

***LAND NORTH OF BRISLANDS LANE, FOUR MARKS***  
***DRAFT DEVELOPMENT BRIEF***

***AUGUST 2009***





**LAND NORTH OF BRISLANDS LANE, FOUR MARKS:  
DRAFT DEVELOPMENT BRIEF**

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## Introduction

This consultation document provides the opportunity for local people, parish councils, landowners, developers and service providers to comment on the draft development brief for housing on land at Brislands Lane, Four Marks. The comments received will be taken into account by the Community Forum (Alton and surrounding villages) when it comes to agree the development brief which may be changed to take account of the comments.

The development brief has been prepared as additional planning guidance and sets out the way the District Council wishes to see the site developed with an emphasis on a high quality and sustainable development. It will provide the basis on which planning applications can be submitted and assessed.

If you wish to comment on the draft development brief please do so by sending them to:

**Planning Policy  
East Hampshire District Council  
Penns Place  
Petersfield  
GU31 4EX**

Should you require further information please contact:

Planning Policy Team  
on 01730 234219 or email  
ldf@easthants.gov.uk

## 1. Background

- 1.1 Following the Local Plan Inquiry in 2003/04, the Local Plan Inspector recommended the allocation of Land to the North of Brislands Lane, Four Marks as a reserve housing site for about 90 dwellings. Adjoining land to the north of the reserve site (Land south of Winchester Road) is allocated as a baseline housing site and the Council has granted planning permission for the development of this site for 174 dwellings which are under construction.
- 1.2 Planning permission was recently granted on appeal for 116 dwellings at the reserve housing site at Silent Garden, The Firs, Liphook. The site is also identified in Policy H2 of the Second Review Local Plan. The policy states that the timing of and the need to release the reserve sites will be determined by the County and District Councils in the light of monitoring and Regional Planning Guidance. However the Inspector concluded that the decision on whether to grant permission for the proposal should take greater account of PPS3 than the development plan.
- 1.3 The Inspector regarded the appeal site as a suitable and deliverable source of housing land. He added that the site should be regarded just as much a part of the identified housing land supply as the baseline sites.
- 1.4 The Inspector turned to the advice in PPS3. This states that even if there is an up to date 5 year supply of deliverable sites and applications comes forward for sites that are allocated in the overall land supply, but not in the 5 year supply, then consideration needs to be given to whether granting permission would undermine the achievement of policy objectives. The Inspector also made the point that applications should not be refused on the grounds of prematurity but determined on their particular merits.

1.5 The Council has therefore decided to prepare development briefs for the Local Plan reserve housing sites as they are considered to be a part of the identified supply of land for housing. Applications for the development of the sites will be treated on their merits; the Council will need to be satisfied that the sites are suitable, available and achievable.

## 2. Status and Purpose of the Brief

2.1 This development brief is a non-statutory document and has been prepared by the Council as additional planning guidance for the development on the site. It supplements the adopted Local Plan and provides specific planning and design guidance to assist pre-planning application discussions with the developer and will be the basis upon which planning applications for the site will be assessed.

## 3. The Site

3.1 The site is located north of Brislands Lane at the western end of Four Marks and is approximately 1.15 km (walking distance measured from the centre of the site) from the village centre. It has an area of approximately 4.3 hectares and currently comprises a number of fields used for grazing and a complex of redundant farm buildings which were previously used for rearing pigs.

3.2 It is predominantly open, with a general landfall from the north-western corner to the south-eastern corner. There is a change in levels of approximately 10 metres across the site with a fairly even gradient, although the land starts to drop down more steeply in the south-western corner of the site, adjacent to Brislands Lane. The site is characterised by mature linear hedgerows including a number of mature trees along its boundaries. Its southern boundary adjoins Brislands Lane, which is screened by a mature hedgerow and trees. To the north the baseline housing site is under construction and

beyond this, existing residential development fronting the A31. To the east is existing residential development which backs on to the site. The western boundary of the site comprises an existing recreation ground which forms part of the public open space accessed from Uplands Lane.

## 4. Planning and Design Context.

4.1 The Council places considerable importance on achieving high quality design. It will promote the positive factors in the design process that will influence the appearance and quality of the new development.

4.2 The proposed development will be required to conform to the general criteria outlined in the design Policy HE1 of the Local Plan and the principles of good design in the Government's Planning Policy Statement No.1: Delivering Sustainable Development (PPS1). It will need to take account of the guidance set out in the Four Marks Village Design Statement.

4.3 As set out in paragraph 1.5 above, the Council will only give favourable consideration to proposals for the site's development if it is satisfied that the site is suitable, available, and achievable. As such, the Council will require the developer to demonstrate that the proposals for the site's development comply with the three criteria contained in Policy H2 of the Local Plan: Second Review, namely:

- a) demonstrate that the capacity of the existing and proposed infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) is able to absorb the proposed development and the cost of adding further necessary infrastructure can, where appropriate be met by the applicants;

b) prove an ability to contribute towards building a community, to support new physical and social infrastructure; and

c) prove there are no legal, physical and environmental constraints to developing the land.

4.4 The responses to the public consultation that was undertaken when development proposals for the baseline site were put forward, identified a number of key issues which were of particular importance to the local community and which should be taken into account when considering the development of the reserve site. These were:

- The importance of a high quality of design and the Village Design Statement;
- The amount of housing and the density should minimise the impact on existing residential properties and respect the character of the village;
- The access points to the A31 which would serve both the baseline and reserve sites should be suitable and safe with appropriate traffic calming measures introduced to reduce traffic speed;
- The need to retain and enhance natural boundaries and trees;
- The need to protect and enhance wildlife habitats especially the SINC;
- The need to consider possible site contamination, drainage, flooding and the potential pollution of the water environment;
- The need to minimise light pollution; and

- The provision of adequate car parking.

## 5. Summary of main proposals

5.1 The development will include:

- **A mixed housing scheme of high quality to provide about 90 dwellings (accessed from the A31 via the baseline site) to include affordable houses, the number and type to be determined by proven need;**
- **Improvements to the accessibility of the site to local services and facilities including new footpath and cycleway connections to the local primary school and existing areas of open space;**
- **For the retention of important natural features such as the existing hedgerows. Appropriate mitigation measures to protect the SINC are to be agreed, including the timing of their implementation, before any development takes place;**
- **Significant buffer planting along the southern boundary of the allocation; and**
- **Contributions towards transport infrastructure improvements, in accordance with Hampshire County Council's Transport Contributions Policy.**

## 6. Principles of Design

### Concept Masterplan

6.1 The developers of the site have produced an initial Masterplan of the site to demonstrate how the overall development will function both in itself and integrate with the existing settlement. It will need to be developed further and include a programme for development to be agreed with the Council at an early stage. The Masterplan will include:

- Principal roads and access points;
- Existing and proposed pedestrian and cycle routes;
- Housing areas with an indication of density;
- Structural and buffer planting; and
- Amenity open space;

### Amount and type of housing

6.2 The site should provide about 90 dwellings. The residential development should contain a mix of dwelling types, sizes and tenures to promote a mixed and balanced community. It is expected that the density achieved at the site will be towards the lower end of the range sought by Government guidance (30 - 50 dwellings per hectare), although the density will be mixed within the site to create a character which endeavours to reflect that of Four Marks.

6.3 An appropriate element of affordable housing is to be provided on the site to be available for residents in proven housing need and in accordance with the Council's adopted supplementary planning guidance.

6.4 The South East Plan Policy H3 states that the overall regional target for affordable housing is 25% of all new housing should be social rented accommodation and 10% intermediate affordable housing. The regional target is therefore for an average of 35% of all new housing to be affordable housing. In view of the fact that small housing sites are unlikely to be able to achieve this target figure, the Council is likely to want to achieve 40% affordable housing on this site (70% rented and 30% intermediate housing). The appropriate amount, mix, size and type of affordable housing will be determined by the current housing needs evidence and will need to be discussed with and agreed by the Council's Housing Development Manager.

6.5 In addition, there will be a developer's contribution of £250 per unit for all homes, including affordable and market, to pay for a community project worker for this site. This approach is being taken to ensure that affordable housing is fully integrated with the market housing and that larger developments are integrated within the wider community. They work across all tenants including owner/occupiers.

6.6 Affordable housing should be built to the current Code for Sustainable Homes level as recommended by the Homes and Communities Agency.

6.7 The affordable housing is to be spread randomly throughout the development and is to be genuinely 'pepperpotted' and not in blocks. Due to maintenance and management arrangements it may be acceptable to develop small clusters of up to three affordable homes but the clusters should be dispersed and indistinguishable from the market housing.

### Layout and design

6.8 The new development will be of a high design standard and take account of the criteria set out in Policy HE1 of the Local

Plan: Second Review. Applicants will be expected to provide a Design Statement as part of any application which will show clearly how the design has been arrived at and how the proposal fits in within the context of its surroundings including the baseline site and how it reflects the character of the settlement.

- 6.9 The design and layout of the development should emerge from a careful analysis of the existing character of the locality and should minimise the environmental impact of the development. It is important that the new development takes account of the guidance set out in the Four Marks Village Design Statement. The layout should also have regard to the existing framework of structural landscaping, the results of the ecological surveys and the assessment of any site contamination.
- 6.10 Dwellings should reflect the diversity of size, type, design and materials found in the settlement with variety being particularly important. The inclusion of clear visual gaps between dwellings will contribute to the spacious character of the area.
- 6.11 Buildings in the area are traditionally two storey and domestic in scale. New dwellings should generally be similar and normally face onto the road although there may be opportunities to include taller (landmark) buildings that mark corners, terminate vista's etc. Particular care will be needed in the design and orientation of dwellings located adjacent to sensitive boundaries, including the rear of the properties on Brislands Lane, Vectis Close and Timbercroft Close, to avoid loss of amenity and privacy.
- 6.12 Buildings locally have traditionally been built in flint with brick quoins. More recently red brick is dominant and colour washed render is common. Most roofs are of plain clay tiles or slate. Hipped or half hipped roofs are frequent. Materials in new dwellings should similarly include flint, a variety of brick and bonds, decorative brickwork, render and tile hanging. Within

Four Marks, garden boundaries have tended to be formed by hedgerows. Where walls exist they are either in brick or flint with brick cappings.

- 6.13 The layout should accord with the recommendations of the Government's *Manual for Streets*, and should be pedestrian and cyclist friendly and incorporate appropriate traffic calming measures.
- 6.14 Higher density housing, including apartments, courtyard and terraced forms of development should be related to the more accessible part of the site i.e. those closer to alternative transportation links. Lower density, generally detached housing, should be located in those areas adjacent to the resultant edge of settlement at the western & southern boundaries and at the northern boundary adjoining the SINC. Rather than be a disparate collection of house types, the layout and design of dwellings should reflect a cohesive identity for clearly defined areas within the development. Key features of these areas will be the enhancement of the landscape and spacious local character, and building design to reflect a rural rather than urban vernacular. To enhance spacious character and to enable natural surveillance, dwellings may be arranged around amenity spaces created by the landscape framework.

#### **Sustainable Construction / Renewable Energy**

- 6.15 The development will be required to provide at least 10% of the development's energy demand from renewable sources. A guidance note on how this can be achieved is available on the Energy Savings Trust website: <http://www.energysavingtrust.org.uk/uploads/documents/housingbuildings/CE190%20-%2010%20per%20cent%20guide.pdf>
- 6.16 The residential development will be required to meet at least Level 3 of the Code for Sustainable Homes. The appropriate

level of the Code will relate to that being applied through planning policy at the time of the commencement of development of each phase. Non-residential buildings will be required to meet at least BREEAM standard 'very good'. The Council will require a statement from the applicant to show how this has been achieved. A technical guidance manual on the Code can be found at:  
<http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

**7. Landscape, Environment and Open Space/Recreation Provision.**

- 7.1 Account is to be taken of the Council's Supplementary Planning Guidance - Countryside Design Summary (1999), which identifies Four Marks as being within the Clay Plateau High Ground and describes the special landscape character of the area, its settlements and built form.
- 7.2 A Landscape Impact Assessment will help to resolve issues relating to the retention and management of important landscapes features on the site. Such an assessment should be supported by an accurate tree survey which should inform a Tree Constraints Plan and Arboricultural Impact Assessment.
- 7.3 The Four Marks Village Design Statement recognises that trees and hedgerows provide a landscape framework and confer a rural character on the village. The landscape strategy for the development of the site must incorporate the retention of existing important trees, particularly protected trees, and hedgerows (attention is drawn to High Hedges legislation) as an integral feature of the landscape structure of any development. Existing structural vegetation is to be retained and enhanced where appropriate.

- 7.4 The landscape strategy for the development of this land will need to be included in the Masterplan. It must, where practicable, include the retention and enhancement of existing trees, the woodland strips and boundary vegetation as integral features. This will enable the extension of the settlement to reflect its edge of settlement location and provide appropriate corridors for wildlife. Space around vegetation is to be retained, especially around protected trees.
- 7.5 Structural/buffer planting belts along outer boundaries, particularly to the south, are to be provided. The timing of their provision is to be agreed prior to any development taking place. Subject to ecological considerations appropriate buffer planting may also be required on the northern boundary to protect and enhance the SINC.
- 7.6 Retained vegetation must be protected from development, which in this case means buildings, hard surfaces, engineering and construction works, in accordance with the guidance contained in the British Standard 'Trees in relation to construction' (BS5837:2005) and in conjunction with such other guidance provided by the Local Authority. Details of protective fencing must be agreed with the Council and subsequently erected and approved as being satisfactory before any works start on site.
- 7.7 There should be a minimum of hard landscaping and fencing. The use of indigenous trees and hedges as boundaries will be sought where appropriate in accordance with the Village Design Statement. Front gardens should create a "soft edge" to the highway layout and footpath links should be located alongside hedgerows where possible.
- 7.8 The site has already been the subject of an ecological survey by the Hampshire Biodiversity Information Centre on behalf of the Council. This survey has shown that the site is of no significant ecological interest. Any application for planning

permission should however be accompanied by a report that assesses the ecological implications arising from the development, especially upon the adjacent SINC. The presence of badgers either on or in the vicinity of the site should also be assessed. The report should identify any impacts that require mitigation as well as details of what mitigation will be provided to overcome those effects.

- 7.9 The District Council levies a £500 charge/dwelling as a contribution towards the provision of environmental, heritage, and countryside management/improvement schemes.

#### **Environmental Impact Assessment (EIA)**

- 7.10 Having taken account of the criteria in Schedule 3 to the Regulations, it is the Council's view that the proposal will not have significant effects on the environment sufficient to consider the proposed development as an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

#### **Open Space, Recreation Provision and Contributions**

- 7.11 The appropriate level of open space provision will relate to that being applied through planning policy at the time of the commencement of development. At the current time the developer will be required to provide and pay for the long term maintenance of on-site open space in accordance with Policy R3 (Open Space Requirements) of the Local Plan: Second Review and in accordance with the Council's published guidance (currently *Guide to Developers' Contributions and Other Planning Requirements May 2008*).
- 7.12 The Council's guidance also requires the developer to enter into a planning obligation to provide, layout and secure its long term maintenance for at least 12 years.

- 7.13 The public open space requirement arising from the development may be provided in part at the nearby allocation to the west of the site.

- 7.14 The developers of the site should enter into discussions with the Parish Council and the local community to establish appropriate and reasonable enhancements to the recreational facilities within this area to meet local aspirations.

- 7.15 Proposals for a new sports centre in Alton are currently being discussed. Its catchment area will include Four Marks. If a definite proposal have been drawn up at the time of a planning application for this housing site, the Council will seek a contribution towards the new sports centre.

- 7.16 The housing layout should incorporate pedestrian/cycle links to the new open space allocation and the adjacent recreation ground from the new housing. These links should restrict use by motorised vehicles.

### **8. Transport, Access and Parking**

#### **Sustainability**

- 8.1 The development of the site must show a sustainable transportation strategy and allow for the movement of pedestrians and cyclists within the site and to link with the existing settlement.
- 8.2 Fundamental to the development of the site is the need to secure improved access to local facilities without reliance on the car. Accessibility to Four Marks village centre, local schools, and across the A31 to Medstead, together with improved access to the north and Alton, must be addressed as part of the development, particularly including improved provision for cyclists and pedestrians along Brislands Lane to the local primary school and village centre.

- 8.3 The site provides an opportunity to create a key pedestrian/cycle link to local facilities, schools and bus stops. Consideration of the route for any pedestrian/cycle link to serve the development and the locality will need to be addressed and proven to be feasible during the drawing up of a detailed layout for the site. The privacy of residents in properties adjacent to this link will need to be respected.

#### **Transportation Measures**

- 8.4 A Transport Assessment in accordance with the DfT's *Guidance on Transport Assessment* will be required detailing the impact of the proposed development and providing detailed proposals to encourage non-car modes of travel including the potential for trips to be made by public transport, cycling and walking,
- 8.5 The assessment should consider the impact of the development on the local highway network including the A31. Particular consideration must be given to the traffic impact of the development on the junction of Lymington Bottom and Brislands Lane. The assessment will also need to consider how the site links with local pedestrian and cycle routes, including routes to local schools and services, including rail.
- 8.6 A Travel Plan, in accordance with HCC's guidance document *A Guide to Development Related Travel Plans* will be required to support any planning application to promote means of travel other than the private car.
- 8.7 The layout should apply the Government's Manual for Streets with regard to its internal layout and be pedestrian friendly. It should reflect the concept of a 'home zone' which must be a fundamental and integral element of the development. The appropriate home zone principles relevant to this site should be resolved with the County's Highway Engineers.

#### **Vehicular Access**

- 8.8 The site will be accessed via the two new vehicular access points that have been provided to serve the baseline site from Winchester Road (A31). A 3 metre wide combined footpath cycleway will also be provided through the site that connects both the baseline and reserve sites with Brislands Lane in order to provide a more direct connection to the Primary School. This will also function as an emergency access for the site.
- 8.9 Access from the development to the west of the site along Uplands Lane should be restricted to pedestrians and cyclists only.

#### **Parking**

- 8.10 The Council continues to apply the maximum car parking standards for new residential developments previously set out in *'Hampshire Parking Strategy and Standards (Summer 2002)'* published by Hampshire County Council. East Hampshire District has re-adopted these standards in part. The Council will apply the maximum parking limit to this development.
- 8.11 In recent years, parking provision in new housing developments in East Hampshire has not always been adequate. It has not always been located so that it is convenient for residents. Poor on-street parking has resulted, causing major problems and detracting from the overall character of the development.
- 8.12 Car parking spaces should be an integral part of the layout and design of the new dwelling. Care is required to ensure that parking is convenient, easy to use and well located to overcome the problems arising from haphazard on-street

parking. Spaces should be situated within the curtilage of individual plots, within garages or car ports either integral or set back from the road. Parking for flats should be located adjacent to the building where it can enjoy natural surveillance from the occupiers of nearby dwellings.

- 8.13 Arrangements need to be made for the parking of cycles within individual residential curtilages.

**Contributions.**

- 8.14 Hampshire County Council, as the Highway Authority, will seek financial contributions in accordance with HCC's Transport Contributions Policy to include provisions for pedestrians, cyclists and public transport facilities. Contributions will be sought for improved opportunities for cycling in the context of the East Hampshire Cycle Plan 2005.

**9. Drainage, Flood Risk and Water Supply**

- 9.1 The Council will need to be satisfied that the developers of the site has fully investigated the issues relating to drainage and that there will be an adequate water supply to serve the new development.
- 9.2 The Environment Agency requires the following to be submitted with any planning application for the development of the site:
- a flood risk assessment on surface water run-off;
  - a site contamination investigation;
  - a validation report detailing any remedial measures; and
  - a report on water saving measures.
- 9.3 No difficulty in supplying the development with water supply is envisaged by South East Water but care needs to be taken where pipework crosses proposed access points.

- 9.4 Thames Water (who are responsible for drainage in the area in which the reserve site is situated) have confirmed that they would accept an unrestricted discharge to the public foul sewer for a development of up to 70 dwellings. Confirmation should be obtained from Thames Water that they would have no objection to a greater number of dwellings. Subject to the resolution of technical and legal issues, foul drainage connections should be offered to existing non-connected dwellings adjoining the site wherever possible.

- 9.5 Any application will need to be accompanied by a Flood Risk Assessment (FRA). The FRA should be discussed early in the planning process and submitted as an integral part of the planning application. Any mitigation measures will need to be implemented prior to the start of development. Guidance for the preparation of the assessment is set out in Chapter 10 of the Council's Strategic Flood Risk Assessment.

**10. Community Safety**

- 10.1 The design of the housing layout can make a significant contribution towards preventing and alleviating the fear of crime and deterring anti-social behaviour. It is important that suitable crime prevention measures are introduced at the design stage and account is to be taken of the principles set out in the Council's Supplementary Planning Guidance: *Crime Reduction Through Design* (2001). The developer is encouraged to discuss its proposal with the Hampshire Constabulary Architectural Liaison Officer and to apply for a 'Secured by Design' award.
- 10.2 Particular regard needs to be given to the following:

**Layout and Mix of Dwellings**

- The layout and design of dwellings should reflect a cohesive framework of clearly defined and recognisable

areas or neighbourhoods, providing the residents the opportunity to exercise control over their home and surrounds and be alert to anti social behaviour and strangers.

- A variety of dwelling types and sizes, including those likely to be occupied during the working day, such as those suitable for retired people, will provide a mix of residents and thereby likely to increase the level of natural surveillance throughout the day.
- Natural surveillance should be integral throughout the design of the development, for example involving siting dwellings in small clusters with unobstructed views of neighbours' homes, footpaths/cycleways, play areas, open spaces, internal and external boundaries, and parking areas and should have their entrances visible from public vantage points.

#### **Access and car parking**

- Vehicular access to groups of dwellings should be across symbolic thresholds, such as narrowed entrances, changes of surface material and the use of hard surfaces. This will help create a secure environment and enable a sense of shared ownership so that strangers can be readily identified and criminals made to feel vulnerable to detection.
- Car parking should be within the curtilage of dwellings. Any communal parking areas, for example for flats, need to be in well-lit areas open to significant natural surveillance and grouped to enable adjacent residents to become familiar with the cars and their users. These should be designed, in terms of their landscaping and location, so as not to be intrusive to the street scene or nearby residents, but still enjoy natural surveillance.

Parking bays should clearly relate to the dwellings they serve.

- Other than those needed as part of the transportation strategy to provide safe, sustainable, and convenient movement, additional footpaths/cycleways, and connections to existing routes, should be minimised to enhance the security of the development.
- Rear gardens should, wherever possible, interlock with others. Unsecured boundaries to rear gardens, especially onto or adjoining roads, footpaths/cycleways and open spaces, should be avoided wherever possible. Rear pedestrian access should similarly be avoided.

#### **Open space and landscaping**

- Open space and children's play areas provided within the site should be located so as to maximise natural surveillance from neighbouring dwellings, and from passing pedestrians and vehicles, whilst minimising disturbance to adjoining residents. New dwellings should not therefore back onto public spaces, but be arranged to face onto the space to provide natural surveillance.
- Existing vegetation and new planting should avoid opportunities for concealment and undermining security of dwellings and property. Natural surveillance should be created in areas where existing vegetation is to be retained and new planting of trees and substantial shrubs provided. Other new planting should be carefully selected in terms of species and size when established.
- Outer boundaries should be secured by robust but appropriately designed means of enclosure.

## 11. Refuse and Recycling Provision

11.1 Provision for the storage of containers for refuse and recyclable materials should take into account likely future requirements and should be conveniently located for users and for collection without detracting from the amenities or the visual appearance of the locality. Wherever possible, containers should be located within individual curtilages.

## 12. Education and Community Facilities

12.1 Financial contributions towards education provision will be sought from the developers of the site. The necessary provision and level of contribution will be resolved at the time of the processing of a planning application for all or part of the development of the site. It is expected that contributions will be required towards the provision of additional places at Four Marks Primary School. There may be a need a contribution towards secondary school improvements and for the further extension to Perins Community School, Alresford.

12.2 The proposed community/theatre facility at Alton will serve the north western part of the District. Contributions towards its provision will be sought from new housing development in the area. There will be a developer's contribution of £3,000 per unit for all homes on this site, including affordable and market, towards the provision of this facility.

## 13. Developer Contributions

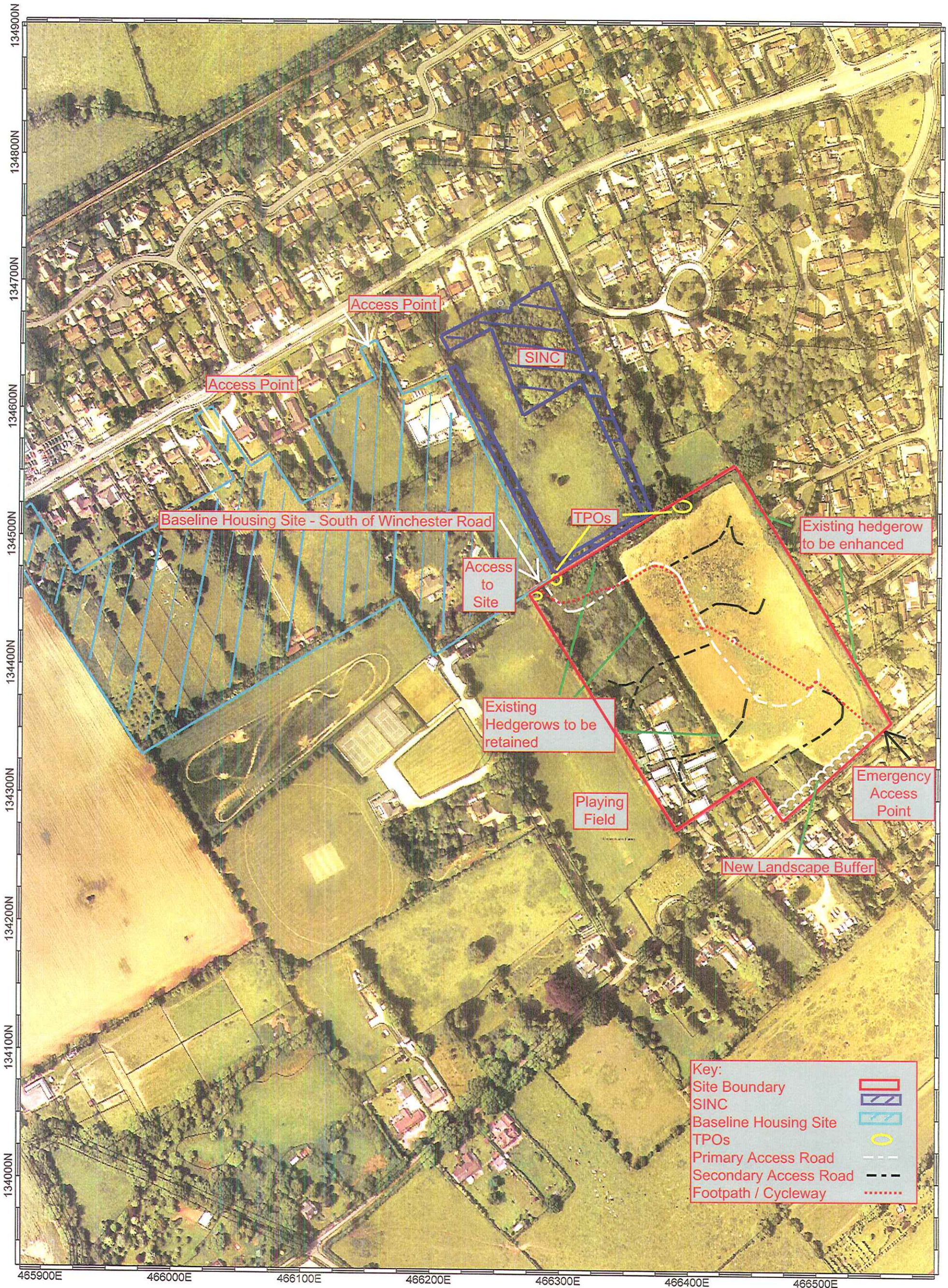
13.1 Developer contributions, including financial contributions, will be sought in association with the development of this land and will be resolved at the time of the processing of a planning application for the development of part or the entire site. Contributions likely to be sought include:

- Affordable housing (see 6.2 to 6.6)







- Environmental, heritage, and countryside management/improvement schemes (see 7.9)
- Open space/landscaping (see 7.11 to 7.12)
- Transportation including the need for highway improvements (see 8.14)
- Education provision (see 12.1)
- Community facility (see 12.2)

13.2 Further information is set out in the Council's Supplementary Planning Guidance: Guide to Developers' *Contributions and other Planning Requirements* (May 2008). The current levels of contributions may be obtained by contacting officers of the relevant authority - East Hampshire District Council, Hampshire County Council or the drainage and sewerage authority.

EHDC August 2009



Key:

Site Boundary	
SINC	
Baseline Housing Site	
TPOs	
Primary Access Road	
Secondary Access Road	
Footpath / Cycleway	