Seek to foster the economic and social well-being of the local communities within the National Park.

Development within the Settlement Policy Boundary

4.11 A Settlement Policy Boundary is a spatial planning tool used to direct developments into settlements, allocating extensions to them, and to restrict development in the wider countryside by setting a boundary between the two. The form of the East Meon village has survived since Norman times and as such careful control of further extensions to the village are required. This requirement has helped to identify the appropriate sites for new development, so it is important that the village character is not diluted by development within the settlement boundary that would alter the grid and cluster layout, or intrude visually on the important views and the protected landscape setting of the village.

4.12 The proposed settlement boundary has been developed using the South Down National Park Authority's 'Settlement Boundary Review: Methodology Paper' published in September 2015 and in the context of the Strategic Policy SD22 of the South Downs Local Plan: Preferred Options. The boundary is now drawn more tightly to reflect the potential impact of development proposals in the National Park landscape and to protect the village character and traditional form. The proposed settlement boundary is shown below and the main changes are shown in Appendix A.

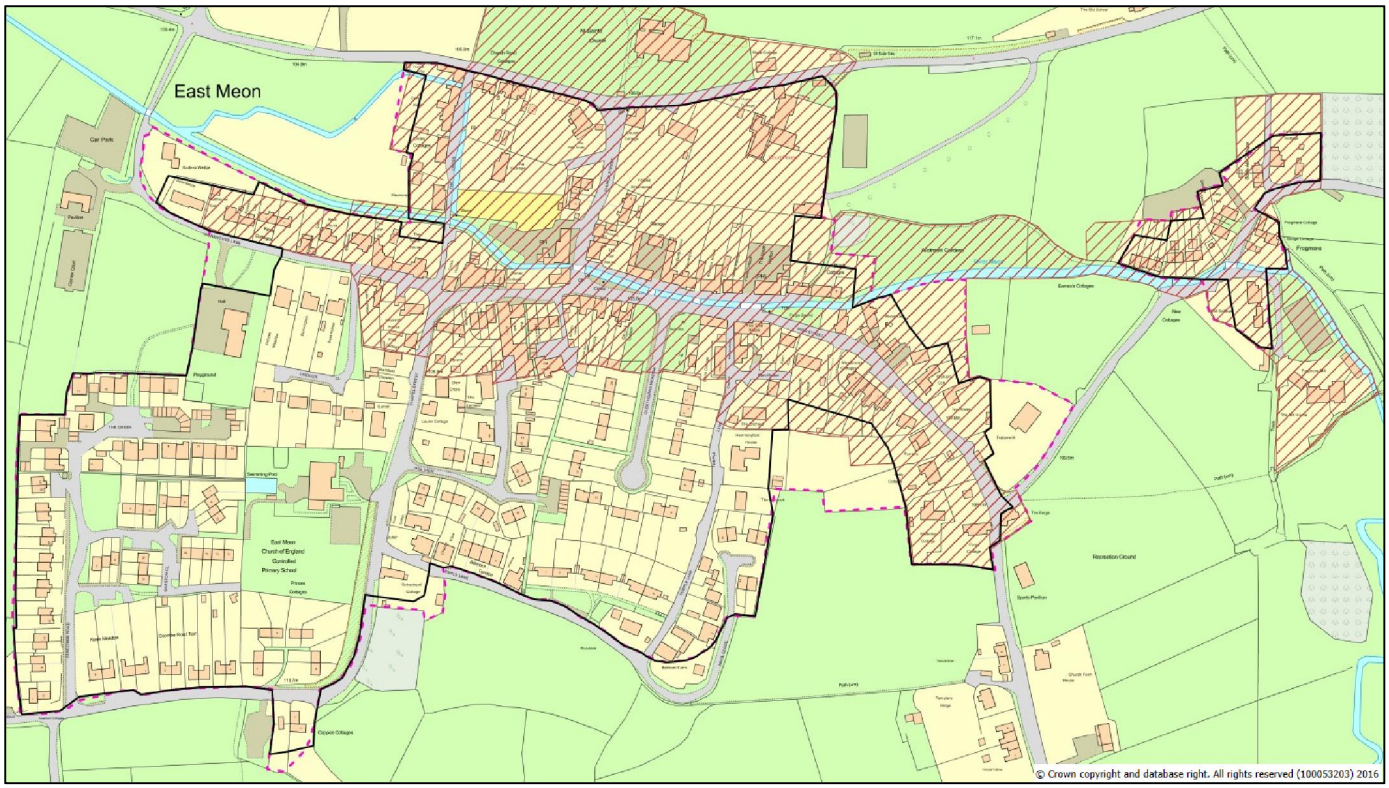


Figure 2 – East Meon NDP Proposed and Existing Settlement Policy Boundary

Legend

Proposed Settlement Policy Boundary

Existing Settlement Policy Boundary

Conservation Area

4.13 The result is a more relevant settlement boundary that aligns with the vision and objectives of the plan. Policy EM2 sets out, in conjunction with other guidance and local plans, the types of development that are suitable within the new boundary.

4.14 The Settlement Policy Boundary will be redrawn along the boundary of sites B2 & B9, following the completion of development of those sites, consistent with the SDNP methodology on drawing settlement boundaries as referred to in 4.12.

Policy EM2: The Settlement Policy Boundary

Within the Settlement Boundary, sustainable development that complies with the policies in this Plan, the NPPF, the JCS, the saved policies of the East Hampshire Local Plan 2006 and the South Downs Local Plan will be permitted. Development outside the Settlement Boundary will not be permitted apart from on the proposed sites allocated in this Plan, or in exceptional circumstances in accordance with policy SD22 of the South Downs Local Plan: Preferred Options, or including essential utility infrastructure where the benefit outweighs any harm or loss and it can be demonstrated that there are no reasonable, alternative sites available.

Dwelling Size

4.15 The Housing Needs Assessment carried out to inform the Plan showed that 75% of the stock in the village is three bedrooms or more. The need identified in the Housing Needs Assessment 2015, is for first time buyers (singles and couples) and 2-3 bedroom properties for starter homes for those wanting to downsize. There is no demand in the village for houses that have more than 3 bedrooms.

4.16 East Meon's population is ageing, the parish's population has grown twice as fast as East Hants over 2001 to 2011, but the proportion of children and younger adults is falling and the proportion of adults 45-64 is rising. This threatens the vitality of the community and places extra, and different, demands on local health, transport and housing.

4.17 When asked what type of housing was needed in East Meon, the majority of residents said they favoured small homes for singles and couples, small family homes (2/3 bedroom) and smaller homes to enable people to downsize. A shortage of smaller dwellings denies young people and families the opportunity to live in the village where they grew up. The village needs these smaller homes for elderly villagers wishing to downsize and remain in East Meon and for young singles or couples.

Policy EM3: Size of Dwellings

To achieve a balanced community and maintain a choice of dwellings in the Parish, new housing development should favour smaller dwellings to help address the current imbalance of stock that has a very high proportion of larger dwellings. All housing proposals will be expected to provide a mix of size of units: 50% 2-bedroom and 50% 3-bedroom dwellings. If viable, 1-bedroom dwellings will be encouraged on site A3.
This policy will apply to all new developments and replacement dwellings (unless, in the case of replacement dwellings, where the existing dwelling already exceeds three bedrooms).

Affordable Housing

4.18 To comply with national and local policy, affordable housing will be provided on all development sites that meet the requirements set out in the National Planning Policy Framework and National Planning Practice Guidance and be consistent with affordable housing policy in the East Hampshire Joint Core Strategy and the emerging South Downs Local Plan.

4.19 Although East Meon has an excellent & integrated socio-economic mix of dwellings and residents, it is more expensive than the rest of East Hants, with low affordability for people on low or average incomes, whether renting or buying. The housing stock consists of a very high proportion of detached houses and bungalows with a lower proportion of terraced homes, flats and apartments.

Where affordable housing is provided, the following policy will apply:

Policy EM4: Allocation of Affordable Housing

All new affordable housing provided in East Meon will initially be subject to a local connection condition, meaning that occupation of any unit will be limited to a household of which at least one member fulfils one or other of the following qualifications (a, b or c):

a. principal residence during the previous 5 years has been within the parish of East Meon or

b. principal place of employment during the previous 2 years has been within the parish of East Meon or

c. principal residence was in the parish of East Meon for at least 10 years between their birth and their reaching the age of 18.

Note: Employment includes self-employment.

Open Market Housing

4.20 East Meon Parish Council would welcome proposals on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market. This will not be a condition of granting planning permission, as it would not meet the necessary tests of an appropriate planning condition, but could give some initial priority to young people who have grown up, and want to set up home in East Meon and older residents in under-occupied properties to downsize while remaining in their community. The Parish Council will seek to liaise with possible developers for the sites to promote this idea.

Visual Impact

4.21 The importance of the setting of East Meon is recognised by its location within the South Downs National Park, this is the highest protection of landscape within the planning system. This has been considered in landscape assessments of the area, the most recent broad landscape study is the South Downs Integrated Landscape Character Assessment (SDILCA) 2011, which provides detailed information about the landscape of the National Park. It shows how East Meon has a very attractive and unspoilt rural landscape setting and is located within a sensitive landscape owing to its position lying in a well-defined valley between high chalk downs.

4.22 Almost every proposed site has, to a greater or lesser extent, a landscape impact that needs to be assessed carefully when developments are being considered to ensure that the sensitivity of the environment, the village and its setting within the landscape are not unduly compromised.

4.23 The village is subject to views from and to all points of the compass. The emerging SDNPA Settlement Context Study has identified important views in and around East Meon. This emerging study indicates the challenges facing all proposed sites, with impacts on views in and out of the village. Unsurprisingly, the elevation of Park Hill means that many of the important views identified by the emerging study are from and to the north. Important views out of the village are also identified to the east, south east and west.

4.24 Policy EM5 therefore requires that the landscape impact (including townscape) of all new development is carefully assessed and mandates that development must contribute positively to the village's setting and character within the National Park, protecting the important views in and out of the village that are valued by the community and visitors alike.

4.25 Examples of some of the many valued views identified during consultations for the Neighbourhood Development Plan, previously for the Parish Plan and in the emerging SDNPA Settlement Context Study include, but are not limited to, the following:

Views into the village:

- across open land from Park Hill into the village and into Frogmore
- from Forty Acres into the west of the village
- across the village from Duncombe Farm towards All Saints Church
- from Colchenna eastwards towards the village centre
- from The Old School House into the village and into Frogmore
- north into the village from Small Down including High Street in the east to All Saints Church in the north
- towards the church from footpath near Templars Brow
- the five road gateways (signage) into the village
- from the south of the settlement, the church in the Meon Valley and Butser Hill
- from public footpaths & bridlepaths

Views out of the village:

- from Ye Olde George pub northwards to Park Hill including All Saints Church
- from Frogmore with Park Hill backdrop and the church spire visible
- all directions from the Recreation Ground/cricket pitch including north-east to Frogmore, north to Park Hill and south-east to South Down
- west from the Village Green
- south and west across open land from Garston House / Coombe Road corner
- south to Small Down from the Coppice Corner Kissing Gate

4.26 This policy reflects the location of East Meon, surrounded as it is by high downs. Views down into the village and from within the village to the Downs are highly valued by the community (and are an attraction for visitors), as indicated in the consultation feedback (see evidence base), and therefore require specific protection.

Policy EM5: Protection of Valued Views

Any development must maintain the local character of the landscape and not cause an adverse impact or diminution of significant views that currently provide open aspects or views both from within and outside the village or other open spaces. Except where views are entirely localised, all development proposals must be accompanied by a Landscape and Visual Impact Assessment and must demonstrate low or negligible impact on landscape views, in particular assessing:

a) landmark views to and from viewpoints and tourism & recreational destinations;
b) views from publicly accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;
c) views from public rights of way, open access land and other publicly accessible areas and
d) views which include specific features relevant to the National Park and its special qualities, such as cultural heritage and biodiversity features.

Where development has a harmful impact on landscape character, valued views or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved on land within the applicant's control and will reduce the impact to an acceptable level so as not to be contrary to the National Park's purposes.

4.27 The landscape setting of East Meon is noteworthy for the many important and attractive views from the lanes and streets within the village and public footpath network around the village. Views into and out of the historic conservation area are especially valued by residents and visitors alike. Accordingly, in considering the location of potential housing development sites, it will be important to minimise any impact on the landscape, the environment and existing development.

Design Policies

4.28 The EMNDP design policies aim to conserve and enhance the character and quality of the village's built environment and ensure contextually appropriate design.

4.29 East Meon was a relatively early adopter of the Village Design Statement (VDS) concept. A very thorough exploration of village character as identified by its residents was adopted in 2000 and produced in the VDS, which remains largely valid today. This work has been developed in a more detailed characterisation study leading to the development of a pattern book for East Meon, which has a detailed record of street by street character to lead to the development of robust design policies based on the evidence.

Church Street

4.30 Policies contained within the VDS offered limited weight in the determination of planning applications, matters of design and, in particular, new development complimenting existing built environment which are very important locally. Therefore, a number of policies from the VDS have been developed and are incorporated into the NDP to allow them more influence in the determination of planning applications.

The East Meon Pattern Book (see evidence base) gives the firm basis for the policies as set out here.

Corner of The Cross

4.31 Although new national standards have reduced the requirement of housing developments in the area of renewables and carbon emissions, East Meon Parish Council encourages and supports the reduction in carbon emissions through adopting energy efficiency and renewables. In line with paragraphs 93 to 98 of the National Planning Policy Framework (NPPF), we encourage new developments and improvements to existing properties to be planned in a way that reduces greenhouse gas emissions and utilises energy efficiency measures. The use of renewable, decentralised and/or low carbon energy generation technology will be encouraged.

Policy EM6: Layout and Form

All new buildings will be located in the established settlement pattern of the grid or within clusters. All new buildings must conform to the following design parameters for form:

- **New buildings shall not exceed two storeys, with a pitched roof of between 37 and 45 degrees.**
- **Accommodation in the roof of new buildings will only be permissible when it does not involve a dormer or mansard roof form to create the accommodation. Windows in gables are preferred and only small dormers that provide light, not floor space, will be permitted. Chimneys should be included on dwellings where they reflect the character of the street scene.**
- **The scale of any new building must take into account the scale of the existing buildings in the immediate area. The layout of the building should follow established building lines. Separation distances between buildings should reflect the street scene and should be similar to neighbours'.**

Policy EM7: Building Materiality and Detailing

Roofs of new building will be covered in thatch, clay plain tile or slate. Facing walls of buildings will be finished in brick, traditional flint work, lime-based render, tiles or riven, lapped timber cladding. The revived use of chalk cob would normally be considered acceptable.

Windows and doors shall be finished in timber, though high quality, treated or coated metal windows may be considered. Windows should be small paned, especially in the context of established street frontages. Window openings should normally be of a traditional size and disposition, unless a requirement for larger glazing expanses can be proven, through modelling, as essential for thermal performance.

Policy EM8: Outbuildings and Enclosure

All new dwellings will have enclosed front and rear private garden areas, they will have a suitable form of enclosure which will be either native hedging, timber post and rail or brick or flint walls. Use of existing, natural boundaries will be expected wherever possible.
Outbuildings must be sympathetic to the host building and should generally have a pitched roof and be finished in the same palette of materials set out in policy EM7.

EM9 - Extensions and Alterations Policy

Any extension or alteration to a building within East Meon must be sympathetic to the host building in terms of scale, proportion, materials and details and sympathetic to neighbouring buildings where these are viewed together. The contextual characterisations are recorded for most parts of the village in the street surveys in the East Meon Pattern Book and in more general terms in the Village Design Statement. Proposals must demonstrate that they have considered the recorded character and village design statement guides, as set out in the East Meon Pattern Book. Applications which reflect the Pattern Book will be supported.

Local Green Spaces

Glenthorne Meadows Green Space

4.32 Green spaces can enhance the setting of East Meon where, from the higher-ground, views into the village are interspersed with open spaces, contributing to the village's unique character. Additionally, maintenance and preservation of appropriate valued, open green spaces in and around the village, can contribute to valued views and to the health and well-being of its residents and enjoyment of visitors.

4.33 Neighbourhood development plans can designate green space where:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and,
- the green area concerned is local in character.

4.34 Consultation revealed there are spaces that fulfil those criteria; these are shown on the proposals map. The consultation also demonstrated that the Green Spaces within the village are limited and are greatly valued by the residents who live in East Meon, so they wish to preserve them

4.35 Provision of green space goes beyond the provision of open space; it provides an opportunity to provide sites to encourage biodiversity, recreational spaces and climate change adaptation, however, they do not need a recreational function to qualify as Local Green Spaces.

4.36 Feedback from consultation events as identified in Neighbourhood Plan Survey and Pop-in session (Feb 2015) – results shown below - and in consultation on the pre-submission draft NDP, demonstrates that these Green Spaces are valued highly by the community, with between 89% - 100% of respondents supporting the Green Space allocation.

Green Space	% support
Recreational Ground / Cricket Pitch	100%
Churchyard	99%
Washers Triangle	99%
Village Green	97%
Workhouse Lane Allotments	97%
Frogmore Allotments	96%
Village Hall Grass Areas	94%
Glenthorne Meadows Greens	92%
Football Pitch	91%
Garston Close	89%

Policy EM10: Local Green Spaces

The Local Green Spaces shown on the 'Map of Local Green Spaces' (figure 3 below) and in the table below will be protected for the benefit of the community. These have been found to be demonstrably special to the community through consultation. Development will be not permitted on Local Green Spaces except in very special circumstances (consistent with NPPF paragraphs 87 & 88). When considering any planning application, the local planning authority should ensure that substantial weight is given to the protection of the Local Green Space. 'Very special circumstances' will not exist unless the potential harm to the Local Green Space by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Justification for designation of the Local Green Spaces is shown in Appendix C, consistent with the requirements of NPPF paragraph 77.

Summary of Local Green Spaces:

Site proposed as Local Green Space	Comments
Recreational Ground / Cricket Pitch	Forms part of green land between East Meon village and the hamlet of Frogmore. Used regularly by East Meon Cricket Club, by walkers and includes a children's play area
Churchyard	Adjoining the church, on a key gateway into the village (Langrish and West Meon) and contains a footpath leading to Park Hill, frequently used by villagers and visitors
Washers Triangle	Opposite grade II listed buildings and allows views of the historic High Street; contains seating and a memorial tree
Village Green	Open recreational space used by villagers for informal and organised events
Workhouse Lane Allotments	Used by the community, there is a waiting list for the allotments, especially by parishioners with small gardens
Frogmore Allotments	Used by the community, there is a waiting list for the allotments, especially by parishioners with small gardens
Village Hall Grass Areas	Land adjoining the Village Hall and the Village Green which includes a recently upgraded and well used children's play area
Glebe Strip (including the Multi-use Sports Area and the Sports Pavilion)	A historic tranquil area with a mix of trees, mature hedging and open space which is both adjacent and integral to the setting and use of the village green
Glenthorne Meadows Greens	Provides green space in a densely occupied area of the village, including mature trees
Football Pitch	Recreational space used by villagers and other teams for organised and informal sporting events
Garston Close	Provides green space in a densely occupied area of the village

Figure 3 – Map of Local Green Spaces

4.37 Policy EM10 provide protection for, respectively, open spaces, including allotments, amenity green space and sports and recreation facilities, and other community uses. Local Green Spaces are shown in the table above, the Map of Local Green Spaces (figure 3) and on the Policies Map (figure 5). This Policy is based on an overwhelming desire from the community that any development should preserve and protect open/green spaces in East Meon.

Community Uses

The Cricket Pavilion

4.38 The Neighbourhood Development Plan allows the community to identify those village assets that are important to them and to protect them in land use terms.

4.39 East Meon's community and recreational facilities include:

- Single form entry primary school and grounds;
- A village shop with Post Office;
- Church with Church Room;
- A substantial Village Hall with a kitchen including large Main Hall which can be subdivided;
- Two pavilions, one for cricket and one for other sports;
- A cricket ground, a football pitch and all-weather court;
- Two children's play areas;
- Two village pubs.

Policy EM11: Retention of Community Uses

Development that results in the loss of key community buildings and ancillary land that serve the local community as listed above will only be permitted where:

a. an assessment has been undertaken which shows the facility is surplus to requirements and there is clear evidence that the community has no need for that type of facility;

b. it can be demonstrated that alternative facilities of equal or better quality can be provided in an equally accessible location;

c. the development is for an alternative community facility (including affordable housing), the need for which clearly outweighs the loss

Multi-Purpose Sports Court & Sports Pavilion

Sewerage, Drainage and Surface Water Management

4.40 This policy ensures that all new housing will be built with adequate surface water drainage and sewerage facilities and that these do not have a negative impact on other properties or the local environment

4.41 East Meon has a combined surface water and foul sewerage system which, as recent extreme weather events in 2014, 2015 and 2016 demonstrate, is not able to cope. It is important that surface water and draining facilities of any new development will not adversely affect those of existing housing and the general village environment, and where possible opportunities to provide additional mitigation to potential flood events will be welcomed.

4.42 Note also that developments must comply with the Hampshire Minerals and Waste Plan 2013 with specific reference to Policy 31, 'Liquid waste and waste water management', which indicates criteria for expansion of sewerage systems.

Policy EM12: Sewerage and Drainage

Any new direct connection to the East Meon primary sewer network of new developments and/or expansion to existing developments will not be supported unless it can be shown by rigorous analysis that there is sufficient capacity in the local sewerage system and that the new connection will not increase the risk of system back up/flooding.

Where capacity is insufficient in the local combined drainage and sewerage system, the development will need to either a) provide improvements to the sewer infrastructure to enable a connection to the nearest point of adequate capacity as advised by Southern Water, or b) where this is demonstrated not to be feasible (in terms of cost and/or practicality), the development may provide a private site-specific solution to manage drainage and sewerage which meets relevant planning regulations.

Policy EM13: Surface Water Management

New development, apart from small residential and commercial extensions, will not be approved unless it can be demonstrated that the development will not increase the risk of flooding either to itself or other land, arising from the carrying out and the use of the development.

Any planning permission for new development will be subject to a condition requiring that full details of the proposed surface water drainage scheme has been submitted (including details of its route, design and specification, how consideration has been given to the use of Sustainable Drainage Systems (SuDS), and details of its management and maintenance) and have been approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage scheme has been implemented in accordance with the agreed details.

4.43 At times of high rainfall, residents in low lying areas of the village have experienced problems with sewerage back up and leakage from inspection chamber covers into their gardens and roads. The net result of this stress to the system is that, at times of high rainfall, the water table rises allowing water to enter the sewer network, which dramatically increases the water in the network and flow towards the pumping station. Photographs of the consequences can be seen in the evidence base, an example of which is shown on the right.

Sewage and Drainage back up January 2014 in Workhouse Lane

4.44 In June 2014, in response to East Meon Parish Council expressed concerns, Southern Water investigated the flooding and problems faced by residents and identified a scheme to reduce the risk of external flooding from the foul system. However, the scheme is extensive and requires additional sewers and storage to be provided to attenuate the flows; Southern Water has no plans to proceed with this scheme.

4.45 While we cannot expect developers to solve the village's problems on drainage and sewage, this Neighbourhood Development Plan sets policies EM12 and EM13 which require developments not to worsen the existing situation.

Flooding from the Meon River on the western outskirts of the village, to the south of the East Meon to West Meon Road

Site Specific Policies

Site Selection Rationale

4.46 This Neighbourhood Development Plan process has included an extensive search for and assessment of suitable sites for development to meet the SDNPA housing requirements of 15 units for the plan period. This has been a careful and rigorous process that has balanced community wishes alongside technical constraints, landscape constraints and other constraints such as nature conservation designations. The site assessments are presented as part of the evidence base in support of the plan.

4.47 The Landscape Character Based analysis of Potential Development Sites (January 2015) by David Hares; Landscape Architecture, Landscape Appraisal of Potential Sites by Floyd Matcham; the South Downs Integrated Landscape Character Assessment; and landscape and visual impact assessments by site owners and developers were all used as input and guidance in assessments of the proposed sites. These are available as part of the evidence base. The landscape impact is particularly important to ensure that new developments would not conflict with the Policy SD5 of the emerging SDNP Local Plan: Preferred Options. The use of locally derived landscape character assessments is an important part of complying with the policy to conserve and enhance the intrinsic character the village and its setting in the South Downs National Park.

4.48 The community response to site selection favoured smaller sites, the recommended sites therefore have no more than 6 dwellings per site and contain appropriate landscape mitigation where appropriate that complies with SDNPA policy. Any appropriate planting should be consistent with local character, enhance biodiversity and be in accordance with SDNP Local Plan: Preferred Options Policy SD14 (Green Infrastructure).

4.49 The selected sites will not impact adversely on the conservation area. Three of the sites outside the settlement boundary have been chosen to create clusters to align with the grid and cluster typology of the village. The sites selected are all to the south of the village; this is largely as sites elsewhere were subject to potential flooding or would cause more significant landscape or harm to the conservation area.

4.50 Because the Plan is to be coterminous with the SDNPA Local Plan, covering the period 2017-2032, it is necessary to limit the release of the development of allocated land so that it is not all used up early to provide opportunity for buyers to purchase new, smaller properties throughout the plan period. This limitation is included in the policies below.

4.51 The criteria used for the site assessments were:

- Availability
- Landscape Impact
- Site Access
- Traffic (particularly, but not exclusively, access to and from East Meon School)
- Sewerage
- Surface Water
- Location
- Effect on Village/Street Character
- Effect on Village Open Spaces
- Effect on Conservation Area/Listed Buildings and Heritage Assets
- Effect on Amenity of Adjacent Properties
- Best Use of Land

- Effect on Biodiversity
- Effect on Climate Change

4.52 Use was made of the suite of maps provided by SDNPA, showing, for example, flooding, designations, landscape sensitivity etc.

4.53 The location of each site is shown on the map below (figure 4).

Figure 4 – Map showing proposed development sites

4.54 The Proposals Map, combining proposed development sites, the proposed Settlement Policy Boundary and East Meon's Local Green Spaces is shown below (figure 5).

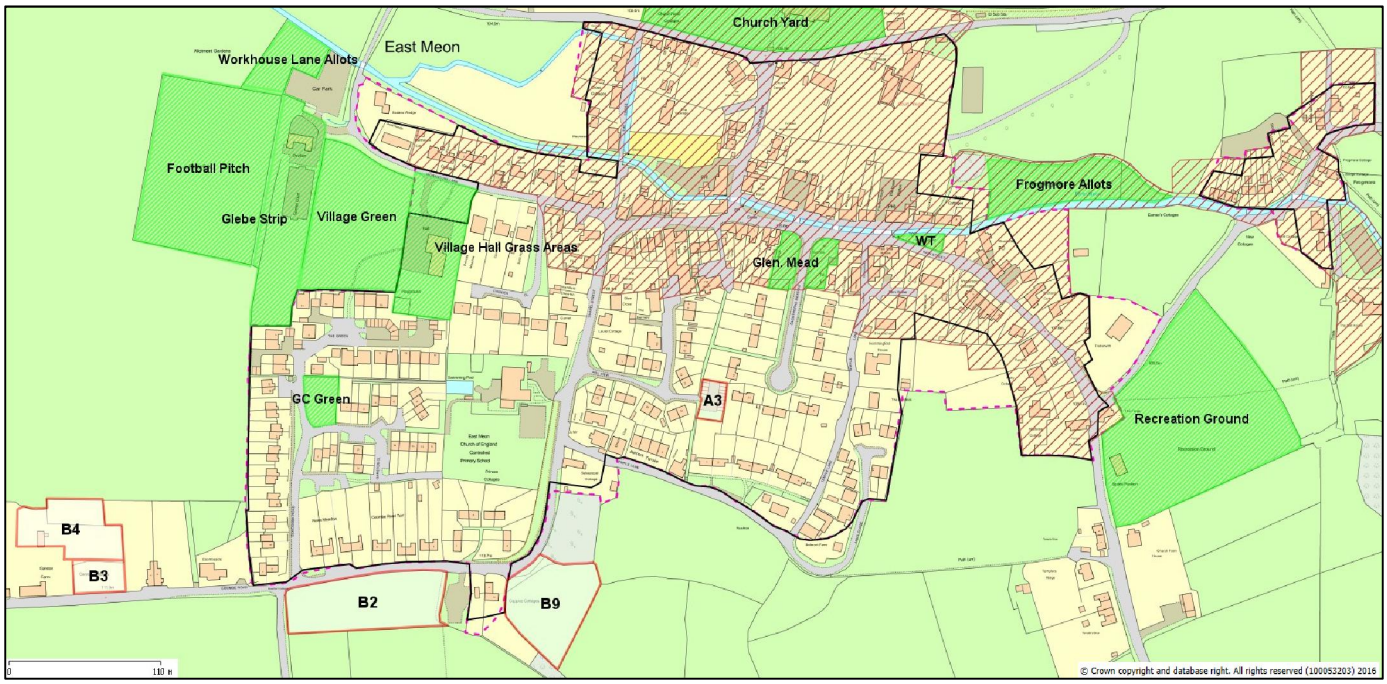


Figure 5 – Proposals Map

Legend

- Proposed Settlement Policy Boundary
- Existing Settlement Policy Boundary
- Conservation Area
- Boundaries of Proposed Development Sites

Site A3: Land off Hill View

Site Location	**Garages off Hill View**
Reference	**A3**
Site area	**0.05 Hectares**
Total number of dwellings	**2**
Number and type of dwellings	**2 x 1-bed or 2 x 2-bed units designed for full accessibility**
Availability	**Owner has confirmed site is available**

4.55 Site A3 is currently occupied by garages and was the most popular site in the consultation events. It can provide for the much-needed full accessibility dwellings identified as a requirement in the Housing Needs Assessment. The site is owned and controlled by Radian housing association and is expected to provide two units of affordable social rent for occupants with a local connection in accordance with occupancy conditions included in East Meon Neighbourhood Plan policy EM3 and policy SD25 of the SDNPA local plan.

4.56 The size of the site meets the residents' wishes for small development in the village. The site is well screened from the wider landscape by existing buildings, so there would be very limited visibility of the redevelopment as a result. The site has low landscape value in its current form as a brownfield site within the settlement. Impact on parking is addressed in Policy EM14.

4.57 Radian's plan for this site pre-dates the Neighbourhood Development Plan, but nonetheless has to be included as part of future built development. Although Radian has given written indication to the residents of Hill View, they have yet to submit any detailed plans.

4.58 Feedback during consultation clearly identified that loss of parking and garage space/storage as a result of this development would be problematic for some residents. Therefore, policy EM14 includes a requirement for provision of parking and storage facilities for those whose parking and storage facilities are directly impacted by the development.

Policy EM14: Site A3: Land off Hill View

Land at A3 is allocated for 2 single storey fully accessible dwellings for affordable social rent.

- **The dwellings will comprise 2 x 2-bed or 2x1-bed units for single occupation and designed for full accessibility.**
- **The dwellings will be for residents with a local connection in accordance with EMNP policy EM3 and policy SD25 of the SDNPA local plan and fulfilling the relevant criteria set by Hampshire Home Choice (managed by East Hampshire District Council and other councils).**
- **Vehicular access will be from Hill View.**
- **Each dwelling will have a single car parking space suitable for a disabled driver.**
- **Each dwelling will have a private rear garden.**
- **A scheme of ground / soil investigation will be submitted with the application to deal with any contamination from the previous use.**
- **Access will be maintained to the electricity substation.**
- **Where an East Meon resident loses a garage or parking space due to development of this site, alternative adequate provision for the parking of vehicles or for storage must be provided near to the site but not on public roads.**
- **This site falls within a Groundwater Source Protection Zone 3. An assessment will be submitted with the application to demonstrate that the development will not have an adverse impact on the quality of surface or groundwater supplies and resources, and detail any controls required before development proceeds.**
- **Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings remain appropriate to this location.**

Site B3/4: Land north of Coombe Road between Garston Farm and Garston Farm Cottages

Site Location	**North of Coombe Road between Garston Farm and Garston Farm Cottages**
Reference	**B3/4**
Site area	**0.35 Hectares**
Total number of dwellings	**4**
Number and type of dwellings	**4 x 3-bedroom dwellings**
Availability	**Owners have confirmed both parcels of land making up the site are available and that they will cooperate in ensuring the site is available for development**

Figure 6: Indicative site layout

(Indicative site layout provided by Draffin Associates on behalf of the site owners)

4.59 This site forms part of a rear garden and an adjoining vacant plot, within a continuum of dwellings fronting Coombe Road. It was a popular choice through consultation as it was felt not to extend the village beyond its current boundaries, and maximised the potential within the built framework of the settlement.

View adjacent to site B3/B4 (source: the emerging SDNPA Settlement Context Study)

Policy EM15: Land at B3/B4 (Coombe Road)

Land at B3/4 is allocated for a maximum of 4 dwellings for the period 2018-2025; the proposal will include:

- **Development will accord with the layout shown below in a cluster formation to evoke a farmyard typology, similar to previous adjacent developments.**
- **The dwellings will be no more than 1.5 storeys.**
- **The mix of dwellings will comprise 4 x 3 bed.**
- **A single vehicular access will be from the existing access on Combe Road.**
- **Foul and surface water drainage strategy including sustainable urban drainage to be incorporated.**
- **This site falls within a Groundwater Source Protection Zone 3. An assessment will be submitted with the application to demonstrate that the development will not have an adverse impact on the quality of surface or groundwater supplies and resources, and detail any controls required before development proceeds.**
- **A bespoke landscape and visual impact assessment appraisal will be required and should inform the design and layout of the site proposals and must incorporate a scheme of structured planting which is consistent with the local landscape character to integrate the development appropriately within its landscape setting.**
- **The proposal must be accompanied by a desk based Archaeological Investigation, with a more comprehensive investigation should this be necessary.**
- **Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in this peripheral location.**
- **Planning permission will be granted with limits to future heights and levels of dwellings limited to those in the original, granted submission.**

Site B2: Land south of Coombe Road

Site Location	**South of Coombe Road opposite Kews Meadows and Coombe Road Terrace**
Reference	**B2**
Site area	**0.43 Hectares**
Total number of dwellings	**6**
Number and type of dwellings	**3 x 3-bedroom dwellings and 3 x 2-bedroom dwellings**
Availability	**Owner has confirmed site is available**

Arial photograph of Site B2

4.60 This site sits adjacent to the settlement boundary and creates an opportunity to complete the street at this eastern end of Coombe Road. An acceptable form of development will need to assimilate well within the landscape to protect views from the south, which should be further protected by mitigation planting using planting typical of the South Downs Character. In addition to the policy requirements, this development must take the opportunity to deal with surface water flooding issues in the area. The latter issue appeared to be a reason for low scoring in early consultations.

4.61 The size of the site meets the residents' wishes for smaller development in or on the edge of the village. The height of the site above the road will need to be considered in the site layout, with the access graded gently to road level.

4.62 The emerging SDNPA Settlement Context Study for East Meon identifies that the view from the south outside the village through site B2 onto Coombe Lane as one which could be improved; the emerging Study states it is an 'intrusion' in the landscape. (The emerging Study defines intrusion as '…where there are detracting influences on the landscape (they can be aural and/or visual)'.).

View from the south onto site B2 (source: the emerging SDNPA Settlement Context Study)

Additionally, during consultation, concerns were expressed about the visibility and potential impact of sites B2 and B9. The proposal for a scheme of mitigation is a 5 metre thick rear boundary hedge, which is the typical extent of hedgerows in and around the village of East Meon. This will provide a 'wildlife corridor' which, in time, will support biodiversity and contain the built form of the village from views from the south, providing long term landscape mitigation. The detailed design must be based on landscape character evidence. An overview is shown in figure 7.

4.63 To address concerns about safe access along Coombe Road from Duncombe Road, this policy includes provision of a footpath from the west of the site to public footpath 7b, which joins Coombe Road further to the east (see figure 7).

4.64 In response to concerns expressed about the potential for development, at some time in the future, to spread south from site B2, the landowner has agreed to place a covenant on a non-build or no-development zone immediately to the south of the site, adjacent to the site but outside the site itself (the hatched area in figure 7), to the effect that it cannot be used for any purpose other than agriculture without the formal approval of the Parish Council.

4.65 The Settlement Policy Boundary will be redrawn along the boundary of this site, following the completion of development, consistent with the SDNP methodology on drawing settlement boundaries (see 4.12).

Figure 7: Indicative site layout

(Indicative site layout provided by WYG Limited, the site owner's agent)

Policy EM16: Land at B2 (South of Coombe Road)

Land at B2 is allocated for a maximum of 6 dwellings for the period 2016-2025; the proposal will include:

- **Development will accord with the indicative layout shown above in a cluster formation.**
- **The mix of dwellings will comprise 3 x 3 bed and 3 x 2 bed.**
- **Dwellings will be no more than two storeys, with no accommodation within the roof space beyond the first floor.**
- **The development will secure a Scheme of mitigation in the form of a green infrastructure, wildlife corridor formed by a woodland belt of at least 5m depth along the southern edge of this site, to be typical of the thicker hedgerows in and around the village.**
- **A bespoke landscape and visual impact assessment appraisal will be required and should inform the design and layout of the site proposals and must incorporate the wildlife corridor and structured planting which is consistent with the local landscape character to integrate the development appropriately within its landscape setting.**
- **Details of site levels, and where finished floor levels of the dwellings will be set in relation to existing site levels, will be provided.**
- **A single vehicular access will be from Coombe Road with a visibility splay of 2.4m x 40m.**
- **The application must be accompanied by a detailed foul and surface water drainage strategy including sustainable urban drainage, and must demonstrate how surface water drainage can be satisfactorily accommodated to alleviate current problems in Coombe Road adjacent to the site.**
- **This site falls within a Groundwater Source Protection Zone 3. An assessment will be submitted with the application to demonstrate that the development will not have an adverse impact on the quality of surface or groundwater supplies and resources, and detail any controls required before development proceeds.**
- **The proposal must be accompanied by a desk based Archaeological Investigation, with a more comprehensive investigation should this be necessary.**
- **The site owner will implement a covenant on a no-build zone strip of land immediately to the south of the site, adjacent to the site but outside the site itself, to the effect that it cannot be used for any purpose other than agriculture without the formal approval of the Parish Council.**
- **Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in this peripheral location.**
- **Any planning permission for the residential development shall ensure that provision is made to secure:**
    - **The implementation of the scheme of mitigation in full by the development;**
    - **Maintenance of the scheme of mitigation in perpetuity by the landowner.**

Site B9: Land on the south-east corner of Coombe Road

Site Location	**South-east corner of Coombe Road as it turns west from the village**
Reference	**B9**
Site area	**0.35 Hectares**
Total number of dwellings	**5**
Number and type of dwellings	**2 x 3-bedroom dwellings and 3 x 2-bedroom dwellings**
Availability	**Owner has confirmed site is available**

Arial photograph of Site B9

Figure 8: Indicative site layout

(Indicative site layout provided by WYG Limited, the site owner's agent)

4.66 A larger site at this location was not put forward as ‘recommended’ at early consultations, so attracted few comments. However, a much smaller scheme of development with minimal landscape impact that secures additional open space for biodiversity is considered to meet the village desire for smaller cluster schemes spread across the village.

4.67 Although the emerging SDNPA Settlement Context Study does not show any significant views into or from the village being affected by site B9, during consultation, residents’ concerns were expressed about the visibility and potential impact of this site. The proposal for the scheme of mitigation is for enhanced boundary planting to the north-eastern boundary site. A bespoke landscape and visual impact assessment appraisal will inform the nature of this boundary planting. An overview of this proposal is shown in figure 8.

4.68 The Settlement Policy Boundary will be redrawn along the boundary of this site, following the completion of development, consistent with the SDNP methodology on drawing settlement boundaries (see 4.12).

Policy EM17: Land at B9 (Corner of Coombe Road)

Land at B9 is allocated for a maximum of 5 dwellings for the period 2025-2032; the proposal will include:

- **Development will accord with the indicative layout shown above in a cluster formation.**
- **The mix of dwellings will comprise 2 x 3 bed and 3 x 2 bed.**
- **A bespoke landscape and visual impact assessment appraisal will be required and should inform the design and layout of the site proposals. The proposal must incorporate enhanced boundary planting on the north-east boundary to screen development from public footpath 9, as well as structured planting which is consistent with the local landscape character in order to integrate the development appropriately within its landscape setting.**
- **Details of site levels and where finished floor levels of the dwellings will be set in relation to existing site levels.**
- **Details of cut / fill balance and methods for spoil disposal will be provided.**
- **A single vehicular access will be from Chapel Street/ Coombe Road with a visibility splay of 2.4m x 40m will be provided the access will need to be cut into the existing bank to form a 'sunken lane', details of the engineering works and tree loss and tree planting must form part of the proposal and visual impact assessment.**
- **Foul and surface water drainage strategy including sustainable urban drainage will be required.**
- **This site falls within a Groundwater Source Protection Zone 3. An assessment will be submitted with the application to demonstrate that the development will not have an adverse impact on the quality of surface or groundwater supplies and resources, and detail any controls required before development proceeds.**
- **The proposal must be accompanied by a desk based Archaeological Investigation, with a more comprehensive investigation should this be necessary.**
- **The proposal must be accompanied by a Biodiversity mitigation plan, including Bats**
- **Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in this peripheral location.**
- **Any planning permission for the residential development shall ensure that provision is made to secure maintenance of all boundary planting in perpetuity by the landowner.**

Appendices

A.	Neighbourhood Development Plan Evidence Base
B.	Proposed Changes to Settlement Policy Boundary
C.	East Meon Neighbourhood Development Plan – Justification for Green Spaces
D.	Glossary
E.	Detailed Parish Profile

A. Neighbourhood Development Plan Evidence Base

East Meon Evidence Base

http://www.eastmeon.org.uk/minutes-and-documentation/

The evidence on the website is divided into sections as follows:

- East Meon Work
- Leadership Group Minutes
- Steering Group Minutes
- Supporting Documents
- Reference Base
- Meon Matters Articles

Further links to Reference Base

- Local Plans/ Joint Core Strategy - EHDC and SDNPA
  - (www.easthants.gov.uk/planning-policy/evidence-base)
  - (www.southdowns.gov.uk/planning/planning-policy)
- 2013 Parish Plan
  - (http://www.eastmeon.org.uk/npdocuments/Parish_Plan_2013_Final_Version_rev1.pdf)
- SHLAA (Strategic Housing Land Availability Assessment) from the SDNPA
  - (www.southdowns.gov.uk/planning/SHLAA)
- SDNP Integrated Landscape Character Assessments (ILCA) – East Hampshire
  - (www.easthants.gov.uk/planning-policy/landscape)
- Listed buildings entries from English Heritage
  - (www.historicengland.org.uk/listing/the-list)
- Flood Risk Maps from the Environment Agency
  - (http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?&topic=floodmap)
- SDNPA Management Plan
  - (https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/)
- Published biodiversity Information (Designated sites)
  - (www.hants.gov.uk/biodiversity/sincs)
- East Meon Conservation Area Appraisal and Management Plan
  - (https://www.southdowns.gov.uk/wp-content/uploads/2015/04/East-Meon-CAAMP.pdf)

Further links to Supporting Documents

- Formal submission letters to Local Plan Authority (http://www.eastmeon.org.uk/npdocuments/Formal%20SDNP%20Letter%20of%20NDP%20Designation%20for%20EM%20Parish.pdf)
- Strategic Environment Assessment Determination Letter (http://www.eastmeon.org.uk/npdocuments/SA%20Screening%20Opinion%20response%20from%20SDNPA_East%20Meon.pdf)
- Basic Conditions Statement (http://www.eastmeon.org.uk/npdocuments/EAST%20MEON%20NP%20Basic%20Conditions%20Statementv2.pdf)
- Summary of community feedback from questionnaire – March 2014 (http://www.eastmeon.org.uk/npdocuments/EMNP%20Questionnaire%20Results%20March%202014.pdf)
- Summary of community feedback from Pop-In session – Feb 2015 (http://www.eastmeon.org.uk/npdocuments/Comments%20summary%20Feb2015PopIn.pdf)
- Parish Consultation Report, (this is ongoing until examination.)
- Original Developer Submissions and associated letters, including non-availability of sites. (http://www.eastmeon.org.uk/minutes-and-documentation/)
- Notes of all meetings (http://www.eastmeon.org.uk/minutes-and-documentation/)
- Declarations of Prejudicial or Personal Interests – ref. meeting minutes & link (http://www.eastmeon.org.uk/npdocuments/Declarations%20of%20Personal%20or%20Predjudical%20Interests.pdf)
- Housing Needs Report. (http://www.eastmeon.org.uk/npdocuments/Housing%20Needs%20Rpt%20final%20with%20appendix.pdf)

B. Proposed Changes to Settlement Policy Boundary

Nature of Proposed Change	Location	Reason
Reduce	Area in front of Village Hall	Exclude public open space
Reduce	Eaden's Wedge, Workhouse Lane	Exclude houses in large plots set back from the road, from the boundary
Reduce	Cross Keys & Cross Cottages, The Cross	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	The Tudor House, The Square	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	Hockley Cottage & 1 Brook Cottages, High Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	2 Brook Cottages & Riverside, High Street	Drawing the boundary 10m from the rear and side walls of the house where there are large gardens
Reduce	Brambles & Orchard Cottage, High Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	Trebarwith, High Street	Exclude houses in large plots, set back from the road, from boundary.
Reduce	The Old Forge, High Street	Exclude artisan building on isolated plot
Reduce	Holly Cottage, Farriers, 1a, 1, 2, 3 & 4 Westbrook Cottages & Wheelwrights, High Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	Geddington & The Paddock, Temple Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	1 & 2 Sebastopol Cottages, Temple Lane	Drawing the boundary 10m from the rear wall and side wall of the house where there are large gardens
Reduce	1 & 2 Coppice Cottages, Coombe Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	Mill Cottage, Frogmore	Exclude pasture
Reduce	1 to 5 Eames' Cottages, Frogmore	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	1 to 4 New Cottages, Frogmore	Drawing the boundary 10m from the rear wall of the house where there are long gardens

C. East Meon Neighbourhood Development Plan – Justification for Green Spaces

To be read in conjunction with Policy EM10 and Figure 3 – "Map of Local Green Spaces"

Name	Size (ha)	Ownership	Description and justification	Meets NPPF 77?		
				1	2	3
Recreational Ground / Cricket Pitch	1.37 ha	Parish Council	Forms part of green land between East Meon village and the hamlet of Frogmore. Used regularly by East Meon Cricket Club and by walkers. Contains a footpath between East Meon and Frogmore. Includes a cricket pavilion and area with children's play equipment.	✓	✓	✓
Churchyard	0.87 ha	Church of England	Adjoining and integral to the historic East Meon church, on a key gateway into the village (from Langrish and from West Meon) and contains a footpath leading to Park Hill, frequently used by villagers and visitors	✓	✓	✓
Washers Triangle	0.25 ha	Parish Council	In the centre of the conservation area, beside the River Meon and opposite grade II listed buildings. As the name implies, it was where villagers once washed and dried their laundry. More recently, used by allotment holders' for 'excess produce days' on behalf of charities. The area also contains seating, trees, the village flagpole and a memorial tree.	✓	✓	✓
Glebe Strip (which encompasses the Multi-use Sports Area and the Sports Pavilion)	0.53 ha	Parish Council	A historic tranquil area with a mix of trees, mature hedging and open space which is both adjacent and integral to the setting and use of the village green. It is also used as a much-needed overspill for community events such as the annual Country Fair. Of considerable historic importance; from Saxon times, through to the Middle Ages Glebe Strip was divided into strip fields. It subsequently belonged to successive vicars of All Saints' Church for grazing and, until recently, to the Diocese of Portsmouth as a potential additional burial ground.	✓	✓	✓

Village Green	0.66 ha	Parish Council	Open recreational space on the west side of the village, used by villagers for informal and organised events such as the village picnic and the annual Country Fair attended by some 4,000 people.	✓	✓	✓
Village Hall Grass Areas	0.42 ha	???	Land adjoining the Village Hall and the Village Green. Includes a recently upgraded and well used children's play area. Also, used for the annual Country Fair.	✓	✓	✓
Workhouse Lane Allotments	0.16 ha	Parish Council	Used by the community; there is a waiting list for the allotments, especially by parishioners with small gardens.	✓	✓	✓
Frogmore Allotments	0.35 ha	Parish Council	Used by the community; there is a waiting list for the allotments, especially by parishioners with small gardens.	✓	✓	✓
Glenthorne Meadows Greens	0.11 ha	Parish Council	One of only two tranquil green spaces, overlooking the River Meon, within the village centre - enhanced by its mature trees in a densely occupied area of the village.	✓	✓	✓
Football Pitch	1.08 ha	Parish Council	Recreational space on the west side of the village used by villagers and various teams for organised and informal sporting events.	✓	✓	✓
Garston Close Green	0.08 ha	Radian Group	Provides green space for young children to play in a densely occupied social housing area of the village – when funds become available the Parish Council plans to erect play apparatus on this land.	✓	✓	✓

Key:

NPPF paragraph 77 criteria:

1 = the green space is in reasonably close proximity to the community it serves;
2 = the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
3 = the green area is local in character and is not an extensive tract of land.

D. Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Birds and Habitats Directives: European Directives to conserve natural habitats and wild fauna and flora.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Development plan: This includes adopted Local Plans, Neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

EMNDP: East Meon Neighbourhood Development Plan

EMPC: East Meon Parish Council

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Inclusive design: Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

JCS: East Hampshire Joint Core Strategy

Local Green Space: A green area of land of particular importance to the local community, designated in order to give it special protection against development. The Local Green Space designation should only be used where:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- the green area concerned is local in character and is not an extensive tract of land.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Neighbourhood Plan or Neighbourhood Development Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

NPPF: National Planning Policy Framework.

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Pattern Book: The East Meon Pattern Book provides needed information to planning authorities and prospective developers about the various types of housing, street scenes and development components that make up the village and neighbourhoods in East Meon. Designing and siting new dwellings to respect neighbourhood character is a fundamental objective of residential development in planning schemes. It is important that both the applicant and planning authorities have a common understanding about the key features of East Meon's neighbourhood character so that:

- a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood, is provided;
- the residential development proposal respects the existing or preferred neighbourhood character and satisfies all the neighbourhood character requirements of the residential development provisions in planning schemes.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

SDNP: South Downs National Park

SDNPA: South Downs National Park Authority

SDLP: South Downs Local Plan

(Emerging) SDNPA Settlement Context Study: This emerging study provides a simple pictorial analysis of individual settlement context in which to consider aspects of spatial planning as part of the SDNP Planning role. It is designed primarily to provide a strategic overview of the landscape context of the settlements in the SDNP which are likely to require a housing allocation, either through a Neighbourhood Development plan, or through the SDNP Local Plan.

SHLAA: Strategic Housing Land Availability Assessment. This is a piece of evidence used in the preparation of the South Downs National Park Local Plan. The SHLAA identifies land and assesses the availability, suitability and deliverability of that land as a potential housing site. This evidence helped the National Park Authority understand what sites are theoretically available for housing development.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

VDS: Village Design Statement

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Sources:

NPPF Planning Practice Guidance: http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/

SDNPA website: https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/

E. Detailed Parish Profile

Population 1257

The population has increased by 12.4% over the decade 2001 – 2011. This is twice the growth rate of the district of East Hampshire, which was 5.8% over the same period.

Dwellings 507 Nearest town Petersfield – 5 miles

Area . . .46 sq. miles (Largest Parish in East Hampshire)

KEY FACILITIES

1 X Food Shop/sub Post Office

2 X Public Houses

1 X Primary School

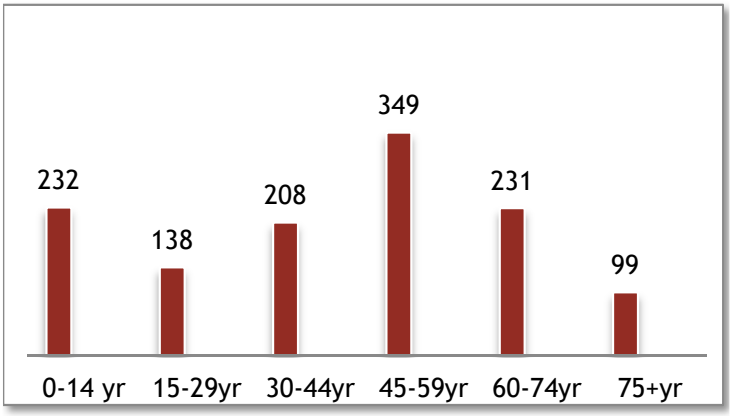
2 X Meeting Places (1 Church Hall, 1 Village hall)

1 X Church

2 X Allotments

GENDER Male 615 Female 642 Households with Dependent Children 33%

Ethnicity: White 1225, Mixed17, Asian 13, Black 13, Other 0



HOUSEHOLDS *Including 40 houses that are listed Grade 1 or Grade 2

213 Detached Houses or Bungalows*
170 Semi-detached Houses*
81 Terraced Houses*
43 Maisonette, Flat, Apartment or House Share

*75% of homes have 3 bedrooms or more; of these, 35% have 4 bedrooms or more.

TENURE

286 Owned
6 Shared Ownership
111 Social Rented (highest proportion within East Hampshire at 23% as opposed to 12% avg.)**
59 Private Rented
19 Living Rent Free

**56% of Social Houses have 2 or 3 bedrooms

The Neighbourhood Plan Household Survey showed priorities for size and type of future housing new build as follows:

- Small homes for singles and couples
- Small family homes of 2 or 3 bedrooms
- Smaller homes to enable people to downsize. This reflects the large increase in the proportion of people aged 45 -69 over the last decade.

RECENT DEVELOPMENT

Significant New House Development in the last 12 years – 56 new dwellings comprising*

The Green	22 dwellings
Coombe Rd/Duncombe Rd	8 dwellings
Anvil Close	6 dwellings
Leydene	20 dwellings

*Within existing settlement boundaries, 36 - Outside existing settlement boundaries, 20. Further additional individual windfall dwellings, approximately 20.

EMPLOYMENT

Nine family-owned farms dominate the employment scene, providing some 60 jobs. Local small businesses include a shop, building and decorating trades, independent gardeners, home businesses/workers, pubs and B&B houses and residential care home for severely disabled at Westbury House.

The majority of working people are employed outside the village, commuting to nearby towns and cities, or to London.

SOCIO-ECONOMIC CLASSIFICATION

Working population 1145 (Usual residents aged 16 to 74 in employment)

- 190 Managers, directors, senior officials
- 240 Professional occupations
- 154 Associate professional and technical occupations
- 88 Administrative and secretarial occupations
- 161 Skilled trades and occupations
- 90 Caring, leisure and other service occupation
- 60 Sales and customer service
- 48 Process plant and machinery operatives
- 114 Elementary occupations

TRANSPORT

929 Cars or vans in 507 households amounting to 1.8 cars per household.
The bus service has been subject to significant curtailment but offers a limited service between Petersfield and Winchester. There are various bus connections from Petersfield to the surrounding area and a main line railway station.

Petersfield also affords a good road network including the A3 London/Portsmouth trunk road. Taxi services are also available in Petersfield.

COMMUNITY LIFE

East Meon has:

A recreation ground and Cricket Club with pavilion.

An all-weather tennis court open to all residents

A football pitch and pavilion

A thriving and active church

A number of well supported Clubs offering a variety of interests for adults and children, e.g. Beavers, Cubs, Golf Society, Sewing Group, Yoga, and Garden Club.

A community news publication, Meon Matters is a bi-monthly Magazine that includes articles of interest and information about village and local events. It is delivered free of charge to all residents.

A village website - www.eastmeon.org.uk

VALUED GREEN OPEN SPACES (As identified in Neighbourhood Plan Survey and Pop-in session)

Churchyard
Football Pitch
Frogmore Allotments
Garston Close
Glenthorne Meadows Greens
Recreational Ground / Cricket Pitch
Village Green

Village hall Grass Areas
Washers Triangle
Workhouse Lane Allotments

WELLBEING

Doctors' surgeries are provided in West Meon (3 miles) and Petersfield (5 miles)
Petersfield Hospital provides a Minor Injuries unit
Queen Alexandra Hospital in Portsmouth (20 miles) and the Royal Hampshire Hospital in Winchester (18 miles) provide A&E Departments.
An NHS Mobile Dental Unit visits East Meon regularly.

Sources
Information obtained from Office of National Statistics Census 2011 & 2012 data, East Meon Parish Plan 2012 and East Meon Neighbourhood Plan survey data 2015 – EMPC Housing Evidence Base, Chris Broughton Associates. This village profile contains a selection of data available for Parish and Towns in the district as of December 2015. Whilst every effort is made to ensure the accuracy of the data, it cannot be guaranteed free of errors.*

**Figures may not tally due to rounding*