

**East Meon Neighbourhood Development Plan Decision Statement: September 2017**

**1. Introduction**

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the South Downs National Park Authority has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2 This statement confirms that the modifications proposed by the examiner's report have been accepted, the draft East Meon Neighbourhood Development Plan has been altered as a result of it; and that this plan may now proceed to referendum.

**2. Background**

- 2.1 The East Meon Neighbourhood Development Plan relates to the area that was designated by the South Downs National Park Authority as a neighbourhood area on 14 August 2014. This area corresponds with the East Meon Parish Council boundary that lies within the South Downs National Park Local Planning Authority Area.
- 2.2 Following the submission of the East Meon Neighbourhood Development Plan to the National Park Authority, the plan was publicised and representations were invited. The publicity period ended on 10 March 2017.
- 2.3 John Slater MRTPI was appointed by the South Downs National Park Authority with the consent of East Meon Parish Council, to undertake the examination of the East Meon Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.4 The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

**3. Decision**

- 3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.
- 3.2 Having considered each of the recommendations made by the examiner's report, and the reasons for them, South Downs National Park Authority in consultation with East Meon Parish Council has decided to accept the modifications to the draft plan. Table 1 below outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations. The reasons set out have in some cases been paraphrased from the Examiners report for conciseness. This statement should be read alongside the Examiners report.

- 3.3 If the Authority is satisfied that, subject to the modifications being made, the Neighbourhood Plan meets the legal requirements and basic conditions then it can proceed to referendum.

Table 1

Recommended Modification to the EMNDP			Examiners Report Reference & Justification	Proposed Decision
<b>Policy EMI: East Meon Housing Allocations to 2032</b>				
Delete the current policy wording at EMI and replace with the <u>underlined</u> text below:  <del>Policy EMI: 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.</del>			<p>It is not appropriate to include reference to Policy SD23 of the Preferred Option Version of the draft Local Plan. The issue is that this policy could change as the local plan goes through further rounds of public consultation and scrutiny at public examination.</p> <p>I note that the policy allocates four sites with maximum levels of development on each site. In this case, it allows a maximum of 17 dwellings to be built. However, schemes could comply with policy yet this could lead to a situation where the overall housing requirements could not be met. In line with the requirements of Policy CP10 I will refer to the allocation of a minimum of 15 dwellings to be built within the plan period.</p> <p>I also consider that the use of the site references to be unnecessary for the</p>	Accept modification
Site reference	Site name and 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		

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<p><u>This neighbourhood plan allocates for residential development the following sites, as shown on the Proposals Map, to provide for a minimum of 15 new homes, to be built within the period 2016 - 32, in accordance with the site-specific policies for each site.</u></p> <ul style="list-style-type: none"> <li>• <u>Garages site off Hill View</u></li> <li>• <u>Land south of Coombe Road opposite Kew Meadows and Coombe Road</u></li> <li>• <u>Land north of Coombe Road between Garston Farm and Garston Farm Cottages.</u></li> </ul>	<p>final version of the plan. These may have been useful for site identification in earlier versions of the plan and through their assessment but are unnecessary.</p>	
<b>Policy EM2: The Settlement Policy Boundary</b>		
<p>Amend Figure 2 (map showing current and proposed Settlement Policy Boundary) to include the two allocation sites within the settlement boundary, including the 3 intervening houses between the site of B3/B4 but excluding their large gardens of the semi-detached houses</p>	<p>The plan concedes that it is appropriate that the proposed sites should be developed for housing, then it is appropriate that they should be included within the settlement boundary of the village.</p> <p>For the sites shown at B3/B4 I recommend the Settlement Policy Boundary be redrawn as per the SDNPA recommendation</p>	<p>Accept modification</p>
<p>Amend Policy EM2 as follows:</p> <p>Within the Settlement Boundary, <del>sustainable</del> development that complies with the policies in this Plan, the NPPF <del>and</del> the JCS, <del>the saved policies of the East Hampshire Local Plan 2006 and the South Downs Local Plan</del> will be permitted. Development outside the Settlement Boundary will not be permitted apart from <del>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</del></p>	<p>It is not necessary to define sustainable development</p> <p>To be consistent I will recommend the removal of reference to the emerging local plan but substitute reference to Core Strategy Policy CPI9 which</p>	<p>Accept modification</p>

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<del>be demonstrated that there are no reasonable, alternative sites available</del> <u>proposals that comply with Policy CP19 of the East Hampshire Local Plan Joint Core Strategy.</u>	deals with development in the countryside.	
<b>Policy EM3: Size of Dwellings</b>		
<p>Amend Policy EM3 as follows:</p> <p>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 <u>Garages site off Hill View</u>. 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).</p>	No changes are required to the policy, apart from naming the site which is coded A3, so as to be consistent	Accept modification
<b>Policy EM4: Allocation of Affordable Housing</b>		
<p>Policy EM4: Allocation of Affordable Housing</p> <p><del>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):</del></p> <p><del>a. principal residence during the previous 5 years has been within the parish of East Meon or</del></p> <p><del>b. principal place of employment during the previous 2 years has been within the parish of East Meon or</del></p> <p><del>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.</del></p> <p><del>Note: Employment includes self-employment.</del></p> <p><u>The eligibility for affordable housing will be administered by EHDC as the Housing Authority. The definition of local need is therefore laid down by Hampshire Home Choice Service's Allocation Framework. However, priority will be given to people who can demonstrate a local connection to the parish of East Meon in the first place.</u></p>	My concern with this policy is that it goes beyond what plan policy can ordinarily achieve through being a "policy of use and development of land" and extends into the realm of a district council's housing allocation policy	Accept modification

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<b>Policy EM5: Protection of Valued Views</b>		
Insert into the plan and number accordingly, the “Map showing important views relating to the Settlement of East Meon”	The plan is caveated that the valued views will not be limited to those identified. For a policy to be used with confidence by decision makers in the development management process, referring to undefined designations is not helpful. <i>(map can be found at the end of this table)</i>	Accept modification
<p>Amend Policy EM5 as follows:</p> <p>Policy EM5: Protection of Valued Views</p> <p>Any development must maintain the local character of the landscape and not cause an adverse impact or diminution of <u>access to and character of the significant views shown on Figure 3</u> <del>that currently provide open aspects or views both from within and outside the village or other open spaces.</del> 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 <u>the landscape character views,</u> <del>in</del> Particularly assessing:</p> <p>a) <del>landmark</del> <u>views to and from recognised viewpoints and tourism &amp; recreational destinations;</u></p> <p>b) <del>views from publicly accessible areas which are within, to and from settlements</del> <u>which contribute to the viewers’ enjoyment of the National Park and appreciation of its natural and cultural heritage that contributes to its special qualities;</u></p> <p>c) <u>views from public rights of way, open access land and other publicly accessible areas and</u></p> <p>d) <del>views which include specific features relevant to the National Park and its special qualities, such as cultural heritage and biodiversity features.</del></p> <p><u>Proposals will be assessed based on how they will affect the contribution of the characteristic elements of these views including the pleasing balance between the downs, fields, hedges, woods</u></p>	A representation covering this policy has been made by Historic England, who have suggested some amended wording to improve the clarity of the policy and I propose to adopt the suggested changes, in my recommendations.	Accept modification

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<p><u>and isolated trees, the course of the River Meon, the farms and then the buildings and open spaces which make up the village itself</u></p> <p>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.</p>		
<b>Policy EM6: Layout and form</b>		
<p>Amend Policy EM6 as follows:</p> <p>All new buildings <u>in the Settlement Policy Boundary</u> 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:</p> <ul style="list-style-type: none"> <li>• New buildings shall not exceed two storeys, with a pitched roof of between 37 and 45 degrees.</li> <li>• 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.</li> <li>• 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'.</li> </ul>	<p>I do not consider the guidance would be relevant to development that takes place beyond the village centre. I therefore propose an amendment to limit its coverage to that within or adjacent to the settlement boundaries</p>	<p>Accept modification</p>
<b>Policy EM7 Building Materiality and Detailing</b>		
<p>Amend Policy EM7 as follows:</p> <p>Policy EM7: Building Materiality and Detailing</p> <p>Roofs of new building, <u>apart from large agricultural buildings, will should</u> 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.</p> <p>Windows and doors shall be finished in timber, though high quality, treated or coated metal</p>	<p>For the sake of clarity, I propose to change the title of the policy to "Building materials and detailing"</p> <p>I do have concerns, that the proposed roofing materials suggested, would not necessarily be appropriate for new</p>	<p>Accept modification</p>

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<p>windows may be considered <u>in appropriate circumstances where it does not adversely affect the special character of the building or surrounding area</u>. Windows should be small paned, especially in the context of established street frontages. Window openings should normally be of a traditional size and disposition, <del>unless a requirement for larger glazing expanses can be proven, through modelling, as essential for thermal performance.</del></p>	<p>agricultural buildings which have much larger spans.</p> <p>The first paragraph the policy imposes an absolute requirement through the use of “will” whilst the second paragraph uses “should”. There is no justification for the difference so I will recommend the use of should in both circumstances.</p> <p>I found that the language related to metal windows to lack precision and having regard to the high-quality of the conservation area, it opens up the possibility of consent being given for what could be inappropriate materials in sensitive locations</p>	
<b>Policy EM8: Outbuildings and enclosure</b>		
<p>Amend Policy EM8 as follows:</p> <p>All new dwellings will have enclosed <del>front and</del> 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.</p>	<p>There is an inconsistency in the plan between the absolute requirement for new dwellings to have enclosed front garden areas, whilst a number of indicative layouts show no front gardens</p>	<p>Accept modification</p>
<b>Policy EM9: Extensions and alterations policy</b>		
<p>Amend Policy EM9 as follows, and move deleted text to the supporting text for this policy:</p> <p>Any extension or alteration to a building within East Meon must be sympathetic to the host</p>	<p>I have concern regarding the policy requirement for extensions and alternations to have regard to the</p>	<p>Accept modification</p>

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<p>building in terms of scale, proportion, materials and details and sympathetic to neighbouring buildings where these are viewed together. <del>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.</del></p>	<p>Pattern book and Village Design Statement. These would normally be incorporated into an applications design and access statement, however these statements are no longer required for alternations and extensions.</p>	
<b>Policy EM10: Local Green Spaces</b>		
<p>Amend Policy EM10 as follows (move the deleted text from point 3 to supporting text):  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. <del>These have been found to be demonstrably special to the community through consultation.</del> Development will be not permitted on Local Green Spaces except in very special circumstances <u>for example where it is essential to meet specific necessary utility infrastructure needs and no feasible alternative site is available (consistent with NPPF paragraphs 87 &amp; 88).</u> <del>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.</del></p>	<p>The policy attempts to make clear how the local planning authority should assess "very special circumstances". I believe that this goes beyond the requirements as set out in paragraph 76 and is unnecessary.</p>	<p>Accept modification</p>
<b>Policy EM11: Retention of Community Uses</b>		
<p>Modify Policy EM11 as follows:  Development that results in the loss of <u>the following</u> key community buildings (set out below) and ancillary land that serve the local community <del>as listed above</del> 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; <u>or</u>  b. it can be demonstrated that alternative facilities of equal or better quality can be provided in</p>	<p>The list of the community uses should be set out in the policy itself rather than the supporting text. The Parish Council should consider whether the listing of some of the uses such as the village shop and the two village pubs</p>	<p>Accept modification</p>



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<p>an equally accessible location; <u>or</u>  c. the development is for an alternative community facility (including affordable housing), the need for which clearly outweighs the loss</p> <ul style="list-style-type: none"> <li>• <u>Single form entry primary school and grounds;</u></li> <li>• <u>A village shop with Post Office;</u></li> <li>• <u>Church with Church Room;</u></li> <li>• <u>A substantial Village Hall with a kitchen including large Main Hall which can be subdivided;</u></li> <li>• <u>Two pavilions, one for cricket and one for other sports;</u></li> <li>• <u>A cricket ground, a football pitch and all-weather court;</u></li> <li>• <u>Two children's play areas;</u></li> <li>• <u>Two village pubs.</u></li> </ul>	<p>could be strengthened by making an application for their registration as assets of community value.</p>	
<b>Policy EM12: Sewerage and drainage</b>		
<p>Amend Policy EM12 as follows:</p> <p>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.</p> <p>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.</p>	<p>The wording could be strengthened to stress that the first preference will always be a connection to the existing sewerage system, and only if there is not feasible, then a private on site-specific solution could be considered, if it meets relevant regulations, not just planning regulations</p>	<p>Accept modification</p>
<b>Policy EM13: Surface Water Management</b>		
<p>Amend Policy EM13 as follows:</p>	<p>There will be some other developments where it would not be</p>	<p>Accept modification</p>

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<p><u>Where it is appropriate</u> 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.</p> <p>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.</p>	<p>necessary to require surface water drainage systems e.g. installation of a new shopfront</p>	
<b>EM14 Site at A3: Land at Hillview</b>		
<p>Amend Policy EM14 as follows:</p> <p>Policy EM14: <del>Site A3: Land</del> <u>Garages Site</u> off Hill View Land at A3 is allocated for 2 single storey fully accessible dwellings for affordable social rent.</p> <ul style="list-style-type: none"> <li>The dwellings will comprise 2 x 2-bed or 2x1-bed units for single occupation and designed for full accessibility.</li> <li><del>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).</del></li> <li>Vehicular access will be from Hill View.</li> <li>Each dwelling will have a single car parking space suitable for a disabled driver.</li> <li>Each dwelling will have a private rear garden.</li> <li>A scheme of ground / soil investigation will be submitted with the application to deal with any contamination from the previous use.</li> </ul>	<p>This element of the Policy should be removed following the modification made to Policy EM4</p> <p>The policy places a requirement to provide replacement parking or storage for East Meon residents. This</p>	<p>Accept modification</p>

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<ul style="list-style-type: none"> <li>• Access will be maintained to the electricity substation.</li> <li>• <del>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.</del></li> <li>• 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.</li> <li>• <del>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.</del></li> </ul>	<p>is an unreasonable requirement, as the right to use these garages is essentially a contractual matter between the landlord and the tenant</p> <p>The use/adjustment of permitted development rights should be considered at application stage. The adjustment/use of permitted development rights should only be in exceptional circumstances</p>	
<b>Policy EM15 Land at B3/B4 Coombe Road</b>		
<p>Amend Policy EM15 as follows:</p> <p>Policy EM15: <del>Land at B3/B4 ( Land north of Coombe Road between Garstons Farm and Garstons Farm Cottages)</del></p> <p><del>Land at B3/4 is allocated for a maximum of 4 dwellings for the period 2018-2025 This land is allocated for at least 4 dwellings;</del> the proposal will include:</p> <ul style="list-style-type: none"> <li>• Development will accord with the layout shown below in a cluster formation to evoke a farmyard typology, similar to previous adjacent developments.</li> <li>• The dwellings will be no more than 1.5 storeys.</li> <li>• The mix of dwellings will comprise 4 x 3 bed.</li> <li>• A single vehicular access will be from the existing access on Coombe Road.</li> <li>• Foul and surface water drainage strategy including sustainable urban drainage to be incorporated.</li> <li>• 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</li> </ul>	<p>I am concerned that this allocation covers two sites which implies that the sites could be delivered independently. I appreciate the land is in separate ownership and were initially promoted separately, but for the purpose of the allocation it should be treated as a single site.</p> <p>I do not consider that is appropriate to refer to a maximum of 4 dwellings to be built as it could allow the erection of a single dwelling on the site</p>	<p>Accept modification</p>

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<p>adverse impact on the quality of surface or groundwater supplies and resources, and detail any controls required before development proceeds.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The proposal must be accompanied by a desk based Archaeological Investigation, with a more comprehensive investigation should this be necessary.</li> <li>• <del>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.</del></li> <li>• <del>Planning permission will be granted with limits to future heights and levels of dwellings limited to those in the original, granted submission.</del></li> </ul>	<p>The use/adjustment of permitted development rights should be considered at application stage. The adjustment/use of permitted development rights should only be in exceptional circumstances</p> <p>The final criterion is also unnecessary as it is not a policy requirement as future applications would have to be considered on their own merits.</p>	
Policy EM16 Land at B2 (South of Coombe Road)		
<p>Amend Policy EM16 as follows:</p> <p>Policy EM16: Land at <del>B2</del> (South of Coombe Road)</p> <p><del>Land at B2 is allocated for a maximum of 6 dwellings for the period 2016-2025. This land is allocated for 11 dwellings; the proposal will include:</del></p> <ul style="list-style-type: none"> <li>• Development will <del>accord with the indicative layout shown above in a cluster formation</del> <u>comprise two clusters of 6 and 5 dwellings respectively, each served by their own access from coombe Road with a visibility splay of 2.4m x 40m as shown on the revised illustrative layout.</u></li> <li>• The mix of dwellings will <del>comprise 3 x 3 bed and 3 x 2 bed</del> <u>comply with policy EM3.</u></li> <li>• Dwellings will be no more than two storeys, with no accommodation within the roof space beyond the first floor.</li> </ul>	<p>The proposal in the Plan for a maximum of 6 units on a 0.43-hectare site, only equates to a density of 14 dwellings per hectare, or 5.67 units per acre, which is a very low density, especially bearing in mind that the allocation is for only two and three bed houses. The NPPF paragraph 58 clearly states that developments should optimise the potential of the site to accommodate development. I am satisfied that the plot is of sufficient size to accommodate</p>	<p>Accept modification</p>

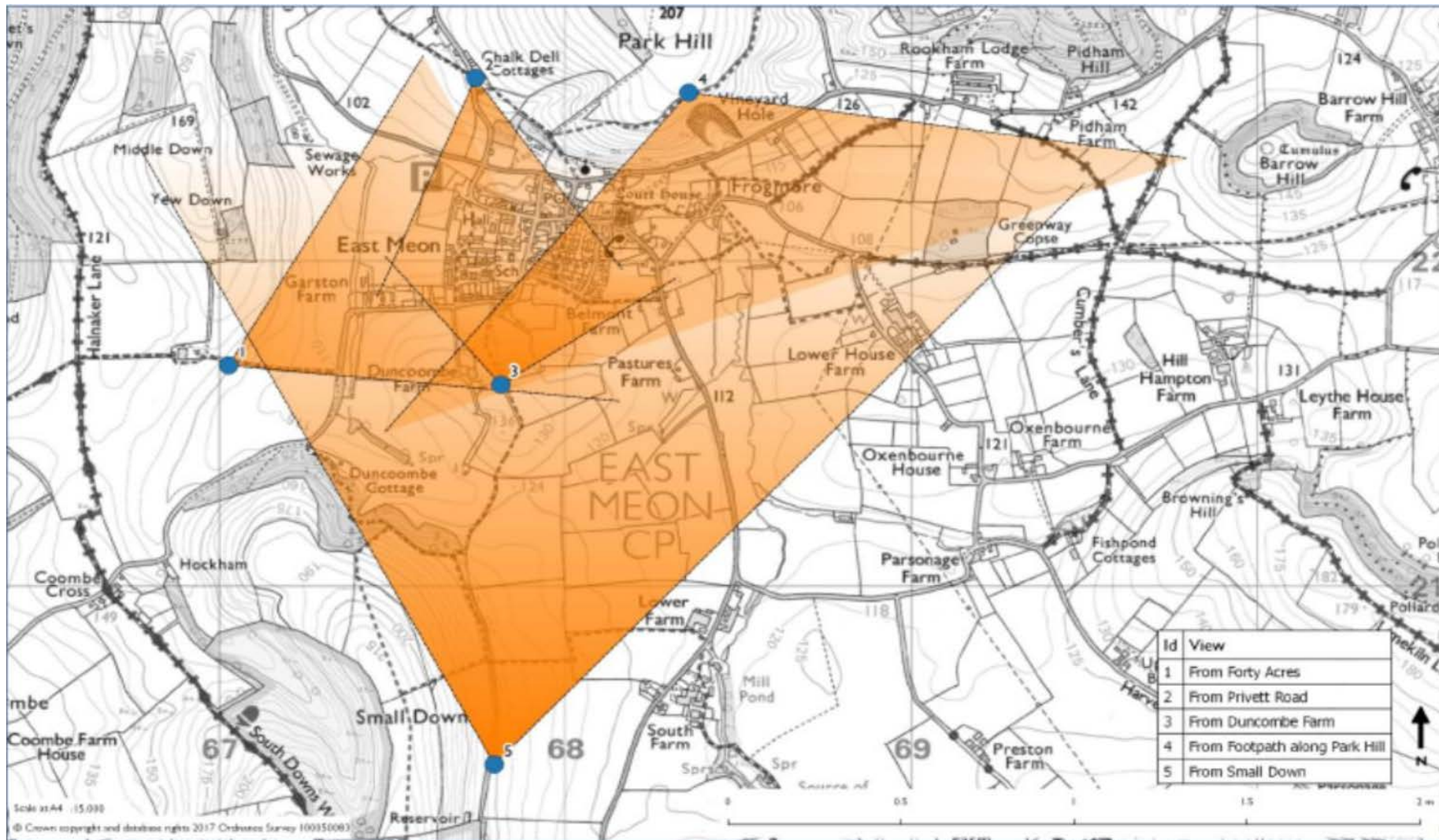
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<ul style="list-style-type: none"> <li>The development will secure a Scheme of mitigation in the form of a green infrastructure. wildlife corridor formed by a woodland belt of at least 5m depth along the southern edge of this site, to be typical of the thicker hedgerows in and around the village.</li> <li>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.</li> <li>Details of site levels, and where finished floor levels of the dwellings will be set in relation to existing site levels, will be provided.</li> <li><del>A single vehicular access will be from Coombe Road with a visibility splay of 2.4m x 40m.</del></li> <li>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, if practical and feasible, alleviate current problems in Coombe Road adjacent to the site.</li> <li>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.</li> <li>The proposal must be accompanied by a desk based Archaeological Investigation, with a more comprehensive investigation should this be necessary.</li> <li><del>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.</del></li> </ul>	<p>another 5 small units, contained within another cluster.</p> <p>The policy includes a requirement that the site owner must “implement a covenant not to build on land to the south of the application site except with the agreement of Parish Council”. Clearly it is open for the landowner to offer such reassurance but that should not be a requirement of the planning policy, so as to make the allocation acceptable.</p> <p>The use/adjustment of permitted development rights should be considered at application stage. The adjustment/use of permitted development rights should only be in exceptional circumstances</p> <p>The policy is not clear whether the landowner is the landowner at the time the preparation of this neighbourhood plan, or at the time of the planning application or indeed the freehold owner of the residential property once the schemes built. The matter can be settled by removing the requirement to be placed on the</p>	

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<ul style="list-style-type: none"> <li><del>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.</del></li> <li>Any planning permission for the residential development shall ensure that provision is made to secure: <ul style="list-style-type: none"> <li>- The implementation of the scheme of mitigation in full by the development;</li> <li>- Maintenance of the scheme of mitigation in perpetuity <del>by the landowner.</del></li> </ul> </li> <li><u>Prior to the occupation of any dwellings a public footway shall be constructed along the frontage of the site with Coombe Road from the west end of the site to link with footpath 7b as shown on the illustrative plan</u></li> </ul>	<p>landowner and allow details to be submitted at the planning application stage.</p> <p>The Parish Council have provided an illustrative layout for site B2 which shows a footpath running parallel to Coombe Road from the west end of the site to link with footpath 7b. I consider that this can be added to my recommendation as it had been included in the supporting text in the Submission Version of the plan and I understand its omission as a criterion was an error, which I can correct.</p> <p><i>(Revised illustrative map can be found at the end of this table)</i></p>	
<b>Policy EM17: Land at B9 (Corner of Coombe Road)</b>		
Delete Policy	<p>The Examiner was most concerned with this allocation, particularly with regard to the proposed access. It has also been a site that has attracted high levels of public opposition, especially as it has emerged as a preferred site late in the process. During the Examination of the EMNDP the Examiner requested more detailed input from the Highways Authority in relation to access to B9. The resulting</p>	Accept modification

Recommended Modification to the EMNDP	Examiners Report Reference & Justification	Proposed Decision
	<p>pre application advice suggested that access could be achieved but with significant works required, including widening of the road, new street lighting and the removal of some trees. The Examiners concern is that collectively this could have a very urbanising effect on part of the village which is essentially rural in character. The site is proposed for 5 dwellings, and a previous modification by the Examiner allocates the 5 dwellings proposed on this site to site B2, South of Coombe Road.</p>	

**Map showing important views relating to the Settlement of East Meon (Policy EM5)**





Revised illustrative layout for site B2 (Land South of Coombe Road) (Policy EM16)

