

Appendix 1 Schedule of Main Modifications

Reference	Page	Policy / Paragraph	Main Modification
MM1	Cover, 1 & 6	1	Change plan period from 2016-2032 to <u>2014-2032</u> .
MM2	10	26	The HRA confirms that the recreational impacts of proposed development on European sites can be avoided or mitigated. It also confirms that air quality is not likely to cause a significant effect on the SPA. <u>Increased nitrogen deposition has the potential to result in heathland habitat change and loss of species diversity which could adversely affect the TBHSPA. The Council is committed to working with partners to monitor roadside air quality that may affect the Thames Basin Heaths SPA.</u>
MM3	18	66	The challenge for Fleet specifically, will be to secure investment so that it can compete with the comparable towns in neighbouring districts. There will be continued scope to diversify, for example the evening economy, leisure and entertainment and more focus on convenience retailing and services, but comparison retail will still be the driver of growth. <u>The Council will support mixed-used development, which includes residential, within the District's centres where it maintains or enhances the vitality and viability of the centre.</u>
MM4	24	92 - Key Issue 13	To protect and enhance the District's green infrastructure <u>and the public rights of way network;</u>
MM5	24	92 - Key Issue 14	To conserve and enhance the <u>significance and special interest of the</u> District's heritage assets and their settings
MM6	24	Vision, third paragraph	Delete following paragraph:

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			To meet longer term needs the creation of a new settlement will have begun, providing new homes, jobs and infrastructure, including a new secondary school.
MM7	25	Vision, seventh paragraph	Amend paragraph 7 as follows: Our infrastructure will have been enhanced to support the changing population. There will be including a new primary school at Hartland Village and educational facilities at the new settlement. New development will also have provided improvements to health care facilities. There will have been investment in our roads to tackle congestion and make them safer, and in measures to encourage walking, cycling and the use of public transport. Green infrastructure will have been protected and enhanced encouraging healthy communities and opportunities for wildlife to thrive.
MM8	25	Penultimate paragraph	Amend penultimate paragraph of vision: New development will have been built to high environmental and design standards including. It will have been designed and located so that it is safe from flooding and has not increased the risk of flooding elsewhere and includes measures to meet the challenges of climate change. These developments will have respected the individual characteristics of the towns and villages across Hart and will have avoided the coalescence of settlements.
MM9	25	Vision, final paragraph	Amend final paragraph of vision: The character, quality and diversity of our natural, built and heritage assets will have been preserved <u>conserved</u> , and where possible enhanced. These assets include the Thames Basin Heaths Special Protection Area (TBHSPA), Sites of Special Scientific Interest (SSSI), such as the Basingstoke Canal and other protected habitats, the chalk downland in the south west of the District, riverine environments, the Forest of Eversley, <u>ancient woodland and ancient or veteran trees</u> , Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

Reference	Page	Policy / Paragraph	Main Modification
MM10	25	94 - Objective 1	Amend as follows: To plan for sufficient land to be available for at least 6,208 <u>7,614</u> new homes to be built in the District in the period 2016 <u>2014</u> – 2032 such that it provides a continuous supply of housing.
MM11	26	94 - Objective 3	Delete objective 3. To provide for longer term development needs through planning for a sustainable new settlement within the Murrell Green/Winchfield area of search.
MM12	26	94 - Objective 8	Amend objective 8: Through partnership working with the education authority (Hampshire County Council) to plan for the provision of sufficient primary and secondary school places. This will include new primary provision at Hartland Village as well as new primary provision and a new secondary school at the new settlement within the Murrell Green/Winchfield area of search.
MM13	26	94 - Objective 9	To conserve and enhance the distinctive built and historic environment in the District including the protection of <u>the significance and special interest of</u> heritage assets and their settings.
MM14	26	94 - Objective 10	To maximise opportunities for the provision of sustainable transport infrastructure that supports new development, including facilities for walking, cycling and public transport, and the delivery of measures, <u>including provision for sustainable transport,</u> to minimise, or mitigate, the impact of new development on the existing network with priority given to the improvement of sustainable transport options.

Reference	Page	Policy / Paragraph	Main Modification
MM15	27	94 - Objective 13	To promote healthy and sustainable local communities through protecting and enhancing community sport, health, cultural, recreation and leisure facilities, <u>including the public rights of way network</u> , and through the delivery of a multi-functional green infrastructure network across the district.
MM16	27	94	Add new objective: <u>16. To encourage the re-use and redevelopment of previously-developed land.</u>
MM17	27	Policy SD1	<p>Policy SD1 Sustainable Development</p> <p>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (or its successor), whilst having regard to the need to assess, and where appropriate, mitigate against, the likelihood of a significant effect on the Thames Basin Heaths Special Protection Area. It will work pro-actively with applicants to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in the Development Plan (including, where relevant, policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or <u>the most</u> relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p style="padding-left: 40px;">a) There are available and deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area; and</p>

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			<p>b) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>c) Specific policies in that Framework indicate that development should be restricted.</p> <p>a) <u>The application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or</u></p> <p>b) <u>Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.</u></p>
MM18	28	98	<p>Amend paragraph 98:</p> <p>Policy SS1 sets out the planned amount and location of new development (housing, employment and retail) to be built in Hart over the Plan period 2016 <u>2014 - 2032</u>.</p>
MM19	28	Policy SS1	<p>Amend policy as follows:</p> <p>Policy SS1 Spatial Strategy and Distribution of Growth</p> <p>Development will be focused within defined settlements, on previously developed land in sustainable locations, and on allocated sites as shown on the Policies Map.</p> <p>New Homes</p> <p>Subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision is made for the delivery of at least</p>

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			<p>6,208 new homes (388 new homes per annum) between 2016 and 2032. These will be provided by the housing requirement in Hart is 423 homes per annum between 2014 and 2032 which equates to 7,614 dwellings. The supply of housing will come from the following sources:</p> <p>a) Completions since 1st April 2016 <u>2014</u> and delivery of housing commitments as of 6th October 2017 1st April 2018;</p> <p>b) Permitting further development and redevelopment within the defined Settlement Policy Boundaries (subject to other Plan policies);</p> <p>c) Delivery of Hartland Village for 1,500 dwellings, approximately 1,400 of which are expected to be within the plan period (Policy SS2);</p> <p>d) Supporting the delivery of new homes through Neighbourhood Plans;</p> <p>e) Permitting rural exception sites located outside of defined Settlement Policy boundaries in accordance with Policy H3, and other housing where it is essential for the proposal to be located in the countryside in accordance with Policy NBE1.</p> <p>New Employment</p> <p>New employment development will be focussed on existing Strategic and Locally Important Employment Sites listed at Policy ED2 and identified on the Policies Map.</p> <p>New Retail</p> <p>Hart's hierarchy of retail centres will be maintained and enhanced by encouraging a range of uses, consistent with the scale and function of the centres in line with Policy ED4.</p>

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			<p>Provision will be made for approximately 5,900 square metres (net) of additional convenience retail floorspace and 3,960 sq m (net) of additional comparison floorspace in the District over the Plan period. The majority of this additional floorspace will be focussed within Fleet Town Centre.</p> <p>New local retail provision will be promoted within existing district and local centres and will also be provided as part of the mixed-use developments at Hartland Village. and the new settlement.</p> <p>New Settlement Area of Search</p> <p>To help address longer term growth requirements⁷, an area of search is identified in this Plan for a new settlement (see the key diagram and Policies Map). The new settlement will be brought forward through a separate development plan document (DPD) in accordance with Policy SS3.</p>
MM20	30	Figure 3 - Key diagram	<p>Remove Murrell Green/Winchfield Area of Search, and Gaps between Settlements.</p> <p>See Appendix A for Key Diagram as proposed to be modified.</p>
MM21	31	100 and 101	<p>Replace paras 100 and 101 as follows:</p> <p>Delivering New Homes</p> <p>100. We are planning to deliver at least 388 homes per annum in the District, which is 6,208 homes over the plan period 2016–2032.</p> <p>101. In reaching this figure we have used as our start point the Government’s proposed approach to calculating local housing need⁸. We have considered the need for a contingency</p>

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			<p>(recognising that the housing need figures could change), the need for flexibility to allow for the non-delivery of sites, the need to deliver affordable housing and the need to ensure the best use is made of previously developed land. Appendix 2 sets out further detail as to how the annual housing figure was derived.</p> <p><u>100. Hart's housing requirement is 423 homes per annum in the District, which equates to 7,614 homes over the plan period 2014 -2032. This requirement comprises:</u></p> <p><u>a) Hart's objectively assessed housing need (OAHN) of 382 homes per annum identified in the Joint Strategic Housing Market Area Assessment for Hart, Rushmoor and Surrey Heath, November 2016 (SHMA); plus</u></p> <p><u>b) An additional 41 homes per annum (731 homes) to address an unmet housing need in Surrey Heath under the duty to cooperate. Surrey Heath is part of the Hart, Rushmoor/ Surrey Heath Housing Market Area. In June 2018 Surrey Heath Borough Council published a Draft Local Plan Issues, Options / Preferred Options consultation (the 'Regulation 18' stage) which identified a housing shortfall of 731 homes. Rushmoor Borough Council's Local Plan (The Rushmoor Plan 2014-2032) is meeting its own objectively assessed housing needs as identified in the SHMA.</u></p>
MM22	31	Para 102	<p>Amend para 102 and insert new paragraph to follow:</p> <p>The overall supply that is likely to come forward is set out at Table 1. At least 6,346 <u>7,384</u> homes are expected to be built over the plan period from a combination of sources <u>set out at Table 1.</u> including sites within settlements, deliverable⁹ greenfield sites that are already permitted and an allocation for a new community at Hartland Village on previously developed land. Appendix 2 includes further details on the sources of supply and a housing trajectory. showing anticipated timings for delivery of these sites.</p>

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			<u>The anticipated housing supply falls short of the requirement by 230 dwellings. This shortfall arises in the final year of the Plan (2031/32) and will be addressed through a future review of the Plan.</u>																
MM23	31	Table 1 Sources of Housing Supply	<p>Amend Table 1 Sources of Housing Supply:</p> <table border="1"> <thead> <tr> <th>Source</th> <th>Homes</th> </tr> </thead> <tbody> <tr> <td>a Homes completed between 1st April 2016 2014 to 6th October 2017 <u>31st March 2018</u></td> <td>798 <u>2,217</u></td> </tr> <tr> <td>b Sites with outstanding planning permission at 6th October 2017 <u>1st April 2018</u></td> <td>3,046 <u>3,262</u></td> </tr> <tr> <td>c Other deliverable sites¹⁰</td> <td>504</td> </tr> <tr> <td>d Sites within settlement boundaries, <u>including settlement boundaries identified in Neighbourhood Plans</u>¹¹</td> <td>184 <u>150</u></td> </tr> <tr> <td>e Hartland Village Site Allocation – Policy <u>SS1</u> SS2)</td> <td>1,428¹² <u>1,368</u></td> </tr> <tr> <td>f Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 6th October 2017 <u>1st April 2018</u></td> <td>111¹³</td> </tr> <tr> <td>g Small site windfall allowance¹⁴</td> <td>275 <u>276</u></td> </tr> </tbody> </table>	Source	Homes	a Homes completed between 1 st April 2016 2014 to 6th October 2017 <u>31st March 2018</u>	798 <u>2,217</u>	b Sites with outstanding planning permission at 6th October 2017 <u>1st April 2018</u>	3,046 <u>3,262</u>	c Other deliverable sites ¹⁰	504	d Sites within settlement boundaries, <u>including settlement boundaries identified in Neighbourhood Plans</u> ¹¹	184 <u>150</u>	e Hartland Village Site Allocation – Policy <u>SS1</u> SS2)	1,428 ¹² <u>1,368</u>	f Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 6th October 2017 <u>1st April 2018</u>	111 ¹³	g Small site windfall allowance ¹⁴	275 <u>276</u>
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			<p>Total 6,346 <u>7,384</u></p> <p>¹⁰ This includes sites where there is a Committee resolution to grant permission subject to completion of a S106 Agreement as at 6th October 2017 and are listed in Appendix 2. ¹¹ This is likely to be an underestimate as it is based only on known developable SHLAA sites within settlement boundaries (see Appendix 2). There is no double counting with other sources of supply. ¹² The site is allocated for 1,500 dwellings (see Policy SS2) with 1,428 expected to be constructed within the Plan period (source: planning application Ref. 17/00471/OUT). ¹³ This is an adjusted figure to ensure no double counting with sites with planning permission. ¹⁴ See Appendix 2 for how the small sites windfall allowance is calculated.</p>
MM24	32	103	<p>Amend paragraph 103 as follows:</p> <p>Policy SS1 and the table above identifies that one source of new homes will be from <u>sites</u> within settlement boundaries. Settlement policy boundaries will be reviewed through a future Development Plan Document <u>and in some cases through Neighbourhood Plans.</u></p>
MM25	32	104 and 105	<p>Delete paragraphs 104 & 105:</p> <p>Planning ahead: new settlement 104. We recognise that additional land for housing and infrastructure, including a new secondary school, is likely to be needed in the longer term. Our preference for meeting future growth needs is to plan for a sustainable new settlement, which is of sufficient size to support longer term housing needs and larger scale infrastructure needs beyond the plan period.</p> <p>105. Planning for a new settlement takes time to ensure that a sustainable, and high quality, community is created. An area of search is identified in this Plan for a new settlement with</p>

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			<p>issues such as the precise location, scale and mix of development to be developed through a separate development plan document (DPD)'. Further detail is set out in Policy SS3.</p>
MM26	32	106 to 109	<p>Delete paragraphs 106 to 109:</p> <p>Duty to Cooperate</p> <p>106. Under the Duty to Cooperate we are also working in cooperation with our Housing Market Area (HMA) partners (Rushmoor and Surrey Heath Councils) to ensure that the housing needs of the whole of the HMA is delivered.</p> <p>107. The level of housing proposed in the Rushmoor Local Plan shows that it can exceed its identified housing needs, with a significant surplus compared to the Government's indicative figures. Surrey Heath has indicated a potential housing shortfall in its area (compared to the Government's indicative figures based on the proposed standard methodology for calculating local housing needs). However, its plan is at an early stage and thus the extent of any shortfall has yet to be independently tested or agreed.</p> <p>108. The Hart Local Plan proposes a considerably higher amount of housing than the indicative Government figures for Hart require. In addition, the Council commits to planning for a new settlement at Murrell Green/Winchfield. Together these measures provide a substantial contingency to any increase in the Government figures that could, in theory, result in an unmet need arising in Surrey Heath.</p> <p>109. The appropriate level of new housing and employment will be monitored, and a review undertaken five years after this Plan is adopted, unless evidence suggests that a review is needed before this the Plan reviewed and updated as necessary. Further detail on monitoring and reviewing the Local Plan can be found in the 'Delivery, Monitoring and Review' section of this Plan.</p>

Reference	Page	Policy / Paragraph	Main Modification
MM27	34	Policy SS2	<p>Hartland Village, a site of approximately 54 hectares to the east of Fleet, is allocated for a new settlement, <u>as shown on the Policies Map</u>, that meets the following criteria:</p> <p>a) The delivery of approximately 1,500 dwellings with an appropriate mix of sizes and types of accommodation including affordable housing and accommodation for older persons. The affordable housing shall be distributed throughout the site with each phase making an appropriate contribution towards the overall provision;</p>
MM28	35	Policy SS2	<p>b) The provision of a local neighbourhood centre comprising <u>community and leisure uses, small scale local retail, service and food and drink facilities (Use Classes A1 to A5, B1, D1 and D2). Residential use may be appropriate above retail or commercial units providing the active frontage is not compromised and that satisfactory residential amenity can be achieved.</u> The centre shall provide a focal point for the scheme with landmark buildings in appropriate locations and high quality public civic space.</p> <p>f) The development must be well designed and include appropriate landscaping recognising its location within the Fleet to Farnborough Gap;</p>
MM29	36	Policy SS2	<p>k) Provide mitigation for impacts on the local highway network, footpaths, cycleway and <u>bridleways</u> (including the Basingstoke Canal) and promote sustainable transport. This will include measures to connect the site with Fleet, Fleet Station and Farnborough by sustainable transport modes;</p>
MM30	36	121	<p><u>In accordance with the approved hybrid planning permission (Ref: 17/00471/OUT),</u> The housing mix should comply with Policy H1 (a) and (b) which seeks a variety of house types and sizes, and specialist housing including housing for older persons. It also requires that 15% of dwellings are built to the standards of accessibility and adaptability as defined by Part M4(2) of the Building Regulations. <u>Any future planning application that results in the total number of dwellings to exceed 1,500 will be subject to the requirements of Policy H1 in full.</u></p>

Reference	Page	Policy / Paragraph	Main Modification
MM31	36 & 37	122, 127 and 128	<p>122. We will seek to achieve the maximum level of affordable housing provision in accordance with Policy H2, but this should not be less than 20%. Each phase of the development will be subject to review. The affordable housing should be distributed throughout the development so that overly large concentrations of affordable housing are avoided, and that no later phases are rendered unviable as a result of under-provision in earlier phases.</p> <p>The Fleet to Farnborough Gap</p> <p>127. The site lies within the Fleet to Farnborough Gap (see Policy NBE2). Whilst development of this previously developed site is encouraged, a landscape strategy will be required that addresses the visual impact of the development within the Gap and includes appropriate long-term maintenance and management arrangements.</p> <p>128. In addition to landscaping, consideration should also be given to the heights of buildings. A full landscape impact assessment will be required but any tall buildings should be sited where their visual impact is minimised. Consideration should also be given to the impact of lighting within the Gap.</p>
MM32	39 to 45	139 to 162	<p>Delete paragraphs 139 to 162 including Policy SS3.</p> <p>New Settlement</p> <p>139. As set out in Policy SS1, we want to start planning a new settlement to meet longer term development needs.</p> <p>140. By the time this Plan is due to be reviewed, five years after adoption if not sooner, we think it is likely that the evidence base will have moved on, and that we may need to plan for more new homes and infrastructure than this Plan addresses. We also think that any significant additional growth is unlikely to be met on previously developed sites.</p>

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			<p>141. Our preferred option for delivering significant additional growth in future is a new settlement. This is supported by previous public consultations on strategic growth options and would mean a secondary school can be delivered as part of a comprehensively planned new community. It also means that a long term solution to housing delivery can be established not only within this plan period, but beyond into future plan periods.</p> <p>142. Planning and delivering a new settlement is a complex process, and a significant lead in time is needed to develop the proposals. We have therefore made a policy choice for a new settlement in this Plan, rather than leave the matter until the Plan is reviewed, by which time the opportunity to start the necessary planning process would be lost.</p> <p>143. The most sustainable option for a new settlement is in the Murrell Green/Winchfield area¹⁶. In this plan we therefore identify an 'area of search' at that location (see key diagram on page 30).</p> <p>144. Policy SS3 below sets out a clear commitment to plan for the new settlement within this area of search through a separate development plan document (DPD). This will provide the opportunity for community and stakeholder engagement as part of the process. The DPD, together with a masterplan developed by the key parties, will set out how a new settlement should take shape, including precise settlement boundaries and any designated 'Gaps' between settlements. We anticipate new homes and infrastructure being built from around 2024/25.</p> <p>Vision</p> <p>145. An early part of the process will be the development of a long term vision for the new settlement. At this stage we have the following high level ambitions for the new settlement:</p> <p>Highly connected — electronically and physically, internally and externally, creating sociable neighbourhoods with walkable access to services, facilities and recreation assets, as well as innovative sustainable transport solutions.</p>

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			<p>Community focussed—a comprehensive range of social, educational, retail and recreational facilities for the community, along with developing community pride through the stewardship and ownership of land, assets and facilities to ensure their management and maintenance for the long term.</p> <p>Inclusive—the provision of a full range of housing needs, including for genuinely affordable social and market lifetime homes for a mixed and thriving community that respond to the needs of families, children and older generations.</p> <p>Forward thinking—through the innovative use of technology and design solutions.</p> <p>Sensitive—to the existing landscape character, important natural and built assets and the surrounding environment.</p> <p>Quality Infrastructure—includes a wide range of local and wider infrastructure needs including significant provision of green and blue infrastructure, and provision of a secondary school.</p> <p>Policy SS3 New Settlement at the Murrell Green/Winchfield Area of Search</p> <p>Permission will be granted for the development of a new settlement to be identified from the area of search identified on the Policies Map following the adoption of a New Settlement Development Plan Document and agreed comprehensive masterplan.</p> <p>Development proposals will not be permitted which would prejudice the delivery of a new settlement in advance of a robust master planning process.</p> <p>The development of the new settlement proposals will be based upon the following high level principles:</p> <p>a) Of a scale to support long term development needs beyond 2032 and the provision of key infrastructure and community facilities including a secondary school;</p> <p>b) The potential to deliver new homes from the middle of the plan period;</p> <p>c) Comprehensively planned in consultation with existing communities and key stakeholders;</p>

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			<p>d) Delivery of a sustainable, inclusive and cohesive community promoting self-sufficiency and with high levels of connectivity, minimising separation of communities by existing barriers;</p> <p>e) Deliver innovative and forward-thinking solutions and technology to design, transport issues, telecommunications and measures to mitigate and adapt to climate change;</p> <p>f) Provision of a mix of housing in accordance with relevant policies in the local plan and most up-to-date evidence at the time for affordable housing, specialist provision for the elderly and self-build;</p> <p>g) Inclusion of measures to avoid and mitigate any adverse impact of the development upon the Thames Basin Heaths Special Protection Area;</p> <p>h) Promote health and wellbeing and self-containment by providing the necessary supporting infrastructure including green infrastructure, community facilities, employment, education, retail and health care services;</p> <p>i) Providing the most appropriate location within the area of search for key infrastructure, particularly the new secondary school, having regard to maximising ease of accessibility and to catchments;</p> <p>j) A layout and form of development that avoids coalescence with existing settlements and does not undermine their separate identity; respects the landscape character and conserves and where possible enhances the character, significance and setting of heritage assets;</p> <p>k) Provide measures to avoid, mitigate or offset direct and indirect biodiversity impacts across the site, including opportunities for net gains in biodiversity where possible;</p> <p>l) Supported by a transport assessment and strategy, together with an infrastructure delivery plan that ensures the necessary supporting infrastructure is delivered in a timely fashion and promotes sustainable transport modes;</p> <p>m) Measures to fully address flood risk and drainage issues.</p> <p>The detailed framework setting the nature, form and boundary of the new community will be set out in a future Development Plan Document and Supplementary Planning Documents where required.</p>

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			<p>Mechanisms will also be required which ensure that comprehensive master planning is properly coordinated across site ownership boundaries to ensure that key items of infrastructure are delivered in a consistent and cohesive way regardless of landownership or phasing.</p> <p>146. The strategic framework provided by this Policy gives the basis for the development of a separate development plan document and comprehensive master plan. Matters to address will include:</p> <ul style="list-style-type: none"> • further consideration of the constraints and opportunities within the area of search; • assessment of infrastructure and phasing requirements; and • viability considerations which will inform the parameters and boundaries of the new settlement, its capacity for new homes and associated infrastructure needs and delivery. <p>147. The ultimate scale of development that can be accommodated will be informed by this additional work. A critical mass of new homes and population will be needed to enable the larger scale infrastructure items, particularly the secondary school, to be viable. Having regard to the DPD and master planning processes, it is anticipated that first completions of new homes on the site could take place from around the middle of the plan period.</p> <p>148. The new settlement will be community focussed creating a strong sense of place around one or more neighbourhood centres. The new settlement will help to meet longer term housing needs, whilst also providing for local and wider infrastructure provision such as secondary school education needs. A range of more localised development needs will also be met, including primary school education requirements, business units for small businesses, community facilities including new shops, and green infrastructure.</p> <p>149. In preparing the DPD and masterplan we will engage the community and key stakeholders as well as working with the land owners, promoters and developers to achieve a comprehensively planned community.</p>

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			<p>Housing 150. The new settlement will provide a range of dwellings types and sizes at a mix of densities, to meet both the needs of the local housing market, and the need to ensure that the new community is both balanced and inclusive. The exact range of housing types and tenures will be set out in the DPD but will include a significant proportion of affordable housing. The development will include other forms of housing including specialist accommodation for the elderly, and a proportion of self and/or custom build plots.</p> <p>Design 151. The new development will achieve high standards of sustainable design and energy efficiency and will be future proofed to meet future communication needs. The Masterplan and DPD will set out the design parameters and indicate how the development will achieve the required standards of sustainable design. A design code may be used to ensure a joined-up approach to design.</p> <p>Employment 152. In order to promote self sufficiency and provide a sustainable development, provision of a range of employment opportunities should be provided. This may include the allocation of a specific site for B class uses but should also include other forms of employment opportunity within the development.</p> <p>Transport 153. Master planning of the new settlement should look to reduce reliance on travel by car and promote an accessible movement network and the appropriate location of housing, employment and leisure facilities. Cycling and pedestrian links between the new settlement and surrounding settlements and other key destinations should be provided.</p> <p>154. The new settlement will also provide for good connections to bus and rail transport networks to help encourage the use of sustainable modes of transport. Innovative transport</p>

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			<p>modes will be encouraged. New pedestrian and cycle links within the settlement must also ensure that all areas are well connected to new schools, local centres and to Winchfield Station.</p> <p>Other Infrastructure</p> <p>155. The new settlement will include the provision of other infrastructure including pre school and primary education, and a new secondary school. Subject to discussions with the appropriate agencies, the development should include primary health care facilities.</p> <p>156. A range of social infrastructure will also be required, including the provision of a community building(s). Provision will need to be made for all age groups. Given the likely diverse nature of the new community, a community development strategy should be put in place early in the planning process.</p> <p>157. A Green Infrastructure Strategy will be required to inform the preparation of the DPD and the provision and maintenance of green infrastructure in the new community. The new settlement will need to include high quality, multifunctional green space.</p> <p>158. The New Settlement DPD will include a detailed infrastructure delivery strategy, which sets out the full extent of the physical and social infrastructure required to support the new community, the phasing and the potential sources of funding. The phasing of housing delivery will need to be set against the need to ensure the delivery of appropriate infrastructure to support the new community.</p> <p>Thames Basin Heaths SPA Mitigation</p> <p>159. The site lies within the 5km buffer zone for the TBHSPA and measures to mitigate the potential impacts of recreational activities on this area will be required in line with Policy NBE4, including provision of Suitable Alternative Natural Greenspace (SANG) and contributions towards Strategic Access Management and Monitoring (SAMM). Due to its size, proposals may need to be subject to a site specific Habitat Regulations assessment which</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p>would include investigating impacts relating to atmospheric pollution on European designated sites.</p> <p>Biodiversity 160. Development of the new settlement must have regard to existing biodiversity assets on the site, including for example Biodiversity Opportunity Areas. Development should seek to deliver if possible a net gain in biodiversity through traditional and innovative measures. The masterplan must consider the location and quality of biodiversity assets in determining the most appropriate locations for development.</p> <p>Landscape 161. There is potential for adverse landscape and visual impacts arising from the development. The new settlement must therefore, be designed to avoid or substantially mitigate these impacts, utilising and enhancing existing landscape features such as mature trees and woodlands wherever possible. Although a change to the landscape character is inevitable, the layout and design of the new settlement should provide attractive through routes that incorporate new green infrastructure and connect the site to its wider rural environs. The layout of development should also respect the landform and reduce the potential for visual impacts from surrounding residential areas.</p> <p>Flood risk management 162. The Masterplan and DPD will be informed by a site specific Flood Risk Assessment that considers the areas at risk of flooding. Proposals must avoid locating development in areas at risk of flooding and must include appropriate flood mitigation measures such as sustainable drainage systems. An integrated water management strategy, including a detailed drainage strategy, should be prepared for the new settlement.</p>
MM33	46	Policy H1	b) on sites of 5 or more dwellings, at least 15% of new market homes are accessible and adaptable homes as defined in by requirement M4(2) of the building regulations ^[Footnote] ;

Reference	Page	Policy / Paragraph	Main Modification
			c) provision is made for specialist/supported accommodation where appropriate <u>having regard to the needs set out in the Strategic Housing Market Assessment or other relevant evidence at the time an application is submitted.</u>
MM34	47	170 - 172	<p>In response to the ageing population and the significant increase in persons in advanced old age (85+ years), a proportion of new housing (at least 15% on sites of 5 or more dwellings) should meet Requirement M4(2) of the Building Regulations. This is the requirement for ensuring that buildings are accessible and adaptable to changing needs. This requirement should be designed into the development at the planning application stage but will be implemented through Building Regulations.</p> <p>If a proposal for 5 or more dwellings (gross) does not include at least 15% accessible and adaptable homes, applicants for planning permission will be expected to provide evidence in terms of the impact on project viability, or of physical or environmental factors (such as steep slopes or flooding vulnerability) that would make the site unsuitable.</p> <p>The ageing population is also likely to create a need for additional specialist housing, to meet the healthcare requirements of older people (also see Policy H4 Specialist and Supported Housing). On larger sites new <u>New</u> residential developments will, <u>depending on considerations such as scale, location, design and layout,</u> be expected to incorporate housing/supported accommodation to meet the needs of older people and people with support needs, for example sheltered and extra care housing that falls within Use Class C3 (Residential), or residential care/nursing care which falls within Use Class C2 (Institutional Uses).</p>
MM35	48	176	To support self and custom build housing, we will require <u>up to 5 % of plots</u> at least 5% of homes on larger sites (i.e. at least 20 or more dwellings gross) to be provided as serviced plots for self-build and/or custom-build homes where it is practical to do so. This policy will be applied flexibly recognising that it becomes easier to accommodate self and custom build plots the larger the site. <u>Site suitability in criterion (d) will be considered on a case by case</u>

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			<u>basis and determined on their merits. Suitability considerations will include the scale of the development, its layout and the type of dwellings proposed. For example, for a block of flats, it would not be feasible to have a proportion of self build, as the flat(s) could not be separated for a self build purpose. However, applicants should show they have considered the provision of self and custom build plots. If self-build plots are not taken up by the public after being marketed for at least two <u>one</u> years, we will allow these to revert to conventional build plots.</u>
MM36	48	178	The requirement in Policy H1 to provide self and custom build plots on larger sites is a specific measure to facilitate plots being made available. We will also: <ul style="list-style-type: none"> • support proposals for self-build and custom-build projects within settlement boundaries; • require self and custom build plots as part of the proposed new settlement (see Policy SS3); and • consider further policies and site allocations for self and custom build in a subsequent development plan document.
MM37	48	179	There is a significant need for additional affordable housing within the District. Affordable housing includes social rented /affordable rented and intermediate housing that is <u>homes for rent or for sale that are available to households in the District whose needs are not met by the market, and which meet the Government’s definition at Annex 2 of the NPPF (this definition is provided at Appendix 1: Glossary).</u> The cost must be low enough for eligible households to afford based on local incomes and house prices. The homes should be restricted for use by future eligible households. If these restrictions are lifted, the subsidy should be recycled for alternative affordable housing in the District.
MM38	48	Policy H2	On developments of 11 or more dwellings (gross), or of greater than 1,000 square metres gross residential floorspace irrespective of the number of dwellings, On major developments (i.e. developments where 10 or more homes will be provided, or the site has an area of 0.5

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			<u>hectares or more),</u> the Council will require no less than 40% of the new homes to be affordable housing, to be provided in accordance with the following criteria:
MM39	49	Policy H2	c) the tenure mix of the affordable housing will be 65% social/affordable rented <u>affordable housing for rent</u> and 35% shared <u>affordable home ownership</u> unless superseded by the most up to date housing evidence <u>concerning local housing need.</u>
MM40	49	Policy H2	d) at least 15% of the affordable units will be accessible and adaptable as defined by requirement M4(2) of the Building Regulations;
MM41	49	Policy H2	e) where evidenced by local need, a proportion of one or more of the affordable dwellings will be built as wheelchair user dwellings to meet, <u>or exceed where justified,</u> the requirements of Building Regulations M4(3);
MM42	49	Policy H2	Insert footnotes relating to both these criterion which states: <u>Or as otherwise amended by the Building Regulations.</u>
MM43	49	Policy H2	Add new criterion: <u>g) the affordable housing for rent should be used solely for that purpose and remain at an affordable price for future eligible households, or the subsidy should be recycled for alternative affordable housing provision.</u>
MM44	49	Policy H2	Amend text as follows: In exceptional circumstances, if <u>Where it is robustly justified and</u> it is clearly demonstrated that the provision of affordable housing on site is impractical, the Council may accept off-site provision, or a financial contribution of equivalent value in lieu of on-site provision.

Reference	Page	Policy / Paragraph	Main Modification
			Only in exceptional circumstances, and only when fully justified, will the Council grant planning permission for schemes that fail to provide at least 40% affordable housing, or fail criteria a) to f) g) above. Any such proposals must be supported by evidence in the form of an open book viability assessment, demonstrating why the target cannot be met. In such cases the Council will commission an independent expert review of the viability assessment, for which the applicant will bear the cost. The Council will then negotiate with the applicant to secure the optimum quantity and mix of affordable housing that is viable and meets the identified housing need.
MM45	49	180	Delete Paragraph 180: In applying this policy we will use the latest government definition of affordable housing.
MM46	50	182	Add text: <u>As much affordable housing as is viable (up to 40%) will be sought for specialist and supported housing, on a site by site basis.</u>
MM47	50	183	To support the ageing population and the specific needs of people with mobility problems the Council expects a proportion of new housing (15%) to be accessible and adaptable by meeting Requirement M4(2) of the Building Regulations. On any particular scheme, 15% of the affordable homes should comply with Part M4(2). In addition, depending on identified need <u>in the Council's Housing Register</u> and site suitability, there may be a requirement for one or more of the affordable homes to meet the standard for 'wheelchair user dwellings' (requirement M4(3) of the Building Regulations), <u>or to exceed this standard where justified by the special needs of the identified household.</u> <u>This Wheelchair user dwellings will be negotiated on a site by site basis recognising viability considerations.</u>
MM48	51	189	Amend as follows:

Reference	Page	Policy / Paragraph	Main Modification
			In circumstances where agreement cannot be reached, we will consider the use of compulsory purchase powers <u>as a last resort</u> to procure any land necessary for 'exception' development.
MM49	51	Policy H3	<p>An element of market housing will be supported where at least 70% of the total number of proposed dwellings would be affordable housing solely for subsidised rent.</p> <p><u>Some market housing will be supported as part of a rural exceptions scheme where it would facilitate the provision of subsidised rented accommodation to meet local needs.</u></p>
MM50	52	191 and 192	<p>Amend text as follows:</p> <p>Policy H3 allows for a proportion (not more than 30%) of market housing to come forward on rural exception sites if it helps to deliver the rest of the development as being for affordable subsidised rent. This is to incentivise the delivery of such sites.</p> <p>The size of an exception site will depend on the level of need and site-specific considerations.⁷ but, as <u>As a general rule exception sites are envisaged to be up to 20 dwellings but this would not preclude larger developments where there is an established local need.</u> Rural exception sites should be well related to an existing settlement, for example in terms of impact on landscape, heritage assets, and the setting of the settlement. The development should also be well designed to be in keeping with the character of the settlement.</p>
MM51	53	Policy H4	<p>Policy H4 Specialist and supported accommodation</p> <p>Proposals for specialist and supported accommodation that meets the needs of older persons or others requiring specialist care will be permitted:</p> <p>a) on sites within settlement boundaries and within the new community at Hartland Village; and</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p>b) on sites in the countryside provided:</p> <ul style="list-style-type: none"> i. there is a demonstrated need for the development; and there are no available or viable alternatives within settlement boundaries; and ii. <u>there are no available and viable alternatives within settlement boundaries;</u> and iii. <u>the site is well related to an existing settlement with access appropriate access to services and facilities either on or off site.</u>
MM52	53	199	<p>Amend text:</p> <p>Sequentially, sites within settlements are the preferred choice for meeting needs particularly at locations close to services and facilities. However, where there is proven unmet need, particularly for C2 accommodation (for which there is a need additional to general housing needs) specialist accommodation may, where justified, be permitted on suitable sites outside settlement boundaries. <u>A proportionate level of evidence should demonstrate that there are no suitable sites within defined settlements, that are in the vicinity of the application site (it will not be necessary to investigate all settlements in the district).</u> Such sites <u>developments</u> would need <u>appropriate</u> access to the necessary services <u>(for residents and staff)</u> and be well related to an existing settlement, for example in terms of impact on landscape, heritage assets, and the setting of the settlement. <u>The nature of the care to be provided and the level of facilities proposed on the site will be important considerations in determining whether a proposed development will have suitable access to appropriate services.</u></p>
MM53	54	200	<p>Delete text:</p> <p>200. Specialist and supported accommodation will also be required as part of the new settlement proposed under Policy SS3.</p>

Reference	Page	Policy / Paragraph	Main Modification
MM54	54	Policy H5	<p>Amend Policy H5:</p> <p>Existing permanent authorised Gypsy, Traveller and Travelling <u>Showpeople</u> sites¹ will be retained for the use of these groups unless acceptable replacement accommodation can be provided or it has been established that the sites are no longer required.</p> <p>Proposals for Gypsies, Travellers and Travelling Showpeople will be supported where it has been demonstrated that the following criteria have been met:</p> <ul style="list-style-type: none"> a) there is a proven <u>for sites located in the open countryside the applicant can demonstrate a need for the development and/or</u> <u>and the size/capacity of the site or extension can be justified in the context of the scale of need demonstrated to meet needs for further Gypsy, Traveller and Travelling Showpeople sites, or extensions to existing sites;</u> b) the potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople in accordance with the planning definition set out in national planning policy; c) services and facilities can be readily <u>suitably</u> accessed, including schools, medical services and other community facilities; d) it has no unacceptable adverse impact upon local amenity and the natural and historic environment; e) it can be adequately serviced with drinking water and sewage and waste disposal facilities;

¹ Travelling showpeople sites are often called 'yards'.

Reference	Page	Policy / Paragraph	Main Modification
			<p>f) it is of a scale that does not dominate adjoining communities;</p> <p>g) the site is <u>not</u> inappropriately screened without <u>and does not create</u> a sense of isolation from adjoining communities;</p> <p>h) it has safe and convenient access to the highway network;</p> <p>i) it is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment.</p> <p>j) the site is not located in an area of high risk of flooding as defined by the District's SFRA.</p> <p>Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople, as appropriate.</p> <p>Planning conditions or legal obligations may be necessary to ensure that any replacement sites are provided. Any replacement site should normally be available before the original site is lost.</p> <p><u>The Council will publish a new Gypsy and Traveller Accommodation Assessment in 2020 and, within two years of this Plan being adopted or by January 2022 (whichever is soonest), submit to the Planning Inspectorate for examination a Gypsy and Traveller Development Plan Document addressing any identified needs. If the Gypsy and Traveller Development Plan Document is not submitted for examination by this time Policy H5 will be considered out-of-date.</u></p>
MM55	55	203 to 205	Amend text:

Reference	Page	Policy / Paragraph	Main Modification
			<p>Gypsies, travellers and travelling showpeople (<u>travellers</u>) are defined as persons that are leading or have led a nomadic life. Travelling showpeople differ from other gypsies and travellers as their employment and travel centres upon holding fairs, circuses or shows across the country. Therefore, different terminology is used when referring to their residential needs. Gypsy and traveller households tend to reside on a residential “pitch” within a traveller “site” whereas travelling showpeople tend to reside on mixed-use “plots” within a travelling showpeople “yard”.</p> <p>The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (August 2016 shows that there is currently no need to make any additional pitch provision for Gypsies and Travellers and that no additional plots are required for Travelling Showpeople. There is also no proven need to consider any new transit provision at this time. Policy H5 contains criteria against which the suitability of sites can be assessed should a need arise over the plan period.</p> <p><u>Policy H5 sets out criteria against which planning applications for traveller sites will be determined. It applies to all proposals for traveller sites, including any for travellers that do not meet the Government definition². The Council will consider the existing level of local provision and need for sites, the availability (or lack) of alternative accommodation for the applicants, and other personal circumstances of the applicant. Subject to a need being demonstrated, sites in the countryside will be acceptable where they meet the criteria in Policy H5.</u></p> <p><u>Planning applications for new traveller sites, or the expansion of existing sites, will be permitted where they comply with Policy H5. The Council is also committed to publishing an up to date Gypsy and Traveller Accommodation Assessment in 2020, and within two years of this Plan being adopted or by January 2022 (whichever is soonest), submit for examination a Gypsy and Traveller Development Plan Document addressing any identified needs.</u></p>

² Planning Policy for Traveller Sites, DCLG, August 2015 contains at Annex 1 Glossary definitions of ‘gypsies and travellers’ and ‘travelling showpeople’ for the purposes of planning policy. These definitions are also set out in the Glossary to this Plan.

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			We will continue to work collaboratively with our neighbouring local authorities to understand the accommodation needs of Gypsies, Travellers, and Travelling Showpeople so that we maintain an evidence base to plan positively and manage development.
MM56	56	Policy H6	Amend text: Where planning permission is required development proposals for new homes must meet or exceed the nationally described space standard.
MM57	56	207	Amend text: <u>This policy applies to market and affordable housing, including conversions and change of use proposals.</u> The internal space standards are set out at Appendix 3. Applicants are required to demonstrate how the internal space standards have been applied and are encouraged to provide dwelling plans not smaller than 1:100 scale, with metric room dimensions identified and the gross internal area (GIA) clearly identifiable. <u>Proposals that do not meet the space standards will need to be justified by viability or other relevant evidence. Priority will be given to ensuring that wherever possible the affordable housing in a scheme meets the space standards.</u>
MM58	56	208	New paragraph to follow 208: <u>In addition to meeting the nationally described space standards, residential proposals should also comprise, where relevant:</u> <ul style="list-style-type: none"> • <u>15% of market homes built to Building Regulations M4(2) - see Policy H1 (b)</u> • <u>15% of affordable homes built to Building Regulations M4(2) - see Policy H2 (d)</u> • <u>One or more of the affordable homes built to Building Regulations M4(3) - see Policy H2 (e)</u>

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MM59	57	Policy ED1	Employment proposals (B Use Class) will be supported: a) within Strategic or Locally Important Employment Sites <u>defined on the Policies Map</u> ; or
MM60	57	Policy ED1	d) within the countryside provided they comply with Policies NBE1 and ED3 or otherwise demonstrate an overriding <u>a</u> need for the development at that location and the proposal complies with other plan policies.
MM61	57	213	Amend text: In the countryside, proposals that help promote a strong rural economy will be supported where they accord with Policies ED3 and NBE1. In addition, there may be limited instances where although there is no quantitative evidence to support additional employment floorspace, there are other factors, such as the expansion of an established employer, or development to meet the strategic ambitions across the wider FEA and/or the LEP, which would justify new or expanded buildings outside existing settlement boundaries. Where this arises, applicants will need to show evidence of an overriding need for the development at that the location. Such proposals will be considered on a case by case basis, taking into account all the relevant plan policies.
MM62	58	Policy ED2	Add sentence to the start of Policy ED2: <u>Strategic and Locally Important Employment Areas are defined on the Policies Map.</u>
MM63	58	Policy ED2	Delete reference to Bartley Wood, Hook as a Strategic Employment site and instead list it as a Locally Important Employment site. 1. Strategic Employment Sites

Reference	Page	Policy / Paragraph	Main Modification
			<p>To contribute towards meeting the future economic growth needs of the District and the wider Functional Economic Area, the following sites are designated as Strategic Employment Sites and given the highest protection and safeguarding against loss to non-B-class employment uses by protecting them for B-class uses.</p> <ul style="list-style-type: none"> i. Bartley Wood, Hook ii. Bartley Point, Hook iii. Cody Technology Park, Farnborough iv. Meadows Business Park, Blackwater v. Osborn Way, Hook vi. Waterfront Business Park, Fleet <p>The redevelopment and regeneration of these sites will be supported to provide B-class employment floorspace that meets the needs of the market. Small-scale proposals for changes of use or redevelopment to non-B-class employment uses at the above sites will be supported where they would provide complementary use(s)³ that are not detrimental to the function and operation of the Strategic Employment Area.</p> <p>2. Locally Important Employment Sites</p> <p>To contribute towards meeting the future economic growth needs of the District, the following sites are designated as Locally Important Employment Sites and will be given protection against loss to non-B-class employment uses by protecting them for B-class uses:</p> <ul style="list-style-type: none"> vii. Ancells Business Park, Fleet Bartley Wood, Hook viii. Blackbushe Business Park ix. Eversley Haulage Yard x. Eversley Storage

³ Such as small scale convenience retail and food and drink establishments which serve the employment area

Reference	Page	Policy / Paragraph	Main Modification
			<p>xi. Finn’s Business Park, Crondall xii. Fleet Business Park, Church Crookham xiii. Grove Farm Barn, Crookham Village xiv. Lodge Farm, North Warnborough xv. Murrell Green Business Park xvi. Potters Industrial Park, Church Crookham xvii. Redfields Business Park, Church Crookham xviii. Optrex Business Park, Rotherwick xix. Beacon Hill Road, Church Crookham</p> <p>In cases where planning permission is required, the change of use or redevelopment of land and buildings in defined Locally Important Employment Sites will only be supported if it can be demonstrated that:</p> <p>a) there are no strong economic reasons to retain the employment use; b) market signals indicate that the premises / site are unlikely to be utilised for employment use; or c) the proposed use is of a similar character⁴ to employment uses in Use Classes B1, B2 and B8; or d) the site is not appropriate for the continuation of its employment use due to a significant detriment to the environment or amenity of the area.</p>
MM64	59	Policy ED2	<p>Add additional text to Policy ED2 to cover other employment sites:</p> <p><u>3. Other Employment Sites</u></p>

⁴ Use classes that are of a similar character will reflect the level of employment proposed, and the skills required and could include sui-generis uses but will not include town centre uses (e.g. uses in class A1 – A5).

Reference	Page	Policy / Paragraph	Main Modification
			<p><u>The regeneration and intensification of other employment sites for B-class uses will generally be supported subject to compliance with other development plan policies.</u></p> <p><u>Development which would result in the loss of an existing employment use within the B use class, outside of the identified Strategic or Locally Important Employment areas, will only be permitted where the loss of that use can be justified having regard to the following considerations:</u></p> <ul style="list-style-type: none"> • <u>market signals indicate that the premises / site are unlikely to be utilised for employment use; or</u> • <u>the site is not appropriate for the continuation of its employment use due to a significant detriment to the environment or amenity of the area.</u>
MM65	59	Policy ED2	<p>Introduce new text at the end of the policy:</p> <p><u>Access to Council owned or managed SANG</u></p> <p><u>If a planning application meets the requirements of Policy ED2 then the loss of employment land would not be a reason for refusing an allocation of Council owned or managed SANG.</u></p>
MM66	60	218	<p>Amend text:</p> <p>A number of premises within defined employment sites have been subject to changes of use from office to residential use under 'permitted development rights'. In order to support the protection of employment sites, the Council will explore additional measures to provide protection for the designated sites. <u>This includes the introduction of an Article 4 Direction.</u></p>
MM67	62	227	<p>Insert new paragraph after 227:</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p><u>Proposals for residential development that meet the requirements of Policy ED2 will need to provide mitigation against impacts on the Thames Basin Heaths Special Protection Area in accordance with Policy NBE4. Applicants that seek to use Council controlled SANG capacity are advised to discuss access to this capacity at an early stage in the planning process. If a planning application meets the requirements of Policy ED2 then the loss of employment land would not be a reason for refusing an allocation of Council owned or managed SANG.</u></p>
MM68	62	Policy ED3	<p>Criterion b) are for a replacement building or extension to a building in line with Policy NBE1; or</p> <p>Criterion d) provide business floorspace that would enable the establishment of rural enterprises; or</p>
MM69	64	Policy ED4 & Supporting text Paragraphs 239 to 241	<p>Amend final paragraph of Policy ED4: Development for <u>retail and/or leisure</u> main town centre uses, with a net <u>gross</u> floorspace exceeding 1,000sqm, in edge or out of town centre locations will be supported if, following an <u>Retail</u>-Impact Assessment, it would not have a significant adverse impact on existing centres.</p> <p>Amend supporting text:</p> <p>239. In considering proposals for main town centre uses (including retail, leisure, entertainment, recreation, cultural and office uses) there are two tests, notably the sequential test and retail impact assessment:</p> <p>Sequential Test</p> <p>240. In considering proposed developments of main town centre uses on sites outside of designated centres, or sites that are not allocated for such uses, the sequential test must be</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p>applied unless they are located in the countryside and are for developments of less than 100 sqm.</p> <p>Retail Impact Assessments</p> <p>241. Even small-scale developments in the District may have cumulative impact implications and a significant adverse impact on smaller centres. Policy ED4 sets a local floorspace threshold for the preparation of retail impact assessments. All retail <u>and leisure</u> development exceeding 1,000 sqm gross floorspace that is not located within a Primary Shopping Area or centre boundary (as defined on the Policies Map) will be subject to an Retail Impact Assessment. This applies to all retail proposals on the edge of or outside of the District's centres.</p>
MM70	66	Policy ED5	<p>Amend criterion b:</p> <p>b) Be for a main town centre use, which retains or provides an active frontage. <u>Residential use may be appropriate above retail or commercial units providing the active frontage is not compromised and that satisfactory residential amenity can be achieved;</u></p>
MM71	66	Policy ED6	<p>Amend criterion c:</p> <p>c) The proposal is for a main town centre use, which retains an active frontage. <u>Residential use may be appropriate above retail or commercial units providing the active frontage is not compromised and that satisfactory residential amenity can be achieved;</u></p>
MM72	68	260	<p>Amend text:</p> <p>Countryside is the area lying outside the settlement boundaries and <u>designated Strategic and Locally Important Employment sites</u> and can be in a variety of uses including agriculture. It is</p>

Reference	Page	Policy / Paragraph	Main Modification
			used for <u>employment, recreation, leisure, and contains different landscapes, and ecological habitats and economic opportunities for its rural communities.</u>
MM73	68	261	Amend text: 261. <u>It is important to recognise the intrinsic character and beauty of the countryside. The intention is to maintain the existing open nature of the countryside, protect and enhance rural landscape character, prevent the coalescence of settlements and resist the encroachment of inappropriate development into rural areas. The countryside is therefore subject to a more restrictive policy approach, than for development within the defined settlement boundaries and designated Strategic and Locally Important Employment sites, recognising its intrinsic character and beauty.</u> There should be good reasons to site new development in the countryside and development will not be permitted that would be better situated in an urban location or which contributes little to the benefit of the countryside, or where the benefits to the countryside are greatly outweighed by the harm.
MM74	69	262	Amend text: 262. This policy applies to all areas of countryside, that is, all areas outside of settlement boundaries ²⁷ <u>and designated Strategic and Locally Important Employment sites as defined on the Policies Map.</u> ²⁷ This includes land within the new settlement area of search identified under Policy SS3, until a settlement boundary is designated through the New Settlement DPD.
MM75	69	Policy NBE1	Amend text: Development proposals within the countryside (defined as the area outside settlement policy boundaries <u>and designated Strategic and Locally Important Employment sites, as defined by the Policies Map</u>) will only be supported where they are:

Reference	Page	Policy / Paragraph	Main Modification
MM76	69	Policy NBE1	Amend criterion g: g) Providing <u>either</u> a replacement dwelling, or an extension to an existing dwelling <u>or the subdivision of an existing residential dwelling.</u>
MM77	69	Policy NBE1	Add footnote to criterion h: <u>An appropriate use in this context is one that is consistent with other Development Plan Policies.</u>
MM78	69	Policy NBE1	Add new criteria: <u>l) to secure the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets (Policy NBE9);</u> <u>m) of exceptional quality or truly innovative in design and which significantly enhances its immediate setting and is sensitive to the local character.</u> n) for traveller sites that comply with Policy H5.
MM79	70	267	Amend text: 267. An appropriate condition or legal agreement restricting occupancy will be required to ensure it remains for the purpose for which it was granted. Where there is insufficient evidence provided of need at the planning application stage, we will consider granting permission for temporary accommodation such as mobile homes for a period of up to three years. Applications which are primarily made on the grounds of providing security will not <u>generally be supported need to be robustly justified clearly demonstrating the need for the development and why alternative security measures are inadequate.</u>
MM80	71	271	Amend text:

Reference	Page	Policy / Paragraph	Main Modification
			<p>The redevelopment of suitable previously developed land in the countryside will be encouraged provided that the site is not of proposal would not cause harm to areas of high environmental value and that the proposed use and scale of development is appropriate to the site's rural context.</p>
MM81	71	Policy NBE2 & 273 to 278	<p>Delete policy and supporting text:</p> <p>Gaps between Settlements</p> <p>273. The countryside around settlements plays an important role in helping to define their character and in shaping the settlement pattern of an area. In some parts of the District the towns and villages are relatively close together.</p> <p>274. Gaps are designated to prevent the coalescence of settlements and maintain their separate identity. They can also provide green infrastructure benefits and support wildlife networks close to settlements. Many Public Rights of Way within Gaps are heavily used and of high value to those living in adjoining settlements and the reduction of a Gap can sometimes adversely affect the amenity of such rights of way.</p> <p>— Policy NBE2 Gaps between Settlements</p> <p>— Development in Gaps will only be permitted where it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed developments.</p> <p>— The following Gaps have been identified:</p> <p>i. Yateley/Blackwater/Sandhurst</p> <p>ii. Hawley to Farnborough</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p>iii. Fleet to Farnborough</p> <p>iv. Fleet/Church Crookham to Crookham Village</p> <p>v. Church Crookham to Ewshot</p> <p>vi. Crookham Village to Dogmersfield</p> <p>vii. Eversley to Yateley</p> <p>viii. Eversley Centre to Eversley Cross</p> <p>ix. Hook to Newnham</p> <p>x. North Warnborough to Greywell</p> <p>xi. Odiham to North Warnborough</p> <p>The Gaps are shown indicatively on the Key Diagram and the Policies Map. The precise boundaries of Gaps will be determined through a separate development plan document or through Neighbourhood Plans.</p> <p>Additional Gaps will be designated through the preparation of the New Settlement DPD (see Policy SS3).</p> <p>275. Development on the edge of settlements can reduce the physical extent of the Gaps and development within the Gaps themselves could reduce the visual separation of settlements. Both the individual effects of any proposals and the cumulative effects of existing and proposed development will be taken into account. Development that would result in a perception of the settlements coalescing and losing their separate identity will be refused.</p> <p>276. Not all development is necessarily prevented within a Gap. In some circumstances limited development may be acceptable, for example where the proposal is of a rural</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p>character, e.g. agricultural buildings, and has a minimal impact on the purpose of the Gap.</p> <p>277. Through Neighbourhood Plans it is open to local communities to define existing and/or designate new Gaps. However, this does not apply where an existing Gap serves to prevent coalescence between settlements that lie in different parishes or Designated Neighbourhood Plan areas. In such circumstances the boundaries will be defined in a separate development plan document, or the respective parishes can jointly prepare a Neighbourhood Plan to coordinate the designation of a Gap.</p> <p>278. Additional Gaps may be designated through the New Settlement DPD (see Policy SS3). This is in line with one of the key principles for the new settlement, which is that coalescence with existing communities is avoided and their separate identity retained.</p>
MM82	73	Policy NBE3	<p>Add new criterion e):</p> <p>Development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes.</p> <p>Development proposals will be supported where there will be no adverse impact to:</p> <ul style="list-style-type: none"> a) the particular qualities identified within the relevant landscape character assessments⁵ and relevant guidance; b) the visual amenity and scenic quality of the landscape; and c) historic landscapes, parks, gardens and features; and

⁵ Namely the Hart Landscape Character Assessment 1997 and the Integrated Landscape Character Assessment (Hampshire County Council, 2012)

Reference	Page	Policy / Paragraph	Main Modification
			<p>d) important local, natural and historic features such as trees, woodlands, hedgerows, water features e.g. rivers and other landscape features and their function as ecological networks;</p> <p><u>and</u></p> <p>e) <u>it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development.</u></p>
MM83	74	282	<p>New paragraph after 282:</p> <p><u>Development in the countryside between settlements can reduce the physical and/or visual separation of settlements. Development that would result in a perception of settlements coalescing, or which would otherwise damage their separate identity, will be refused. Both the individual effects of any proposals and the cumulative effects of existing and proposed development will be taken into account. Policies to designate specific areas or 'gaps' between settlements can be prepared through subsequent Development Plan Documents and Neighbourhood Plans.</u></p>
MM84	75	Policy NBE4	<p>Amend Policy NBE4:</p> <p>New development which is likely <u>considered</u> to have a <u>likely</u> significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will be required to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects.</p> <p>c) Residential development of over 50 net new dwellings that falls between five and seven kilometres from the TBHSPA may be required to provide mitigation measures. This will be assessed on a case-by-case basis in consultation with Natural England and where appropriate</p>

Reference	Page	Policy / Paragraph	Main Modification
			a full <u>an</u> appropriate assessment maybe required to ascertain whether the proposal could have an adverse effect on the SPA.
MM85	76	288	<p>Amend text:</p> <p>Within 400m to 5km zone</p> <p>In the zone of influence, beyond the exclusion zone and up to 5km (linear) from the TBHSPA, a net increase in the number of homes is likely to lead to increased recreational use of the TBHSPA as visitor surveys produced by Natural England demonstrate that 70 percent of visitors to the TBHSPA come from within this distance. <u>All net new dwellings between 400m and 5km from the SPA, are considered to have a likely significant effect and must undergo Appropriate Assessment to identify measures that as a first step avoid, and secondly mitigate any adverse effects. If these developments provide, or contribute to appropriate SANG and SAMM measures in accordance with Policy NBE4 and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy it is likely that it can be concluded that no adverse effects on the integrity of the SPA will occur as a result of increased recreational pressure.</u> To ensure that new homes will not lead to increased recreational pressure on the SPA, new development must secure or provide Suitable Alternative Natural Greenspace (SANG) and provide funding for Strategic Access Management and Monitoring (SAMM) in line with our adopted TBHSPA Avoidance and Mitigation Strategy.</p>
MM86	76	289	<p>Amend text:</p> <p>5 to 7 kilometre zone 'zone of influence'</p> <p>80% of visitors come from within 7 kilometres of the TBHSPA. Developments which individually, or collectively in close proximity, deliver more than 50 net new homes in the five to seven kilometre zone <u>may be required to undergo Appropriate Assessment and may be</u></p>

Reference	Page	Policy / Paragraph	Main Modification
			required to provide or contribute to an amount of SANG, and make a contribution towards SAMM, to be determined on a case by case basis.
MM87	80	Policy NBE5	Amend criterion a): a) It will not have an adverse effect on the integrity of an international, national or locally designated site including the Thames Basin Heaths Special Protection Area (SPA), Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and National and Local Nature Reserves (NNRs and LNRs). The level of protection afforded to these sites is commensurate with their status within this hierarchy <u>and gives appropriate weight to their importance and contribution to wider ecological networks.</u>
MM88	81	Policy NBE5	Amend text: If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, <u>or, in the case of European Protected sites does not comply with the Conservation of Habitats and Species Regulations 2017,</u> then planning permission will be refused.
MM89	81	303	Amend text: Plans or projects proposing development with significant effects on European designated sites (i.e. the Thames Basin Heaths Special Protection Area), will require a Habitats Regulations Assessment to ensure that effects are avoided or adequately mitigated If the adverse effects cannot be avoided or mitigated, then reasons of overriding public interest must be demonstrated and compensation measures provided. <u>and comply with the Conservation of Habitats and Species Regulations 2017.</u>
MM90	83	Policy NBE6	Amend footnote to criterion a):

Reference	Page	Policy / Paragraph	Main Modification
			<u>In accordance with Planning Practice Guidance on flood risk and coastal change Paragraph: 001 Reference ID: 7-001-20140306</u>
MM91	83	Policy NBE6	Amend criterion d): d) If located within an area at risk from any source of flooding ⁶ , now and in the future, it is supported by a site-specific flood risk assessment and complies fully with national policy <u>including the sequential and exceptions tests where necessary;</u>
MM92	89	Policy NBE9	Amend policy: Development proposals should protect, conserve and where possible or enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the District's townscapes and landscapes. <u>Proposals that would affect a designated [insert new footnote 1] or non-designated [insert new footnote 2] heritage asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that describes demonstrates a thorough understanding of the significance of the heritage assets and their its setting, and identifies the nature and level of potential impacts on the significance of the heritage assets, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset.</u> Where a proposal <u>Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, the Council will apply will not be permitted unless they meet</u>

⁶ Including Indicative Flood Problem Areas defined in the SFRA as well as areas prescribed in national policy.

Reference	Page	Policy / Paragraph	Main Modification
			<p>the relevant tests and assessment factors specified in the National Planning Policy Framework.</p> <p><u>Footnote 1 – Designated assets include conservation areas, listed buildings, scheduled monuments and registered historic parks and gardens.</u></p> <p><u>Footnote 2 – Non-designated assets include buildings and features identified on 'local lists', archaeological sites such as those identified on the Historic Environment Record and historic landscapes.</u></p>
MM93	89	340	<p>Amend text:</p> <p>Development proposals should be planned and designed in a manner which responds appropriately to its historic context and, where possible, positively enhances the historic character of the locality <u>and the distinctive character of the District's townscapes and landscapes.</u></p>
MM94	90	345	<p>Amend text:</p> <p>Conservation Area Appraisals/Management Plans have been prepared for many of the Conservation Areas, and these will be updated and reviewed as appropriate, for example in relation to supporting Neighbourhood Plans. These appraisals will guide the design of development and help determine the appropriateness of development proposals. It is important to consider the impacts both within and outside the designated Conservation Area to ensure that development does not adversely affect the Conservation Area in relation to its <u>special architectural or historic interest, character, appearance or context.</u></p>
MM95	91	Policy NBE10	Amend Criterion b):

Reference	Page	Policy / Paragraph	Main Modification
			b) it provides or positively contributes to public spaces and access routes <u>and public rights of way</u> that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;
MM96	91	Policy NBE10	Amend criterion g): g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) <u>should be designed to reduce the opportunities for crime and anti-social behaviour and</u> facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;
MM97	93	Policy NBE11	Amend criterion c): c. the impact on heritage assets <u>the significance or special interest of heritage assets.</u>
MM98	94	Policy NBE12	Amend text: Development will be supported provided: a) it does not give rise to, or would be subject to, unacceptable levels of pollution (<u>including cumulative effects</u>); and...
MM99	97	373	Insert additional text to 3rd bullet: Green infrastructure: Waterways, parks, natural and semi-natural spaces, outdoor sports facilities, allotments, play areas, wildlife corridors/footpaths, <u>public rights of way</u> and green roofs
MM100	97	375	Insert new text:

Reference	Page	Policy / Paragraph	Main Modification
			<p>375. The Hart Infrastructure Delivery Plan, prepared in partnership with infrastructure providers, identifies the key infrastructure projects required to deliver this local plan. The IDP sets out which projects are required, where they are required and by when, who will lead the delivery and how projects will be funded.</p> <p><u>375. The Council has prepared, in partnership with infrastructure providers, an Infrastructure Delivery Plan. It identifies the lead agencies for different types of infrastructure, existing and planned provision, key issues for different types infrastructure, funding sources, and implications for the Local Plan. It also sets out a schedule of specific infrastructure schemes including costs, timing, responsibilities, and funding (where known). Some of the schemes in the IDP already have funding, whether through planning obligations or other sources. Other schemes do not have their funding secured but could be delivered as a result of:</u></p> <ul style="list-style-type: none"> • <u>Planning obligations that will either deliver, or contribute towards, particular projects where it is necessary to make that development acceptable;</u> • <u>The Community Infrastructure Levy (once adopted);</u> • <u>Funding by service providers as part of their programmes for improvements to infrastructure and service delivery (e.g. Hampshire County Council, the District Council, Town and Parish Councils, Highways Agency, Clinical Commissioning Groups, water companies);</u> • <u>Funding from other sources including Government funding, Single Local Growth Fund (via the Local Economic Partnership).</u>
MM101	97	376	Amend text:

Reference	Page	Policy / Paragraph	Main Modification
			<p>376. <u>The purpose of Policy I1 is to ensure that developments make the necessary and appropriate infrastructure provision.</u> The IDP will help to inform whether infrastructure should be provided or funded directly by a specific development, or whether developer contributions will be sought through Planning Obligations and/or, once adopted, through a Community Infrastructure Levy (CIL).</p>
MM102	97	Policy I1	<p>Amend policy as follows:</p> <p>All development that requires planning permission <u>Where required to make otherwise unacceptable development acceptable, development proposals must make appropriate provision for infrastructure, on and off-site, and/ or through financial contributions to off-site provision.</u></p> <p>Planning obligations secured through Section 106 Agreements will be used to provide necessary site related infrastructure requirements such as new access arrangements, provision of open space and other community infrastructure, local highway/ transportation mitigation and environmental enhancements.</p> <p>Developers will be required to demonstrate that there is adequate waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users.</p> <p>The development or expansion of infrastructure facilities, will normally be supported, either where needed to serve existing or proposed new development provided that any adverse land use or environmental impact is avoided.</p> <p>Necessary off-site infrastructure will continue to be secured through Planning Obligations and, once adopted, according to the Council’s Community Infrastructure Levy Charging Schedule to ensure that development makes an appropriate and reasonable contribution to the costs of infrastructure provision. <u>Tariff style contributions will not be sought from developments of 10-</u></p>

Reference	Page	Policy / Paragraph	Main Modification
			<p><u>units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).</u></p> <p>The provision of infrastructure will be linked directly to the phasing of development to ensure that planned infrastructure is delivered in a timely fashion. This infrastructure will be co-ordinated and delivered in partnership with developers, public agencies, such as Hampshire County Council, and other authorities.</p>
MM103	98	Policy I1	<p>Add following paragraph to the end of the policy:</p> <p><u>If an applicant considers that the requirements of this policy make the development unviable then this will be a matter for negotiation, informed by a robust viability assessment, which may be independently reviewed. The applicant will need to demonstrate the need for a viability assessment. Where the need for a viability assessment is accepted it will be taken into account as a material consideration when the planning application is determined.</u></p>
MM104	98	379	<p>Amend as follows:</p> <p>379. Until we adopt a CIL Charging Schedule the level of any financial contributions will be determined on a site by site basis taking into consideration the size of the development, neighbourhood priorities, the impact on infrastructure provision in the surrounding area, and compliance with national policy and legislation. <u>Tariff style contributions will not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).</u></p>
MM105	99	380	<p>Insert new paragraph to follow paragraph 380:</p> <p><u>If an applicant considers that contributions or on-site mitigation measures would render the proposal unviable then this will be a matter for negotiation, informed by a robust viability assessment, which may be independently reviewed. It is up to the applicant to demonstrate</u></p>

Reference	Page	Policy / Paragraph	Main Modification
			<u>whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment will be considered on a case by case basis having regard to all the circumstances in the case, including whether the Local Plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the Plan was brought into force. All viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.</u>
MM106	99	381	Amend as follows: 381. Developers will need to work with relevant providers to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments and that there will be no adverse effects on existing users. This should form part of an adopted or adoptable water network. In some circumstances, this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure
MM107	99	382	Delete paragraph: 382. Where there is a capacity problem and no improvements are programmed by the water company, the Council will require the developer to set out how the appropriate infrastructure improvements will be completed prior to occupation of the development.
MM108	99	384	Amend 3 rd sentence: ...As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments, <u>public rights of way</u> and private gardens.
MM109	100	Policy I2	Amend policy:

Reference	Page	Policy / Paragraph	Main Modification
			Development will be supported provided that a) it protects the green infrastructure network <u>as shown on the Policies Map</u> , avoiding any loss fragmentation or significant impact on the function of the network.
MM110	102	Policy I3	Amend first paragraph and criteria f) & h): Development should <u>promote the use of sustainable transport modes prioritising offer maximum flexibility in the choice of travel modes, including walking and cycling</u> , improve accessibility to services and support the transition to a low carbon future. f) do not have a severe impact on the operation, safety or accessibility to <u>of</u> the local or strategic highway networks; h) protect and where possible enhance access to public rights of way subject to compliance with other relevant policies.
MM111	103	398	Amend as follows: Where Travel Plans are required they should be robust, deliverable and achievable. Further information on Travel Plans can be found on Hampshire County Council's website. <u>Consideration should also be given to the Hampshire Countryside Access Plan and Rights of Way Improvement Plans.</u>
MM112	103	Policy I4	Amend to read: Development proposals will be supported where they enhance and improve the quality, capacity, accessibility and management of sports and recreational facilities including playing fields, built facilities and the open space network <u>identified on the Policies Map</u> .

Reference	Page	Policy / Paragraph	Main Modification
			<p>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>New residential developments should provide appropriate on-site provision for open space in accordance with the standards at Table 2, unless the development is of a size and/or in a location where a financial contribution, for the enhancement and management or creation of open space, for part or all of the open space requirement is considered more appropriate. <u>Tariff style contributions will not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).</u></p> <p>Where open space or other facilities are provided on site they should be well located and designed with appropriate management arrangements in place.</p>
MM113	104	403	<p>Amend text:</p> <p>403. New housing developments should make appropriate provision on site for open space, sport and leisure facilities having regard to the open space standards and any quantitative or qualitative deficiencies in existing provision identified in the supporting evidence base. The exact nature of any on-site provision will need to be agreed on a case-by-case basis. Where necessary, contributions to off-site improvements to open space, sports and recreational</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p>facilities will be required, for example where the site is too small for the open space standards to be met on-site, or where it would be more beneficial to improve nearby existing facilities rather than create additional facilities. These matters will need to be considered on a case by case basis and applicants are encouraged to discuss open space provision with the Council prior to submitting a planning application. Tariff style contributions will not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).</p>
MM114	105	Table 2	<p>Include in Table 2:</p> <ul style="list-style-type: none"> • <u>Local area for play (LAP): Minimum activity zone is 100m²</u> • <u>Local equipped area for play (LEAP): Minimum activity zone is 400m²</u> • <u>Neighbourhood equipped area for play (NEAP): Minimum activity zone is 1000m², comprising of features to enable formal play activities, and a hard surfaced area of at least 465m² (the minimum needed to play 5-a-side football)</u>
MM115	105	Table 2	<p>Add new footnote after "Areas within the TBHSPA Zone of Influence: 8 ha per 1,000 head of population:</p> <p><u>Natural and semi-natural space will not be requested in addition to the provision of Suitable Alternative Natural Greenspace (SANG) (either on-site or through financial contributions) where required to mitigate impacts on the Thames Basin Heaths Special Protection Area.</u></p>
MM116	107	Policy I5	<p>Amend criterion ii) to read:</p> <p>ii. the existing premises are no longer required or viable and there is no alternative community use capable of meeting the needs of the local area.</p>
MM117	108	Policy I6	Alter text:

Reference	Page	Policy / Paragraph	Main Modification
			<p>The Council <u>recognises the benefits that broadband can provide and</u> will work with <u>Hampshire County Council and</u> the telecommunications industry to maximise access to superfast broadband, wireless hotspots and improved mobile signals for all residents, organisations and businesses; assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers.</p> <p>All development should incorporate appropriate infrastructure to enable high speed broadband connectivity.</p>
MM118	109	419	<p>Amend to read:</p> <p>As the take up of broadband and associated data services has increased, it has become apparent that people will demand a data service of a sufficient standard to meet modern needs. Developers are therefore expected to install <u>within their site</u> high speed broadband infrastructure as an integral part of the development. If such infrastructure is not provided it should be demonstrated why this is not feasible and other measures should be taken that facilitate its provision at a future date; for example, suitable ducting that can accept fibre optic cabling should be provided to the public highway. More information is available from Hampshire County Council including 'Planning for Broadband – A Guide for Developers'.</p>
MM119	110 and 111	427 to 429	<p>Amend wording as follows:</p> <p>Review</p> <p>The Council will commence a review of the Local Plan in 2021 unless triggered sooner by other factors. These could include:-</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p><u>The Council will review the policies in this Plan within five years of adoption to assess whether they need updating⁷. Policies will then be updated where necessary.</u></p> <p><u>An early review (i.e. prior to the five-year period expiring) could be triggered by:</u></p> <ul style="list-style-type: none"> • Results of annual monitoring on the effectiveness of the plan in line with the Plan’s Monitoring Framework and having particular regard to the monitoring of housing delivery; • Significant changes to national planning policy and/or legislation; • Duty to co-operate issues, particularly addressing housing and employment needs within the Housing Market Area / Functional Economic Area (which comprises Hart, Rushmoor and Surrey Heath administrative areas); and • Any other reasons that render the Plan, or part of it, out of date. <p>The AMR will report on the issues above and whether these will trigger a review.</p> <p><u>In addition, the Council has an aspiration to plan ahead for long-term growth needs. This would reduce the risk of policies (particularly housing policies) becoming out of date, and would provide greater certainty over the longer term. All reasonable growth options, including the potential for a new settlement, would need to be fully considered and evidenced in a future review of the Plan or a subsequent DPD.</u></p>
MM120	111	Monitoring Framework Objective 1	Delete reference to Policy SS3.

⁷ Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012)

Reference	Page	Policy / Paragraph	Main Modification
MM121	111	Monitoring Framework Objective 1a Net additional dwellings	Alter text: Base Figure: 798 2,217 homes completed between 1st April 2016 and 6 October 2017 <u>1 April 2014 to 31 March 2018.</u>
MM122	112	Monitoring Framework Objective 1b.	Alter text: Base Figure: A supply of 3,374 <u>3,087</u> dwellings at 6 October 2017 (9.3 years supply) <u>1 April 2018 (9.25 years supply)</u>
MM123	112	Monitoring Framework Objective 2 Indicator 2a.	Correct the Target by 2032: 1,400 <u>1,368</u> in line with the housing trajectory
MM124	113	Monitoring Framework Objective 3.	Delete objective 3 from the monitoring framework
MM125	114	Monitoring Framework Objective 4 Indicator 4d	Annual monitoring target/process: Delivery of housing in line with the housing trajectory. 15% of annual target residential units delivered as accessible and adaptable homes as defined by the Building Regulations.

Reference	Page	Policy / Paragraph	Main Modification
MM126	116	Monitoring Framework Objective 7	Within 'Key Local Plan Policies' delete reference to SS3 New Settlement
MM127	117	Monitoring Framework Objective 8	<p>Amend objective 8 as follows:</p> <p>Objective 8 - Through partnership working with the education authority (Hampshire County Council) to plan for the provision of sufficient primary and secondary school places. This will include new primary provision at Hartland Village as well as new primary provision and a new secondary school at the new settlement within the Murrell Green/Winchfield area of search.</p> <p>Delete reference to SS3 New Settlement under 'Key Local Plan Policies':</p> <p>Delete indicator 8d:</p> <p>8d Delivery of educational facilities at the new settlement To be determined through the preparation of a new Settlement DPD.</p>
MM128	119	Monitoring Framework Objective 10	Within 'Key Local Plan Policies' delete reference to SS3 New Settlement
MM129	119	Monitoring Framework Objective 11	Within 'Key Local Plan Policies' delete reference to NBE2 Gaps between settlements
MM130	123	Monitoring Framework	Within 'Key Local Plan Policies' delete reference to SS3 New Settlement

Reference	Page	Policy / Paragraph	Main Modification
		Objective 13	
MM131	123	Monitoring Framework Objective 14	<p>Within 'Key Local Plan Policies' amend as follows:</p> <p>NBE1 – Development in the Countryside NBE2 – Gaps between Settlements <u>NBE3 Landscape</u></p>
MM132	124	Monitoring Framework Objective 14	<p>Amend wording of indicator 14a as follows:</p> <p>14a Development permitted within defined gaps <u>contrary to criterion (e) of policy NBE3 Landscape.</u></p> <p>Amend wording of Annual Monitoring Target/Process if indicator 14a as follows:</p> <p>Zero planning permissions granted contrary to <u>criterion e of policy NBE2 NBE3.</u></p> <p>Amend wording of Target for indicator 14a as follows:</p> <p>No physical or visual coalescence of settlements as a result of development within identified gaps.</p>
MM133	124	Monitoring Framework Objective 16	<p>Add at end of the Monitoring Table:</p> <p><u>Objective 16: To encourage the re-use and redevelopment of previously developed land.</u></p> <p><u>Key Local Plan policies: Policy SS1 – Spatial Strategy</u></p>

Reference	Page	Policy / Paragraph	Main Modification										
			<p style="text-align: center;"><u>Policy NBE1 – Development in the countryside</u></p> <table border="1"> <thead> <tr> <th><u>Indicators</u></th> <th><u>Base figure (as at April 2017 unless otherwise stated)</u></th> <th><u>Annual Monitoring Target/Process</u></th> <th><u>Target by 2032</u></th> <th><u>Delivery Partners</u></th> </tr> </thead> <tbody> <tr> <td><u>The amount of development granted permission and completed on previously developed land.</u></td> <td><u>n/a</u></td> <td><u>To monitor the uptake of sites on the brownfield register (completions and permissions)</u></td> <td> <u>Permitted sites on the register are commenced within 3 years of grant of permission.</u> <u>Non-permitted sites receive planning permission.</u> </td> <td><u>Developers and landowners</u></td> </tr> </tbody> </table>	<u>Indicators</u>	<u>Base figure (as at April 2017 unless otherwise stated)</u>	<u>Annual Monitoring Target/Process</u>	<u>Target by 2032</u>	<u>Delivery Partners</u>	<u>The amount of development granted permission and completed on previously developed land.</u>	<u>n/a</u>	<u>To monitor the uptake of sites on the brownfield register (completions and permissions)</u>	<u>Permitted sites on the register are commenced within 3 years of grant of permission.</u> <u>Non-permitted sites receive planning permission.</u>	<u>Developers and landowners</u>
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<u>The amount of development granted permission and completed on previously developed land.</u>	<u>n/a</u>	<u>To monitor the uptake of sites on the brownfield register (completions and permissions)</u>	<u>Permitted sites on the register are commenced within 3 years of grant of permission.</u> <u>Non-permitted sites receive planning permission.</u>	<u>Developers and landowners</u>									
MM134	125	Glossary	<p>Update the definition of affordable housing:</p> <p>Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions</p>										

Reference	Page	Policy / Paragraph	Main Modification
			<p>to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency (now Homes England).</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p> <p>The Housing and Planning Act 2016 includes Starter Homes within the definition of affordable housing, however, the mechanism for introducing the wider definition is to be subject to further legislation. Therefore, currently the definition provided within Annex 2 of the NPPF remains the most relevant.</p>

Reference	Page	Policy / Paragraph	Main Modification
			<p><u>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</u></p> <p>a) <u>Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);</u></p> <p><u>(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</u></p> <p>b) <u>Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</u></p> <p>c) <u>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p>d) <u>Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It</u></p>

Reference	Page	Policy / Paragraph	Main Modification
			<u>includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</u>
MM135	129	Glossary	Amend definition for Gypsies and Travellers: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's <u>or</u> dependants' educational or health needs or old age have ceased to travel temporarily or permanently , but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such." (Planning Policy for Traveller Sites, CLG, August 2015).
MM136	133	Glossary	Amend definition of previously developed land as shown: Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: <ul style="list-style-type: none"> • land that is or has been occupied by agricultural or forestry buildings; • land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; • land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and • land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Reference	Page	Policy / Paragraph	Main Modification
			<p>There is no presumption that land that is previously developed is necessarily suitable for housing development or that the whole of the curtilage should be developed.</p> <p><u>Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</u></p>
MM137	139	Glossary	<p>Update definition of Travelling Showpeople:</p> <p>Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their <u>own or their</u> family's or dependent's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above."(Planning Policy for Traveller Sites, CLG, March 2012 August 2015)</p>
MM138	140	Appendix 2	<p>Amend title of Appendix 2 to "Housing Trajectory"</p> <p>Delete the 'Introduction' and the section titled 'Deriving the Housing Requirement'</p>
MM139	142 and 143	Appendix 2	Amend Housing Trajectory table and Housing Trajectory graph – see Appendix B.

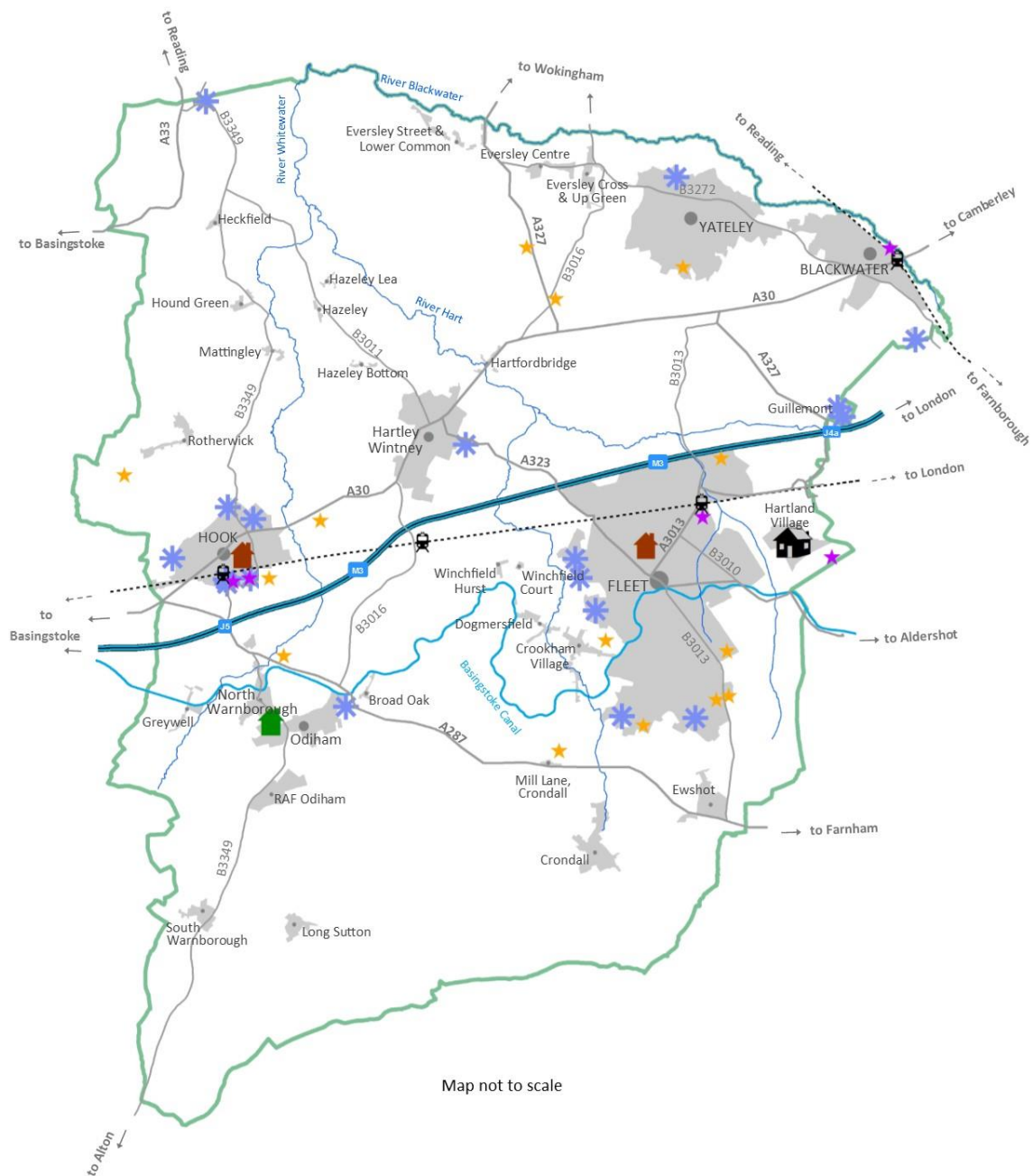
Reference	Page	Policy / Paragraph	Main Modification
MM140	144	Appendix 2	Provide completion figures for years 2014-2018 – see Appendix C
MM141	144	Appendix 2	Update Outstanding Planning Permissions – see Appendix C
MM142	146	Appendix 2	Amend Sites within settlement boundaries section – see Appendix C
MM143	147	Appendix 2	Delete Deliverable Sites section – see Appendix C
MM144	148	Appendix 2	Amend Site Allocations section – see Appendix C
MM145	149	Appendix 2	Amend Small Site Windfall Allowance section – see Appendix C
MM146	153	Appendix 4	Delete reference to Policy SS3 New Settlement at the Murrell Green/Winchfield Area of Search
MM147	153	Appendix 4	Delete reference to Policy NBE2 Gaps Between Settlements

Reference	Page	Policy / Paragraph	Main Modification						
MM148	154	Appendix 5	<p>Delete reference to Policy NBE2 Gaps superseding policies CON19, CON20 and CON21 relating to Strategic and Local Gaps. Clarify that CON19, CON20 and CON21 will be superseded by Policy NBE3 Landscape.</p> <table border="1" data-bbox="638 446 1682 1133"> <thead> <tr> <th data-bbox="638 446 1160 555">Policy in the Local Plan Strategy and Sites Proposed Submission Version</th> <th data-bbox="1164 446 1682 555">Saved Policies to be superseded</th> </tr> </thead> <tbody> <tr> <td data-bbox="638 558 1160 770">Policy NBE2 Gaps Between Settlements</td> <td data-bbox="1164 558 1682 770">CON19 Strategic Gaps – general policy CON20 Strategic Gaps: Blackwater Valley, and CON21 Local Gaps</td> </tr> <tr> <td data-bbox="638 774 1160 1133">NBE3 Landscape</td> <td data-bbox="1164 774 1682 1133">GEN3 General policy for landscape character areas <u>CON19 Strategic Gaps – general policy</u> <u>CON20 Strategic Gaps: Blackwater Valley,</u> <u>CON21 Local Gaps</u> CON22 Setting of settlements and recreation</td> </tr> </tbody> </table>	Policy in the Local Plan Strategy and Sites Proposed Submission Version	Saved Policies to be superseded	Policy NBE2 Gaps Between Settlements	CON19 Strategic Gaps – general policy CON20 Strategic Gaps: Blackwater Valley, and CON21 Local Gaps	NBE3 Landscape	GEN3 General policy for landscape character areas <u>CON19 Strategic Gaps – general policy</u> <u>CON20 Strategic Gaps: Blackwater Valley,</u> <u>CON21 Local Gaps</u> CON22 Setting of settlements and recreation
Policy in the Local Plan Strategy and Sites Proposed Submission Version	Saved Policies to be superseded								
Policy NBE2 Gaps Between Settlements	CON19 Strategic Gaps – general policy CON20 Strategic Gaps: Blackwater Valley, and CON21 Local Gaps								
NBE3 Landscape	GEN3 General policy for landscape character areas <u>CON19 Strategic Gaps – general policy</u> <u>CON20 Strategic Gaps: Blackwater Valley,</u> <u>CON21 Local Gaps</u> CON22 Setting of settlements and recreation								
MM149	134	Glossary	<p>Retail Impact Assessment: An assessment of the impact of a proposal for retail <u>and/or leisure</u> development on town centre vitality and viability and on existing, committed and planned public and private investment in the centre. <u>which should include assessment of:</u></p> <p><u>a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</u></p>						

Reference	Page	Policy / Paragraph	Main Modification
			<u>b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).</u>

Appendix A

MM20 - Figure 3 Key diagram with the New Settlement Area of Search (SS3) and Gaps Between Settlements (NBE2) deleted, and Bartley Wood, Hook re-designated as a Locally Important Employment Site (ED2).



- | | | | |
|--|-----------------|------------------------------|---|
| Hart District boundary | Motorway | River | Planning permissions and deliverable sites of over 50 dwellings |
| Town Centre | A Road | Canal | New brownfield community |
| District Centre | B Road | Strategic Employment Sites | Allocations provided through a Neighbourhood Plan |
| Local Centre | Railway | Locally Important Employment | Brownfield Urban Areas |
| Other settlements with a settlement boundary | Railway station | | |

Appendix B

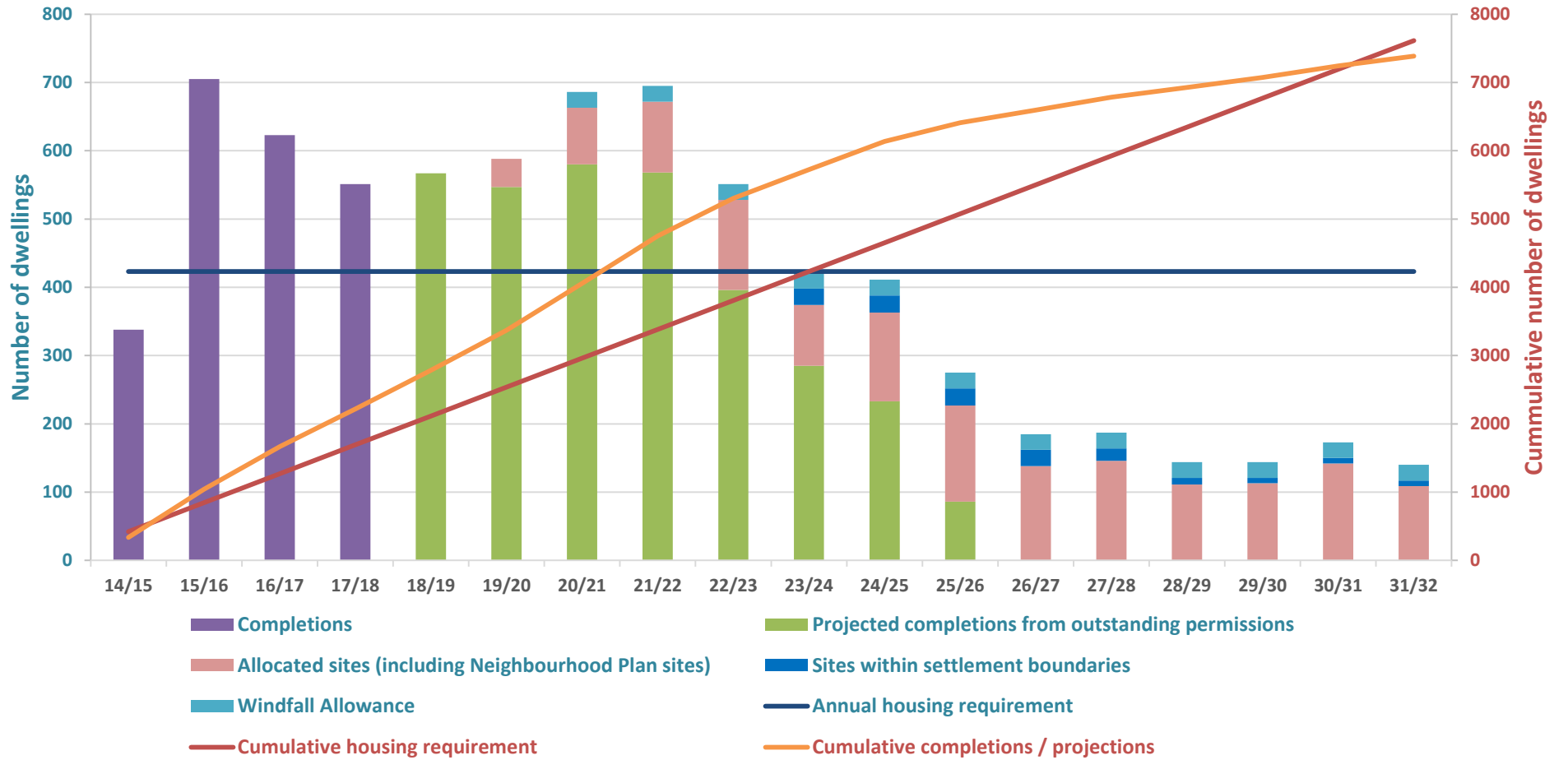
MM139 - Proposed Modifications to Appendix 2: Housing Trajectory

The table below and the graph overleaf sets out Hart's housing trajectory for the plan period. The following pages outline how the supply was calculated.

	<u>2014/15</u>	<u>2015/16</u>	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Annual Requirement	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	<u>388</u> <u>423</u>	6,208 7,614
Cumulative Requirement	<u>423</u>	<u>846</u>	<u>1,269</u>	<u>1,692</u>	<u>2,115</u>	<u>2,538</u>	<u>2,961</u>	<u>3,384</u>	<u>3,807</u>	<u>4,230</u>	<u>4,653</u>	<u>5,076</u>	<u>5,499</u>	<u>5,922</u>	<u>6,345</u>	<u>6,768</u>	<u>7,191</u>	<u>7,614</u>	
Completions	<u>338</u>	<u>705</u>	623	<u>175</u> <u>551</u>															798 <u>2,217</u>
Projected Completions from outstanding planning permissions				418	494 567	580 547	520 580	481 568	230 396	220 285	103 233	86							3,046 <u>3,262</u>
Sites within settlement boundaries						23	23	22	22	10 24	11 25	11 25	10 24	18	10	8	8	8	184 <u>150</u>
Deliverable sites						39	88	89	88	87	60	53							504
Windfall allowance						11	<u>22</u> <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	275 <u>276</u>
Allocated sites (including Neighbourhood Plan allocations)					40	100 41	120 83	133 104	106 132	106 89	99 130	109 141	111 138	116 146	116 111	124 113	134 142	125 109	1,539 <u>1,479</u>

	<u>2014/15</u>	<u>2015/16</u>	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Total annual completions and projections	<u>338</u>	<u>705</u>	623	<u>593</u> <u>551</u>	<u>534</u> <u>567</u>	<u>753</u> <u>588</u>	<u>773</u> <u>686</u>	<u>747</u> <u>695</u>	<u>468</u> <u>551</u>	<u>445</u> <u>421</u>	<u>295</u> <u>411</u>	<u>195</u> <u>275</u>	<u>143</u> <u>185</u>	<u>156</u> <u>187</u>	<u>148</u> <u>144</u>	<u>154</u> <u>144</u>	<u>164</u> <u>173</u>	<u>155</u> <u>140</u>	<u>6,346</u> <u>7,384</u>
Cumulative Projected Completions	<u>338</u>	<u>1,043</u>	<u>1,666</u>	<u>1,216</u> <u>2,217</u>	<u>1,750</u> <u>2,784</u>	<u>2,503</u> <u>3,372</u>	<u>3,276</u> <u>4,058</u>	<u>4,023</u> <u>4,753</u>	<u>4,491</u> <u>5,304</u>	<u>4,936</u> <u>5,725</u>	<u>5,231</u> <u>6,136</u>	<u>5,426</u> <u>6,411</u>	<u>5,569</u> <u>6,596</u>	<u>5,725</u> <u>6,783</u>	<u>5,873</u> <u>6,927</u>	<u>6,027</u> <u>7,071</u>	<u>6,191</u> <u>7,244</u>	<u>6,346</u> <u>7,384</u>	

Updated Housing Trajectory graph



Appendix C

MM140 Completions

The table below lists the known dwellings completions from the start of the plan period. Of the ~~798~~ 2,217 dwelling completions, ~~76~~ 235 of these dwellings have been delivered from sites of 9 dwellings or less and ~~722~~ 1,982 of these have been delivered from sites of 10 or more dwellings.

Year	Completions
<u>2014/15</u>	<u>338</u>
<u>2015/16</u>	<u>705</u>
2016/17	623
2017/18	175 <u>551</u>
Total	798 <u>2,217</u>

MM141 Outstanding Planning Permissions

The total number of dwellings with outstanding planning permission at ~~6 October 2017~~ 1 April 2018 is ~~3,378~~ 3,652. Some applications have been removed from the housing supply due to uncertainty surrounding delivery. Five dwellings are from applications which have lapsed or believe to be lapsed. Some schemes with prior approval at ~~6 October 2017~~ 1 April 2018 do not have any avoidance measures in place for the Thames Basin Heaths Special Protection Area. As such they cannot be legally implemented until they have acquired Suitable Alternative Natural Greenspace (SANG). If a scheme does not have an agreed SANG solution then it has been removed from the housing supply. ~~327~~ 385 dwellings have prior approval yet they do not have an agreed SANG solution at ~~6 October 2017~~ 1 April 2018.

The following table sets out how the supply from outstanding planning permissions has been calculated, taking all permissions as the start point and subtracting lapsed permissions and prior approvals with no SANG. The total housing supply from sites with planning permission is ~~3,046~~ 3,262 dwellings.

	Number of Dwellings
Sites with planning permission at 1 April 2018	3,378 <u>3,652</u>
Sites where the permission has lapsed since 1 April 2018	5
Prior approvals with no SANG	327 <u>385</u>
Sites with planning permission included in the housing supply	3,046 <u>3,262</u>

The table below sets out the anticipated delivery rates for sites with planning permission over 100 dwellings. All sites of less than 100 dwellings are expected to come forward within the next five years.

Application	Site	Net dwellings outstanding at 6 October 2017 <u>1 April 2018</u>	Oct 17 <u>Mar 18</u>	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-32	Total
14/00733/MAJOR <u>17/01123/REM</u>	North East Hook, London Road, Hook	548		48 <u>10</u>	100 <u>60</u>	110 <u>100</u>	110 <u>100</u>	90 <u>100</u>	90 <u>100</u>	78 <u>78</u>			548
07/02949/MAJOR 11/01040/MAJOR 13/01083/MAJOR 13/01221/MAJOR	Edenbrook, Hitches Lane, Fleet	14	14										14
13/02513/MAJOR 15/00154/MAJOR 17/00372/FUL	Edenbrook extension, Hitches Lane, Fleet	160 <u>196</u>	17	50 <u>40</u>	50 <u>40</u>	43 <u>50</u>	50 <u>50</u>	16 <u>16</u>					160 <u>196</u>
12/00236/MAJOR 13/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Fleet	183 <u>104</u>	48	79 <u>80</u>	56 <u>24</u>								183 <u>104</u>
14/00504/MAJOR	Land At Watery Lane, Fleet	300			50	60	60	60	50	20			300
16/01552/REM <u>18/00334/FUL</u> ⁸	Hawley Park Farm, Hawley Road, Blackwater	126			26	50	50						126
13/02633/MAJOR <u>17/00771/FUL</u>	Guillemont Park, Minley Road <u>Sun Park/Guillemont Park, Minley Road</u>	33 <u>313</u>	18	15	10 <u>10</u>	50 <u>50</u>	50 <u>50</u>	50 <u>50</u>	55 <u>55</u>	55 <u>55</u>	43 <u>43</u>		33 <u>313</u>
16/00883/PRIOR	Providence House, 2 Bartley Wood Business Park, Hook	107 <u>29</u>	50	57 <u>29</u>									107 <u>29</u>
14/02281/MAJOR	Land Between Moulsham Lane and Broome Close, Yateley	150			50	50	50						150
16/01651/OUT	Land North of Netherhouse Copse, Hitches Lane, Fleet	423			50 <u>10</u>	50	80	80	80	83 <u>80</u>	43 <u>43</u>		423
<u>16/03378/FUL</u>	<u>Bartley House, Station Road, Hook</u>	<u>102</u>		<u>10</u>	<u>30</u>	<u>30</u>	<u>32</u>						<u>102</u>

⁸ 18/00334/FUL seeks permission for 158 dwellings. The extant permission is for 126 dwellings.

Total	2,044	147	249	382	363	350	230	220	103		2,044
	<u>2,291</u>		<u>169</u>	<u>300</u>	<u>440</u>	<u>472</u>	<u>306</u>	<u>285</u>	<u>233</u>	<u>86</u>	<u>2,291</u>

MM142 Sites within settlement boundaries

One of the sources of housing supply set in Policy SS1 is 'sites within settlements'. A figure of ~~184~~ 150 dwellings from this source of sites is derived from sites within settlements identified within the Strategic Housing Land Availability Assessment (SHLAA) that are considered to be developable within the plan period. These sites are for 5 or more dwellings. They have not been allocated in the Local Plan as they are available and suitable for residential development and could gain planning permission through the planning application process. Note that small sites of less than 5 dwellings are dealt with under the small site windfall allowance. 150 dwellings is likely to be an underestimate from this source as it is based only on known developable SHLAA (Strategic Housing Land Availability Assessment) sites within settlement boundaries.

	Site Name	SHLAA Reference	Notional Housing Capacity	Oct 2017-Mar 18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total
Fleet	Imac Systems	SHL041	6							2	1	1	1	1					6
	Land at Elvetham Heath	SHL104	40											8	8	8	8	8	40
	Thurlston House	SHL113	16							4	3	3	3	3					16
	140-150 Fleet Road	SHL192	12								3	3	2	2	2				12
	Admiral House	SHL208	20							4	4	4	4	4					20
	125-127 Fleet Road	SHL320 (part)	40			10	10	10	10										
Hook	Rawlings	SHL038	50			13	13	12	12										50
			<u>56</u>								<u>14</u>	<u>14</u>	<u>14</u>	<u>14</u>					
	Total		184 <u>150</u>			23 23	23 23	22 22	22 22	10 <u>24</u>	11 <u>25</u>	11 <u>25</u>	10 <u>24</u>	18	10	8	8	8	184 <u>150</u>

MM143 Deliverable sites

At 6 October 2017 the following sites were the subject of a planning application and were deemed to be deliverable sites.

Site Name	SHLAA Reference	Planning application reference	Net no. of dwelling on application	7-October-2017 – 31-March-2018	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-32	Total
Bartley House, Station Road, Hook	n/a	16/03378/FUL	49 ⁹				9	10	10	10	10			49
Edenbrook, Hitches Lane, Fleet (additional capacity)	n/a	17/00372/FUL	59			12	12	12	12	11				59
Land south of Riseley ¹⁰	SHL092	16/02989/OUT	83			17	17	17	16	16				83
Sun Park, Guillemont	SHL100	17/00771/FUL	313			10	50	50	50	50	50	53		313
		Total	504			39	88	89	88	87	60	53		504

⁹ 16/03378/FUL seeks permission for 102 dwellings. There is already a planning application granted on this site for 53 units. Therefore only 49 of the 102 dwellings for this application have been included in the deliverable sites list to avoid double counting.

¹⁰ 16/02989/OUT was granted planning permission on 15 November 2017.

MM144 Site Allocations

The table below details the housing allocations within Hart and estimated delivery rates.

Hartland Village is allocated in the Local Plan for 1,500 dwellings. The site is subject to a planning application reference 17/00471/OUT. The delivery rates set out below are those provided with the application by the developer i.e. ~~1,428~~ 1,368 dwellings are expected to be delivered within the plan period, and ~~72~~ 132 dwellings beyond the plan period.

Seven sites have been allocated in the Odiham and North Warnborough Neighbourhood Plan. Only six of these sites are listed below as the allocation at Crumplins Business Court has already received planning permission and has been counted in the list of outstanding planning permissions. There is no trajectory for these sites in the Neighbourhood Plan and therefore phasing assumptions have been made.

Site Name	Oct 17 Mar 18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total
Hartland Village		40	100 <u>41</u>	120 <u>83</u>	130 <u>104</u>	100 <u>132</u>	100 <u>89</u>	90 <u>121</u>	100 <u>132</u>	100 <u>124</u>	100 <u>124</u>	100 <u>89</u>	110 <u>99</u>	120 <u>128</u>	118 <u>102</u>	1,428 <u>1,368</u>
Odiham NP sites:																
Land at Longwood											2	2	2	2	1	9
4 Western Lane						3	3	3	3	3	3	3				15
Land at Albion Yard								3	3	2	2	2				12
Land at Dunleys Hill											6	6	6	6	6	30
Land at Hook Road					3	3	3	3	3	3	3	3				15
Land next to Crownfields										6	6	6	6	6		30
		40	100 <u>41</u>	120 <u>83</u>	133 <u>104</u>	106 <u>132</u>	106 <u>89</u>	99 <u>130</u>	109 <u>141</u>	111 <u>138</u>	116 <u>146</u>	116 <u>111</u>	124 <u>113</u>	134 <u>142</u>	125 <u>109</u>	1,539 <u>1,479</u>

MM145 Small Site Windfall Allowance

A small site windfall allowance of ~~275~~ 276 dwellings has been included in the housing supply set out in Policy SS1. This has been derived as follows:

1. The annual average supply from windfall sites of 1-4 dwellings (excluding garden sites) between 2012 and ~~2017~~ 2018 is ~~22~~ 23 dwellings per annum (see table below). This demonstrates that such sites are consistently being delivered and contributing to the housing supply.

Year	Net windfall completions on small sites	Net windfall completions on small sites (excluding garden sites)
2012-13	38	21
2013-14	29	21
2014-15	40	29
2015-16	36	17
2016-17	41	24
<u>2017-18</u>	<u>45</u>	<u>26</u>
Total	184 <u>229</u>	112 <u>138</u>
Mean per annum	37 <u>38</u>	22 <u>23</u>

2. From the base date of ~~6th October 2017~~ 1 April 2018 to the end of the plan period (31 March 2032) is ~~approximately 14 and a half years~~. To avoid double counting with planning permissions, no windfall allowance is made for the first two years (it is assumed that all windfall sites likely to be completed in the first two years will have already have planning permission). So the total period for a windfall calculation is ~~12 and a half years~~ from ~~October 2019~~ April 2020 to end of March 2032.

3. This means that the small site windfall calculation is ~~12.5 yrs * 22dpa = 275 dwellings~~ 12 years * 23dpa = 276 dwellings

