

East Hampshire District Local Plan Second Review

 **First Deposit Draft**

Allocations At Smaller Settlements to Meet Specific Needs

East Meon

z. Land adj. Village Hall and Junction of Coombe and Duncombe Roads: The allocation of 15 dwellings at East Meon is to help meet specific local needs that have been identified and justifies the overall allocation being made on two separate sites. The site adjacent to the village hall has been allocated in the First Review Plan for a playing field. It is considered that the allocation of part of the site for a limited number of smaller houses to meet local needs will enable the playing field, which the village requires, to be provided as part of the development. The development of the playing pitch must incorporate measures to ensure that the impact of the use does not harm the amenity of the adjoining residents.

The second part of this allocation involves a small area of land at the junction of Coombe and Duncombe Roads, owned by the Housing Association, which manages the adjacent dwellings.

Up to 10 dwellings could be built on the larger site, together with the playing pitch. In order to achieve the overall allocation of 15 dwellings at the village, the developer of the larger site must also provide contributions towards five affordable houses to be built on the Coombe and Duncombe Road site.

The developer must show how the site can satisfactorily access nearby facilities other than by the use of the car and where this is not considered adequate how the accessibility will be addressed, through improved pedestrian and cycle links.

OCTOBER 1999

**East Hampshire
District Council**