

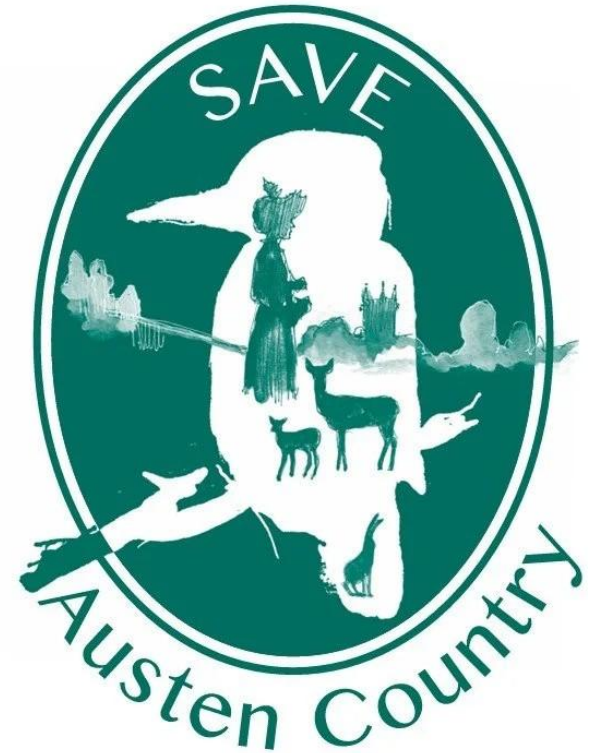
A31A views on EHDC Emerging Local Plan 2025-2043

Bentley Parish Open Meeting
11th December 2025
Memorial Hall

What is the A31 Alliance (A31A)?

A group of **local experienced campaigners**, led by Charles Cockburn, who wish **to protect their towns and villages**, along the A31 corridor, from over-development and the urbanisation of our beautiful countryside.

<https://www.savejaneaustencountry.org/>



What is the threat?

EHDC is preparing **a new Local Plan** with new housing development plans to 2043 to be built on proposed “allocated sites” ie **sites approved in principle for development:**

Up to 20k new houses

Up to 12k along A31 (Bentley to Ropley)

Up to 900 new houses in Bentley



Why these numbers?

EHDC housing targets were doubled in Dec 2024 by the new Govt.

Targets up from 574 to 1,124pa (**20k houses in next 18 years**)

But EHDC's area has 57% in National Park (SDNP) + 13% with protections. At least 75% of the new housing will need to be allocated in only 30% of EHDC area.

Hence up to 12k new houses along A31 corridor



WHERE THE PLAN COVERS




Copyright Ordnance Survey Licence 100024238

KEY


 **EAST HAMPSHIRE LOCAL PLANNING AUTHORITY AREA - COVERED BY THIS LOCAL PLAN**

 **SOUTH DOWNS NATIONAL PARK PLANNING AUTHORITY AREA - NOT PART OF THIS LOCAL PLAN**

 **SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)**

 **ECONOMY**

 **HOUSING**

 **GYPSY AND TRAVELLER SITE**

 **NEW SETTLEMENT**

 **WHITEHILL & BORDON**

 **INFRASTRUCTURE**



What EHDC will do to complete its new Local Plan

- In early 2024 consultations (under Reg 18) with residents' feedback were conducted with a draft Local Plan.
- In Dec 2024 its housing targets were doubled and it called for new development sites.
- In October 2025, it published quietly a Land Availability Assessment (LAA) which identifies 274 sites – put forward by developers - as “developable” for 15k new houses.. **This is the bare minimum needed to meet EHDC’s target – so practically all will be allocated in the Local Plan.**
- **These sites will have been chosen based on “availability” , not “suitability” or “sustainability”. Of these sites, 155 (>8k new houses) are new with no previous consultation on the infrastructure requirements or environmental challenges**
- EHDC is not planning to consult its constituents again under Reg 18, despite the (doubled) housing targets and (more than doubled) new housing sites and new pressures on infrastructure, environmental challenges
- **In July 2026 it plans to go directly to the final Reg 19 consultation, where it is not duty bound to consider responses by constituents**

Where are the 15k+ new houses going?

The map displays the following planning areas (LAA) and codes:

- LAA/LAS-005
- LAA/LAS-004
- LAA/SHA-001
- LAA/AL-009
- LAA/AL-076
- LAA/AL-084
- LAA/AL-012
- LAA/AL-018
- LAA/AL-062
- LAA/AL-080
- LAA/BIN-008
- LAA/BIN-011
- LAA/BEE-014
- LAA/BEE-012
- LAA/BEE-007
- LAA/BEE-008
- LAA/BEE-005
- LAA/CHA-009
- LAA/CHA-004
- LAA/CHA-006
- LAA/MED-035
- LAA/MED-014
- LAA/MED-017
- LAA/MED-037
- LAA/MED-024
- LAA/MED-016-001
- LAA/MED-036
- LAA/FM-043
- LAA/FM-047
- LAA/ROP-016
- LAA/FM-030
- LAA/ROP-018
- LAA/ROP-013
- LAA/ROP-007
- LAA/ROP-027
- LAA/ROP-024
- LAA/ROP-009
- LAA/ROP-023
- LAA/ROP-026
- LAA/FM-035
- LAA/FM-046
- LAA/FM-044
- LAA/SEL-010
- LAA/SEL-006
- LAA/SEL-001
- LAA/WHI-040
- LAA/WHI-017
- LAA/WHI-026
- LAA/WHI-029
- LAA/WHI-032
- LAA/WHI-027
- LAA/WHI-033
- LAA/WHI-048
- LAA/WHI-043
- LAA/WHI-047
- LAA/WHI-041
- LAA/WHI-036
- LAA/WHI-025
- LAA/WHI-020
- LAA/WHI-027
- LAA/WHI-032
- LAA/WHI-036
- LAA/WHI-040
- LAA/WHI-041
- LAA/WHI-043
- LAA/WHI-047
- LAA/WHI-048
- LAA/WHI-050
- LAA/WHI-051
- LAA/WHI-052
- LAA/WHI-053
- LAA/WHI-054
- LAA/WHI-055
- LAA/WHI-056
- LAA/WHI-057
- LAA/WHI-058
- LAA/WHI-059
- LAA/WHI-060
- LAA/WHI-061
- LAA/WHI-062
- LAA/WHI-063
- LAA/WHI-064
- LAA/WHI-065
- LAA/WHI-066
- LAA/WHI-067
- LAA/WHI-068
- LAA/WHI-069
- LAA/WHI-070
- LAA/WHI-071
- LAA/WHI-072
- LAA/WHI-073
- LAA/WHI-074
- LAA/WHI-075
- LAA/WHI-076
- LAA/WHI-077
- LAA/WHI-078
- LAA/WHI-079
- LAA/WHI-080
- LAA/WHI-081
- LAA/WHI-082
- LAA/WHI-083
- LAA/WHI-084
- LAA/WHI-085
- LAA/WHI-086
- LAA/WHI-087
- LAA/WHI-088
- LAA/WHI-089
- LAA/WHI-090
- LAA/WHI-091
- LAA/WHI-092
- LAA/WHI-093
- LAA/WHI-094
- LAA/WHI-095
- LAA/WHI-096
- LAA/WHI-097
- LAA/WHI-098
- LAA/WHI-099
- LAA/WHI-100
- LAA/WHI-101
- LAA/WHI-102
- LAA/WHI-103
- LAA/WHI-104
- LAA/WHI-105
- LAA/WHI-106
- LAA/WHI-107
- LAA/WHI-108
- LAA/WHI-109
- LAA/WHI-110
- LAA/WHI-111
- LAA/WHI-112
- LAA/WHI-113
- LAA/WHI-114
- LAA/WHI-115
- LAA/WHI-116
- LAA/WHI-117
- LAA/WHI-118
- LAA/WHI-119
- LAA/WHI-120
- LAA/WHI-121
- LAA/WHI-122
- LAA/WHI-123
- LAA/WHI-124
- LAA/WHI-125
- LAA/WHI-126
- LAA/WHI-127
- LAA/WHI-128
- LAA/WHI-129
- LAA/WHI-130
- LAA/WHI-131
- LAA/WHI-132
- LAA/WHI-133
- LAA/WHI-134
- LAA/WHI-135
- LAA/WHI-136
- LAA/WHI-137
- LAA/WHI-138
- LAA/WHI-139
- LAA/WHI-140
- LAA/WHI-141
- LAA/WHI-142
- LAA/WHI-143
- LAA/WHI-144
- LAA/WHI-145
- LAA/WHI-146
- LAA/WHI-147
- LAA/WHI-148
- LAA/WHI-149
- LAA/WHI-150
- LAA/WHI-151
- LAA/WHI-152
- LAA/WHI-153
- LAA/WHI-154
- LAA/WHI-155
- LAA/WHI-156
- LAA/WHI-157
- LAA/WHI-158
- LAA/WHI-159
- LAA/WHI-160
- LAA/WHI-161
- LAA/WHI-162
- LAA/WHI-163
- LAA/WHI-164
- LAA/WHI-165
- LAA/WHI-166
- LAA/WHI-167
- LAA/WHI-168
- LAA/WHI-169
- LAA/WHI-170
- LAA/WHI-171
- LAA/WHI-172
- LAA/WHI-173
- LAA/WHI-174
- LAA/WHI-175
- LAA/WHI-176
- LAA/WHI-177
- LAA/WHI-178
- LAA/WHI-179
- LAA/WHI-180
- LAA/WHI-181
- LAA/WHI-182
- LAA/WHI-183
- LAA/WHI-184
- LAA/WHI-185
- LAA/WHI-186
- LAA/WHI-187
- LAA/WHI-188
- LAA/WHI-189
- LAA/WHI-190
- LAA/WHI-191
- LAA/WHI-192
- LAA/WHI-193
- LAA/WHI-194
- LAA/WHI-195
- LAA/WHI-196
- LAA/WHI-197
- LAA/WHI-198
- LAA/WHI-199
- LAA/WHI-200
- LAA/WHI-201
- LAA/WHI-202
- LAA/WHI-203
- LAA/WHI-204
- LAA/WHI-205
- LAA/WHI-206
- LAA/WHI-207
- LAA/WHI-208
- LAA/WHI-209
- LAA/WHI-210
- LAA/WHI-211
- LAA/WHI-212
- LAA/WHI-213
- LAA/WHI-214
- LAA/WHI-215
- LAA/WHI-216
- LAA/WHI-217
- LAA/WHI-218
- LAA/WHI-219
- LAA/WHI-220
- LAA/WHI-221
- LAA/WHI-222
- LAA/WHI-223
- LAA/WHI-224
- LAA/WHI-225
- LAA/WHI-226
- LAA/WHI-227
- LAA/WHI-228
- LAA/WHI-229
- LAA/WHI-230
- LAA/WHI-231
- LAA/WHI-232
- LAA/WHI-233
- LAA/WHI-234
- LAA/WHI-235
- LAA/WHI-236
- LAA/WHI-237
- LAA/WHI-238
- LAA/WHI-239
- LAA/WHI-240
- LAA/WHI-241
- LAA/WHI-242
- LAA/WHI-243
- LAA/WHI-244
- LAA/WHI-245
- LAA/WHI-246
- LAA/WHI-247
- LAA/WHI-248
- LAA/WHI-249
- LAA/WHI-250
- LAA/WHI-251
- LAA/WHI-252
- LAA/WHI-253
- LAA/WHI-254
- LAA/WHI-255
- LAA/WHI-256
- LAA/WHI-257
- LAA/WHI-258
- LAA/WHI-259
- LAA/WHI-260
- LAA/WHI-261
- LAA/WHI-262
- LAA/WHI-263
- LAA/WHI-264
- LAA/WHI-265
- LAA/WHI-266
- LAA/WHI-267
- LAA/WHI-268
- LAA/WHI-269
- LAA/WH

What are the implications for Bentley?

Bentley has 504 dwellings – c290 built since 1945

LAA includes potentially “developable” sites for 900 new houses in Bentley

Site Location	Houses
East/West Station Rd	413
Northbrook Park	326
East/South Hole Ln	57
East/West Rectory Ln	65
North of Marelands	37

What will be the impact on Bentley?

BEFORE	AFTER?
500 Houses	1400 Houses?
1400 Inhabitants	3750 Inhabitants?
750+ cars?	2100 cars?
A pub, a shop A primary school (full) A Village Hall No surgery Sewage (overflowing) Station carpark (full)	No analysis of additional infrastructure requirements No environmental analysis

We need to stop these sites from being allocated and approved in principle by EHDC

EHDC has to build 15-20k new houses over next 18 years. It will need to allocate at least 90% of the identified housing from these LAA sites

Our major concern is that, once “allocated” in an adopted Local Plan these LAA sites will be seen as “developable” even after EHDC has been abolished in April 2028



EHDC's sorry planning plight

EHDC's death warrant as a planning authority is signed and dated (April 2028)

Today EHDC has only 2.7 Years Housing Land Supply - identified deliverable stock of sites capable of providing for future housing needs

It needs 5 Years HLS (plus buffer) to challenge speculative development, which will otherwise proceed under the "tilted balance" in favour of sustainable development

Developers will run riot until EHDC is replaced as a planning authority by a new UA. Residents do not want EHDC to leave, as its legacy, allocated sites for 15k new homes – ie sites approved in principle as developable

Local Government Reform gives us hope

EHDC (125k residents) goes in April 2028. Its responsibilities (inc planning) taken over by a new Unitary Authority

The new UA will have >500k residents, probably including Winchester/Basingstoke (as well as East Hants)

The new UA will have far greater scope in strategic terms to consider where the much-needed new housing should go – ie into sustainable communities (urban and rural) supported by appropriate infrastructure (transport, schools, hospitals, employment, sewage etc)

Most importantly, the new UA could have c6.5 years Housing Land Supply, to successfully fight speculative planning applications when it takes over

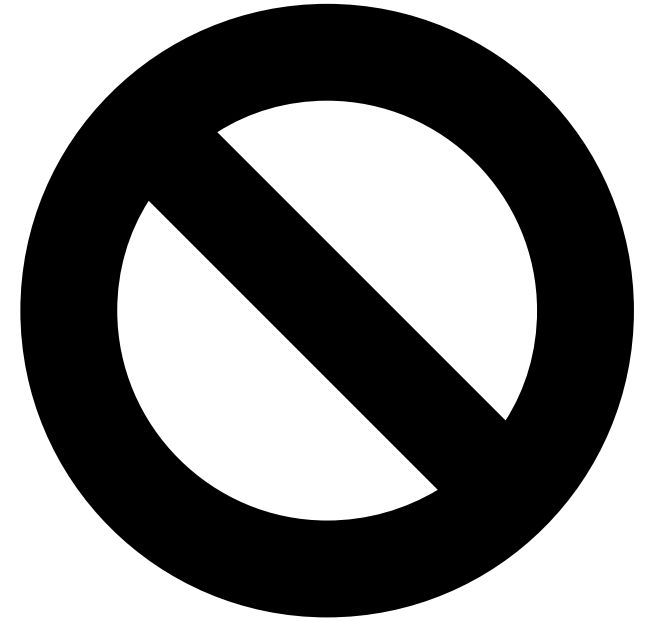
How can we stop the Plan

EHDC should re-run Reg 18 consultation because circumstances (x2 housing targets, 155 new sites, 8k new houses, infrastructure requirements, environmental damage) have changed so much - this is what Test Valley and New Forest planning authorities are doing

Not to consult again is clearly undemocratic and against the letter/spirit of EHDC's new constitution (adopted this year)

Not to consult again is in breach of its statutory plan-making obligations

If EHDC re-runs Reg 18 consultation it will take longer to complete and adopt its new Local Plan before it dies in April 2028. Therefore its LAA identified sites are less likely to be “allocated” - ie approved in principle



What you can do now




Sign the Jane Austen Country petition. www.savejaneaustencountry.org



Write to your local District Councillor, copy to EHDC Leader, MP and tell them:

- EHDC should **consult again** at Reg 18 stage of the emerging Local Plan given the **enormous changes** to housing targets (x2), 155 new sites (more than x2), 8k new houses (more than x2), concern re lack of infrastructure planning, environmental damage etc.
- **We need to have our say and EHDC needs to listen**
- EHDC will be **in breach of its democratic duties**, its new constitution and statutory plan-making protocols if it proceeds directly to Reg 19
- EHDC should leave the finalisation of major spatial planning for the required new housing to the new UA, which will have much more flexibility/capacity (both urban and rural) to find more appropriate sustainable solutions



A31A views on EHDC Emerging Local Plan 2025-2043

Bentley Parish Open Meeting
11th December 2025
Memorial Hall