

Introduction



"Our vision is to create a thoughtfully designed neighbourhood that harmonises with the landscape and character of Clanfield, delivering local housing and open spaces which support the growth of the village."



Welcome to our engagement event, which provides information on emerging plans for new housing and public open space on land at Charity Farm, Clanfield.

Gleeson Land is developing proposals to deliver new homes and public open space on land at Charity Farm, Clanfield. Before submitting an outline planning application, we are seeking feedback from key stakeholders and the local community so that their views can be considered and, where appropriate, incorporated into the proposals.

This exhibition presents details of the draft proposals, and consultants are on hand to discuss them. Feedback forms are available to gather your comments and ideas. A website has also been set up where you can learn more about the proposals and share your feedback.

Who is Gleeson Land?



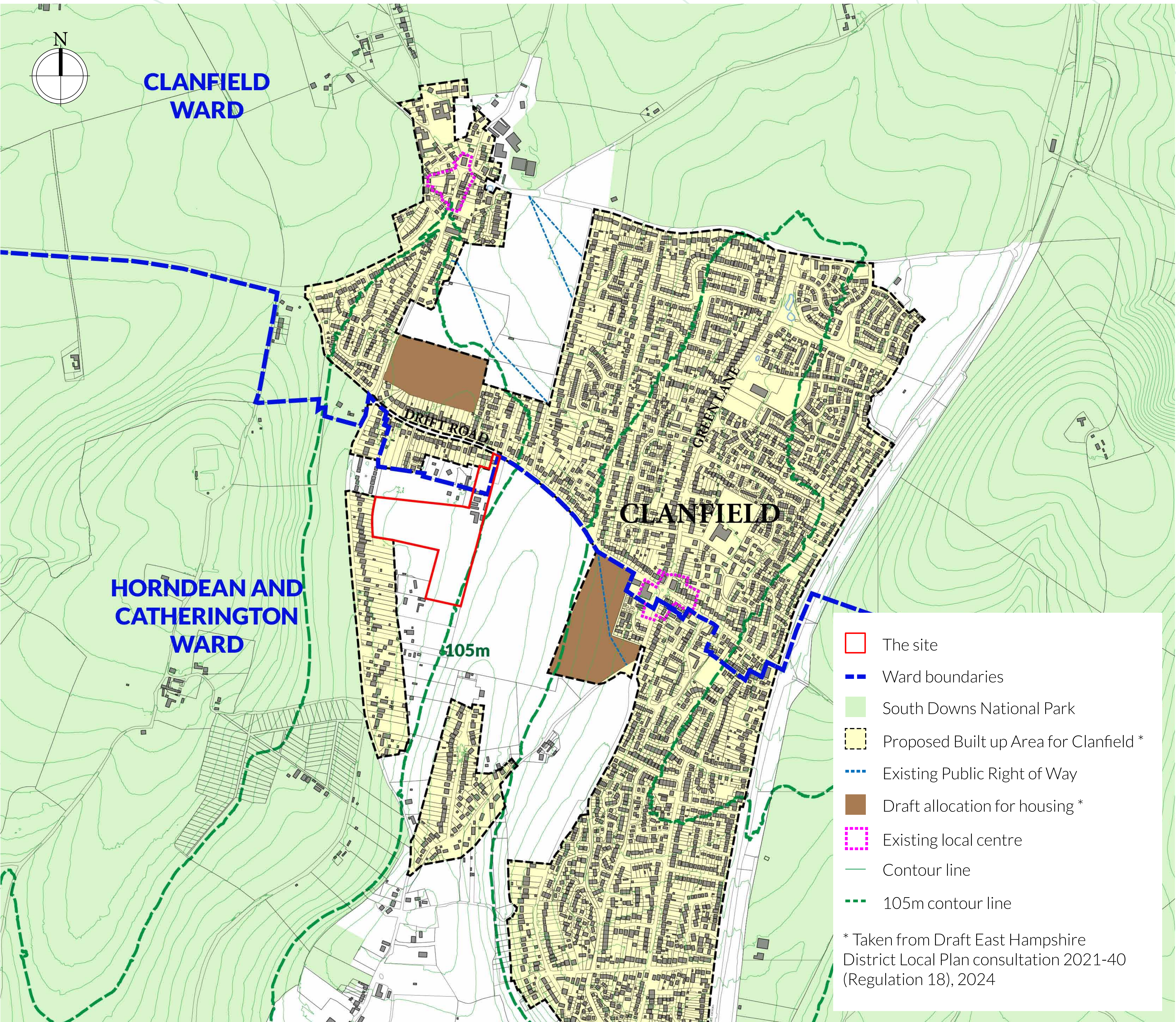
Gleeson Land is part of MJ Gleeson, a housebuilder and strategic land specialist. The Strategic Land division is a land promotion business focused on securing mainly residential planning consents, predominantly in the South of England.

Gleeson Land is committed to realising the development potential of land in sustainable locations to provide high-quality new homes in attractive environments where people want to live and relax. The company is passionate about making a difference by creating sustainable places and will apply these same core principles to development at this site.

More details about the company can be found on its website: <https://gleesonland.co.uk/>

The site and context

A thorough assessment of the site and its surrounding area has been undertaken by our team of consultants. In particular, the wider landscape and highway network have been carefully considered.



Plan 1. Site Context Plan

The site measures 6.6 hectares (16.3 acres) and comprises three open areas of grazing land, a group of modern agricultural buildings, and the property known as Charity Farm. The land is relatively flat, with a gentle gradient running from east to west.

The site currently benefits from vehicular access via Drift Road, with a track running along the western boundary.

The site lies centrally within both the parishes of Horndean and Clanfield, with residential development to the west on Downhouse Road backing onto the site, housing to the north along Drift Road, and a large arable field to the east, with further development – including the village centre – beyond.

The eastern boundary of the site is well defined by a mature hedgerow and several trees. The southern parts of the site are bounded by rear gardens and a small field to the southwest, north of No. 64 Downhouse Road.

There is limited mature vegetation within the site itself, and the boundaries are defined by a mix of hedgerows (with some trees) and timber fences. There are no known Tree Preservation Orders (TPOs) within the site.

There are also no public rights of way within or close to the site.



Aerial photograph looking north west across the site



Aerial photograph looking north along the eastern boundary of the site



Aerial photograph looking west across the site towards Downhouse Road

Planning background

In light of the current housing crisis, the Government has recently reformed the planning system to boost the delivery of homes across the country.

As part of this reform, the Government has increased East Hampshire’s housing targets, as it has for many other local authorities.

The East Hampshire Local Plan — and the housing strategy it sets out — is now more than five years old and has yet to be reviewed. The most recent Local Development Scheme indicates that public consultation on an Emerging Local Plan is due in July 2026, with adoption anticipated in August 2027.

The implication is that it no longer provides an up-to-date framework for the delivery of local housing needs.

Where a Local Plan is not up to date and there is a shortfall in housing delivery or future supply, planning decisions are made using what is known as the “tilted balance,” applying a presumption in favour of sustainable development — and confirming that planning permission should be granted unless the benefits of doing so would be significantly outweighed by the harm.

The applicant team has discussed the proposals with officers at the Council, and pre-application discussions are ongoing with other statutory consultees, including County Highways and the Lead Local Flood Authority.

The planning application will include a suite of technical information and reports to demonstrate that the proposed development meets the relevant policy and technical requirements. The District Council will then determine the application.



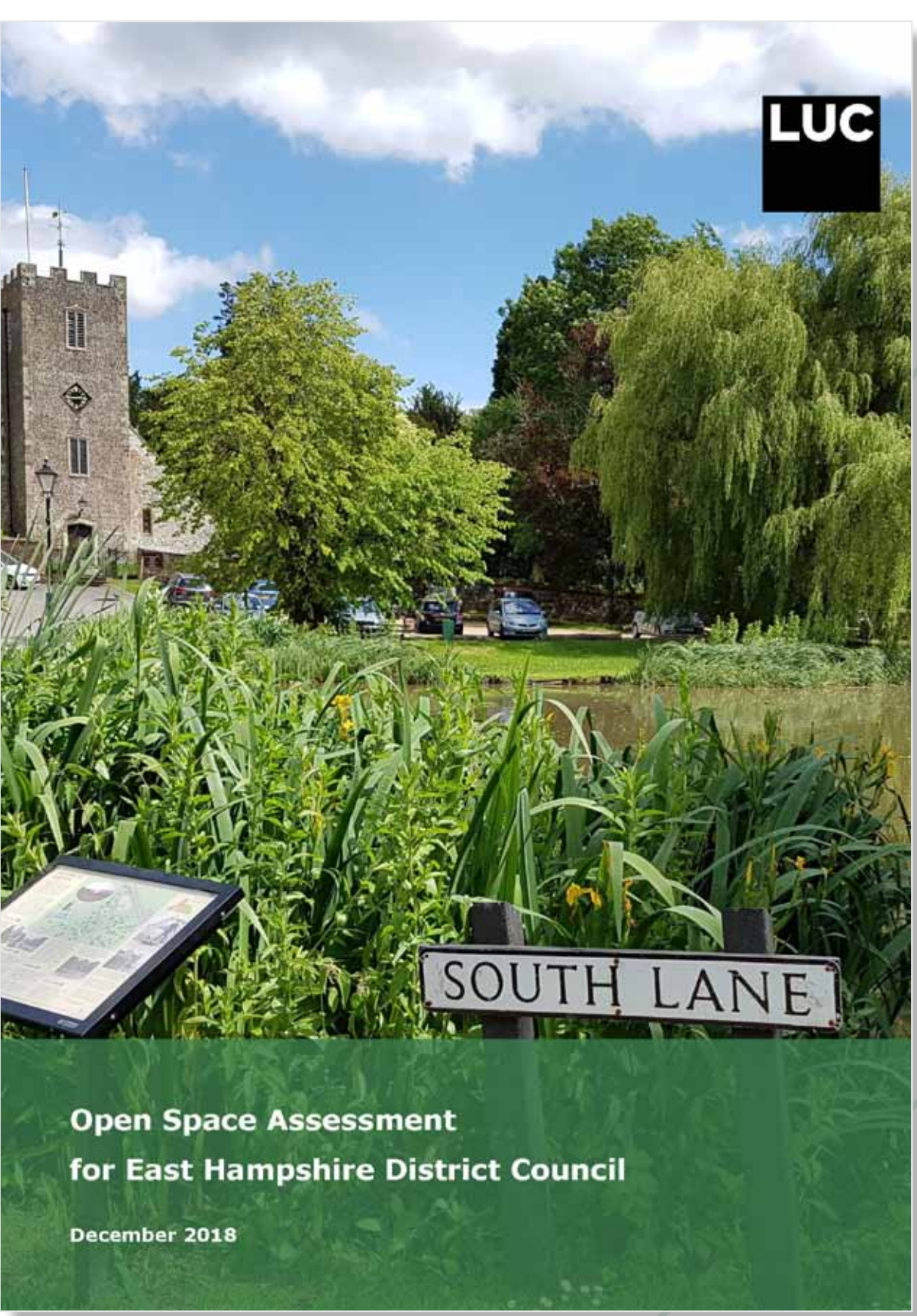
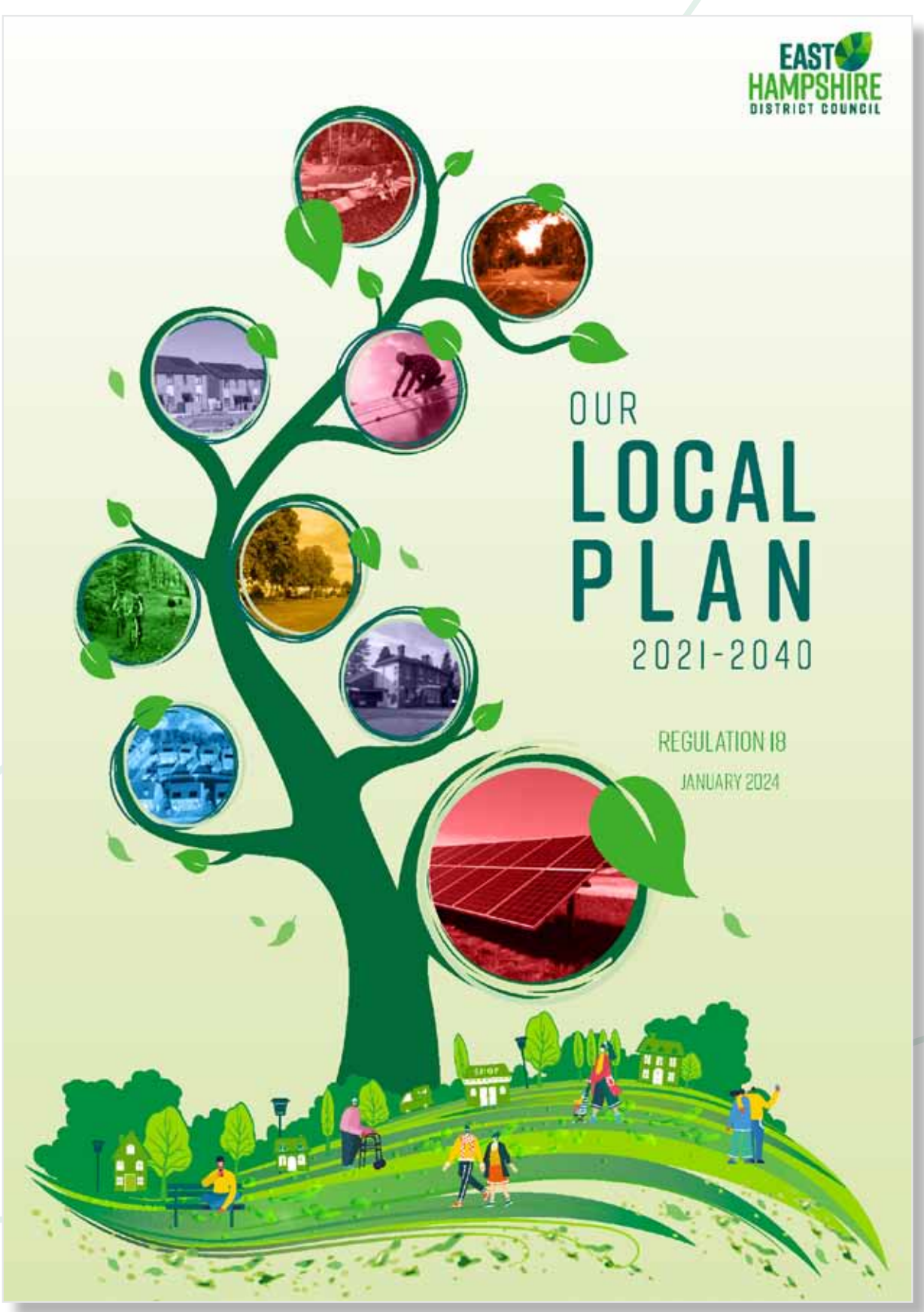
National Planning Policy Framework (December 2024)

Other relevant planning guidance

The National Design Guide in the UK is a government-backed document that sets out principles and guidance to help create well-designed buildings, streets, and neighborhoods. It’s part of the UK’s effort to improve the quality of the built environment and ensure that new developments are attractive, sustainable, and functional.



National Design Guide (January 2021)



East Hampshire District Council Planning Guidance documents

In addition to the adopted and emerging Local Plan policies, East Hampshire District Council has a number of Supplementary Planning Documents (SPDs) that are relevant when considering the potential development of the site. These include:

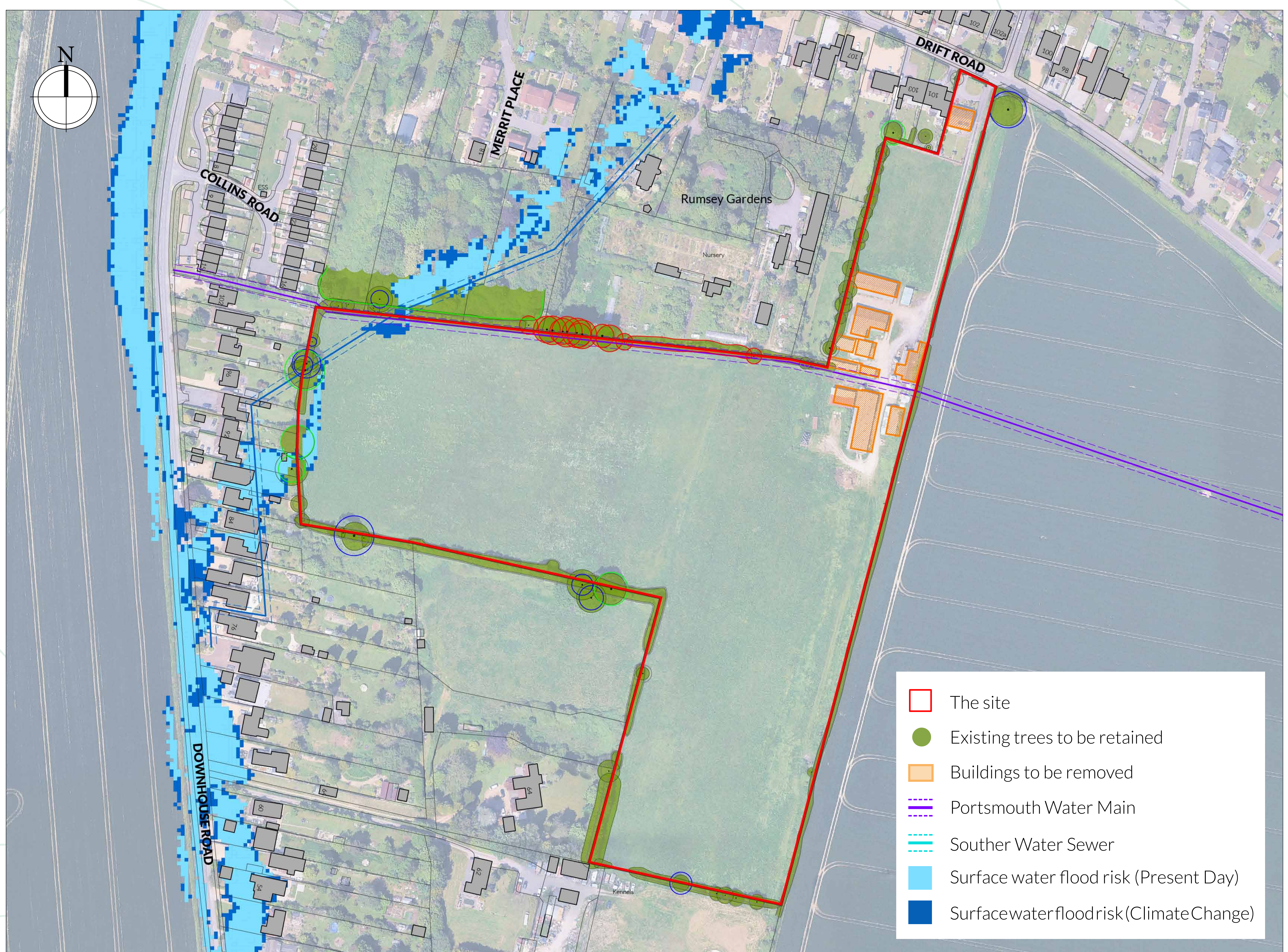
- Climate change and sustainable construction SPD
- Housing Outside Settlement Boundaries SPD
- Joint Wealden Heaths phase II special protection area SPD
- Vehicle parking standards SPD
- Open Space Assessment for East Hampshire District Council

There are also a number of other national guidance documents that aim to secure good design, which have been considered in the development of the proposals for the site, including:

- Building for a Healthy Life (2022)
- Manual for Streets (2007) and Manual for Streets 2 (2010)
- Secured By Design (Updated version 2019)

Opportunities & constraints

The site presents a number of opportunities and constraints that have been considered in developing proposals. These include landscape, ecology, access and movement, services, and flood risk.



Plan 2. Plan showing the opportunities and constraints

Landscape

- Retain and reinforce site boundary features with appropriate buffers to preserve key assets and maintain the village character.
- Enhance landscape character through new native planting within and around the site, including along the eastern boundary.
- Introduce tree and hedge planting within development areas to reduce visual massing and create cohesive streetscapes.
- Provide centrally located public open space for amenity and play, overlooked by new homes for natural surveillance.
- Keep the northern entrance area free from built form to preserve views from Drift Road, with potential for an orchard or natural play space.
- Design the layout and building scale to respect neighbouring properties and long-distance views from the National Park.
- Limit building heights to a maximum of two storeys to fit the surrounding character.

Ecology

- Retain existing ecological assets and create appropriate buffer zones.
- Integrate new habitat creation areas as part of the landscape and drainage strategy to achieve Biodiversity Net Gain (BNG).
- Combine green and blue infrastructure to maximise biodiversity and ecological value.
- Protection and preservation of protected species on site

Access and Movement

- Provide a combined vehicular, cycle, and pedestrian access from Drift Road.
- Establish a clear hierarchy of streets for legibility, safety, and character.
- Allow adequate space for refuse and service vehicles.
- Ensure sufficient car, cycle, and visitor parking across the development.

Drainage & Infrastructure

- Prevent adverse impacts on existing watercourses and surface water systems.
- Implement Sustainable Urban Drainage Systems (SuDS) with on-site attenuation features that support play, habitat creation, and visual quality.
- Use sustainable measures such as rainwater harvesting, permeable surfaces, and water-efficient fixtures.

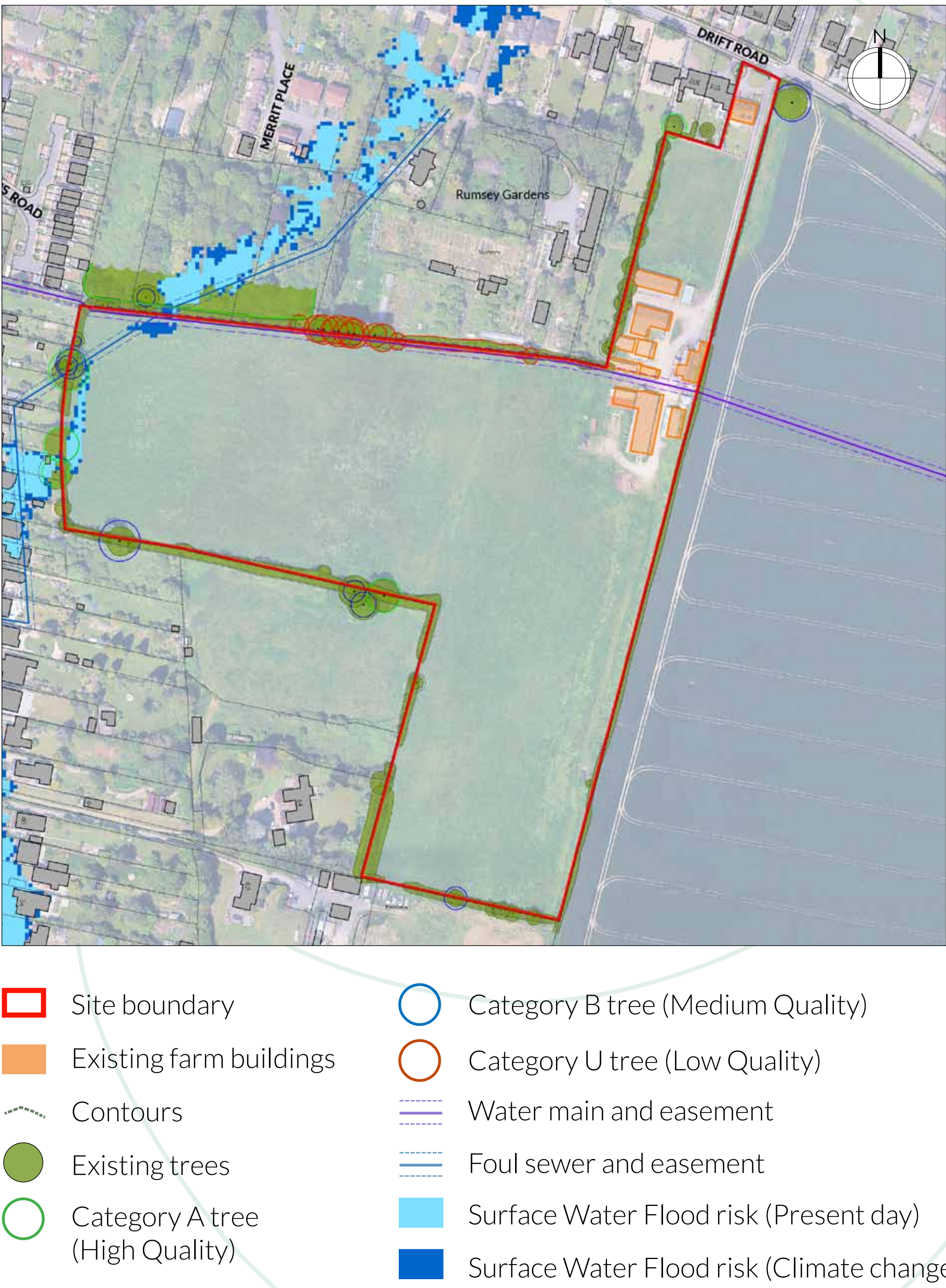
Character, Layout & Density

- Design housing and open space layouts that reflect Clanfield's village character and local context.
- Provide a mix of housing types and tenures to meet local needs and support a balanced community.
- Ensure scale, form, and density are appropriate to the local setting and wider landscape.

Design approach

The design approach is based on both our understanding of the site, its constraints and opportunities and our vision to create a high quality new place to live.

The site



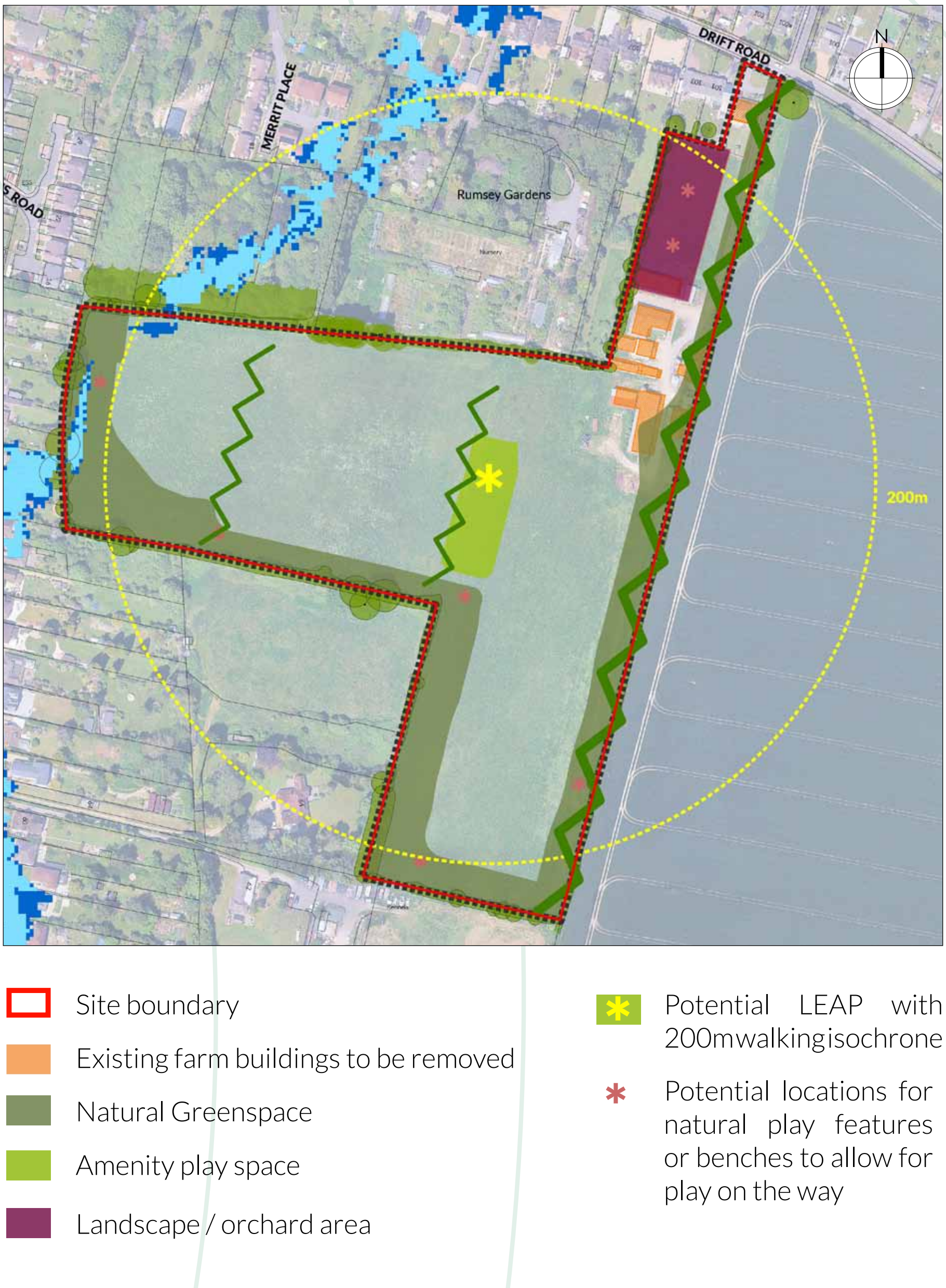
- Generally level site with gradual fall to the west
- Surface water flooding
- Existing agricultural buildings
- Existing hedgerows on boundary
- Some important Category A and B trees to be retained
- Mains water and Sewer

Landscape



- Retain existing tree and hedgerows with space to grow
- Additional planting to eastern boundary to define built up edge and mitigate views from east
- Landscape layers within the site aligning with slope

Open spaces



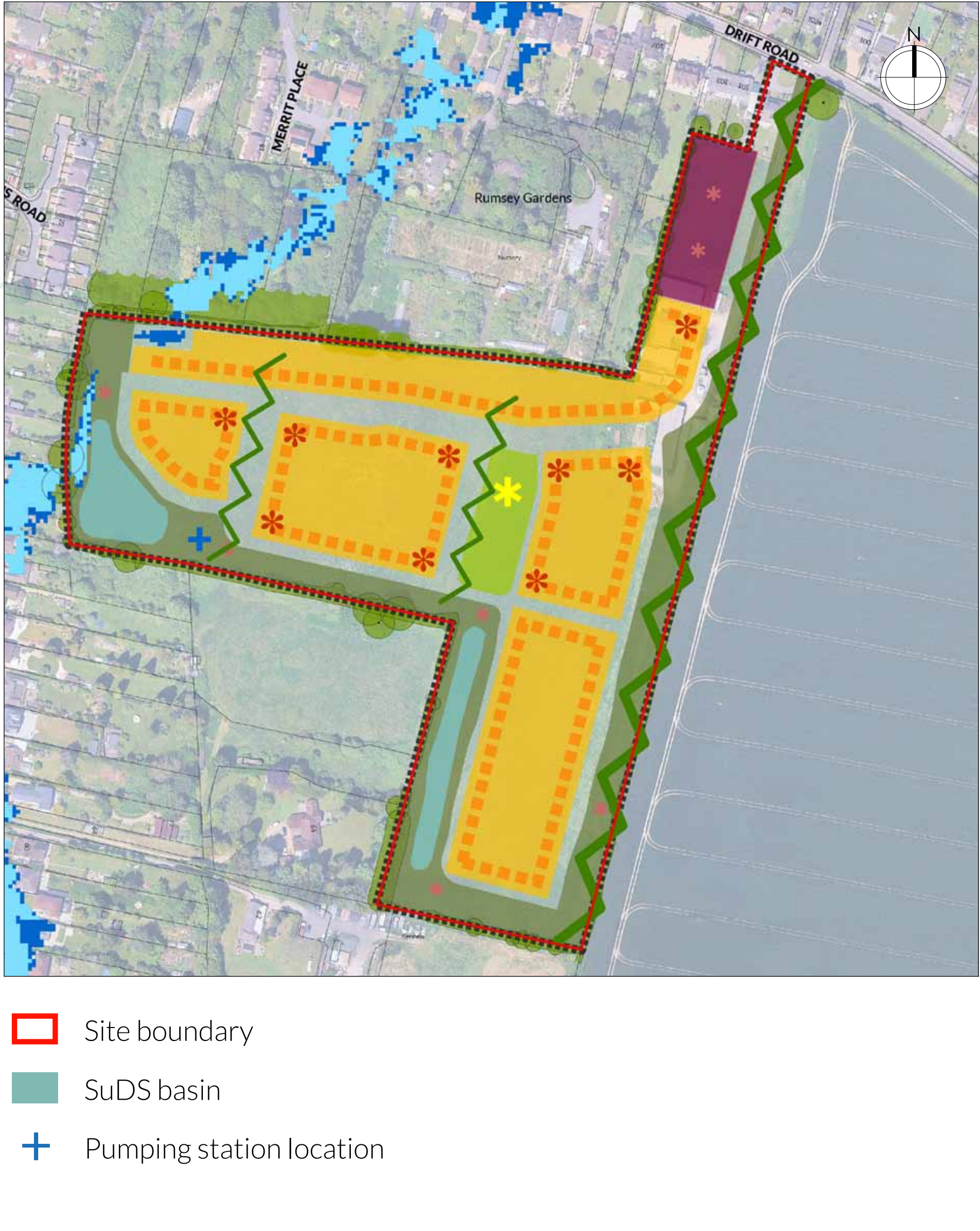
- Set built form back from edges of the site in particular the eastern boundary to allow for landscape planting
- Retain open space at northern end of the site with potential for orchard / amenity space
- Amenity space in the centre of the site with potential for LEAP within 200m of development area
- Natural greenspace on edges of the site for ecology enhancement / SuDS / informal play
- Remove existing agricultural buildings and farmhouse

Built form



- Create perimeter block structures with development fronting onto public spaces and streets
- Provide key buildings at junctions or as part of important vistas within the site

Drainage



- No development in areas at high or medium risk from surface water
- Infiltration basins in the lowest parts of the site
- Potential for swales and raingardens as part of street / open space network
- Existing mains and sewers retained with easements

Access



- Primary street with verges and tree planting / rain gardens
- Secondary residential streets
- Shared surfaces
- Traffic calming on junctions and around amenity spaces

Draft masterplan

We have produced a draft masterplan to show how the site could deliver circa 125 new homes, public open space, landscape planting, drainage features with access from Drift Road.



Plan 3. DRAFT Illustrative masterplan showing one way that the layout could be provided*
*NOTE: The outline planning application would not fix this layout

The masterplan elements include:

- Up to 125 new homes with a mix of housing type and tenure, to meet Council’s identified needs
- 40% provision of Affordable Housing on site
- Access from Drift Road
- Maximum of two storeys across the site
- Provision of car parking, to meet the Council standards
- Children’s Play Area and Community Orchard
- Enhanced landscaping and planting buffers (along the boundary edges and within the site)
- On-site Drainage Strategy, with SuDS basins and a new pumping station



Artist impression of housing on the eastern part of the site



Artist impression of housing of the central green area



Artist impression of the housing and greenspace



Artist impression of the tree lined streets

Landscape

The proposals have been developed to minimise the impact on the surrounding landscape, retain existing features, and provide additional native planting to enhance the character of the scheme.

A landscape framework has been designed for the site, aiming to deliver a thoughtful and well-integrated design solution that combines new housing with sustainable green infrastructure, ensuring a lasting positive impact and a meaningful legacy.

The framework also minimises the impact of the proposals on the local and wider landscape through additional planting and the careful placement of built form and open spaces.



Plan 4. Landscape Strategy Plan

Ecology

The proposals will seek to protect existing ecological habitats and provide biodiversity enhancements.



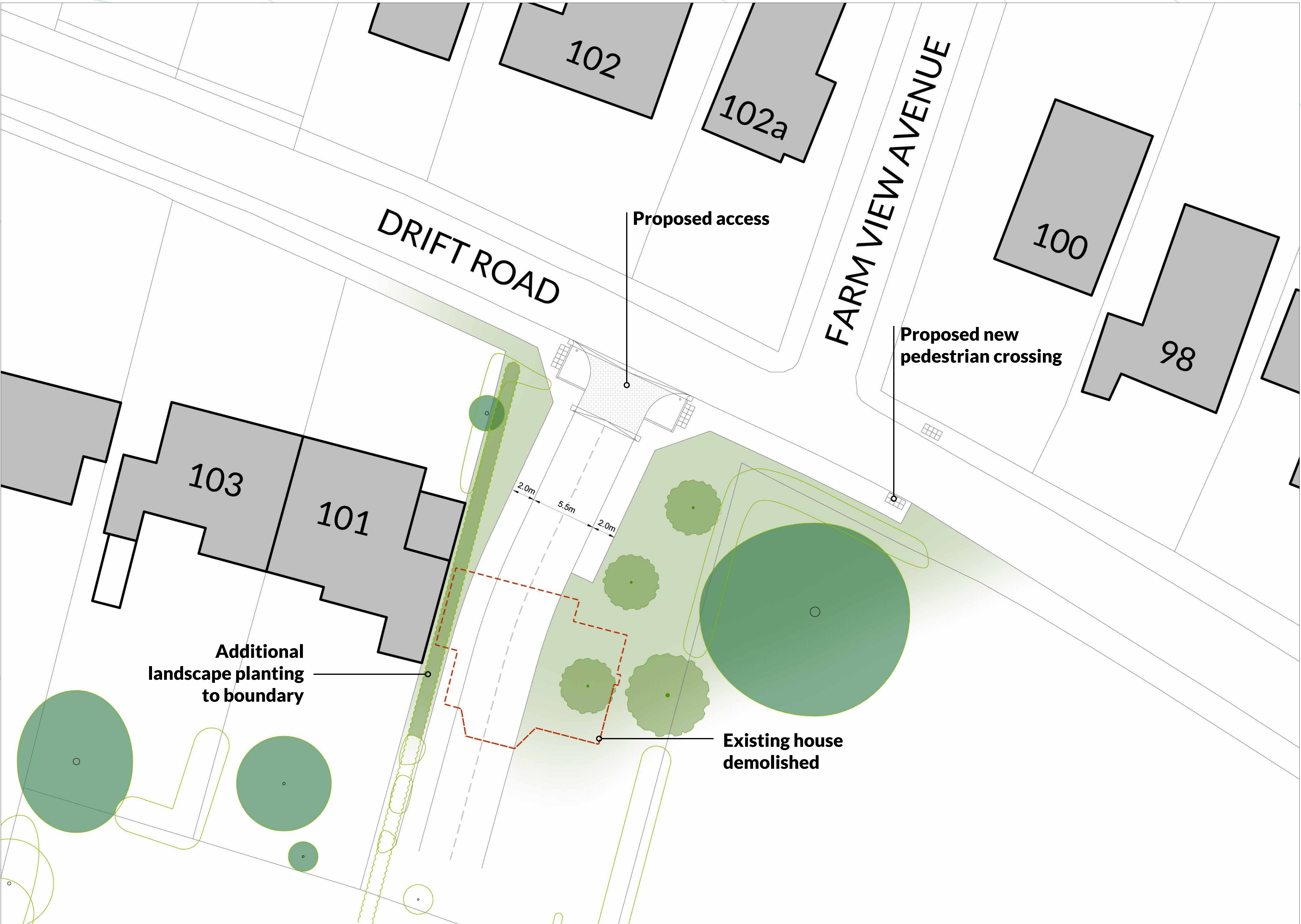
1. Wildflower meadow, tree and scrub planting provided in public open space providing robust habitat buffers
2. Gaps in new fence lines to allow for migration and movement of wildlife including hedgehogs
3. Inclusion of bat and bird boxes to increase roosting and nesting provision
4. Creation of hibernacula for reptiles, amphibians and insects

The proposed development will comply with the ecological hierarchy of “avoid, mitigate, compensate, and enhance”, in accordance with the National Planning Policy Framework (NPPF), Mandatory Biodiversity Net Gain (BNG) requirements, and biodiversity policies set out in the Local Plan. The planning application is supported by an Ecological Impact Assessment (EclA), including a BNG assessment, prepared by The Ecology Partnership.

Measures will be implemented to retain important habitats within the site (e.g., boundary hedgerows) and to provide new habitats such as wildflower meadow, native broadleaved tree planting, scrub, and species-rich hedgerow. Avoidance and mitigation measures will be applied for protected species. Further enhancements for protected and notable species will also be introduced, e.g., bird and bat boxes and insect bricks on new buildings.

Transport and access

The access proposals for the site have been designed to ensure that there is a safe and convenient access for vehicles, pedestrians and cyclists with good accessibility to public transport.



Plan 5. Plan showing the access into the site from Drift Road

Access

Vehicular access will be provided via a new priority junction with Drift Road (see plan above). The proposed site access arrangements consist of a priority junction with Drift Road, featuring a 5.5 m carriageway with 2.0 m footways on either side. The eastern footway will connect to a dropped-kerb crossing, linking to the existing footway on the northern side of Drift Road.

Pedestrians and cyclists

A pedestrian access will be provided into the site as part of the vehicular access, with footways on both sides of the road and tactile paving at the crossing. The footway extends northeast on Drift Road with a new crossing point providing connection to the centre of Clanfield. Further improvements to the footway network on key desire lines to and from the site are also proposed and are subject to further consultation with Hampshire County Council.

The internal road layout of the site will be designed to encourage low vehicle travelling speeds, and with the low volume of vehicles within the site.

Refuse and service vehicles

Swept path analysis has been undertaken for the site access and layout to ensure that refuse and emergency vehicles can manoeuvre safely within the site and exit in forward gear.

Public Transport

There is a set of bus stop to the west of the site's entrance on Drift Road, which is served by the No. 37 bus service as well as school / college bus services. The No. 8 'The Star' bus service operates from the village centre, a short walk from the site (approximately 800 m), providing regular services to Waterlooville and Portsmouth.

Parking

Parking will be provided in accordance with East Hampshire Council's parking standards at the time of any reserved matter application.

- All homes to be provided with allocated car parking spaces;
- Dimensions of parking spaces and garages to be provided in accordance with guidance;
- Parking to be provided within curtilage of individual dwellings and within communal parking areas for apartments; and
- Well-designed on-street visitor parking in dedicated lay-bys will be provided and dispersed throughout the site at a ratio of circa 1 visitor space per 5 dwellings

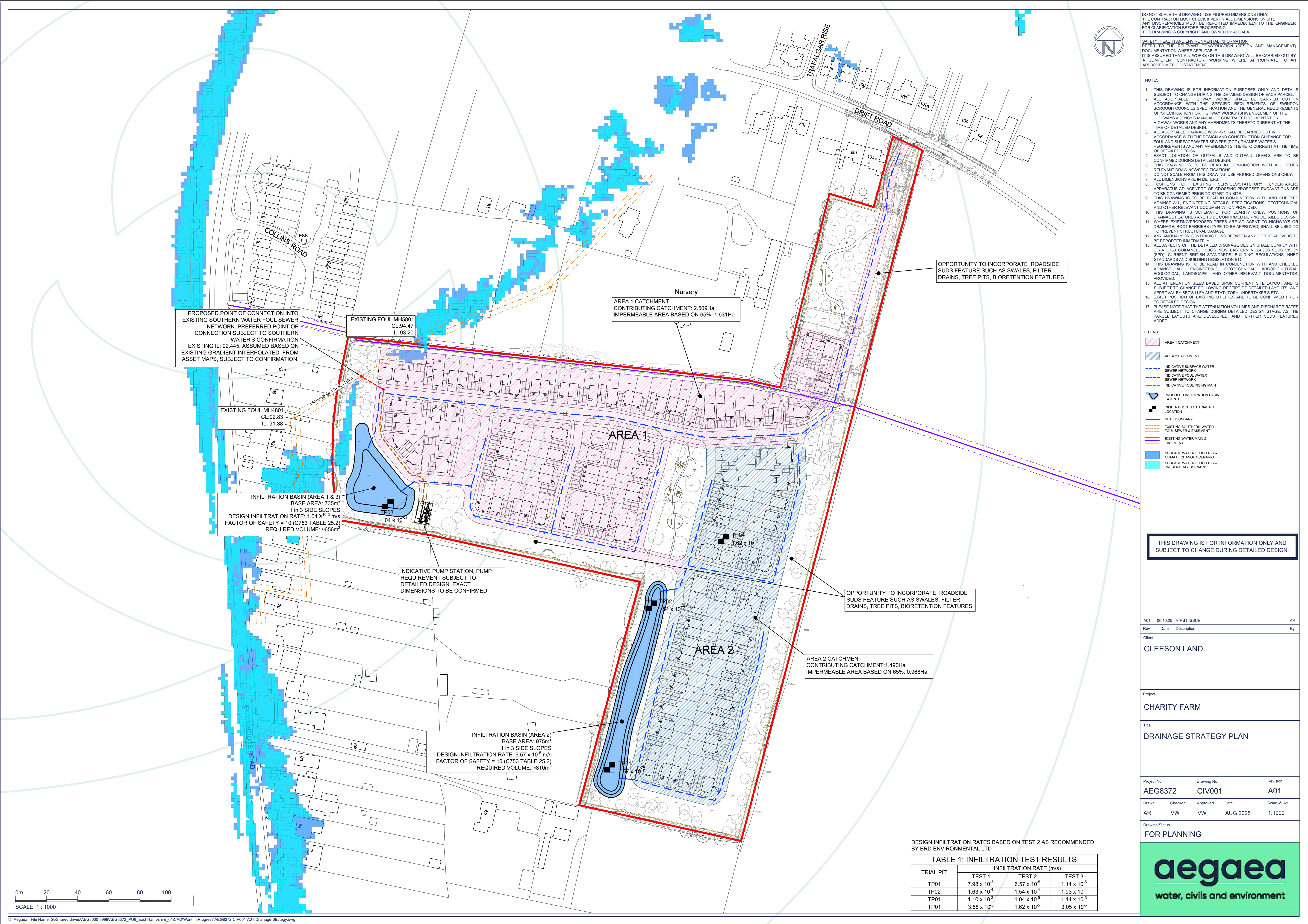
Cycle parking for the proposed houses will be provided in garages and in sheds in gardens and in covered and secured communal areas for apartments.

Drainage

A Sustainable Urban Drainage Strategy (SuDS) ensures that there is no risk of flooding for existing or future residents.

The strategy will manage surface water, taking into account water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants), and amenity. The types of drainage features will include:

- Open balancing features
- Permeable surfaces with cellular attenuation
- Swales incorporated into the landscaped areas



Plan 6. Plan showing the drainage strategy for the site

Sustainability

The applicant is committed to ensuring the proposed development meets national requirements for energy efficiency and sustainability.

Sustainability targets and objectives have been set for the proposed development in line with current government guidance. Some of the sustainable design concepts include:

- Retaining existing landscape features, with new native planting to enhance biodiversity.
- Potential for rainwater harvesting or water butts, alongside domestic water reduction measures.
- Energy-efficient domestic building envelope, with building design meeting minimum requirements of building regulations, including provision for air source heat pumps, and the use of sustainable building materials.
- Site layout incorporating orientation, passive solar design, and daylighting, with potential for photovoltaic and solar water heating panels on south-facing roof pitches.
- Storage building for cycles that is easily accessible and secure, with potential for green roofs on outbuildings.
- Provision of areas for bin storage and composting, as well as areas for growing food.

- Car parking with EV charging attached to properties, with drive widths designed to allow for both parking and access for bicycles and bins.



1. Opportunities for photo voltaics on roof
2. Properties will be fitted with EV charging facilities
3. Water use can be managed with efficient fixtures and appliances
4. Rain water harvesting can be employed to reduce water use

Feedback



Thank you for taking the time to attend our exhibition today and look through the emerging proposals for this site.

We have provided feedback forms on tables around the room and would like to hear your views about the proposals before an outline planning application is submitted to East Hampshire District Council.

We also have a website www.landatcharityfarm.co.uk where you can find out more details of the proposals and submit your comments.

The deadline for comments is SUNDAY 7th DECEMBER.

What happens next

SPRING / SUMMER 2025

1

Undertake survey work and prepare draft proposals for the site

2

- Engage with key stakeholders and East Hampshire District Council
- Share draft proposal with community via leaflet and website

AUTUMN 2025

3

- Review feedback and revise proposals
- Meet with Parish Councils
- Hold public exhibition

WINTER 2025 / 2026

4

- Review feedback and revise proposals
- Submit Outline Planning application to East Hampshire District Council

5

- Opportunity for public comments on planning application

SPRING 2026

6

- Application determined by East Hampshire District Council