

# HART LOCAL PLAN (STRATEGY AND SITES) 2032

Adopted April 2020

Accessible Version

## HART Local Plan (Strategy and Sites) 2032

Adopted APRIL 2020

### Foreword

Welcome to our Hart Local Plan (Strategy and Sites) 2032, which has been prepared over several years, reflecting the many and varied views that have been expressed throughout its journey. We are really pleased to have adopted this Plan, to guide new development to the right places, of the right scale with high quality design and with the right supporting infrastructure, while protecting the important parts of our natural and historic environment. Hart is consistently ranked as one of the best places to live in the country, we want to keep it that way. Our overall vision is for Hart to become the best place to live, work and enjoy and this Plan supports the need to balance future development needs with protecting the District's special qualities.

Over the 18 year Plan period to 2032, over 7,000 new homes will be provided, many of which already have planning permission and some have been built. The creation of a new community at Hartland Village is well underway on a previously developed site and this will provide new homes, a new primary school, a neighbourhood centre and extensive open space, whilst ensuring that locally protected sites are not harmed.

It is important that this Plan supports the economy, our businesses, and our town and village centres. We are fortunate in Hart to have a wide choice of job options through various small and medium sized businesses, based in one of our many economic sites, through to retail opportunities in our active and vibrant town and village centres. The Local Plan includes policies to ensure both economic sites and retail centres are retained and allowed to flourish and encourages their regeneration as a focus for economic growth.

A substantial proportion of the District is countryside and this is what helps to enable Hart to generate that special feeling of well-being. We are lucky to have numerous good quality, accessible open spaces within a range of different landscapes, together with heritage assets that are a key part of our built environment. Policies in this Plan are expressed to ensure that such spaces and places are retained and enhanced for all.

The policies require new development regardless of type, size and location

to be resource-efficient, promote low carbon operation, reduce flood risk and enhance biodiversity, thereby contributing positively to mitigate the impact of climate change.

This Local Plan, together with a number 'saved' Policies, Neighbourhood Plans and a series of Supplementary Planning Documents provide a sound framework for guiding development and determining planning applications across Hart.

Councillor David Neighbour  
Leader  
Hart District Council

April 2020

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The Policies Map can be viewed at <http://maps.hart.gov.uk/mycouncil.aspx>

The Local Plan should be read as a whole.  
Proposals will be judged against all relevant policies.

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# Introduction and Context

## Introduction

1. The Hart Local Plan (Strategy and Sites) 2032 sets out the overall vision, objectives and policies to guide future development in the District over the plan period 2014-2032.

### **What is the Hart Local Plan (Strategy and Sites) 2032 for?**

2. Planning has a key role in enabling us to meet the challenges that Hart faces whilst protecting what is valued. The Local Plan addresses future development needs, especially for housing, while ensuring that the special qualities of the District are conserved and, where possible, enhanced.
3. The Plan has been prepared in the context of national planning policy and guidance, and on the basis of specific local evidence relevant to Hart.
4. In preparing this new plan we have:
  - Considered how much land is likely to be needed for different uses;
  - Identified sites to make sure that we have an appropriate supply of land that is available for development;
  - Set out strategic, and locally specific policies to guide development and provide the framework for the preparation of Neighbourhood Plans;
  - Worked with neighbouring councils and Hampshire County Council, as well as expert advisers (such as the Environment Agency and Natural England) and infrastructure providers;
  - Engaged with residents, businesses and other stakeholders.
5. This Plan covers the whole of the District and forms a key part of the Development Plan for Hart. It will be supplemented by other Development Plan Documents, the programme for which is set out in the Council's Local Development scheme.
6. This Plan has been prepared over a number of years. It was submitted for Examination on 18 June 2018. The examination hearings took place in late 2018 and consultation on proposed modifications in July/August



2019. On 10 February 2020, the Council received the Inspector's report concluding that the Plan was sound subject to including his recommended main modifications. Hart District Council adopted the Hart Local Plan (Strategy and Sites) 2032 at its meeting on 30 April 2020.

**The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.**

## Context

7. The Local Plan has been prepared with regard to the local characteristics of Hart, to other local, regional and national plans and strategies, to the outcome of consultation and to the findings of technical evidence. Key elements of the context within which this Plan has been prepared are set out below.

### **National Policy, Guidance and Legislation**

8. This Plan takes into account the Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and the Town and Country (Local Planning) Regulations 2012. It reflects the aims and objectives of government planning policy as set out in the National Planning Policy Framework (NPPF), Planning Policy for Traveller Sites and the Planning Practice Guidance (PPG).

### **South East Plan**

9. The South East Plan (2009) set out regional policies for the South East up to 2026. In May 2013, the Government revoked the South East Plan with the exception of Policy NRM6, which relates to the Thames Basin Heaths Special Protection Area (TBHSPA). This policy remains part of the Development Plan for Hart and as such is relevant for this Local Plan.

### **Local Enterprise Partnership**

10. The District is part of the Enterprise M3 Local Enterprise Partnership (LEP). The LEP covers mid and north Hampshire and south west

Surrey, stretching from the hinterland of London, along the corridor of the M3 motorway to the New Forest. The LEP has set out strategic growth aspirations in its Strategic Economic Plan and this wider economic strategy therefore informs local plans and strategies.

### **Hampshire County Council Policy**

11. As the District lies within a two tier authority area, Hampshire County Council (HCC) delivers many of the services which support local people. These include the provision of school places, and highway safety and improvement measures in its role as Highway Authority. HCC is also responsible for Minerals and Waste Planning and has an adopted Minerals and Waste Development Plan. This Local Plan must therefore have regard to HCC plans and strategies.

### **Evidence Base**

12. The Plan is informed by an up to date evidence base covering subjects such as housing, employment, retail, infrastructure, viability and the environment. All the evidence supporting this Plan can be viewed on our web site at [hart.gov.uk/Evidence-base](http://hart.gov.uk/Evidence-base).

### **Sustainability Appraisal**

13. The purpose of the Sustainability Appraisal (SA) process is to ensure that the principles of sustainable development (social, economic and environmental impacts) are considered throughout the plan making process, and used to inform choices on reasonable options, where they exist.
14. The SA process contributed directly to the development of policies set out in this Plan. As a result, the approach to future development will ensure that it is sustainable in the long term.

### **Habitats Regulation Assessment**

15. A Habitats Regulation Assessment (HRA) was also prepared to support this Plan. The objective of the HRA is to identify any areas of the Local Plan that are likely to have a significant effect on Natura 2000 or European Sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites), either in isolation or in

combination with other plans and projects, and to devise appropriate mitigation strategies where such effects are identified. Much of Hart lies within five kilometres of the Thames Basin Heaths Special Protection Area (TBHSPA), and it is therefore relevant to consider these issues.

16. 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. 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.

### **Stakeholder Engagement**

17. The preparation of this Plan included extensive community and stakeholder engagement, including the following public consultations:

<i>Housing Development Options</i>	<i>14 August -10 October 2014</i>
<i>Refined Options for Delivering New Homes</i>	<i>4 February - 18 March 2016</i>
<i>Draft Local Plan Strategy and Sites</i>	<i>26 April - 9 June 2017</i>
<i>Proposed Submission version</i>	<i>9 February – 26 March 2018</i>
<i>Proposed Modifications</i>	<i>5 July - 19 August 2019</i>

18. In addition, there was stakeholder engagement in the preparation of much of the evidence base including, for example, the preparation of the Infrastructure Delivery Plan.

### **Duty to Co-operate**

19. We have a duty to co-operate with specific organisations (such as adjoining local authorities) in relation to strategic planning issues that cross administrative boundaries. The main cross boundary issues are:
  - Identifying, and meeting the need for, new homes and employment land across the housing market area and functional economic area
  - Delivery of avoidance and mitigation measures including SANG (Suitable Alternative Natural Greenspace) to facilitate housing delivery in areas affected by the Thames Basin Heaths Special Protection Area

- Infrastructure related issues including transport and water resources.
20. Work related to the duty to co-operate included the preparation of joint evidence (for example in relation to housing, employment and water resources), a memorandum of understanding with Rushmoor Borough Council on SANG delivery and sharing SANG capacity, and consideration of the impacts of the plans and strategies of adjoining local authorities and other key stakeholders.

### **Neighbourhood Plans**

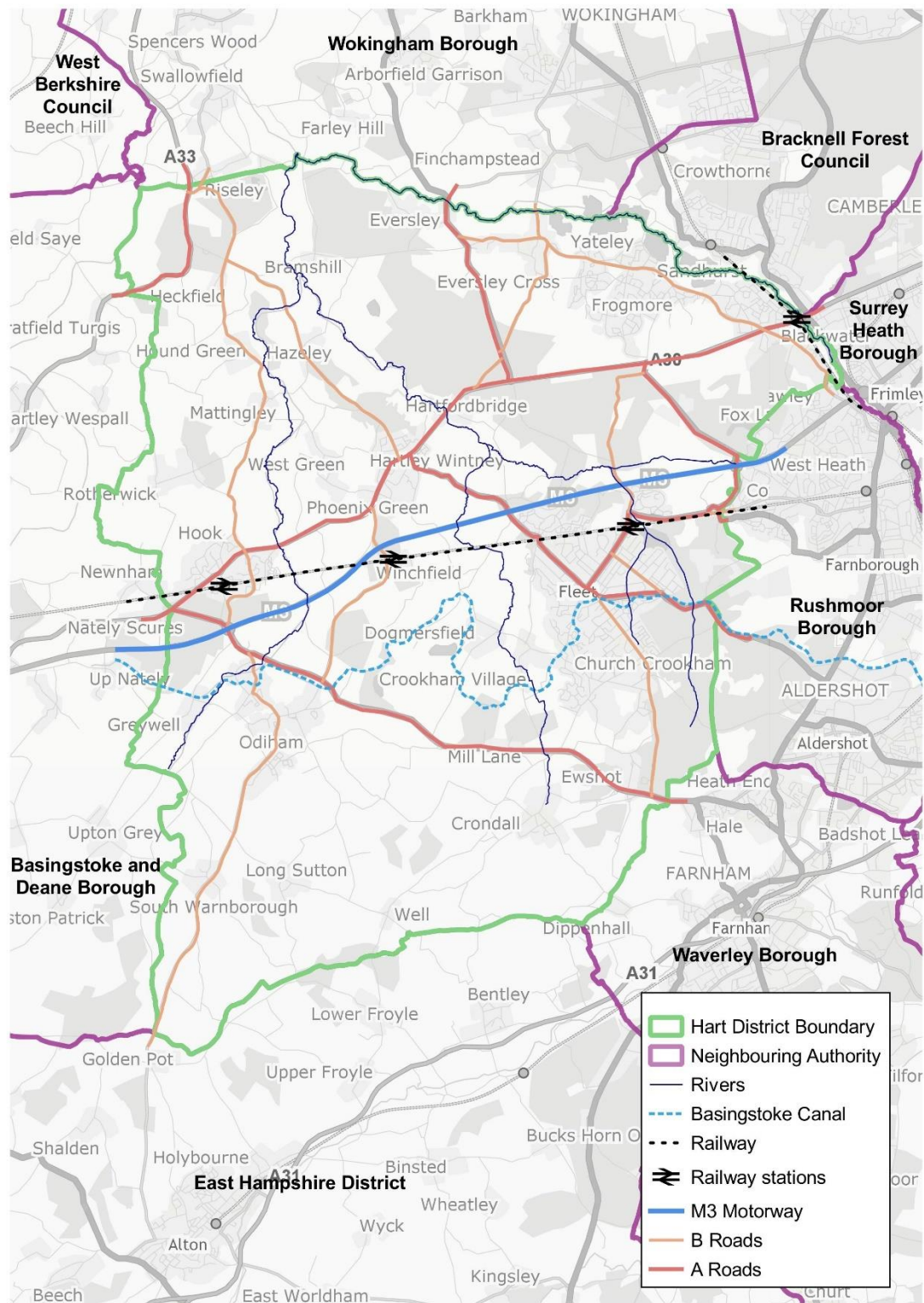
21. Neighbourhood Plans enable communities to establish general planning policies for the development and use of land in a local neighbourhood (such as a parish). Once adopted they form part of the development plan for the area along with the Local Plan.
22. A Neighbourhood Plan must meet a set of 'basic conditions', one of which is to be in general conformity with the strategic policies of the development plan for the area. To help those communities preparing Neighbourhood Plans, we have set out what are considered strategic policies in this Local Plan at Appendix 4.
23. Neighbourhood Plans can plan for more growth than set out in the Local Plan's strategic policies. Where Neighbourhood Plans identify a strategy for growth they will be expected to provide sufficient evidence to demonstrate deliverability of the strategy. For all other policies in the Local Plan there is an opportunity for Neighbourhood Plans to identify a specific local approach.
24. Further detail on neighbourhood plans in the District can be found at [hart.gov.uk/neighbourhood-planning](http://hart.gov.uk/neighbourhood-planning).

### **The District's Key Characteristics**

25. The Local Plan and its policies and allocations have been informed by the social, economic and environmental characteristics of the District.
26. The District is primarily rural, covers some 21,500 hectares (83 sq. miles) and is situated in north-east Hampshire, bordering both Surrey and Berkshire.

27. The main towns are Fleet (comprising Elvetham Heath, Fleet and Church Crookham), Yateley, Blackwater and Hawley. Hook, Odiham, and Hartley Wintney are the larger villages in the District whilst other settlements are mainly small, dispersed villages and hamlets.
28. The main centres of population (i.e. Fleet, Yateley and Blackwater/Hawley) are in the north and east of the District and form part of a larger 'Blackwater Valley' urban area with other nearby towns including Farnborough, Aldershot, Camberley and Sandhurst.
29. The District is bisected by the main line railway from Waterloo to Southampton and east to west by the M3. These enable good access to London, Southampton and other key employment areas such as Basingstoke, Camberley and Farnborough. However, movement patterns are complex and vary with the purpose of the journey. Some key services such as main hospitals and larger shopping centres will continue to be provided outside the District, particularly in Basingstoke, Guildford, Reading and Camberley.
30. The District is a popular place to live as it benefits from low unemployment, low crime rates and good schools. It has a healthy, active population with high participation in sports and leisure. Due to its good connectivity and popularity, property values are very high.
31. There are approximately 94,250 residents in the District with an increasing ageing population. The District has a complex geography comprising a collection of diverse and distinct settlements. The larger settlements are suburban in character and have grown significantly in the last 30 years, largely through relatively low density, 'greenfield' development. There are an estimated 35,500 homes in the District with 30% of the population living in rural areas.

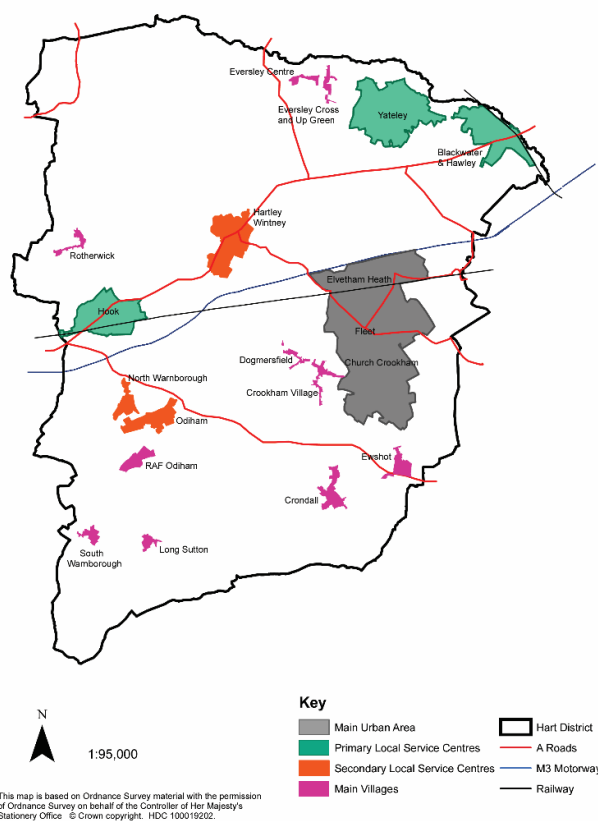
Figure 1 Location of Hart District



## Settlement Hierarchy

32. There are around 35 settlements scattered across the District, although some are just isolated groups of houses with no community facilities. We have categorised the settlements within the District by their size and the services and facilities they offer, using criteria on employment opportunities, schools, health services, recreation and leisure opportunities, shops, accessibility and population. All our towns and villages have been categorised by tiers; see Settlement Hierarchy for Hart District, 2010.

Figure 2 Hart's settlement hierarchy



### *Fleet (including Church Crookham and Elvetham Heath)*

33. Fleet is the largest administrative, retail and commercial centre within the District and includes a significant proportion of the District's employment opportunities. It had a population of more than 35,000 people in 2011 (Source: ONS) and benefits from close proximity to the M3 motorway and a mainline railway station providing access to London, Basingstoke and Southampton.

34. The Basingstoke Canal cuts across the town from east to west. There has been significant housing development surrounding Fleet, most notably Edenbrook to the west, Crookham Park to the south, and Elvetham Heath to the north which has its own school, community hall, church and supermarket. The Thames Basin Heaths Special Protection Area (TBHSPA) tightly hugs part of the Fleet settlement boundary constraining development to the east.

#### *Yateley*

35. Yateley is the second largest settlement in the District and had a population of 20,471 in 2011 (Source: ONS). It is situated in the north of the District, south of the River Blackwater, and benefits from having several schools (including the only sixth form in the district), a library and a few scattered retail centres. Yateley has been built up surrounding a series of open greens, of which Yateley Green is the largest. Access is heavily car dependent although Blackwater railway station is nearby giving further access to Reading and Guildford (and Gatwick Airport beyond). Yateley is heavily constrained to the north and east due to flood risk and to the south and southwest due to the TBHSPA.

#### *Blackwater & Hawley*

36. Blackwater & Hawley had a population of approximately 4,500 in 2011 (Source: ONS) and is a settlement with some retail and office units. The River Blackwater runs along its eastern boundary. It benefits from its close proximity and good access to Farnborough, Camberley and the Meadows retail park. Frogmore and Darby Green adjoin Blackwater at its western extent but are located within Yateley Parish.
37. The A30 road bisects the settlement, connecting it with the surrounding road network. Blackwater railway station also links the town with Reading and Guildford. The town is heavily constrained, with flood risk areas to the north and the TBHSPA to the south. Beyond limited infilling it has little development potential.

#### *Hook*

38. Hook is a large village in the west of the District which had a population of 7,770 in 2011 (Source: ONS) and is one of the newer areas of urban development within the District, having grown significantly in the past thirty years. The village is primarily residential to the north of the railway line, and to the south is an area of employment that includes



Osbourne Way, Bartley Point and Bartley Wood Business Park. Hook railway station gives direct access to London and Basingstoke with the M3 junction 5 just south of the settlement.

### *Hartley Wintney*

39. Hartley Wintney is a large village which had a population of approximately 5,000 in 2011 (Source: ONS) located in the centre of the District. It is bisected by the A30 and lies just north of the M3 motorway. The valley of the River Hart creates a natural boundary to the north and the east of the village. There is no railway station, however Winchfield station is nearby. The village reflects the characteristics of an 18th century coaching town with a number of wooded and open greens. Part of the TBHSPA lies to the north of Hartley Wintney, constraining potential development opportunities to the north.

### *Odiham & North Warnborough*

40. Odiham village has a distinctive character and historically was a coaching town. The High Street is lined on both sides with a largely continuous group of listed buildings and commercial premises. The town developed from the 12th century onwards and a few buildings from the 14th – 16th century are still present. The Deer Park lies to the north of Odiham, adjacent to the settlement boundary, and there is a library located just off the main street. There is no railway station, so residents travel to Hook or Winchfield station to access the rail network. There is reasonable access to other settlements via the A287 and the M3.
41. North Warnborough is a linear village arranged along the River Whitewater, north of Odiham. The village is primarily residential, relying on schools and shops elsewhere, particularly in Odiham and Hook. There is no railway station within the village, the nearest is Hook or Winchfield station. The village is accessible to surrounding areas via the A287 and nearby M3. There is a local gap between Odiham and North Warnborough, as defined in the Odiham and North Warnborough Neighbourhood Plan 2017.

## **Population and Housing**

42. Mid-year population estimates published by the Office for National Statistics in 2016 indicate that the resident population of Hart was

94,250, comprising 46,811 males (49.7%) and 47,439 females (50.3%). Forecasts predict the population will grow to 99,100 by 2021. According to the age profile of the District (based on the 2011 population census), 43% of the residents are aged between 30-59 years old. A further 24% are between the ages of 0-19 years, which indicates that the District is an attractive place for families to locate. Indeed, a third of the District's households are families. However, nearly a fifth of the population are aged 65 and over and this age group has been steadily increasing since 2001.

43. There are 35,500 households (2011 census) with 78% of these households owning their own homes. The average house price is just above £400,000. This may be due to the area's access to London, with the train only taking an hour into the capital.
44. Reflecting most of the South East, the District has high housing costs with house prices over 11 times workplace earnings and has a significant need for affordable homes.

### **Housing Market Area**

45. The Strategic Housing Market Assessment<sup>1</sup> (SHMA) identifies significant housing market linkages between Hart, Rushmoor and Surrey Heath. In terms of migration, Hart, Rushmoor and Surrey Heath are linked closely to one another. The 2016 SHMA also identifies that there are key travel to work flows between the three authorities. It therefore concludes that the three authorities comprise a single Housing Market Area (HMA), which corroborates the long history of the three authorities working together in terms of planning to meet housing needs at a strategic level.

### **Economy and Employment**

46. The geography of economic activity is increasingly complicated. People often live, work and undertake leisure activities in different administrative areas. Functional economic geography relates to the real area within which an economy operates, rather than simply following administrative boundaries. To inform the preparation of the plan, a study was commissioned to identify the Functional Economic

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<sup>1</sup> Strategic Housing Market Assessment for Hart, Rushmoor and Surrey Heath, November 2016 available at <https://www.hart.gov.uk/Evidence-base>

Area (FEA) in which Hart District is located. That study confirmed that we should work with Rushmoor and Surrey Heath to produce an update to the joint Hart, Rushmoor, Surrey Heath Employment Land Review 2009.

47. The Hart, Rushmoor, Surrey Heath Employment Land Review 2016 confirmed that the FEA has a successful economy that has generated over 10,000 additional jobs between 2009 and 2015. The local economy has been resilient throughout the economic downturn. This is attributable to the broad range of businesses across a wide range of sectors to be found in the FEA.
48. Self-containment (i.e. residents living and working within the FEA) is 53%, which is not surprising given the dense pattern of urban settlements in the wider area and opportunities for residents in the three local authority areas to commute into London and other economic centres.
49. More locally, a high proportion of those people who live in the District also work here too, but the District itself is far from being self-contained. 62% of those who work commute out of the District, with significant commuter flows to Rushmoor, Surrey Heath, Bracknell Forest, Guildford Borough and London.
50. The District itself has a diverse economy accommodating a range of sectors with over 5,000 businesses being registered in 2016 of which 91% are categorised as micro firms. The District is also home to some large corporate headquarters including Serco and Surface Technology International.
51. The business base is diverse, with strengths in professional services, telecommunications, data processing, specialist electronics and a growing hospitality sector. The local economy benefits from good strategic transport connections and has a very high rate of GVA per head (over £52,000), partly due to a highly qualified workforce.
52. There is a strong rural economy that is highly reliant on local and regional markets. Whilst businesses benefit from the space and the high-quality environment, in rural areas mobile phone signal coverage and broadband speeds are identified as constraints to businesses.
53. Approximately 49,000 residents are in employment, equivalent to 83%

of the working age (16-64) population. Around 11% of the employed residents (7,700) are self-employed which is lower than regional averages, but higher than national averages.

## **Retail and Shopping**

54. Fleet is the major settlement in the District, providing a range of shopping, employment and leisure facilities. It is the only defined town centre within Hart. Hook, Yateley and Blackwater are defined as smaller district centres, and Hartley Wintney and Odiham are identified as local centres.
55. Fleet competes primarily with other medium sized town centres such as Farnborough, Aldershot, Farnham, Bracknell and Wokingham. Hart residents have good access to regional and sub-regional centres, as well as having a choice of smaller centres for day to day shopping needs. The outflow of retail spending from the District, particularly in terms of comparison goods spending, is relatively high and is likely to remain high in the future.
56. 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. The Council will support mixed-use development, which includes residential, within the District's centres where it maintains or enhances the vitality and viability of the centre.

## **Sport and Leisure**

57. The District benefits from good areas of open space for informal recreation. These include green corridors such as the Blackwater and River Hart Valleys, the Basingstoke Canal and semi-natural green spaces such as Fleet Pond, Yateley Heath and Warren Heath. Fleet Pond Nature Reserve, Hartley Wintney Commons and Elvetham Heath Nature Reserve have obtained 'Green Flag Awards' as being prestigious green spaces.
58. The new Hart Leisure Centre (2017) and the refurbished Frogmore Leisure Centre have both improved the quality and variety of sport and leisure facilities available to local people.

59. There is also a significant range of leisure facilities delivered by Town and Parish Councils including the Blackwater and Hawley Sports Centre, Sean Devereux Centre in Yateley and a range of recreation and sports pitches across the area. Many exercise classes are delivered in local venues and there are several private leisure facilities and clubs.

## **Health and Wellbeing**

60. The District performs exceptionally well against a range of measures related to health and wellbeing. For example, it is the least deprived local authority area in England on the Index of Multiple Deprivation 2015, has high participation rates in sport (above the national average and the average for the South East) and life expectancy is above the national average.
61. However, this masks some specific areas of challenge in public health. Access to health and social care services is a more challenging issue for the District, particularly given the ageing population, the rural nature of the District and poor public transport in many areas. Other relevant health issues include children in low income families, the level of obesity in certain sectors of the population and levels of smoking.
62. Ten GP surgeries are located in the larger towns and villages, and eleven dental practices. There is also the Fleet Community Hospital and the Odiham Cottage Hospital which provide a range of services including out-patient clinics, community nursing and social day care services. However, the District does not have any large hospitals. Instead residents rely on Frimley Park Hospital to the east and Basingstoke Hospital to the west, both out of District. Clare Park Hospital near Crondall offers private healthcare services.
63. We work with health and social care service providers, including the Clinical Commissioning Groups and Hampshire County Council (HCC), through the Hart Health and Wellbeing Partnership in order to improve the provision of these services. Changes to the population, both in terms of its size and its demographic structure, combined with funding pressures, drive a need for regular reviews of the ways health services are delivered. Where changes to the health care estate are required as a result of new development, or because of new approaches to service delivery, we will seek to facilitate those changes wherever possible

through the Local Plan policies and proposals.

## **Education and Schools**

64. The area has good schools and high levels of education attainment: 37% of the adult population hold a degree, and 48% hold an NVQ level 4 or higher.
65. There are 28 infant/junior/primary schools and 5 secondary schools in the District (excluding private schools). Yateley School is the only school with a sixth form. Many students therefore travel outside the District for post-16 education, for example to Farnborough's Sixth Form College and College of Technology. Pre-school (nursery) education is provided through both private and public organisations registered with HCC.
66. Several schools in the District have, or are to be, expanded, particularly in the Fleet/Church Crookham, Hook and Odiham areas, and further additional places will be needed to support the growing population. However, not all school sites can easily be expanded to accommodate future growth, and this is particularly relevant in relation to providing secondary education capacity.
67. HCC is the Education Authority with responsibility for school place planning in the District and we therefore work closely with HCC in relation to planning and providing for new school places. HCC also work with schools in the District to encourage travelling to school by sustainable modes of transport such as walking, cycling and using public transport to help reduce congestion and pollution.

## **Transport and Travel**

68. The District benefits from good strategic road and rail links to London, the Midlands and the south coast.

### *Motorways and Strategic Roads*

69. The M3 motorway runs through the District providing good connectivity to the west of London (and the M25 London Circular) and the south coast, including the ports of Portsmouth and Southampton. The close proximity of the District to the M4, M25, A34 and A303 means that the area is well connected to the strategic road network in all directions.

### *Rail*

70. The District is well connected by rail with four stations. Fleet has a relatively high frequency of services to London Waterloo. Winchfield and Hook provide less frequent stopping services to London Waterloo. Blackwater Station provides regular services to Guildford and Reading.

### *Airports*

71. There is good access to Gatwick and Southampton Airports by rail, and by road to Heathrow Airport. Locally, Farnborough Airport with its specialist business aviation operation lies immediately to the east of the District. Blackbushe Airport lies within the District and also caters for business and recreational aviation. RAF Odiham is an operational military airfield.

### *Local Travel*

72. The nature of the District means that residents within the main towns and settlements are better able to access a range of facilities by walking, cycling and public transport. However, there is relatively limited public transport availability in many parts of the District, particularly the more remote rural areas and between its main towns such as Yateley/ Blackwater and Fleet, which limits accessibility to facilities and services for residents. The District has the second highest level of car ownership in the country (Source: Census 2011) which impacts on traffic movements both within and outside the District.
73. There is peak hour congestion, both on rail and road networks and we are working with partners such as the Department for Transport, the Local Enterprise Partnership (Enterprise M3) and rail operators to improve transport infrastructure within the District.

### **Environment and Heritage**

74. Hart comprises a high proportion of attractive rural countryside. This landscape is defined by the sandy heaths and forests around Fleet, Hartley Wintney and Yateley, and areas of more mixed landscapes of farmland, woodland and parkland, which lie mainly in the centre of the District around Hook. To the south the District is characterised by the rolling Hampshire chalk downland associated with Odiham and Crondall. Several meandering river valleys cut across the central part of the District, including the Whitewater and Hart. The overall quality of

the landscape of Hart is high and is valued by local communities.

75. There is a range of sites in the District designated for their international, national or local biodiversity importance. One of the South East's most important natural assets, the Thames Basin Heaths Special Protection Area (TBHSPA), covers large parts of land in the north and east of the District. In addition to the TBHSPA there are a large number of sites of national and local importance including Sites of Special Scientific Interest (SSSIs), National and Local Nature Reserves and Sites of Importance for Nature Conservation (SINCs).
76. The District also benefits by having a diverse heritage underpinned by its special character which includes over 1,000 listed buildings, 10 scheduled monuments, 8 registered historic parks and gardens, and more than 30 conservation areas. This is supplemented by locally important heritage and historic landscapes such as the Forest of Eversley.
77. Together, these features provide an attractive, popular environment for residents, businesses and visitors.

### **Flooding and Water**

78. The District is potentially at high risk of flooding from a range of sources, such as fluvial, surface water, groundwater, and sewer flooding. It is also at risk from flooding from artificial sources such as the Fleet Pond Reservoir and in some areas the Basingstoke Canal. The District has a large number of watercourses (over 30) and some of the District lies within 'Flood Zone 3' (areas identified as being subject to a high probability of flooding).
79. The top four urban areas at risk of fluvial and surface water flooding are Fleet, Yateley, Blackwater/Hawley and Crondall. These areas along with Hook, Eversley and North Warnborough make up the majority of the area at risk of groundwater flooding. External sewer flooding is concentrated in the northern half of the District, with northern Fleet being the worst affected.

### **Water Supply and Waste Water**

80. Water supply in the District is the responsibility of South East Water (SEW) whilst waste water is the responsibility of Thames Water. The



Hart, Rushmoor and Surrey Heath Water Cycle Study, May 2017 assessed the impact of new development on the capacity for water supply in addition to capacity to process waste water and was undertaken in consultation with the water companies. The study did not identify any significant issues in respect of either water supply or waste water, although upgrades to waste water infrastructure may be required to support new development and ensure that water quality objectives deriving from the Water Framework Directive are met.

## **Telecommunications**

81. The provision of telecommunications infrastructure, including broadband, is the responsibility of private telecommunications companies. The main telecommunications issue is the need for superfast broadband infrastructure in rural areas. This issue is identified in the Council's Economic Development Strategy as a particular problem for rural businesses. To address this problem funding has been made available by both central and local government to ensure that broadband infrastructure is delivered to the majority of the population. Under the Hampshire Broadband Programme, the target was to reach 97.4% of premises in the County by the end of 2019, although a few places, particularly in rural areas may still remain without coverage.

## **Identifying the Key Issues for the Hart Local Plan (Strategy and Sites) 2032**

82. Having regard to the above context and characteristics of the District, including key issues in national policy and other local and regional plans and strategies, and feedback from previous consultations, the following Key Issues for the Hart Local Plan (Strategy and Sites) 2032 were identified (not in any order of priority):
- 1 *To make provision for the new homes needed in the area, including affordable housing particularly for social/affordable rent;*
  - 2 *For housing to meet the needs of all sectors of the community particularly for older people and/or the disabled;*
  - 3 *To facilitate sustainable economic growth in the context of the wider Enterprise M3 Local Economic Partnership area, and the Functional Economic Area within which Hart sits, and the need to provide for healthy town, district and local centres to serve the needs of residents;*

- 4 *To ensure that the impacts on infrastructure (including waste water, transport, education, and community leisure facilities) arising from new development are adequately mitigated where necessary through infrastructure improvements;*
- 5 *To promote a healthy rural economy, and to maintain the viability of rural communities;*
- 6 *To deliver development, where possible, which respects the separate character and identity of Hart's settlements and landscapes;*
- 7 *For development to be well-designed, creating safe, inclusive and cohesive environments where new housing is successfully integrated with existing communities;*
- 8 *To promote and improve sustainable transport particularly given the relative lack of sustainable transport options in what is a largely rural area, the pressure on highway infrastructure including the M3 motorway and its junctions in Hart (4a and 5) and a railway network at capacity at peak periods;*
- 9 *To deal with climate change both in terms of mitigation and adaptation;*
- 10 *For development to be safe from flooding and not to increase the risk of flooding from all sources;*
- 11 *To protect and enhance water quality and the ecological status of water bodies in accordance with the Water Framework Directive;*
- 12 *To protect and enhance biodiversity including the protection of sites designated for their ecological importance. This includes the need to ensure that new development does not adversely affect the Thames Basin Heaths Special Protection Area (TBHSPA);*
- 13 *To protect and enhance the District's green infrastructure and the public rights of way network;*
- 14 *To conserve and enhance the significance and special interest of the District's heritage assets and their settings.*

## Vision and Objectives

83. The Local Plan has a crucial role to play in promoting and delivering sustainable communities. The overarching objective is to help ensure that we deliver a positive legacy of places where people want to live and work.

## Vision

**In 2032 the District will still be an attractive, largely rural area with thriving towns and villages and a variety of landscapes. Our countryside will be recognised for its importance to the quality of life, as the setting where people live and work, and for its contribution to biodiversity, leisure and recreation.**

**We will have played our role in meeting future housing, social and economic needs, with priority given to the redevelopment of previously developed (brownfield) land. This includes the creation of a new community at Hartland Village, east of Fleet.**

**In addition to market housing, the number of affordable homes will have increased, along with more accommodation for the elderly and other forms of specialist housing.**

**The number of jobs in the District will also have increased as Hart plays its role in delivering the employment needs of the wider functional economic area. The best employment sites will have remained in employment use and there will be enhanced opportunities for businesses in rural areas.**

**Fleet will have maintained and developed its role as the main service centre, providing employment, services and facilities, including improved entertainment facilities. Hart's other settlements including Yateley, Blackwater, Hook, Hartley Wintney and Odiham will have retained and enhanced their vibrant centres providing shops and services for their respective local communities.**

**Our infrastructure will have been enhanced to support the changing population, including a new primary school at Hartland Village and 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.**

**New development will have been built to high environmental and design standards. 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.**

**The character, quality and diversity of our natural, built and heritage assets will have been conserved, 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, ancient woodland and ancient or veteran trees, Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.**

## Objectives

84. The following objectives (in no particular order) provide the link between the Vision and the policies and proposals in this Plan.
- 1 *To plan for sufficient land to be available for at least 7,614 new homes to be built in the District in the period 2014 – 2032 such that it provides a continuous supply of housing.*
  - 2 *To deliver a sustainable new community at Hartland Village by 2032.*
  - 3 *To provide new homes of a mix of types, sizes and tenures to meet the current and future needs of Hart's residents, including affordable housing; new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups<sup>2</sup>.*
  - 4 *To support the vitality and viability of the District's town and village centres to serve the needs of residents.*
  - 5 *To support economic growth by protecting and providing a range of size and types of employment land and buildings, including those supporting the rural economy.*
  - 6 *To ensure that transport, social and physical infrastructure required to support new development is delivered in a timely and coordinated manner including through partnership working with infrastructure providers and neighbouring local authorities.*
  - 7 *Through partnership working with the education authority*

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<sup>2</sup> For example plots for self and custom build homes, pitches for Gypsies and Travellers and plots for Travelling Showpeople

*(Hampshire County Council) to plan for the provision of sufficient primary and secondary school places. This will include new primary provision at Hartland Village.*

- 8 To conserve and enhance the distinctive built and historic environment in the District including the protection of the significance and special interest of heritage assets and their settings.*
  - 9 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, including provision for sustainable transport to mitigate the impact of new development on the existing network.*
  - 10 To protect and enhance the District's natural environment, landscape character, water environment and biodiversity, including ensuring appropriate mitigation is in place for new development to avoid adverse impacts on the Thames Basin Heaths Special Protection Area (TBHSPA).*
  - 11 To provide measures for adapting to the impacts of climate change and minimising the contribution of new development to the causes of climate change, including reducing the risk of flooding by directing development away from areas at risk of flooding, and using opportunities offered by new development to reduce the causes and impacts of flooding from all sources.*
  - 12 To promote healthy and sustainable local communities through protecting and enhancing community, sport, health, cultural, recreation and leisure facilities, including the public rights of way network, and through the delivery of a multi-functional green infrastructure network across the District.*
  - 13 To maintain the separate character and identity of settlements by avoiding development that would result in their physical or visual coalescence.*
  - 14 To ensure new development is well designed creating safe, inclusive environments and taking account of character, local distinctiveness and sustainable design principles.*
  - 15 To encourage the re-use and redevelopment of previously developed land.*
85. The Monitoring Framework identifies the key policies relevant to delivering each of the above objectives (see section on Delivery, Monitoring and Review).



# Sustainable Development and Spatial Strategy

## Sustainable Development

86. National planning policy places the presumption in favour of sustainable development at the heart of the approach to planning. This Plan therefore, takes a positive approach to meeting future development needs. This Plan has also been tested through a sustainability appraisal to make sure that the policies and proposals reflect the most sustainable approach to development, having regard to the balance of economic, social and environmental factors.
87. With the exception of the mostly rural south west quarter, the rest of the District lies within five kilometres of the Thames Basin Heaths Special Protection Area (TBHSPA). The presumption in favour of sustainable development does not apply where development that requires an appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. As most development in the District will be affected by these directives, an appropriate mechanism for mitigation (through Suitable Alternative Natural Green Space and Strategic Access Management and Monitoring measures) has been put in place. The impact of the TBHSPA is reflected in the policy wording of Policy SD1:

### **Policy SD1 Sustainable Development**

**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.**

**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.**

**Where there are no policies relevant to the application or the**

most relevant policies are out of date at the time of making the decision, the Council will grant permission unless:

- a) 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
- b) 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.

## Spatial Strategy

### Spatial Strategy and Distribution of Growth

88. 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 2014–2032.

#### **Policy SS1 Spatial Strategy and Distribution of Growth**

**Development will be focused within defined settlements, on previously developed land in sustainable locations, and on allocated sites as shown on the Policies Map.**

#### **New Homes**

**Subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, the housing requirement in Hart is 423 homes per annum between 2014 and 2032 which equates to 7,614 homes. The supply of new homes will come from the following sources:**

- a) **Completions since 1st April 2014 and delivery of housing commitments as of 1st April 2018;**
- b) **Permitting further development and redevelopment within the defined Settlement Policy Boundaries (subject to other Plan policies);**
- c) **Delivery of Hartland Village for 1,500 homes, approximately 1,400 of which are expected to be within the plan period**



**(Policy SS2);**

- d) Supporting the delivery of new homes through Neighbourhood Plans;**
- 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.**

### **New Employment**

**New employment development will be focussed on existing Strategic and Locally Important Employment Sites listed at Policy ED2 and identified on the Policies Map.**

### **New Retail**

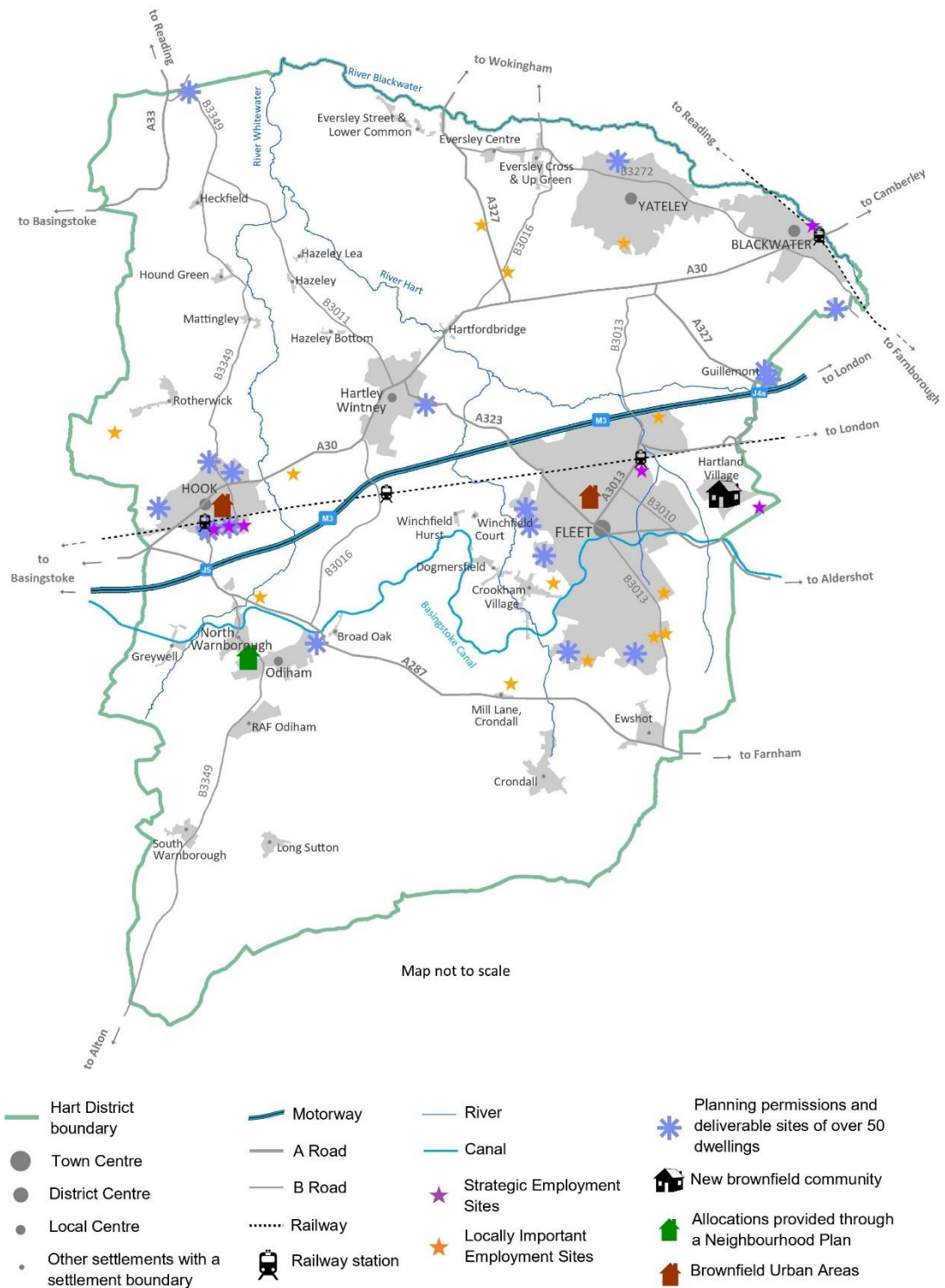
**Hart's hierarchy of retail centres will be maintained and enhanced by encouraging a range of uses, consistent with the scale and function of the centres in line with Policy ED4.**

**Provision will be made for approximately 5,900 sq m (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.**

**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.**

89. The key diagram in Figure 3 shows this strategy graphically along with other key spatial policies and features.

Figure 3 Key diagram



## Delivering New Homes

90. 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:
- 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
  - 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.
91. The overall supply that is likely to come forward is set out at Table 1. At least 7,384 homes are expected to be built over the plan period from a combination of sources set out at Table 1. Appendix 2 includes further details on the sources of supply and a housing trajectory.
92. 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.

*Table 1 Sources of Housing Supply*

	<b>Source</b>	<b>Homes</b>
a	Homes completed between 1st April 2014 and 31st March 2018	2,217
b	Sites with outstanding planning permission at 1st April 2018	3,262
c	Sites within settlement boundaries, including settlement boundaries identified in Neighbourhood Plans	150
d	Hartland Village (site allocation – see Policy SS2)	1,368
e	Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at	111

	1st April 2018	
f	Small site windfall allowance	276
	<b>Total</b>	<b>7,384</b>

93. Policy SS1 and the table above identifies that one source of new homes will be from sites within settlement boundaries. Settlement policy boundaries will be reviewed through a future Development Plan Document and in some cases through Neighbourhood Plans.

### **A Place to Work – Employment and Economy**

94. Historically, the District’s economy has been very successful, due to its location with good connectivity to London and the south coast, a skilled workforce and diverse economy, with a strong presence of businesses in knowledge-based sectors.

### **Establishing Employment Needs**

95. An essential part of the approach to retaining existing businesses and attracting new businesses into the District is the supply of employment land and premises that meet identified needs. The Employment Land Review 2016 (ELR, 2016) provides a detailed assessment of the supply of employment floorspace and land within the Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) and the likely future demands.

96. The ELR concludes that across the FEA, the balance between the supply of office and industrial space and forecast requirements to 2032 is tight. There is therefore a need to include in the Local Plan policies to safeguard the provision of existing employment land and premises and which provide support for new employment growth in appropriate locations.

97. The District contains a number of employment sites which act as the focus for B-class uses. Depending on their function these have been identified as either Strategic or Locally Important Employment Sites and employment uses on these sites are protected under Policy ED2. We will encourage the regeneration of our established employment sites and these sites should provide the focus for additional employment floorspace.

### **Small Business and Rural Enterprises**

98. Historically there has been demand for business accommodation from

small businesses, rural enterprises and some smaller office occupiers not requiring a town centre location. The types of premises available to such occupiers vary significantly from converted agricultural barns providing storage/workshop space, to purpose-built office buildings. Occupancy rates are generally high demonstrating that they meet a market need. Support for the Rural Economy is set out in Policy ED3.

## **Town Centres and Shopping**

99. The District contains a network of centres of different sizes with Fleet being the main shopping destination. The Retail, Leisure and Town Centres Study, 2015 (Retail Study) identifies that there is capacity from existing and future spending to build more retail floorspace within the District.
100. Policy SS1 sets out the amount of new retail floorspace to be provided over the plan period according to whether it is for convenience or comparison goods. There is also additional capacity identified for additional food and drink floorspace<sup>3</sup> (primarily in Fleet) which can be delivered through planning applications in line with other policies in the Plan.
101. The overall strategy is to build on Fleet's strengths as the main shopping destination by consolidating and improving its retail offer and complementing this with a range of service uses. New retail development within Fleet will be focused within the primary shopping area as shown on the Policies Map and in line with Policies ED4 and ED5.
102. In addition to provision for new retail development at Fleet, the district centres also offer limited capacity for additional floorspace in line with other policies in this Plan, and specifically the Retail Study identifies potential for additional convenience floorspace in Blackwater. The strategy for these centres is to focus on the reoccupation of vacant units, and small-scale intensification and extensions where appropriate.
103. Other local centres across the District will continue to play a vital role in providing day to day shops and services that are accessible to residents in villages and rural areas. This approach can be supplemented through community led Neighbourhood Plans. Some small scale retail provision will also be made at Hartland Village.

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<sup>3</sup> Use Classes A3- A5

## **Hartland Village**

104. Hartland Village is a large, previously-developed site located between Fleet and Farnborough. The vision for the site is for a sustainable, well designed new community with its own sense of place and identity, and with facilities to meet local needs.

### **Policy SS2 Hartland Village**

**Hartland Village, a site of approximately 54 hectares to the east of Fleet, is allocated for a new settlement, as shown on the Policies Map, that meets the following criteria:**

- a) The delivery of approximately 1,500 dwellings with an appropriate mix of sizes and types of accommodation including affordable housing. The affordable housing shall be distributed throughout the site with each phase making an appropriate contribution towards the overall provision;**
- b) The provision of a local neighbourhood centre comprising 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. The centre shall provide a focal point for the scheme with landmark buildings in appropriate locations and high quality public civic space;**
- c) A primary school and early years facility to be provided on site, and financial contributions towards the provision of secondary school places off-site;**
- d) Measures to improve access to local health facilities (either on or off-site);**
- e) Provision of on-site public open space comprising play areas (Neighbourhood Equipped Area for Play (NEAP), Local Equipped Area for Play (LEAPs), and Local Areas for Play (LAPs)), parks and gardens, amenity greenspace and green corridors with appropriate long term maintenance and management arrangements. The open spaces should be connected as part of a green infrastructure network throughout the site with links into green infrastructure off-site including Suitable Alternative Natural Greenspace**

**(SANG);**

- f) The development must be well designed and include appropriate landscaping;**
- g) Address the treatment of the site's boundaries with regards to accessibility, and security issues and the achievement of good design;**
- h) Not result in any new housing within 400m of the Thames Basin Heaths Special Protection Area (TBHSPA);**
- i) Include measures to avoid and mitigate any impact of the development upon the TBHSPA by the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures along with associated long term management and maintenance plans. The SANG may be off site but it must be in a close accessible location.**
- j) Any adverse effects on the Fleet Pond Site of Special Scientific Interest (SSSI), and the Basingstoke Canal SSSI are avoided or adequately mitigated; and any adverse effects on the Sites of Importance for Nature Conservation (SINCs) within or adjoining the site are avoided, mitigated or if necessary compensated for;**
- k) Provide mitigation for impacts on the local highway network, footpaths, cycleway and bridleways (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;**
- l) Be safe from flooding and reduce surface water run-off over existing levels through the use of sustainable drainage systems;**
- m) There are no adverse effects on water quality;**
- n) Ensure that residents are not subject to unacceptable levels of noise pollution.**

## **Housing Mix**

105. In accordance with the approved hybrid planning permission (Ref : 17/00471/OUT), the housing mix should comply with Policy H1 (a) and (b) which seeks a variety of house types and sizes, and requires that 15% of homes are built to the standards of accessibility and

adaptability as defined by Part M4(2) of the Building Regulations. Any future planning application that results in the total number of homes to exceed 1,500 will be subject to the requirements of Policy H1 in full.

### **Affordable Housing**

106. 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%. 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.

### **Local Neighbourhood Centre**

107. At the heart of the community must be a local neighbourhood centre where educational, community and retail facilities can be easily accessed. Retail provision should be sufficient to serve local needs without drawing trade from elsewhere. As a guideline up to 1,000 sqm of convenience floorspace would be appropriate. Any community facility should be designed to be multi-functional and adaptable over time to maximise its benefit in the long term.

### **Education and Health Care**

108. A primary school and bespoke early years facility is required. Applicants should engage with Hampshire County Council Children's Services to establish the scale, design and location requirements of these facilities. Appropriate mitigation will be required off-site for secondary education and either on or off-site health care to meet needs arising from the development.

### **Open Space**

109. The provision of high quality public open space on-site will be an integral part of the overall masterplan in meeting infrastructure requirements. The standard for natural and semi-natural greenspace will be met through the provision of SANG off-site but in a close accessible location.

### **Site Boundaries**

110. The site is currently fenced for security reasons. The scheme must be designed to be safe and secure for residents but also visually appealing at its edges, and with managed access to areas outside the



site.

### **Thames Basin Heaths Special Protection Area**

111. 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 (Policy NBE3). No housing will be permitted within 400m of the TBHSPA. Given the scale of the site and its proximity to the SPA, the SANG (Suitable Alternative Natural Greenspace) should be provided at an accessible location nearby.

### **Biodiversity**

112. Any adverse effects on nearby SSSIs (Fleet Pond and the Basingstoke Canal) should be avoided or adequately mitigated. Recreational impacts should be mitigated through access management measures and infrastructure improvements. The SANG should be designed to maximise its potential as a local alternative to recreation at Fleet Pond. Other measures should include improvements to cycle path provision, with access to Fleet railway station, and improvements to the footpath network at Fleet Pond.

113. There are several Sites of Importance to Nature Conservation (SINCs) within the site. Pyestock (North Grasslands) SINC lies in the northern part of the site. Pyestock (Fairway) SINC is in the southern part of the site and extends beyond the southern boundary. A small section of Bramshot Common SINC extends into the site on the northern boundary. Adverse effects on the respective SINCs should be adequately mitigated or, if necessary, compensated for (for example through translocation off-site).

114. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity. Opportunities to incorporate biodiversity enhancements are encouraged in accordance with Policy NBE4.

### **Connectivity**

115. The development should be well connected wherever possible to nearby settlements, particularly to Fleet and Farnborough town centres and to Fleet railway station, not only by car but also by sustainable transport modes (walking, cycling and public transport). Vehicular access is expected to be from the existing access points from Ively Road and Bramshot Lane.

116. A Transport Assessment and Travel Plan will be required in support of a planning application to ensure that traffic impacts on the wider highway network are adequately mitigated and sustainable transport modes encouraged. The site should preferably be served by bus. If that is not feasible then viable alternatives must be explored and implemented.

### **Flood Risk and Drainage**

117. A Flood Risk Assessment will be required taking into account climate change and the Level 2 SFRA to support any planning application. Surface and groundwater flood risk will require investigation and mitigation. Surface water run-off from the site contributes to flooding in Rushmoor Borough so it is important that this is reduced through the use of sustainable drainage systems (SuDS). Opportunities to reduce the amount of hardstanding on site below existing levels will also be encouraged.

118. A holistic approach to flood risk and site drainage is required (Policy NBE5), whereby surface water overland flow routes are identified and integrated with the site's green infrastructure and amenity provisions wherever feasible. A wide variety of sustainable drainage systems should be employed across the site within SuDS treatment drains; maximising water quality, wildlife and amenity benefits. The drainage strategy must consider the on-going maintenance requirements of the drainage system proposed.

### **Water Quality**

119. The Water Cycle Study identifies a capacity issue at some of the local Waste Water Treatment Works (WwTw) including the Camberley WwTw, the catchment for which includes Hartland Village. Developers will need to work with the Environment Agency and Thames Water to ensure delivery of timely upgrades to infrastructure.

### **Noise**

120. Future residents need to live within acceptable levels of noise pollution, whether from off-site or on-site activities. A noise survey will be required to support an application. Applicants are advised to consult the MOD Defence Infrastructure Organisation given the proximity of MOD training areas to the site and the potential for associated noise issues.

## Housing

121. This chapter includes policies aimed at delivering the right types of homes to address local needs including market housing, self/custom build housing, affordable housing, accommodation for older persons, and provision for Gypsies, Travellers and Travelling Showpeople. It also includes a policy on internal space standards for new homes.

### Housing Mix

122. We will plan for a mix of new homes based on current and future demographic and market trends, as well as on the needs of various groups within the community including those requiring specialist accommodation, and those seeking plots for self or custom build properties.

123. The SHMA<sup>4</sup> distinguishes between the size mix that may be suitable for new market homes and the size mix for new affordable homes. Households who are able to afford market homes are more likely to buy or rent larger properties to satisfy a preference for more space and this is supported by Census data from 2011 when 74% of households in the market sector had three or more bedrooms, compared to 35% of households in the affordable sector. These differences mean that it is appropriate to deal with issues of housing mix separately for market and affordable homes.

### Policy H1 Housing Mix: Market Housing

#### Proposals for new homes will be supported where:

- a) they provide an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need, and the size, location and characteristics of the site and its surroundings;
- b) on sites of 5 or more dwellings, 15% of new market homes are accessible and adaptable homes as defined by requirement M4(2) of the building regulations<sup>5</sup>;
- c) provision is made for specialist/supported accommodation where appropriate having regard to the needs set out in the

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<sup>4</sup> Strategic Housing Market Assessment for Hart, Rushmoor and Surrey Heath, 2016

<sup>5</sup> Or as otherwise amended by the Building Regulations

**Strategic Housing Market Assessment or other relevant evidence at the time an application is submitted;**

- d) on sites of 20 or more dwellings, 5% of plots are for self and custom build homes, subject to site suitability and the need shown on the self and custom build register.**

**Development proposals for new homes must be supported by an explanation of the proposed mix of new homes, in the context of the criteria above.**

**Proposals that do not meet one or more of the criteria may be supported provided they are justified in relation to evidence of housing need, viability, or to site-specific physical or environmental constraints.**

124. A mixed and balanced community requires the provision of homes for single person households, couples, families and older people. The diverse requirements of these households will need to be reflected in the mix of house types, sizes and tenures on new development sites within the District.

#### **Mix of dwelling sizes for market housing**

125. The 2016 SHMA confirms that across the housing market area (HMA) a mix of property sizes will be required as follows:

7%	1 bed
28%	2-bed
44%	3-bed
21%	4-bed

126. However, it is important to use the most up to date evidence. Applicants should review the most up to date SHMA, but also any other sources of evidence including that which may have been prepared to support relevant Neighbourhood Plans. Where a Neighbourhood Plan exists containing a policy on housing mix then that policy should also be taken into account.

127. An appropriate housing mix for an individual development site will also depend on site-specific factors, such as its location and the local density and character of housing in the neighbourhood which will determine the eventual mix of housing sizes, types and tenures to be provided. Applicants should explain their proposed housing mix using this evidence and in the context of the policy criteria.

## **Accommodation for older people**

128. In response to the ageing population and the significant increase in persons in advanced old age (85+ years), a proportion of new housing (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.
129. If a proposal for 5 or more dwellings (gross) does not include 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.
130. 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 Accommodation). New residential developments will, depending on considerations such as scale, location, design and layout, 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).
131. Local evidence suggests that there is a need for smaller homes, which would enable people to down-size where they are under-occupying their current homes. In sustainable locations, such as in the centre of towns and larger villages, applicants should investigate opportunities to provide new homes that are suitable for people of retirement age and older, looking to down-size.

## **Self and Custom-Build Housing**

132. Building one's own home can in some cases be a more affordable way for many people to become home-owners. The two types of projects are generally referred to as Custom Build or Self Build. With Self Build there is generally a greater level of 'hands-on' involvement in the build by the owner, and it can be the cheaper option.
133. We maintain a register of individuals and associations of individuals

who have expressed an interest in self and custom-build homes.

134. To support self and custom build housing, we will require up to 5% of plots 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. Site suitability in criterion (d) will be considered on a case by case basis and determined on their merits. Suitability considerations will include the scale of the development, its layout and the type of homes 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. If self-build plots are not taken up by the public after being marketed for at least one year, we will allow these to revert to conventional build plots.
135. Plot providers should avoid fixing the details concerning the appearance of the homes. We will negotiate design details, such as the external appearance of individual homes, with the self or custom builders on a case-by-case basis. Homes should comply with Policy NBE9 Design and with any agreed design codes.
136. 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:
- support proposals for self-build and custom-build projects within settlement boundaries;
  - consider further policies and site allocations for self and custom build in a subsequent development plan document.

### **Affordable Housing**

137. There is a significant need for additional affordable housing within the District. Affordable housing includes homes for rent or sale that are available to households in the District whose needs are not met by the market, and which meet the Government's definition in Annex 2 of the NPPF (this definition is provided at Appendix 1:Glossary). 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.

## **Policy H2 Affordable Housing**

**On major developments (i.e developments where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more) the Council will require 40% of the new homes to be affordable housing, to be provided in accordance with the following criteria:**

- a) the affordable housing will be provided on site, and interspersed and distributed throughout the development mixed with the market housing;**
- b) the affordable housing will be of a size and type which meets the requirements of those in housing need;**
- c) the tenure mix of the affordable housing will be 65% affordable housing for rent and 35% affordable home ownership unless superseded by the most up to date evidence concerning local housing need;**
- d) 15% of the affordable units will be accessible and adaptable as defined by requirement M4(2) of the Building Regulations<sup>6</sup>;**
- e) where evidenced by local need, one or more of the affordable dwellings will be built as wheelchair user dwellings to meet, or exceed where justified, the requirements of Building Regulations<sup>7</sup> M4(3);**
- f) in cases where the 40% calculation provides a part dwelling a financial contribution will be sought equivalent to that part dwelling;**
- 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.**

**Where it is robustly justified and 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.**

**Only when fully justified, will the Council grant planning permission for schemes that fail to provide 40% affordable housing, or fail criteria a) to g) above. Any such proposals must**

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<sup>6</sup> Or as otherwise amended by the Building Regulations

<sup>7</sup> Or as otherwise amended by the Building Regulations

**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.**

**Developments which appear to artificially restrict the site area, or level of development proposed in order to avoid the provision of affordable housing will be refused.**

138. The exact mix of affordable housing on each site, in terms of types, sizes and tenures will be agreed through negotiation with the developer. Our housing strategy, housing register, the SHMA, the Help to Buy register and where relevant local housing needs surveys, will inform these negotiations. Applicants should always contact the Housing Department at an early stage for advice on affordable housing mix requirements and check the up to date guidance<sup>8</sup>. We will monitor the delivery of affordable housing through Policy H2 and review our housing strategy periodically to ensure that our aim to provide an appropriate mix of houses is fulfilled.
139. Policy H2 applies to single use or mixed-use schemes that require planning permission. It will apply to all types of residential development including private retirement homes, sheltered accommodation, extra care schemes and other housing for older people where these fall within Use Class C3 (Dwelling houses). Where specialist or supported accommodation within Use Class C3 is being provided applicants should approach the Council at an early stage to establish whether on-site or off site affordable housing provision would be appropriate or whether the contribution should be in the form of a financial contribution. As much affordable housing as is viable (up to 40%) will be sought for specialist and supported housing in C3 use, on a site by site basis.
140. 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

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<sup>8</sup> Hart's Informal Affordable Housing Development Guidance, August 2017 or subsequent updates.



affordable homes should comply with Part M4(2). In addition, depending on identified need in the Council's Housing Register 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), or to exceed this standard where justified by the special needs of the identified household. Wheelchair user dwellings will be negotiated on a site by site basis recognising viability considerations.

141. The policy will apply to all development sites which meet the threshold set out within the policy. Where such sites are sub-divided we will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing which would have been appropriate on the whole or larger site. In applying this policy the Council will ensure that the most effective use is made of development sites at appropriate densities.
142. The artificial restriction of site areas or inefficient use of land to avoid the affordable housing thresholds is not acceptable, as proper planning of an area requires a comprehensive approach. Sites in the same ownership (or with an ownership relationship) will be treated as a single planning unit. Sites which have a clear relationship in physical terms will be treated as one site, such as adjacent underused sites, even if they are in different ownerships.
143. The affordable homes provided must be distributed within the development wherever practically possible to support the creation of integrated and mixed communities. Policies to achieve good design apply to affordable homes as they do to all other development. The affordable housing should be indistinguishable from the market housing.
144. In exceptional circumstances, and only where evidenced and justified, we may accept off-site provision, or a financial contribution of equivalent value in lieu of on-site provision. We will consider this matter on a site by site basis.
145. Similarly, proposals that fail to meet the 40% requirement will be refused unless it is demonstrated through an open book viability assessment that for genuine reasons of viability, such as unusually high site development costs, the 40% target is not achievable. It should be noted that genuine viability reasons will not include paying a price

for the land that has not taken into account the affordable housing policy or other policies that have a bearing on viability. The applicant will need to bear the costs for the provision of an independent expert review of the viability work submitted with the application. The Council will then engage in negotiations with the applicant to agree the optimum viable mix of affordable housing provision in terms of quantity and mix of affordable units.

### **Rural Exception Sites**

146. We will seek to meet local affordable housing needs in rural areas by encouraging affordable housing schemes that meet a local need on suitable sites outside settlement boundaries. We will work closely with parish councils and local communities to progress these schemes. In circumstances where agreement cannot be reached, we will consider the use of compulsory purchase powers as a last resort to procure any land necessary for 'exception' development.

### **Policy H3 Rural Exception Sites**

**Small-scale developments of affordable housing on land adjoining or closely related to villages will be supported provided:**

- a) they would address a proven local need for affordable housing;**
- b) the affordable housing is available in perpetuity for those with a local connection;**
- c) they include a mix of dwelling types, sizes and tenures that are informed by a discussion and agreement with the Council, including considerations of the current evidence of housing needs for the settlement; and**
- d) the development is in keeping with the character and size of the settlement.**

**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.**

147. The development of rural exception sites will help to create sustainable, mixed communities. It will complement the overall supply of new homes in the District, making additional provision in the rural areas, but only where there is a proven local need for affordable

housing. Evidence of need should be drawn from the Council's Housing Register and from surveys of local residents within the Parish. Applicants will be required to enter into a planning obligation to ensure that all affordable housing remains available for those with a local connection in perpetuity.

148. Policy H3 allows for a proportion 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.
149. The size of an exception site will depend on the level of need and site-specific considerations. 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. 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.

### **Specialist and Supported Accommodation**

150. Over the plan period there is likely to be a very substantial increase in the number of older people residing within the District. The projected increase for the number of people aged 75+ years is relatively large, compared to the South East as a whole, or to the national average<sup>9</sup>. As people age there is likely to be an increased requirement for specially-adapted housing and care accommodation to address their health-related problems.
151. Housing for older persons covers a spectrum of needs, from sheltered housing (where residents live mainly independent lives whilst sharing some communal facilities) through to extra care housing and care homes, where a level of personal health care is typically provided.
152. The 2016 SHMA estimates potential requirements for sheltered, extra care and residential care housing for the period 2014-2035. Most of the requirement is for sheltered (52 units per annum), enhanced sheltered (14 units per annum) and extra care housing (8 units per annum). This provision can be considered to be part of the mainstream requirement

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<sup>9</sup> See Figure 14.7 of the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment, 2016

for housing. The need for residential care (33 units per annum) and nursing care (22 units per annum) is additional to the housing requirement set out in Policy SS1 and is typically Use Class C2 (Residential Institutional Uses) in planning terms.

153. The 2016 SHMA requirements should be considered indicative, particularly regarding the future provision of sheltered housing, given that a greater proportion of older persons may choose to remain in their own home if it can be appropriately adapted and any care needs can be met. However, if older persons choose to down-size to specially adapted homes, this could free up some of the under-occupied stock of housing within the District, to help meet the needs of larger households.
154. In addition to accommodation largely related to the needs of older people, there are other types of supported accommodation that provide for other health related needs in the District. These would also fall within the provisions of this policy.

#### **Policy H4 Specialist and Supported Accommodation**

**Proposals for specialist and supported accommodation that meets the needs of older persons or others requiring specialist care will be permitted:**

- a) on sites within settlement boundaries; and**
  - b) on sites in the countryside provided:**
    - i. there is a demonstrated need for the development; and**
    - ii. there are no available and viable alternatives within settlement boundaries; and**
    - iii. the site is well related to an existing settlement with appropriate access to services and facilities either on or off site.**
155. Policy H4 applies to all specialist and supported accommodation proposals, whether these fall into Use Class C2 (Residential institutions) or C3 (Dwelling houses), or they provide a mixture of both types of residential use. Where proposals include C3 uses, which allow for independent living, the proposed mix of housing tenures, sizes and property types will be assessed in terms of Policy H1. Affordable housing provision will also be expected in relation to C3 uses in

accordance with Policy H2.

156. 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. 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). Such developments would need appropriate access to the necessary services (for residents and staff) and be well related to an existing settlement, for example in terms of impact on landscape, heritage assets, and the setting of the settlement. 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.

157. Policy NBE3 (Thames Basin Heaths Special Protection Area) may apply to specialist and supported accommodation if the potential for increased recreation in the SPA cannot be ruled out.

### **Gypsies, Travellers and Travelling Showpeople**

158. Within the District the overall scale of need for Gypsy, Traveller and Travelling Showpeople accommodation is small in comparison to wider housing needs, but we have a responsibility to develop a fair and effective strategy to address these needs.

#### **Policy H5 Gypsies, Travellers and Travelling Showpeople Sites**

**Existing permanent authorised Gypsy, Traveller and Travelling Showpeople sites<sup>10</sup> 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.**

**Proposals for Gypsies, Travellers and Travelling Showpeople sites will be supported where it has been demonstrated that the following criteria have been met:**

**a) for sites located in the open countryside the applicant can**

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<sup>10</sup> Travelling Showpeople sites are often called 'yards'

**demonstrate a need for the development and the size/capacity of the site or extension can be justified in the context of the scale of need demonstrated;**

- b) the potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople;**
- c) services and facilities can be suitably accessed, including schools, medical services and other community facilities;**
- d) it has no unacceptable adverse impact upon local amenity and the natural environment;**
- e) it can be adequately serviced with drinking water and sewage and waste disposal facilities;**
- f) it is of a scale that does not dominate adjoining communities;**
- g) the site is not inappropriately screened and does not create a sense of isolation from adjoining communities;**
- h) it has safe and convenient access to the highway network;**
- i) it is of sufficient size to provide for accommodation, parking; turning and, where relevant, the servicing and storage of vehicles and equipment;**
- j) the site is not located in an area of high risk of flooding as defined by the District's SFRA.**

**Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople, as appropriate.**

**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.**

**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.**

159. Gypsies, Travellers and Travelling Showpeople (travellers) 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”.

160. 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 definition<sup>11</sup>. 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.
161. 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.
162. We will 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.

### **Internal Space Standards for New Homes**

163. All new housing should have sufficient internal space to cater for a variety of different household needs, with the aim of promoting high standards of liveability, accessibility and comfort. Policy H6 therefore requires new homes to be built to nationally described space standards.

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<sup>11</sup> 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 the Plan.

## **Policy H6 Internal Space Standards for New Homes**

**Where planning permission is required development proposals for new homes must meet the nationally described space standard.**

164. This policy applies to market and affordable housing, including conversions and change of use proposals. 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. 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 whenever possible the affordable housing in a scheme meets the space standards.
165. No amount of sensitive design can compensate for houses and flats that are too small. The new minimum space standards will improve residents' quality of life and ensure that our homes are accessible and able to accommodate changing personal circumstances and growing families.

In addition to meeting the nationally described space standards, residential proposals should also comprise, where relevant:

- 15% of market homes built to Building Regulations M4(2) – see Policy H1 (b)
- 15% of affordable homes built to Building Regulations M4(2) – see Policy H2 (d)
- One or more of the affordable homes built to Building Regulations M4(3) – see Policy H2 (e)



## Economic Development

### New Employment

166. Sustainable economic development is a key element of national planning policy. Historically, the District's economy has been very successful based on its location and the sectors represented. The District has a diverse economy with 91% of businesses being micro firms that employ fewer than ten people. One of the key objectives is to maintain and where possible support this economic diversity.
167. The Joint Employment Land Review (2016)<sup>12</sup> assessed the requirement for future employment land and the quality and quantity of employment sites across the District. The ELR concluded that there is sufficient employment land (in quantitative terms) to meet needs over the plan period, although land supply is limited for the industrial and warehousing sectors.
168. For the purposes of Policies ED1- ED3 an 'employment use' includes the B Class Uses i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses.

### Policy ED1 New Employment

#### **Employment proposals (B Use Class) will be supported:**

- a) within Strategic or Locally Important Employment Sites defined on the Policies Map; or**
- b) on a suitable site within a settlement policy boundary;**
- c) on suitable previously developed land appropriate for the proposed use; or**
- d) within the countryside provided they comply with Policies NBE1 and ED3 or otherwise demonstrate a need for development at that location and the proposal complies with other plan policies.**

**Where feasible, major developments should deliver local skills and training initiatives.**

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<sup>12</sup> The Employment Land Review (ELR) covered the functional economic area of Hart, Rushmoor and Surrey Heath

169. To retain existing businesses and attract new businesses into the District the supply of employment land and premises of the right quality, type and size is crucial. Based on evidence in the ELR, Strategic and Locally Important Employment Sites have been identified and will be maintained and enhanced to enable an employment land supply that provides a range of sites across the District (see Policy ED2). In the case of the Locally Important Employment Area at Eversley Storage the site includes an area to allow an expansion of the existing floorspace, adding to the overall supply of employment land identified in the ELR.
170. 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. Such proposals will be considered on a case by case basis, taking into account all the relevant plan policies.
171. A key element of economic success is having a skilled local workforce and providing opportunities to improve educational attainment and training. Developers will be encouraged to commit to construction training (and other forms of training if appropriate) as part of their project and to make their intentions clear in their planning applications, through for example the inclusion of, or commitment to, an employment and skills plan.

### **Safeguarding Employment**

172. The majority of the District's employment land allocations are well established and provide accommodation for a range of businesses including the District's priority sectors<sup>13</sup>.
173. A portfolio of employment land will be protected to meet the needs of the District's established sectors (and their supporting industries) and so contribute to meeting the aims and objectives of the Local

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<sup>13</sup> Identified in the Hart Economic Development Strategy as Telecommunications, Computer programming, Data processing and hosting, Management Consultants, Manufacture of specialist electronics and hospitality.

Enterprise Partnership Strategic Economic Plan and the Hart Economic Development Strategy.

174. A number of employment sites in the District have been identified as either Strategic or Locally Important Employment Sites. These will be the focus of new employment development as set out in Policies ED1 and ED2.

### **Policy ED2 Safeguarding Employment Land and Premises (B-Use Classes)**

**Strategic and Locally Important Employment Areas are defined on the Policies Map**

#### **1. Strategic Employment Sites**

**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.**

- i. Bartley Point, Hook**
- ii. Cody Technology Park, Farnborough**
- iii. Meadows Business Park, Blackwater**
- iv. Osborn Way, Hook**
- v. Waterfront Business Park, Fleet**

**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)<sup>14</sup> that are not detrimental to the function and operation of the Strategic Employment Area.**

#### **2. Locally Important Employment Sites**

**To contribute towards meeting the future economic growth needs of the District, the following sites are designated as**

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<sup>14</sup> Such as small scale convenience retail and food and drink establishments which serve the employment area

**Locally Important Employment Sites and will be given protection against loss to non-B-class employment uses by protecting them for B-class uses:**

- vi. Ancells Business Park, Fleet**
- vii. Bartley Wood, Hook**
- viii. Blackbushe Business Park**
- ix. Eversley Haulage Yard**
- x. Eversley Storage**
- 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**

**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:**

- 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 character<sup>15</sup> 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.**

### **3. Other Employment Sites**

**The regeneration and intensification of other employment**

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<sup>15</sup> Use classes that are of 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).

**sites for B-class uses will generally be supported subject to compliance with other development plan policies.**

**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:**

- **market signals indicate that the premises/site are unlikely to be utilised for employment use; or**
- **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.**

#### **Access to Council owned or managed SANG**

**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.**

175. 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. This includes the introduction of an Article 4 Direction.

#### **Strategic Employment Sites**

176. Strategic Employment Sites are sites that fulfil a strategic function within the FEA and have the greatest alignment to the Enterprise M3 priority sectors.

177. Maintaining a supply of employment land and premises is crucial to enhance the economic competitiveness of the District and deliver sustainable economic growth. Sites within the Strategic Employment Sites are particularly valuable and the loss of land in these areas to non-employment uses could generate pressure to release land in less acceptable locations. The Strategic Employment Sites are therefore protected for Class B uses and as such the loss of these sites to alternative uses will not be acceptable unless the criteria set out in the policy can be satisfied.

178. It may be possible to introduce small-scale non-B-class employment uses into the Strategic Employment Sites where they provide complementary uses to support businesses and employees. Examples of complementary uses include cafés and sandwich bars that would cater for breakfast and lunchtime trade, gymnasiums etc. The operating hours of such uses would be restricted accordingly. These sorts of uses can support the operation and function of employment sites and improve the offer available to prospective tenants/occupiers. The judgement about operation will consider whether the proposed use would affect the ability of established businesses, or potential future B-class occupiers, to carry out their activities without constraints. The judgement about function will consider the role that the site plays in the supply of land to meet B-class employment needs over the plan period.

### **Locally Important Employment Sites**

179. Other employment sites in the District play an important role in servicing the local economy. These smaller employment sites provide important business locations and in some instances provide a location for valuable bad neighbour activities. “Bad neighbour” uses are those uses or industrial processes which may cause nuisance by reason of noise, vibration, smell and fumes. They include uses which are visually unattractive such as those involving large areas of open storage.

180. Policy ED2 identifies that market signals will be taken into account when determining applications for the change of use of a Locally Important Employment Site to a non-employment use. In addition, we will require applicants to demonstrate that there would be no strong economic reasons why the premises or site should not be lost to alternative uses.

181. An indicative list of the evidence that we will require to be submitted with proposals for non-employment uses at Locally Important Employment Sites is detailed below:

#### **Market Signals Evidence**

- Sites will need to have been shown to be marketed at a reasonable value for at least six months with no sustained or viable interest from prospective buyers/tenants;
- Information should be provided on premises similar to those that are proposed to be lost which are being marketed in the local area; and
- The findings of the most recent Employment Land Review and

annual monitoring data on employment land will also be used to determine whether there is a need for such employment premises (or sites) to meet future needs.

182. Demonstrating that there are no 'strong economic reasons'
- Whether the proposal would undermine the operation of the wider employment site by negatively impacting upon established neighbouring uses;
  - Whether the proposals would harm the businesses currently established at the site (for example, by requiring them to relocate prior to the termination of their lease) when no suitable alternative accommodation is available in the local area, and it can be demonstrated that the relocation of the business would impact upon its operation and sustainability;
  - Whether the proposal would undermine the function of the employment site by affecting the supply of locally important employment land or premises available to meet employment needs over the plan period;
  - Whether the site is suitable for contributing towards meeting the needs for employment land, as identified in the most recent ELR; and
  - If the site is occupied, information on the number of businesses occupying the site/premises, the remaining lease length for each of the occupiers, and evidence that suitable alternative accommodation is available in the local area.

### **Other Employment Sites**

183. Whilst a significant proportion of the District's employment floorspace lies within the Strategic and Locally Important Employment Sites there is a proportion of the District's businesses which comprise small or medium enterprises (SMEs) in other locations including those which make a valuable contribution to the rural economy.
184. The regeneration and intensification of other existing employment sites for B-class uses will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that have reached, or are reaching, the end of their functional economic life.
185. Proposals for residential development that meet the requirements of Policy ED2 will need to provide mitigation against the impacts on the Thames Basin Heaths Special Protection Area in accordance with

Policy NBE3. 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.

### **The Rural Economy**

186. Rural areas support a range of businesses including micro and small enterprises which make a vital contribution to the strength and diversity of the District's economy. These enterprises can be found in a range of employment premises (both in terms of type and size) but also include self-employed people working from home. The rural economy of the District faces a number of challenges including the funding of agriculture, varying levels of economic infrastructure (including poor broadband connectivity) and poor accessibility by public transport.
187. Policy ED3, along with other policies in the plan, provides support for rural economic growth that will enhance or maintain the vitality of rural communities and meet identified needs.

### **Policy ED3 The Rural Economy**

**To support the rural economy, development proposals for economic uses in the countryside will be supported where they:**

- a) are for a change of use or conversion of a suitable permanent building or for a new small-scale building that is appropriate to a rural area, located in or on the edge of an existing settlement; or**
- b) are for a replacement building or extension to a building in line with Policy NBE1;**
- c) enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise; or**
- d) provide business floorspace that would enable the establishment of rural enterprises;**
- e) in the case of new buildings, and extensions to existing buildings, are supported by evidence of need for the scale of the development proposed.**



**All development proposals must be of a use and scale that is appropriate to the site and location when considering:**

- i. landscape, heritage and environmental impacts;**
- ii. impacts on residential amenity;**
- iii. the accessibility of the site; and**
- iv. the impact on the local highway network including the type of traffic generated, the appropriateness for the local highway network to accommodate the development and the impact on their character.**

188. The rural economy policy seeks to maintain and enhance prosperity of the rural area by recognising that the need for new jobs is not limited to the villages and towns, given the existing population within the rural parts of the District. There are also existing businesses which may need to expand or re-locate, and these can be vital to local employment provision and local services in rural areas.

189. This policy applies to Business, General Industrial and Storage or Distribution (Classes B1, B2 and B8) proposals and other proposals for rural economic development, including rural tourism and leisure activities. Such proposals will be supported where the use and scale of the development is appropriate to its location. This also applies to farm diversification schemes which can contribute a significant source of income for farmers, sustaining their main agricultural enterprise.

190. The redevelopment of previously developed land in the countryside will generally be encouraged, provided it is located on a suitable site appropriate for the proposed use.

191. The Local Plan seeks to focus development in sustainable locations which have access to services and facilities. However, there may be cases where a small scale, well designed new building to support a rural enterprise may be appropriate. Proposals will need to comply with Policy NBE1 and a clear justification will be needed as to why a new building or extension is required including the provision of information on the business requirement for the new building and on the long term viability of the enterprise.

192. Development proposals for uses that require a need for the occupant to have on site residential accommodation will need to satisfy Policy NBE1.

## **The District's Retail Centres**

193. Policy ED4 sets out a retail hierarchy for the District, reflecting the role and relationship of the centres in the District's retail network. The boundaries of the town, district and local centres are defined on the Policies Map. These boundaries may be subject to detailed refinement in the relevant Neighbourhood Plan.
194. Hart District is within the wider catchments of regional centres (Basingstoke, Guildford, and Reading) and nearby centres (Aldershot, Bracknell, Camberley, Farnborough and Farnham). Residents have access to a good range of retail and other town centre services, but it is recognised that people will travel to higher order centres outside of the District for comparison shopping, and that it is unrealistic to try to compete with those centres. To do so would require the provision of a significant amount of new retail floorspace to attract larger units when there has been little developer interest in such schemes in the recent past.
195. The promotion of accessible, attractive and vibrant town, district and local centres is sought through development that reflects the role that each performs. Development should maintain the current hierarchy of centres and enhance their vitality and viability.
196. We will support development proposals which deliver regeneration improvements in the centres in line with the following policies, including those promoted through neighbourhood plans.

### **Policy ED4 Town, District and Local Centres**

**The vitality and viability of the District's centres, as defined on the Policies Map, will be maintained and improved according to the role of each as set out in the hierarchy below:**

**Town Centre: Fleet**

**District Centres: Blackwater, Hook and Yateley**

**Local Centres: Hartley Wintney and Odiham**

**Within the defined centres, developments for town centre uses will be encouraged where they are appropriate to the scale, function and character of the centre.**

**The retail and local service function of local neighbourhood facilities will be protected to provide for local day to day needs.**

**Proposals for main town centres uses that are not in the defined centres will need to satisfy the sequential test.**

**To support the rural economy, in those parts of the District within the countryside, developments for town centre uses of less than 100sqm will not be required to apply a sequential test.**

**Development for retail and/or leisure, with a gross floorspace exceeding 1,000sqm, in edge or out of centre locations will be supported if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.**

197. 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:

### **Sequential Test**

198. 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 applied unless they are located in the countryside and are for developments of less than 100 sqm.

### **Impact Assessments**

199. 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 impact assessments. All retail and leisure 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 Impact Assessment.

### **Fleet Town Centre**

200. Fleet Town Centre is the main town centre in the District. Retail development is focussed along Fleet Road and within the Hart Centre. There is a range of food and drink premises and entertainment facilities include the Harlington; a multipurpose arts and entertainment venue. The town includes both multiples and independent retailers. The boundary of Fleet town centre is shown on the Policies Map.

201. Fleet has an active local and business community involved in activities promoting the town centre. This includes the implementation of a Fleet Business Improvement District (BID) which brings additional funding for town centre initiatives, and activities and marketing delivered specifically by the local business community. Support to improve the range and quality of shopping and leisure facilities within Fleet town centre will enable it to compete more effectively with surrounding towns.

### **Policy ED5 Fleet Town Centre**

**Development proposals will be permitted that maintain or enhance the vitality and viability of Fleet Town Centre and which contribute to its continued enhancement as the main town centre in Hart.**

**Any additional net comparison goods (non-food) and convenience goods (food) retail development will be first directed to the Town Centre Primary Shopping Area as defined on the Policies Map.**

**Proposals within the Primary Shopping Area will be permitted where they would:**

- a) Not harm the retail character of the Centre;**
- b) Be for a main town centre use, which retains or provides an active frontage. 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;**
- c) Have no significant adverse impact on surrounding amenity (noise, odour, waste collection, highways and parking);**
- d) Enhance the character of the street scene.**

**Outside of the Primary Shopping Areas and within the Town Centre, development for retail uses will be supported. Other main town centre uses will be supported subject to their size, design and overall impact on the quality of the centre.**

202. Fleet town centre will be the main focus for future town centre development in the District. As set out in Policy SS1, there is capacity for additional retail floorspace (Class A uses) to be located predominantly within Fleet town centre over the plan period.

203. The Town Centre boundary is defined to include all areas occupied by main town centre uses. Within the Town Centre boundary, a Primary Shopping Area is shown on the Policies Map. This has been defined based on evidence in the Retail, Leisure and Town Centres Study (2015) and defines the retail 'core' within the town centre. It is important that the density of non-retail uses within the Primary Shopping Area does not adversely impact its primary function.
204. Beyond this area is a mix of uses which includes commercial buildings and non-retail uses with the potential for a variety of uses. Whilst retail uses are fundamental for attracting customers, non-retail uses such as leisure and cafe facilities can add to the vitality of centres.
205. Primary and secondary shopping frontages will be defined through a subsequent DPD or through the preparation of the Fleet Neighbourhood Plan. Similarly, site allocations to meet future development needs will be identified through one of these Development Plan Documents. This work may result in future changes to the Primary Shopping Area.

### **District and Local Centres**

206. Three centres in the District (Blackwater, Hook, Yateley) have been identified as District Centres that form the focal point for services and facilities that serve the immediate communities and the surrounding population. The boundaries of the District Centres are shown on the Policies Map.
207. Two centres in the District (Hartley Wintney and Odiham) are defined as Local Centres based on the size of centre and range of facilities.

### **Policy ED6 District and Local Centres**

**Within the District and Local Centres as defined on the Policies Map, proposals that require planning permission will be supported for changes of use and new uses subject to the proposal satisfying the following criteria:**

- a) the proposal is appropriate to the centre's location in the retail hierarchy;**
- b) the proposal would maintain or enhance the centre's vitality or viability;**

- c) the proposal is for a main town centre use, which retains an active frontage. 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;**
- d) the proposal has no unacceptable impact upon local amenity and the historic environment.**

### **District Centres**

- 208. Blackwater - The District Centre is focused on London Road and has retail and service units that provide convenience and comparison retail, some services and entertainment. The centre provides facilities for its immediate population, as well as supporting the wider catchment area of Yateley and Hawley.
- 209. Hook - The District Centre runs along Station Road to just south of the railway line, as well as along London Road. Retail and service units provide convenience and comparison retail, services and entertainment.
- 210. Yateley - The District Centre consists of two defined areas located along Reading Road providing a good mix of retail and service uses.
- 211. All three Centres historically have vacancy rates lower than the national average and perform relatively well in terms of general customer satisfaction<sup>16</sup>. All have areas that would benefit from improved public realm and areas of refurbishment.
- 212. There is an identified capacity for additional convenience floorspace in Blackwater over the plan period, however due to elevated turnover of an existing retail store this should be treated with some caution. In addition, further limited capacity for additional shops, financial and professional services, restaurants and cafes, drinking establishments, and hot food takeaways (Use Class A) floorspace is identified within Hook and Yateley.

### **Local Centres**

- 213. Hartley Wintney – The Local Centre serves the surrounding rural communities and is focused along the High Street providing a range of

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<sup>16</sup> NEMS shopper survey 2014 as reported in the Retail and Leisure Study 2015 (Part 2).

retail and service units.

214. Odiham - The Local Centre is located along the High Street, between Church Street in the west and 45 High Street in the east and provides convenience and comparison shopping, services and entertainment.
215. Both Local Centres are located within Conservation Areas and contain a number of listed buildings. Therefore, proposals for new development will need to satisfy the appropriate conservation and heritage policies.
216. There is an identified small capacity for additional comparison and food and beverage floorspace within the Local Centres. However, it is recognised that this need could be met through some small windfalls and provision elsewhere in the District which is accessible to the locality.
217. Neighbourhood Plans may provide further detailed policies on district and local centres.

## The Natural, Built and Historic Environment

### **Development in the Countryside**

218. Countryside is the area lying outside of the settlement boundaries and designated Strategic and Locally Important Employment sites and can be in a variety of uses including agriculture. It is used for employment, recreation, leisure, contains different landscapes, and ecologic habitats and economic opportunities for its rural communities.
219. It is important to recognise the intrinsic character and beauty of the countryside. 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. There should be good reasons to site new development in the countryside.

### **Policy NBE1 Development in the Countryside**

**Development proposals within the countryside (the area outside settlement policy boundaries and designated Strategic and Locally Important Employment Sites, as defined by the Policies**

**Map) will only be supported where they are:**

- a) meeting the proven essential need of a rural worker to live permanently at or near their place of work; or**
- b) providing business floorspace to support rural enterprises (Policy ED3); or**
- c) providing reasonable levels of operational development at institutional and other facilities; or**
- d) providing community facilities close to an existing settlement which is accessible by sustainable transport modes; or**
- e) providing affordable housing on rural exception sites (Policy H3); or**
- f) providing specialist housing (Policy H4); or**
- g) providing either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling; or**
- h) converting previously used permanent buildings or redundant agricultural buildings for appropriate uses<sup>17</sup>; or**
- i) are for a replacement building that is not temporary in nature, or for an extension to an existing building, provided that the proposal does not require substantial rebuilding<sup>18</sup>, extension or alteration; or**
- j) located on suitable previously developed land appropriate for the proposed use; or**
- k) proposals for small scale informal recreation facilities such as interpretation centres and car parks which enable people to enjoy the countryside; or**
- 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 NBE8); or**
- m) Of exceptional quality or truly innovative in design and which significantly enhances its immediate setting and is sensitive to the local character; or**
- n) For traveller sites that comply with Policy H5.**

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<sup>17</sup> An appropriate use in this context is one that is consistent with other Development Plan Policies.

<sup>18</sup> The existing building must have a substantial residual fabric and be capable of re-use



220. This policy applies to all areas of countryside, that is, all areas outside of settlement boundaries and designated Strategic and Locally Important Employment sites defined on the Policies Map.
221. It is recognised that some development can take place which is beneficial to the countryside and the people that live and work there. Development in the countryside will therefore be permitted where it can be demonstrated that a countryside location is both necessary and justified. Inappropriate types and scales of development will not be supported. It is possible to maximise opportunities to strengthen the rural economy by encouraging uses related to the land, including appropriate forms of agriculture and other land-based business, forestry and sustainable rural tourism without harm.
222. There are a number of facilities in the countryside such as educational and training institutions, Ministry of Defence facilities, and Blackbushe Airport, where there could be a need for new development for operational reasons. Any such proposals should be located, designed and mitigated in a way that minimises their impact on the countryside, for example by siting new buildings within the existing built envelope.
223. It is important to deliver a wide choice of homes to meet the needs of different groups in the community, including planning for affordable homes in rural areas, and for specialist types of housing. To meet identified local affordable housing needs and specialist accommodation needs, it may be appropriate to permit such development within the countryside in line with Policies H3 and H4.
224. For the purposes of this policy rural workers are defined as workers engaged primarily in farming, forestry or other rural based industries. In instances where a rural worker cannot find sustainable or suitable accommodation we will support applications subject to sufficient evidence of local housing need being provided. In assessing the need, we will take into account whether there is a clear functional need for the person to be readily available on the site or nearby at most times; the worker is fully or primarily employed on the site; the business is financially sound and has a clear prospect of remaining so; the dwelling sought is of an appropriate size commensurate with the established functional requirement; and the need cannot be met by an existing dwelling on the unit or by other existing accommodation in the area.
225. 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 need to be robustly justified, clearly demonstrating the need for the development and why alternative security measures are inadequate.

226. Existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. Buildings constructed of temporary or short-life materials, or which are derelict or in an advanced state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be required.
227. The impact of a replacement building is likely to increase with its size especially in relation to its impact on surroundings and being out of scale with its plot. A replacement dwelling should be positioned within the site where it would result in no material harm, including to the local landscape or amenity.
228. The size and design of a proposed extension to any building should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The size of the proposed development will be compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot.
229. The redevelopment of suitable previously developed land in the countryside will be encouraged provided that the 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.
230. Small scale developments such as interpretation boards or shelters, small interpretation centres, bird watching hides and minor car parking areas will be permitted where they enable enhanced enjoyment of the countryside, particularly rights of way for visitors, subject to there being no significant adverse impacts for example on landscape, ecology, designated sites, and traffic.

## **Landscape**

231. Hart comprises a high proportion of attractive rural countryside with a range of different landscapes. The special qualities of the District's landscape must be respected in planning for future growth.
232. The historic landscape character of the District has also been mapped as part of the Hampshire's Historic Landscape Assessment<sup>19</sup>. The historic landscape of Eversley is of particular interest. Eversley is situated within what was once the Royal Forest of Eversley and contains a wide variety of Historic Landscape Types.

### **Policy NBE2 Landscape**

**Development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes.**

**Development proposals will be supported where there will be no adverse impact to:**

- a) the particular qualities identified within the relevant landscape character assessments<sup>20</sup> and relevant guidance;**
- b) the visual amenity and scenic quality of the landscape;**
- c) historic landscapes, parks, gardens and features;**
- 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; and**
- e) 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.**

**An assessment of the impact on landscape character and visual quality should be carried out proportionate to the scale and nature of the development proposed.**

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<sup>19</sup>

<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/landscape>

<sup>20</sup> Namely the Hart Landscape Character Assessment 1997 and the Integrated Landscape Character Assessment (Hampshire County Council, 2012)

**Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.**

233. It is important to conserve and where possible enhance landscape character identified within the District. Any new development should be in keeping with the character of the local landscape in terms of its location, siting, design and sense of place.
234. Smaller, individual features can combine to establish character and identity. These elements, such as trees, hedgerows and watercourses often provide recognisable boundaries to settlements which help to establish an identity of an area. These features should be protected as their loss, either individually or cumulatively, could have a potential impact on both the immediate and wider character of the landscape.
235. 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.

### **Thames Basin Heaths Special Protection Area**

236. The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. The TBHSPA was designated under the European Birds Directive in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance. This protection is codified in UK law through the Conservation of Habitats and Species Regulations 2017.
237. Policy NBE3 sets out the approach to the protection of the SPA, the basis of which is the South East Plan saved overarching policy (Policy NRM6) and the Thames Basin Heaths Special Protection Area Delivery Framework agreed by all the affected local authorities and Natural

England. These set out the principles of avoidance and mitigation to avoid harm to the TBHSPA arising from new housing development. These measures include:

- Directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures;
- The establishment of a 400 metre exclusion zone around the TBHSPA within which no net new housing development will be supported;
- The provision of mitigation through Suitable Alternative Natural Greenspace (SANG);
- Contributions towards Strategic Access Management and Monitoring (SAMM) measures.

### **Policy NBE3 Thames Basin Heaths Special Protection Area**

**New development which is considered to have a likely 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.**

**When considering development proposals for residential or similar forms of development the following principles will apply:**

- a) there is an ‘exclusion zone’ set at 400m linear distance from the TBHSPA boundary. Permission will not be granted for development that results in a net increase in residential units within this zone unless it can be demonstrated through an Appropriate Assessment that there will be no adverse effect on the integrity of the TBHSPA;**
- b) there is a “zone of influence” set at between 400m and 5km linear distance from the TBHSPA boundary. Mitigation measures will be required for all net new dwellings and must be delivered prior to occupation and in perpetuity. Measures must be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision and maintenance of Suitable Alternative Natural Greenspace (SANG).**
- 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 an appropriate assessment maybe required to ascertain whether the proposal could have an adverse effect on the SPA.**

**The provision of SANG will meet the following standards and arrangements:**

- i) a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants;**
- ii) developments must fall within the catchment of the SANG that provides mitigation, except developments of fewer than 10 net new residential units.**

**Where further evidence demonstrates that the integrity of the TBHSPA can be protected using different linear thresholds or with alternative mitigation measures these must be agreed with the Council and Natural England.**

238. This Policy will apply to developments as set out below:

- Proposals for one or more net new homes falling within Use Class C3 and C4 (residential development); and
- Proposals for one or more net new units of ancillary staff residential accommodation.

239. Proposals falling within Use Classes C1 (Hotels) and C2 (Institutions) will be assessed on a case by case basis in consultation with Natural England.

#### **400m exclusion zone**

240. It is not considered possible to mitigate impacts from the development of new homes within the exclusion zone up to 400m (linear) from the SPA due to the risks of fires, fly tipping, cat predation and other impacts. Therefore, proposals that would result in a net increase in the number of homes within the exclusion zone will not be supported. In exceptional circumstances this may vary with the provision of evidence that demonstrates that mitigation measures will be capable of protecting the integrity of the SPA. Any such proposals will be subject to Appropriate Assessment.

#### **400m to 5km zone of influence**

241. 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. All new net 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 NBE3 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.

### **5-7 Kilometre zone**

242. 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 may be required to undergo Appropriate Assessment and may be required to provide or contribute to SANG, and SAMM, to be determined on a case by case basis.

### **New homes that do not require planning permission**

243. Developments covered by prior approval and permitted development rights benefit from automatic planning permission or deemed consent and do not need to submit a planning application. These developments must nevertheless be compliant with the Habitats Regulations as a matter of law and must adhere to the principles set out in Policy NBE3 and the TBHSPA Avoidance and Mitigation Strategy.

### **Suitable Alternative Natural Greenspace (SANG)**

244. SANGs are semi-natural public open spaces that mitigate the impact of new homes on the TBHSPA by providing land that can be used for recreation as an alternative to visiting the TBHSPA. No new housing can be inhabited until the SANG to which it has been allocated is functional to ensure that recreational pressure is diverted from the Thames Basin Heaths SPA.
245. The amount of SANG land needed to provide mitigation for a new development will depend upon the expected number of occupants as well as factors such as the size, scale and proximity to the SPA. SANG must be provided at a minimum of 8 hectares of SANG per 1,000

occupants of new development.

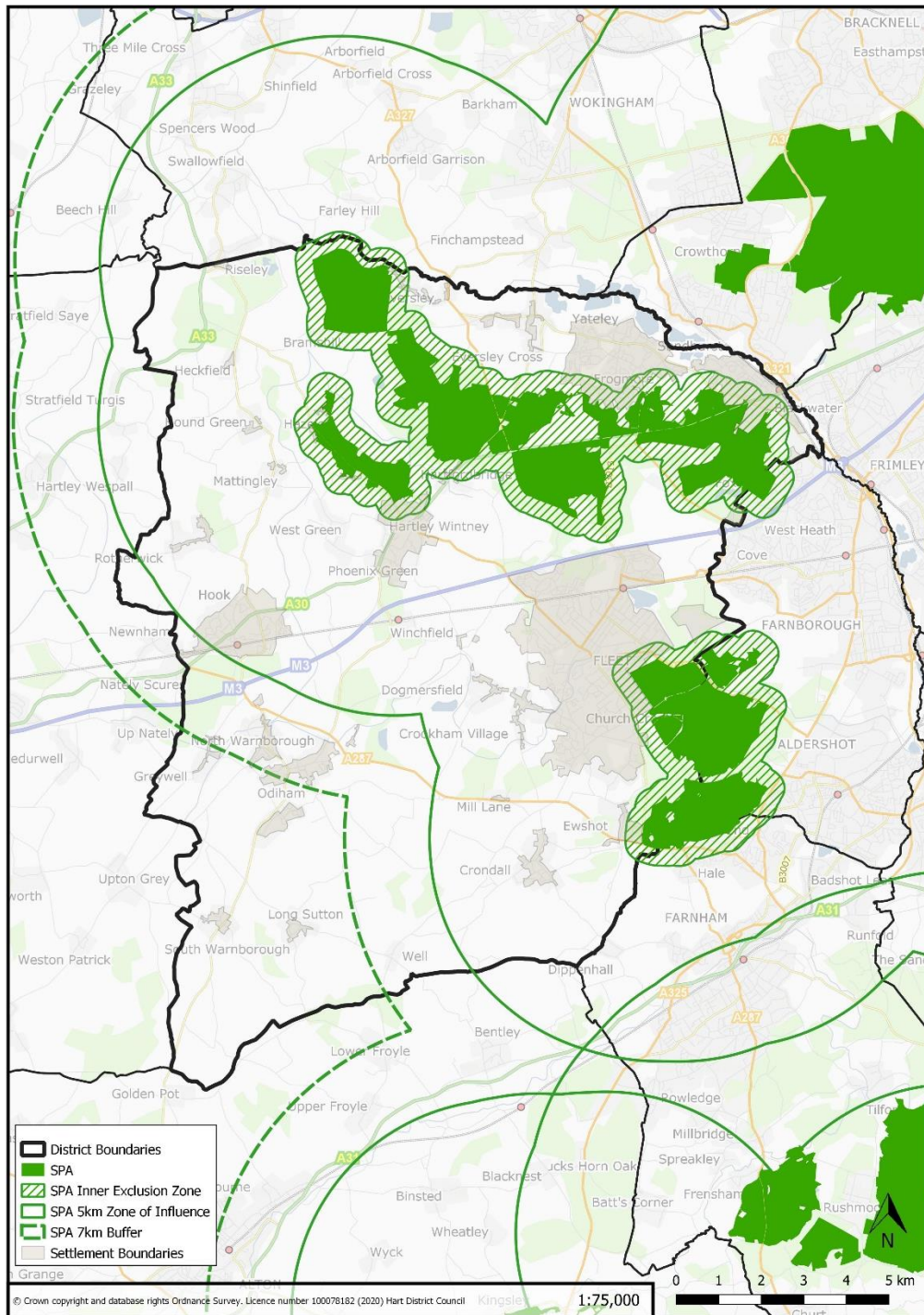
246. Proposals for new SANGs must be approved by the Council (the relevant Competent Authority) following advice from Natural England and will be expected to follow Natural England's SANG guidelines. Applicants may propose bespoke SANGs that provide mitigation for their own developments, either within the development site or off-site in an appropriate location. The requirements of the SANG guidelines often mean that SANGs cannot be delivered on smaller sites. Where we have capacity we may make Council administered SANG available to developers of smaller sites subject to the payment of a tariff.
247. Large developments may be required to provide bespoke SANGs based on factors including their scale and potential impact on the TBHSPA, and the availability of strategic SANG. This will be judged on a case-by-case basis. In addition to providing an attractive alternative to the SPA, bespoke SANGs may be required to include a combination of benefits, including biodiversity enhancement, green infrastructure and, potentially, new recreational facilities in line with the Council's adopted green infrastructure policies.
248. SANGs as a publicly accessible open space must also conform to all the usual criteria and standards associated with a high quality open space provision (see the Hart Open Space Study, 2016). This will mean that the site must have regard to the suitability for a diverse range of user groups, with a variety of social and physical needs and abilities. The SANGs must have an agreed, detailed management plan that has regard to both the needs of the visitor as well as the practical management of the site and have the financial resources to run the SANGs in perpetuity.
249. The Council's preference is to adopt the SANGs as an appropriate managing body. However, if this is not achievable then other solutions will be considered, provided it can be demonstrated that the SANGs is meeting its capacity targets and the site continues to meet the needs of the community it serves.
250. The Council owns and manages a number of strategic SANGs across the District. Details of these, and of SANG allocation policies and capacity are set out on the Council's website.



### **Strategic Access Management and Monitoring (SAMM)**

251. SAMM refers to measures undertaken to reduce the impact of visitors on the TBHSPA by promoting the use of SANG, providing on site wardens, a TBHSPA education programme and undertaking monitoring of both visitors and bird populations. Access management measures are provided strategically across the whole of the TBHSPA to ensure that adverse impacts are avoided and that SANGs function effectively. This is funded through developer contributions and co-ordinated by Natural England in partnership with landowners and other stakeholders.

Figure 4 Map of the Special Protection Area with 400m and 5km zones



## Biodiversity

252. Hart has many areas which are noted for their biodiversity value. These areas support a wide variety of species and habitats and form an important part of the network of biodiversity sites within the wider environment. Of note are chalk rivers, tracts of heathland, and parcels of ancient woodland.

253. The importance of these areas is recognised by statutory protection afforded through European Directives (The Thames Basin Heaths Special Protection Area), and UK legislation (National Nature Reserves e.g. Castle Bottom, and Sites of Special Scientific Interest e.g. Odiham Common SSSI, Fleet Pond SSSI and Basingstoke Canal SSSI). In addition, there are sites of local importance: Sites of Importance for Nature Conservation (SINCs)<sup>21</sup> and Local Nature Reserves (LNRs). These sites will be maintained, with opportunities for enhancement encouraged.

#### **Policy NBE 4 Biodiversity**

**In order to conserve and enhance biodiversity, new development will be permitted provided:**

- 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 and gives appropriate weight to their importance and contribution to wider ecological networks.**
- b) It does not result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;**
- c) Opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible, including the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. All**

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<sup>21</sup> SINCs are shown on the Council's on-line maps and further information is available from the Hampshire Biodiversity Information Centre (HBIC). Potential SINCs are assessed by a SINCs Advisory Panel comprising Hampshire County Council, Natural England and the Hampshire & Isle of Wight Wildlife Trust. Existing SINCs are also re-surveyed and re-assessed on a regular basis. For the purposes of applying Policy NBE4 SINCs are those that are deemed by the Panel to meet the SINC criteria. Updates to SINCs will be provided on the Council's on-line maps.

**development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible.**

**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, or, in the case of European Protected sites does not comply with the Conservation of Habitats and Species Regulations 2017, then planning permission will be refused.**

254. All development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain, where possible.
255. Sites designated for their international, national, or local importance will continue to be protected. The level of protection will be commensurate with their status within this hierarchy, with appropriate weight given to their importance and the contribution they make to wider ecological networks.
256. 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 and comply with the Conservation of Habitats and Species Regulations 2017.
257. Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.
258. Locally important habitats (Sites of Importance for Nature Conservation and Local Nature Reserves) are also protected, as are irreplaceable habitats including ancient woodland. River corridors are another key feature within Hart that should be protected for their biodiversity and green infrastructure benefits.

259. The overall aim is to achieve a net gain in biodiversity, not merely to avoid a net loss. Developments should therefore aim to achieve best practice and take opportunities to enhance biodiversity where possible. Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:

- habitat restoration, re-creation and expansion;
- improved links between existing sites;
- buffering of existing important sites;
- new biodiversity features within development; and
- securing management for long term enhancement.

260. Proposals must be supported by adequate information to enable a proper assessment of the implications for biodiversity. Applicants should approach the Hampshire Biodiversity Information Centre (HBIC) for relevant local data and have regard to the Council's Green Infrastructure Strategy and other relevant strategies when considering how to address biodiversity issues.

### **The Mitigation Hierarchy**

261. If a proposal would result in significant harm to wildlife species and habitats the first question will be whether the impact can be avoided, for example through locating on an alternative site with less harmful impacts.

262. Where significant harm cannot be wholly or partially avoided, the next question is whether it can be minimised by design, or by the use of effective mitigation measures.

263. Where, despite whatever mitigation would be effective, there would still be significant residual harm, the next question is whether, as a last resort, this can be properly compensated for by measures to provide for an equivalent value of biodiversity.

264. Where compensation is required, one route to consider is the potential for biodiversity off-setting. Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for residual adverse biodiversity impacts arising from a development after mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity.

265. Where a development cannot satisfy the requirements of the mitigation hierarchy, planning permission will be refused.

### **Flood Risk**

266. New developments should not increase the risk of flooding elsewhere and should be safe from flooding themselves. Inappropriate development in areas at risk of flooding from any source should be avoided by directing development away from areas at highest risk. We must also take into account the likely impacts of climate change in considering flood risk issues.

267. A Strategic Flood Risk Assessment (SFRA) provides robust evidence of areas of flood risk from various sources in the District. This should be used alongside the Environment Agency's flood risk maps and recently updated Climate Change Allowances to assess flood risk and prepare flood risk assessments.

### **Policy NBE5 Managing Flood Risk**

**Development will be permitted provided:**

- a) Over its lifetime it would not increase the risk of flooding elsewhere and will be safe from flooding<sup>22</sup>;**
- b) Sustainable drainage systems (SuDS) are used in major developments<sup>23</sup> unless demonstrated to be inappropriate;**
- c) Within Causal Areas (as defined in the SFRA) all development takes opportunities to reduce the causes and impacts of flooding;**
- d) If located within an area at risk from any source of flooding<sup>24</sup>, now and in the future, it is supported by a site-specific flood risk assessment and complies fully with national policy including the sequential and exceptions tests where necessary;**
- e) It would not compromise the integrity and function of a reservoir or canal embankment.**

<sup>22</sup> In accordance with Planning Practice Guidance on flood risk and coastal change Paragraph 001 Reference ID: 7-001-20140306

<sup>23</sup> As defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015

<sup>24</sup> Including Indicative Flood Problem Areas defined in the SFRA as well as areas prescribed in national policy.

268. A fundamental principle is that development must not increase the risk of flooding elsewhere from any source and it must be safe.
269. Sustainable Drainage Systems (SuDS) that mimic natural systems are required where feasible on all major developments, and are encouraged on minor developments (also see following paragraph regarding Causal Areas). SuDs should seek to enhance water quality, amenity and biodiversity and arrangements should be put in place for their whole life management and maintenance. Where SuDs cannot be implemented a justification must be provided along with proposed alternative sustainable approaches to surface water management. Drainage designs will be expected to comply with current best practice guidance.
270. The SFRA identifies Causal Areas i.e. the surface water catchments for Fleet, Yateley, Blackwater/Hawley and Crondall. In these areas stricter management of surface water runoff will be applied as these areas will have the greatest impact on fluvial and surface water flood risk in Hart. The SFRA identifies the following forms of mitigation:
- a) all parking areas and hard surfacing (with the exception of the public highway) using permeable surfacing unless shown to be technically unviable;
  - b) all brownfield development should be looking to provide a reduction in surface water runoff below existing levels;
  - c) minor new builds should be providing surface water storage and ensuring discharged rates are no higher than existing or where this is not possible due to blockage issues discharging at rates no higher than 5 l/s;
  - d) Major developments are to incorporate a wide range of SuDS and demonstrate that they are fully compliant with the National SuDS Standards and latest climate change advice.
271. Other measures such as natural flood risk management measures; de-culverting of water courses, use of water butts or rainwater harvesting and removing surface water flows from the foul sewer will also be encouraged. The particular measures used to reduce flood risk off-site will depend on site specific circumstances and be proportionate to the scale of development.
272. Sites should look to discharge their surface water to as sustainable

location as possible. Generally the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system.

273. Applications involving discharging surface water to foul sewers are unlikely to be supported.

274. If development is proposed in an area of flood risk, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (including the functional floodplains), then it must fully accord with national policy and guidance including the Sequential and, if required, the Exception Test and be supported by a site-specific flood risk assessment. A site-specific Flood Risk Assessment will be required for any development located within an Indicative Flood Problem Area identified in the SFRA as well as in locations prescribed by national policy.

275. The SFRA provides the framework for applying the sequential and exception tests in the District. It identifies and maps the risk of flooding across the District based on a range of data and taking into account (where available) predicted climate change impacts, and is a useful source of information in undertaking site specific Flood Risk Assessments, particularly in relation to specific locations across the District.

276. Flood Risk Assessments prepared for individual sites will consider flood risk from all sources, surface water run-off issues and the potential for sustainable drainage systems to minimise flood risk. Any development within areas of flood risk will require flood management, mitigation measures and to demonstrate that development is safe from flooding. Site specific Flood Risk Assessments will also, locally, need to consider the Indicative Flood Problem Areas and the surface water catchment areas locally defined as Causal areas in the District. Where the assessment falls outside the remit of a statutory consultee, the Council will assess the acceptability.

277. Should a development be proposed in proximity to a canal or reservoir



embankment it shall be expected to demonstrate that the structural integrity of the structure, function, or access for maintenance will not be negatively affected by the development. Developments adjacent to raised sections of the canal embankment will be supported by a breach analysis and appropriate mitigation to ensure site users' safety.

## **Water Quality**

278. The District's water environment includes the River Whitewater, River Hart and River Blackwater, as well as streams, water bodies such as Fleet Pond, and groundwater sources. Some water bodies within the District are of particular significance ecologically, for example the Basingstoke Canal is a SSSI, and of landscape importance<sup>25</sup>, whilst groundwater sources are often used to supply households with drinking water. To make sure that development occurs in a sustainable manner, local water quality must not be compromised by the new development.
279. Policy NBE6 and other policies in the Plan have been informed by the 'Hart, Rushmoor and Surrey Heath Water Cycle Study' (WCS) and seeks to ensure that development occurs within the environmental limits of the water environment and that statutory objectives for water quality can be met.

### **Policy NBE6 Water Quality**

**Development will be required to protect the quality of the District's water environment, and where possible contribute towards improvements that are necessary to meet statutory requirements for water quality. Development will be supported provided that:**

- a) it would not deteriorate the individual element band status of the District's waterbodies<sup>26</sup> or prevent the waterbodies from achieving 'good' ecological status;**
- b) it would help to protect and, where possible, enhance the quality of groundwater and surface water features;**
- c) any adverse impacts on local water bodies would be fully mitigated; and**

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<sup>25</sup> Section 2 of the Hart District Council Strategic Flood Risk Assessment, July 2016, contains further information about the primary watercourses (the River Blackwater, River Hart, River Whitewater and the Fleet Brook) and the Basingstoke Canal in particular.

<sup>26</sup> A water body's band status is determined through monitoring by the Environment Agency.

**d) it incorporates sustainable drainage systems where appropriate.**

280. The District forms part of the Thames River Basin. A Thames River Basin Management Plan has been prepared, for the purposes of achieving the objectives of the European Water Framework Directive. Amongst other things, this directive aims to achieve 'good' status for all water bodies and to prevent deterioration of the status of surface waters and groundwater<sup>27</sup>.
281. Development should be planned to support the attainment of the environmental objectives of the Water Framework Directive by supporting actions in the Thames River Basin Management Plan. In particular, development proposals that have the potential to contaminate groundwater within Groundwater Source Protection Zones will need to demonstrate that groundwater and surface water is adequately protected to prevent any deterioration in water quality and pollution of the water source. There are a number of Groundwater Protection Zones affecting development in North Warnborough and Odiham. Sustainable drainage systems will not be supported on contaminated land.
282. The Environment Agency monitors the status of the water environment. The relevant results for the primary watercourses in the District will be reported through the Council's annual Authority Monitoring Report. Planning permission will not be granted where monitoring detects a deterioration in the band status of a waterbody that is attributable to development, or where a waterbody would be prevented from achieving 'good' ecological status by a development proposal.
283. Where the achievement of water quality objectives is likely to be compromised by the effects of new development, intervention measures (i.e. improvements to wastewater drainage infrastructure) may need to be implemented prior to any new construction. This may require the Council to refuse planning permission, or to apply Grampian-type (suspensive) planning conditions. New water supply and wastewater drainage infrastructure should be phased, timed and funded in advance of new development.

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<sup>27</sup> Section 2.2 of the Environment Agency's Thames River Basin District River Basin Management Plan (updated December 2015) provides a full list of the environmental objectives of the Water Framework Directive.

284. Contributions may be sought to upgrade existing water supply and drainage infrastructure, where this would be necessary to ensure that local water quality is not compromised and that statutory requirements are met. The WCS identifies that upgrades at relevant Waste Water Treatment Works are likely to be required during the plan period. Sustainable drainage systems should be used where they would help to manage the discharge of water into the environment and prevent existing infrastructure from becoming overloaded.

### **Sustainable Water Use**

285. Climate Change and water stress are key issues in the District. We therefore need to adopt a proactive approach to take full account of water supply and demand considerations, including whether the application of a tighter water efficiency requirement for new homes is justified to help manage demand.

#### **Policy NBE7 Sustainable Water Use**

**All new homes must meet the water efficiency standard of 110 litres/person/day.**

286. All new homes already have to meet the mandatory national standard set out in the Building Regulations of 125 litres per person per day. However, the evidence<sup>28</sup> supports the application of the tighter Building Regulations optional water efficiency requirement of 110 litres per person per day for new homes. Water efficiency measures within non-residential developments are also encouraged.

### **Historic Environment**

287. The District has a diverse heritage which underpins its special character including both designated and non-designated heritage assets.

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<sup>28</sup> The Environment Agency report 'Water Stressed Areas: Final Classification' (2013) identifies that the area is characterised by serious water stress. This is based on current and future water usage and climate change scenarios. The Hart, Rushmoor and Surrey Heath Water Cycle Study (AECOM, May 2017) recommends water use per person per day for new homes meets the specific water use standard of 110 l/h/d in line with the Building Regulations Optional Requirement (the Regulations already require developers to submit such evidence before a completion certificate can be granted) and that non-domestic buildings should as a minimum reach 'Good' BREEAM status.

- Hart's designated assets include 32 conservation areas, approximately 1,000 listed buildings, 10 scheduled monuments and 8 registered historic parks and gardens.
- Hart's non-designated assets include more than 300 locally listed buildings, 16 locally listed parks and gardens, archaeological sites such as those identified on the Historic Environment Record, and historic landscapes which includes Eversley Forest.

288. Heritage assets are an irreplaceable resource that are vulnerable to change and potential harm. They should be managed proactively and conserved or enhanced in a manner appropriate to their significance.

289. Legislation<sup>29</sup> provides specific protection for buildings and areas of special architectural or historic interest. When making a decision concerning a listed building or its setting, the Council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Act also places the duty on the Council in making its decisions to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the district.

290. The local plan allows some flexibility for the re-use and conversion of historic assets, but care must be taken to ensure this does not lead to unacceptable adverse impacts. Small scale changes over time, especially the standardisation of building materials and practices, can erode the special character and appearance of places, and the setting of historic features such as listed buildings and scheduled monuments, which can be crucial in maintaining historic integrity.

291. We will seek to conserve and enhance the historic environment through a range of measures including:

- a) Determining planning applications for proposals that affect heritage assets in accordance with national and local policies. In addition to Policy NBE8 below, the Council will consider the need for additional policies on the historic environment through a subsequent development plan document;
- b) Designating Conservation Areas and preparing and reviewing Conservation Area Appraisals and Management Plans;
- c) Introducing and reviewing Article 4 Directions within Conservation

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<sup>29</sup> The Planning (Listed Buildings and Conservation Areas) Act 1990 or its successor.

Areas where necessary. There are Article 4 directions covering a number of the Conservation Areas. Article 4 Directions remove permitted development rights for certain types of development that would ordinarily not require planning permission. These are applied in appropriate cases to protect the character and appearance of a Conservation Area. Article 4s will be reviewed and updated where there are relevant changes to legislation or other circumstances which would justify us to do so;

- d) Monitoring buildings or other heritage assets which are at risk and seeking to bring them back into appropriate condition and use. The Heritage at Risk Register is maintained by Historic England. We will monitor buildings or other heritage assets which are at risk from neglect, decay or other threats and seek to bring them back into appropriate condition and use through discussion with owners, consideration of development schemes that ensure the repair and maintenance of the asset and, as a last resort, by using statutory powers;
- e) Maintaining a 'local list' of heritage assets and seeking to achieve their conservation and enhancement.

292. Policy NBE8 below sets out an overarching policy approach towards planning applications that would affect heritage assets.

### **Policy NBE8 Historic Environment**

**Development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.**

**Proposals that would affect a designated<sup>30</sup> or non-designated heritage<sup>31</sup> asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, 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.**

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<sup>30</sup> Designated assets include conservation areas, listed buildings, scheduled monuments and registered historic parks and gardens.

<sup>31</sup> 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.

**Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.**

293. 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 and the distinctive character of the District's townscapes and landscapes.
294. Proposals must be fully supported by information that:
- a) Demonstrates a thorough understanding of the significance of the heritage assets and their setting, including their historic form, fabric, character and any other aspects that contribute to their significance. This should use appropriate references such as the Hampshire Historic Environment Record (HER), relevant Conservation Area Appraisals, the Hampshire Historic Landscape Assessment, national sources, and if necessary, original survey (including for assets of archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation);
  - b) Identifies the nature and level of potential impacts on the significance of the heritage assets; and
  - c) Demonstrates how this assessment has informed the proposed development, so as, where possible, to avoid any harm to the significance of any asset(s) and to enhance or better reveal that significance, including opportunities to improve access to and understanding of the asset(s).
295. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
296. Designated heritage sites benefit from a considerable degree of protection set out in national policy. We will only permit proposals that result in loss or harm to such assets where the tests set out in national policy are met.
297. When determining planning applications that would affect a non-designated heritage asset we will make a balanced judgement having regard to all relevant factors including the scale of any harm or loss,

the significance of the asset, and whether the public benefits<sup>32</sup> outweigh the harm caused.

298. 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 special architectural or historic interest, character, appearance or context.
299. The archaeological assets are shown in the HER. The approach is to conserve remains of archaeological importance and their settings by ensuring acceptable measures are taken appropriate to the significance of the heritage asset.
300. Where development is permitted that would lead to the loss (in whole or in part) of a heritage asset, developers will be required to record and advance understanding of the significance of the heritage asset in a manner proportionate to their importance and impact, and to make this evidence publicly accessible. Copies of evidence should be deposited with the Historic Environment Record held by Hampshire County Council.

## **Design**

301. Good design is indivisible from good planning. This is because design is about more than just the appearance of buildings; it also concerns the relationships between people and places and how buildings fit together within their local environment to create a distinctive sense of place. Achieving good design will involve creating new buildings and spaces that look good, that are fit for purpose and accessible, and that are adaptable to the changing needs of residents and visitors. Policy NBE9 will enable us to ensure that a good standard of design is achieved, and that the distinctive qualities of our towns and villages will be reflected in new development.

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<sup>32</sup> The term 'public benefit' is explained in National Planning Practice Guidance (Paragraph: 020 Reference ID: 18a-020-20140306).

## **Policy NBE9 Design**

**All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.**

**Development will be supported where it would meet the following relevant criteria:**

- a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;**
- b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;**
- c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;**
- d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;**
- e) it protects or enhances surrounding heritage assets, including their settings;**
- f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;**
- g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and anti-social behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;**
- h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;**



- i) it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and**
- j) it incorporates renewable or low carbon energy technologies, where appropriate.**

**Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application.**

**Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design-related policies in Neighbourhood Plans.**

302. Hart District is an attractive, largely rural area with historic towns and villages that contribute to its distinctive sense of place. New development should help to preserve and enhance the built environment, and whilst some changes are inevitable, new development must reinforce the fact that the District is a highly desirable place to live and work. We expect the requirements of Policy NBE9 to be met by all relevant development proposals. The criteria are intended to be flexible so that they can be applied to most forms of development at different scales.
303. Proposals will need to take account of the health and well-being of future residents, workers and visitors, and will need to take an inclusive approach to design that will allow everyone to benefit. New development must include considerations as to how all potential users would access new buildings and move around new spaces.
304. High quality design will also ensure that new development is resilient and enduring. There is a need to protect development from the risks of climate change, through an appropriate layout that avoids or mitigates increased flood risks (i.e. through enabling the incorporation of sustainable drainage systems) and allows buildings to be orientated to benefit from 'solar gain', thereby reducing their energy requirements. The emission of greenhouse gases that is associated with new development can be reduced through including energy generating technologies such as solar panels or ground source heat pumps. The inclusion of renewable and low carbon technologies is encouraged, to

be achieved in a way that is consistent with the other objectives of good design.

305. Proposals should not only be of a high quality in design terms, but in many locations across the District they will also need to protect and enhance the historic character of existing development. This means that they will also need to meet the criteria of Policy NBE8.
306. To support the implementation of Policy NBE9, the Council may produce additional planning policies, supplementary planning documents or supplementary planning guidance.

### **Renewable and Low Carbon Energy**

307. The delivery of renewable and low carbon energy schemes will contribute towards the mitigation of climate change. An Energy Opportunities Plan (EOP) incorporated within the North Hampshire Renewable Energy and Low Carbon Development Study (2011), demonstrates opportunities for low carbon energy generation potential, including wind, photovoltaic solar, biomass for direct combustion and anaerobic digestion and district heating with combined heat and power (CHP).
308. The District has significant local renewable resource potential and the EOP indicates favoured locations where opportunities might be viable. Development proposals should be in line with the EOP, though other locations or technologies are not precluded. Policy NBE10 identifies the main issues that are likely to be relevant when balancing the merits of any proposals for renewable and low carbon energy generation against any adverse impacts.

### **Policy NBE10 Renewable and Low Carbon Energy**

**Proposals for the generation of energy from renewable resources, or low carbon energy development (with the exception of wind turbines) will be supported providing that any adverse impacts are addressed satisfactorily including individual and cumulative landscape and visual impacts. All such applications are subject to the following considerations:**

- a. proximity to, and impact on, transport infrastructure and the local highway network;**

- b. the impact on designated sites of European, national, regional and local biodiversity and geological importance;**
- c. the significance or special interest of heritage assets;**
- d. the impact on high grade agricultural land;**
- e. the impact on residential amenity including emissions, noise, odour and visual amenity; and**
- f. the degree to which the developer has demonstrated any wider environmental, economic and social benefits of a scheme as well as how any adverse impacts have been minimised.**

309. When assessing the impacts of a proposal for a renewable energy scheme we will consider the cumulative landscape and visual impacts of the development. Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point or will be visible shortly after each other along the same journey.

310. New developments can be catalysts for decentralised energy network growth and major new developments should assess the feasibility of communal heat distribution to facilitate connecting to an existing decentralised energy network, or where this is not possible, establishing a new network. Opportunities should be taken for appropriate technology to be incorporated into all stages of a building project at an early stage in the planning process.

## **Pollution**

311. Unacceptable levels of pollution can have a significant impact on the environment and on the health, well-being and quality of life enjoyed by individuals and communities. Development should therefore seek to protect and where possible improve upon the amenity of existing and future residents, building occupants, and the environment in general.

312. For the purposes of this policy, pollution means anything that affects the quality of land, air, water or soils which might lead to an adverse impact on human health, the natural environment or general amenity. It includes noise, vibration, light, air quality, radiation, dust, fumes or gases, odours or other effluvia, toxic substances, or degradation of soil and water resources.

## **Policy NBE11 Pollution**

**Development will be supported provided:**

- a) it does not give rise to, or would be subject to, unacceptable levels of pollution (including cumulative effects); and**
- b) it is satisfactorily demonstrated that any adverse impacts of pollution, either arising from the proposed development or impacting on proposed sensitive development or the natural environment will be adequately mitigated or otherwise minimised to an acceptable level.**

**Where development is proposed on or near a site that may be impacted by, or may give rise to, pollution, such a proposal must be accompanied by an assessment that investigates the risks associated with the site and the possible impacts on the development, its future users and the natural and built environment. The assessment shall propose adequate mitigation or remediation when required to achieve a safe and acceptable development. Impacts on air quality should be considered in combination with other relevant plans or projects.**

313. We will expect developments with the potential to cause unacceptable levels of pollution to provide an assessment that considers the impacts of the proposal on the existing environment and identifies appropriate mitigation. Proposals for development that would curtail the existing legitimate use of a site by exposing sensitive receptors to a detrimental level of pollution which was previously otherwise considered acceptable should be avoided. Where risks cannot be reduced to an acceptable level, permission will not be supported. Any potential adverse impacts should be considered early in the development and design process so that these can be adequately addressed in a timely manner along with other constraints in order to ensure a high-quality design and a good standard of amenity.

## **Noise**

314. Development proposals will need to consider the noise environment where developments are to be located, or any locations beyond the boundary of the site that they may affect. New development which will give rise to, or would be subject to, significant adverse effects of noise will not be supported.

315. Noise from road and rail traffic, aircraft, construction, entertainment

venues, and commercial and industrial activities all have the potential to affect health and quality of life significantly and adversely if not properly controlled or planned for.

### **Air Quality**

316. The release of fine particles and harmful gases into the atmosphere can have a significant impact on human health and the environment. In addition, odours which may not necessarily be harmful to health can have a significant impact on amenity and quality of life.
317. At present, air quality within the District is generally good, and there are no Air Quality Management Areas (AQMAs). On-going monitoring continues to show achievement of the relevant air quality objectives, but there are areas where the air quality requires improving; these are generally located close to the motorway and other main roads which experience high volumes of traffic. Mitigation measures should be considered to improve air quality for developments in affected areas.
318. Proposals for development that introduces sensitive development close to significant sources of pollutants, or for development likely to result in significantly increased local emissions, will need to provide an air quality assessment that considers the impacts of the proposal on the existing air quality environment and/or future occupants of the development. Details of adequate mitigation will be required to demonstrate an acceptable development can be achieved and that emissions can be controlled or minimised. Proposals for development that risks non-compliance of EU limits or requires us to designate an AQMA will not be supported.
319. Odour and fumes from commercial activities can have a detrimental effect on the health and quality of life of local residents and the environment in general. For commercial kitchens, the siting of extract flues is of concern in relation to its potential impact on amenity, and best practice guidance should be followed at an early stage to ensure an acceptable development.
320. Other commercial or industrial development that has the potential to cause odorous emissions will need to demonstrate that all reasonable efforts are or will be employed to ensure that such odours will not impact on amenity or the quality of life of local communities. The 'best practicable means' should be employed to ensure that this is the case.

321. Dust and emissions can often be a particular problem during the demolition and construction phases of any development. Adequate controls will need to be considered, and construction management plans, where deemed necessary, will be required to set out what measures will be employed to minimise emissions from any associated activities.

### **Artificial Light**

322. Artificial lighting can lead to glare, light spillage and sky glow. It can affect adversely the quality of life of neighbouring residents, be damaging to wildlife and waste energy.

323. Common causes of complaint are exterior security lights, illuminated advertising and flood lighting. The impact of artificial lighting will be limited by encouraging well-designed lighting schemes. The impact of any lighting scheme on residents, wildlife, highway users, the character of the area and the visibility in the night sky will be considered. Only proposals that will not adversely affect amenity, the natural environment or public safety will be supported.

### **Contamination**

324. We have a duty under the Environmental Protection Act 1990 to investigate land for possible contamination and, if necessary, use legislative powers to ensure that risks associated with a piece of land are minimised to an acceptable level. The possibility of contamination should therefore always be a consideration, with the responsibility for securing a safe development that does not pose a risk to people or the environment lying with the developer/landowner.

### **Infrastructure**

325. Many forms of development place additional demands on services and facilities which will affect their ability to meet the needs of the community. Timely delivery of necessary infrastructure that supports and mitigates the impact of new development is therefore essential to support our Spatial Strategy.

326. Infrastructure includes, but is not limited to, the following:

- Utilities and Waste: Water supply, foul water sewerage, waste and recycling, energy generation, telecommunications and broadband;
- Transport: Highways, rail, bus, pedestrian and cycle network;

- Social and Community: Hospital, GP, dentist, schools, further education, pre-school education and childcare, emergency services, libraries, youth centres, leisure centres, community halls, local convenience store, theatres, public realm and public houses;
- Green Infrastructure: Waterways, parks, natural and semi natural spaces, outdoor sports facilities, allotments, play areas, wildlife corridors/footpaths, public rights of way and green roofs.

327. Some types of infrastructure (for example, open space, transport, green infrastructure, broadband and community facilities) have specific policies in this Plan.

### **Infrastructure to Support New Development**

328. The Council has prepared, in partnership with infrastructure providers, an Infrastructure Delivery Plan (IDP). It identifies the lead agencies for different types of infrastructure, existing and planned provision, key issues for different types of 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:

- Planning obligations that will either deliver, or contribute towards, particular projects where it is necessary to make that development acceptable;
- The Community Infrastructure Levy (once adopted);
- Funding by services 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);
- Funding from other sources including Government funding, Single Local Growth Fund (via the Local Enterprise Partnership).

329. The purpose of Policy INF1 is to ensure that developments make the necessary and appropriate infrastructure provision. 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).

### **Policy INF1 Infrastructure**

**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.**

**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.**

**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.**

**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.**

**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. 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).**

**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.**

**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.**

330. Applicants for planning permission will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.
331. Where existing infrastructure is considered insufficient to accommodate new development we will seek contributions or measures either by the provision of on-site facilities and/or a contribution towards enhancement of off-site facilities including strategic infrastructure. Where on-site provision or financial contributions are made, arrangements for the on-going maintenance of facilities will be required where the facility has been provided predominantly for the benefit of users of the development concerned.
332. 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. 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).
333. Even once a CIL Charging Schedule is adopted, developer contributions for infrastructure directly associated with the development may still be required through a Section 106 Obligation, including the provision of affordable housing.
334. 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 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.

335. 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.
336. We will work with service providers to make sure that any need arising from new development is provided in a timely manner and applicants should therefore engage with relevant service providers at an early stage in the planning process. Where new development creates a need for additional infrastructure a programme of phasing and delivery must be agreed with relevant partners before development begins. Measures may be put in place through S106 agreements or other mechanisms to ensure that development does not proceed in advance of appropriate and necessary infrastructure improvements.

### **Green Infrastructure**

337. Green Infrastructure (GI) is defined as “A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments, public rights of way and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.”<sup>33</sup> As recognised in the above, the term Green Infrastructure refers to both green and blue infrastructure.
338. The District has a wide variety of green spaces including the green corridors of the Blackwater Valley and the Basingstoke Canal, in

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<sup>33</sup> DCLG 2016 Planning Practice Guidance for the Natural Environment – Green Infrastructure <http://planningguidance.communities.gov.uk/blog/guidance/natural-environment/green-infrastructure/>

addition to parks, woodlands, allotments, common land, and designated sites of nature importance including the TBHSPA. A relatively recent addition to the green infrastructure network are the Suitable Alternative Natural Greenspaces (SANGs) provided to mitigate the effects of residential development on the TBHSPA, such as at Bramshot Farm.

339. Green infrastructure provides a range of benefits to human health (both physical and mental wellbeing), biodiversity, landscape, reducing local temperatures, decreasing the impact of climate change and alleviating flood risk. The benefits of green infrastructure can be felt at a local, regional and national level. As well as offering environmental benefits, GI affords economic benefits through increasing the attractiveness of the local area which is an asset for residents and visitors and helps reduce healthcare costs.

### **Policy INF2 Green Infrastructure**

**Development will be supported provided that:**

- a) it protects the green infrastructure network as shown on the Policies Map, avoiding any loss, fragmentation or significant impact on the function of the network;**
- b) where possible it enhances green infrastructure, through provision within the site, or where appropriate provision for off-site improvements in line with the Green Infrastructure Strategy;**
- c) any adverse impacts on the green infrastructure network are fully mitigated through the provision of green infrastructure on site or, where this is not possible, through appropriate off-site compensatory measures; and**
- d) where new green infrastructure is provided with new development, suitable arrangements are put in place for its future maintenance and management.**

**Development proposals that would result in the loss of green infrastructure will only be supported if an appropriate replacement is provided that is of equivalent or better value in terms of quantity, quality and accessibility.**

340. The overall aim of Policy INF2 is to protect and enhance the District's green infrastructure network and to ensure that, where new green

infrastructure is provided with new development, it is properly managed. It is supported by the Hart Green Infrastructure Strategy (2017).

341. Development must avoid the loss, fragmentation, severance or other significant impacts on the functioning of the green infrastructure network. Developments should also incorporate green infrastructure as part of their overall design solution or masterplan, protecting and enhancing any existing green infrastructure assets on site and designing-in new green infrastructure.
342. Green infrastructure provided on site should be designed to be multi-functional and planned holistically alongside other policy requirements for open space and recreation, biodiversity, landscaping, flood risk and sustainable drainage. Opportunities should also be taken to contribute to the aims of the Green Infrastructure Strategy, for example improving connectivity within the wider green infrastructure network and connecting existing green infrastructure assets. For developments close to major transport routes, particularly the M3 motorway and railway lines, blocks of woodland may need to be planted to serve as a buffer for noise and air pollution.
343. The provision of green infrastructure on site is more easily achieved within large developments but applicants for smaller schemes are also encouraged to consider how green infrastructure can be incorporated into their developments (for example green roofs, landscaping, gardens and amenity space).
344. Any additional pressures on the green infrastructure network arising from new development must be fully mitigated. This will normally be addressed through the on-site provision of green infrastructure and through any off-site measures required by other policies including Biodiversity (Policy NBE4), Transport (Policy INF3) and Open Space, Sport and Recreation (Policy INF4), Landscape (Policy NBE2) and Managing Flood Risk (Policy NBE5). Planning conditions or planning obligations will be used to secure these where necessary.

## **Transport**

345. The Hampshire Local Transport Plan (2011-2031) produced by Hampshire County Council provides the long-term framework for transport policies within the District. The Plan seeks to improve

accessibility through the three initiatives of reduce, manage and invest.

346. Hampshire County Council has also published a Transport Statement to set out the transport objectives and delivery priorities for the District. The Hart District Transport Statement builds upon existing transport related documents covering the District, notably the Local Transport Plan 3 and the Fleet Town Access Plan (FTAP) to:

- Promote economic growth by providing a well-maintained, safe and efficient highway network;
- Improve access to jobs, facilities and services by all types of transport;
- Facilitate and enable new developments to come forward;
- Reduce carbon emissions and minimise the impacts of transport on the environment.

347. Through the provision of services and facilities locally, it is possible to help to minimise the need to travel and provide greater scope for people to have a choice of modes of transport, including non-car modes. For example, the provision of convenience retail within close proximity to residential developments can encourage walking and cycling and reduce trips by car.

348. Transport provision varies considerably across the District, with the larger town centres and some of the larger settlements having some accessibility by all modes of transport (including walking, cycling, public transport and cars), to very limited or no levels of accessibility other than by car in much of the rural areas.

### **Policy INF3 Transport**

**Development should promote the use of sustainable transport modes prioritising walking and cycling, improve accessibility to services and support the transition to a low carbon future.**

**Development proposals will be supported that:**

- a) integrate into existing movement networks;**
- b) provide safe, suitable and convenient access for all potential users;**
- c) provide an on-site movement layout compatible for all potential users;**

- d) provide appropriate parking provision, in terms of amount, design and layout, in accordance with the Council's published parking standards, or as set out in Neighbourhood Plans;**
- e) provide appropriate waste and recycling storage areas and accessible collection points for refuse vehicles;**
- f) do not have a severe impact on the operation, safety or accessibility of the local or strategic highway networks;**
- g) mitigate impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development; and**
- h) protect and where possible enhance access to public rights of way.**

**Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will be required to provide a robust Travel Plan<sup>34</sup>.**

349. New development must integrate into existing movement networks. It will need to demonstrate that it will not have a severe residual impact on the operation, safety or accessibility to either the local or strategic highway networks. It should also provide a safe and secure on-site movement layout that minimises conflicts between traffic and cyclists or pedestrians, whilst taking into account the needs of people with disabilities. It should, wherever possible, encourage the use of sustainable transport modes<sup>35</sup> and it will need to provide appropriate parking provision for all potential users, including cycle parking. Provision must also be made for appropriate waste and recycling storage areas and accessible collection points for refuse vehicles.

350. We will encourage infrastructure supporting the use of alternative vehicle types and fuels in support of a lower carbon future. Examples could include installation of electric vehicle charging points within developments.

351. Where Travel Plans are required they should be robust, deliverable and achievable. Further information on Travel Plans can be found on

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<sup>34</sup> Planning Practice Guidance: Travel Plans, Transport Assessments and Statements

<sup>35</sup> Further guidance at Hampshire County Council Companion Document to Manual for Streets (April 2010)

Hampshire County Council's website. Consideration should also be given to the Hampshire Countryside Access Plan and Rights of Way Improvement Plans.

## **Open Space, Sport and Recreation**

352. Open space and sport facilities provide opportunities for healthy lifestyles. Along with our partners we have a long tradition of supporting open space, leisure and recreation facilities and recognise the value of open space, sports and leisure facilities as key contributors to health and wellbeing, quality of life and community development.

### **Policy INF4 Open Space, Sport and Recreation**

**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 identified on the Policies Map.**

**Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:**

- 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.**

**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. 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).**

**Where open space or other facilities are provided on site they should be well located and designed with appropriate management arrangements in place.**

353. Implementation of this policy will be through the following strategies:
- Open Space Strategy – which assesses the quality, quantity and accessibility of existing provision of publicly accessible open space and recommends future open space provision (see the standards to be applied);
  - Playing Pitch Strategy – which assesses the need for outdoor sports facilities including playing pitches for cricket, football, hockey and rugby and identifies priority projects;
  - Built Facilities Strategy – which assesses the need for indoor sports facilities including swimming pools, sports halls and all indoor sports, and identifies priorities and actions to enable the delivery of high quality sports facilities.
355. Any development proposals that would result in the loss of open space or sports and recreation facilities (including playing fields and built facilities) must be accompanied by an assessment which clearly shows the open space, buildings or land to be surplus to requirements. The assessment must evaluate the quantity and quality of existing provision in the catchment area and assess the need and value to the community.
356. 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 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).



Table 2 Open Space Standards

Type	Quantity standard	Accessibility standard
Parks and gardens <sup>36</sup>	0.85 ha per 1,000 head of population	Local park and gardens: 800m  Small local parks and gardens: 400m
Natural and semi-natural green space <sup>37</sup> (excluding designated sites)	Areas within TBHSPA Zone of Influence: 8 ha per 1,000 head of population <sup>38</sup>  All other areas: 6.92 ha per 1,000 head of population	Regional natural and semi-natural green space: 5km  District natural and semi-natural green space: 4km  Local natural and semi-natural green space: 2km  Small local natural and semi-natural green space: 400m
Amenity green space <sup>39</sup>	n/a	400m
Allotments <sup>40</sup>	0.05 ha per 1,000 head of population	800m
Children and young peoples' space: Local Areas for Play (LAPS): Minimum activity zone is 100m <sup>2</sup>	2.81 sites per 1,000 head of population within 0-4 age group	60m
Children and young peoples' space: Local	1.49 sites per 1,000 head of population	240m

<sup>36</sup> Accessible, high quality opportunities for informal recreation and community events

<sup>37</sup> Areas for wildlife conservation, biodiversity and environmental education awareness. Such spaces also provide opportunities for active recreation including cycling and horse riding

<sup>38</sup> 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.

<sup>39</sup> Opportunities for informal activities close to home or work

<sup>40</sup> Opportunities for those people who wish to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion

Type	Quantity standard	Accessibility standard
Equipped Area for Play (LEAPs): Minimum activity zone is 400m <sup>2</sup>	within 5-15 age group	
Neighbourhood Equipped Areas for Play (NEAPs): Minimum activity zone is 1000m <sup>2</sup> , comprising of features to enable formal play activities, and a hard surfaced areas of at least 465m <sup>2</sup> (the minimum needed to play 5-a-side football)	1.10 sites per 1,000 head of population within 16 to 29 age group	600m

357. In some cases, the characteristics of a site or of the development proposed may necessitate a variation from the normal appropriate provision. For example, where development comprises specialist or sheltered housing a more appropriate on-site amenity provision will be sought in place of recreational space appropriate to family housing. Provision of open space for special needs groups will also be considered, having regard to the needs of the occupiers of those developments.

358. Where provision is made on-site it must be considered as an integral part of the design process and appropriate management and maintenance arrangements put in place. In the majority of cases, new open spaces and facilities should come under the freehold ownership of the Parish Council or Town Council.

359. The quality of provision is as important as the quantity. For example, good play spaces can give children and young people the freedom to play creatively, while allowing them to experience risk, challenge and excitement. Play areas for children should therefore be designed in accordance with the latest guidance published by Play England.

## **Community Facilities**

360. For the purposes of this Policy, the definition of 'community facilities' refers to a wide range of social infrastructure that provides a service to the local community. This includes childcare facilities, healthcare, police stations, youth provision, libraries, community halls, local shops, meeting places, cultural buildings, public houses, places of worship, and public toilets. These facilities are a vital part of local settlements and town centres to meet community's day to day needs, and support sustainable, cohesive and integrated communities.
361. Increasingly community facilities are managed by a range of providers and are being brought together to improve accessibility. We will work with our partners to ensure community facilities and services are developed and modernised to reflect changing community needs.
362. The Hart Infrastructure Delivery Plan sets out the existing capacity and future need for social infrastructure within the District.

### **Policy INF5 Community Facilities**

**Development proposals for the provision of new community facilities or the improvement of existing facilities, will be supported where they enhance the sustainability of communities.**

**New community facilities will be permitted which:**

- a) Are sustainably located and accessible by sustainable transport modes;**
- b) Where appropriate, are designed to facilitate multi-purpose activities and to be adaptable so that they can be accessed by the wider community;**
- c) Will not result in an adverse impact on the use of existing facilities within the local area.**

**Community facilities that are provided as part of large residential or mixed-use developments should be integrated so that they are linked to housing, jobs, and other facilities.**

**Listing as an "Asset of Community Value" will be considered as a material planning consideration.**

**Development proposals that would result in the loss of community facilities will only be supported if it is demonstrated that:**

- i. a suitable replacement facility of a similar or improved nature is provided that meets the needs of the local population or its current and intended users; or**
- ii. the existing premises are no longer required or viable.**

363. Proposals that enhance the provision of community facilities will generally be supported unless they would threaten the viability of an existing valued facility.
364. To promote social inclusion and wider public health benefits, including more active lifestyles, new facilities should be well located for the community it intends to serve. Facilities should be linked to housing, jobs and other facilities, and accessible by sustainable transport modes (walking, cycling and where possible, by public transport). It is recognised that some community facilities serve a wider catchment that extends outside the Hart District boundary and the needs of adjoining areas will be taken into account where appropriate.
365. Designing community facilities to be multifunctional and adaptable will help maximise their benefit to the community. New community facilities, or improvements to existing community facilities, may need to be phased and delivered in a timely manner alongside new development in accordance with Policy INF1 and provision made for long term maintenance. Development for community facilities may be acceptable in the countryside in accordance with other Plan policies and where there is an identified need.
366. Community facilities are vulnerable to pressure for other uses which attract higher land values and once they are lost cannot easily be replaced. The Council will normally seek the retention of community facilities. However, there could be circumstances where a community use, either wholly or in part, is no longer required or viable.
367. Applications involving the loss of social and community infrastructure will be expected to provide evidence that they have consulted with an appropriate range of service providers and the community to prove that there is no need for the facility in its current form, or for an alternative facility that could be met through change of use or redevelopment.

Applicants will be expected to demonstrate that the community facility has been appropriately marketed for a period of at least 12 months and opportunities made for community groups and organisations to be made aware. The Council and partner organisations can provide contact details of community organisations in the District where relevant.

368. If a facility has been registered as an Asset of Community Value, the Council, when determining applications involving the loss of community facilities, will treat the listing of an Asset of Community Value as an indicator of local support and will treat this as a material consideration.
369. Some facilities are privately run commercial concerns such as local shops and public houses. The Council strongly supports retaining these facilities where they raise the quality of community life and help promote thriving, inclusive and sustainable communities.

## **Broadband**

370. High quality communications infrastructure, including high speed broadband, is becoming essential to support sustainable economic growth and to enhance the provision of local community facilities and services.
371. The Hart Economic Development Strategy identifies the absence of high speed broadband in some areas as a key constraint to the success of the local economy, particularly in rural areas where the commercial operators find it unviable to roll out the service. We are therefore working with partners to improve digital connectivity.

## **Policy INF6 Broadband or Successor Services**

**The Council recognises the benefits that broadband can provide and will work with Hampshire County Council and 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.**

**All development should incorporate appropriate infrastructure to enable high speed broadband connectivity.**

372. 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 within their site 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'.

**Land Safeguarded for Infrastructure**

373. Policies INF7 and INF8 safeguard three sites for the delivery of necessary infrastructure, one site for a flood alleviation scheme at Phoenix Green, and two sites for the expansion of secondary schools. These policies will prevent alternative forms of development taking place on these sites.

**Policy INF7 Phoenix Green Flood Alleviation**

**Land at Phoenix Green, as shown on the Policies Map, is safeguarded for the implementation of a flood alleviation scheme.**

374. Severe flooding has occurred at Phoenix Green and Hartley Wintney in recent times. The network of culverted watercourses and ditches flowing through Phoenix Green and Hartley Wintney have been identified as being the main contributing factor to this flooding. It is important that this land is safeguarded for the implementation of a flood alleviation scheme to protect existing development in Phoenix Green.
375. A flood alleviation scheme for Phoenix Green will provide an improved standard of protection to residential and commercial properties from a major surface water flood event.
376. The scheme is looking to reduce surface water and ordinary

watercourse flooding to 80 properties. This is likely to be achieved through a combination of upstream storage and property level protection. The project is currently in its developmental stage but is anticipated to be in place by the end of financial year 2021/2022.

### **Policy INF8 Safeguarded Land for Education**

**Land adjacent to Robert May's School in Odiham (2.8 ha) and Calthorpe Park School, Fleet (1.45ha), as shown on the Policies Map, will be safeguarded for educational use. Planning permission for alternative uses will not be supported unless the Local Education Authority confirms that the land in question is no longer required for educational purposes.**

377. The Government places great importance on ensuring that sufficient school places are provided to meet the needs of existing and new communities. Consequently, the Council is required to take a proactive, positive and collaborative approach to meeting this requirement.
378. The Local Education Authority has a statutory duty to plan the provision of school places. Increase in demand for school places can be met through the creation of a new school or the expansion of existing schools. The safeguarding of land at Robert Mays School in Odiham and Calthorpe Park School in Fleet enables expansion to meet future education needs.

## Delivery, Monitoring and Review

### Delivery

379. The primary responsibility of implementing the policies in this Local Plan will be with Hart District Council, through our role as the local planning authority. We will use planning conditions, Section 106 agreements and other legal agreements to ensure that the requirements of the policies in the Local Plan are implemented and will work in partnership with others such as Hampshire County Council, statutory agencies and infrastructure providers to deliver the policies and proposals in this Plan. The Local Plan will therefore be delivered through:

- The determination of planning applications;
- The preparation of subsequent Development Plan Documents and Supplementary Planning Documents;
- The preparation and delivery of Neighbourhood Plans;
- The delivery of infrastructure and regular review of the Infrastructure Delivery Plan; and
- Partnership working.

### Monitoring

380. The Council's annual Authority Monitoring Report (AMR) will be used to report on the effectiveness of delivering the Strategic Objectives of the Local Plan. The Monitoring Framework set out below includes indicators and targets which will be used to assess whether the plan objectives are being met. The Monitoring Framework may be updated from time to time but will be specifically reviewed when other development plan documents are prepared and when the Local Plan is reviewed.

381. The Council is required in the AMR to report on the delivery of additional new homes, including affordable housing. The Council will also continue to report annually on the delivery of a five year supply of housing.

### Review

382. The Council will review the policies in the Plan within five years of



adoption to assess whether they need updating<sup>41</sup>. Policies will then be updated where necessary.

An early review (i.e prior to the five-year period expiring) could be triggered by:

- 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.

383. The AMR will report on the issues above and whether these will trigger a review.

384. 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.

## Monitoring Framework

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
<b>Objective 1</b> - To plan for sufficient land to be available for at least 7,614 new homes to be built in the District in the period 2014 – 2032 such that it provides a continuous supply of housing.				
Key Local Plan Policies	SD1 – Sustainable Development Principles SS1 – Spatial Strategy SS2 – Hartland Village			

<sup>41</sup> 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)

<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
1a Net additional dwellings	2,217 homes completed between 1 <sup>st</sup> April 2014 to 31 March 2018	Delivery of housing in line with the housing trajectory	Delivery of housing target in SS1 over the Plan period.	Developers and Landowners.
1b Five Year Land supply	A supply of 3,087 dwellings at 1 April 2018 (9.25 years supply)	Continuous 5 year supply of housing land <sup>42</sup>	Delivery of housing target in SS1 over the Plan period.	Developers and Landowners.
<b>Objective 2 - To deliver a sustainable new community at Hartland Village by 2032.</b>				
Key Local Plan Policies	SS1 – Spatial Strategy SS2 – Hartland Village H1 – Housing Mix H2 – Affordable Housing			
2a Net additional dwellings at Hartland Village in line with trajectory	0	Delivery of housing in line with the housing trajectory.	1,368 in line with the housing trajectory.	Landowner/ Developers
2b Net affordable housing completions at Hartland Village	0	Delivery of housing in line with the housing trajectory.	40% of the residential units delivered as affordable.	Registered social landlords.
2c Provision of social and community infrastructure	n/a	Completion of development in	Delivery in line with outline	

<sup>42</sup> The Council will publish, at least annually, an updated five year housing land supply position determined against the Local Plan housing requirement of 423 homes per annum, and taking into account the number of housing completions since April 1st 2014 (the start of the Plan period).

<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
at Hartland Village		line with an agreed phasing plan.	planning consent.	Hampshire County Council.
<b>Objective 3</b> - To provide new homes of a mix of types, sizes and tenures to meet the current and future needs of Hart's residents, including affordable housing; new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups.				
Key Local Plan Policies	H1 – Housing Mix H2 – Affordable Housing H3 – Rural Exception Sites H4 - Specialist and Supported Accommodation H5 – Gypsies, Travellers and Travelling Showpeople Sites H6 – Internal Space Standards for New Homes			
3a Net affordable housing completions	149 units.	Delivery of housing in line with the housing trajectory. 40% of qualifying sites delivered as affordable.	40% of residential units on qualifying sites delivered as affordable.	Developers, landowners and registered social landlords.
3b Dwelling mix	As set out in the SHMA 2016.	Delivery in line with the published SHMA.	Mix of completed dwellings to be in accordance with the SHMA.	Developers and landowners.
3c Net change in number of gypsy pitches of yards for Travelling Showpeople	2 yards for Travelling Showpeople  50 pitches for gypsies (August 2016).	No net loss in number of pitches or yards.	No net loss in number of pitches or yards.	Landowners.

<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
3d Provision of Accessible housing	n/a	15% of residential units delivered as accessible and adaptable homes as defined by Building Regulations.	15% of residential units delivered as accessible and adaptable homes as defined by Building Regulations.	Developers and landowners.
3e Provision of self and custom build	n/a	Delivery of housing in line with the housing trajectory. 5% of all units on developments of 20 units or more provided as self/custom build.	5% of all units on developments of 20 units or more provided as self/custom build.	Developers and landowners.
<b>Objective 4</b> - To support the vitality and viability of the District's town and village centres to serve the needs of residents.				
Key Local Plan Policies	SS1 – Spatial Strategy ED4 – Town, District and Local Centres ED5 – Fleet Town Centre ED6 – District and Local Centres			
4a Total amount of floorspace for town centre uses in Fleet Town Centre.	No baseline data.	Completions of net new floorspace for town centre use over a rolling 5-year period.	Delivery of new town centre floorspace within Fleet Town Centre in line with the capacity identified in the latest Retail Study.	Developers and landowners.  Hampshire County Council.
4b Percentage of vacant units	13% vacant (as at 2015).	Annual percentage vacancy rate tracked against	Reduced vacancy rates in Fleet Town	Developers and landowners.

<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
within Fleet Town Centre		South East average and other comparable town centres.	Centre relative to the South East regional average.	Hampshire County Council.
<b>Objective 5</b> - To support economic growth by protecting and providing a range of size and types of employment land and buildings, including those supporting the rural economy.				
Key Local Plan Policies	SS1 – Spatial Strategy ED1 – New Employment ED2 – Safeguarding Employment Land and Premises (B-Use Classes) ED3 – The Rural Economy NBE1 – Development in the Countryside			
5a Loss of land to non-employment uses within the defined Strategically Important Employment Sites	Sites with planning permission and/or prior approval consent for an alternative use.	Review amount of B use class floor space lost to non-employment uses.	No net loss.	Developers and landowners.  Hampshire County Council.
5b Number of jobs in the District	38,000 jobs comprising 24,000 full time and 14,000 part time (source: nomis – 2016 data).	Year on year increase.	To contribute towards meeting the forecast employment needs of the Hart, Rushmoor and Surrey Heath Functional Economic Area (approx. 23,700 jobs)	Developers and landowners.  Hampshire County Council.  Rushmoor Borough Council.  Surrey Heath Borough Council.

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
			between 2011 and 2032).	Enterprise M3.
5c Changes in B Use Class floorspace	As at November 2016 (ELR date)	Annual changes in B use class floorspace	To contribute towards the delivery of an additional 210,650 sqm to 229,030 sqm B use class employment floorspace needed across the FEA by 2032	
<b>Objective 6</b> - To ensure that transport, social and physical infrastructure required to support new development is delivered in a timely and coordinated manner including through partnership working with infrastructure providers and neighbouring local authorities.				
Key Local Plan Policies	SS2 – Hartland Village INF1 – Infrastructure INF2 – Green Infrastructure INF3 – Transport INF4 – Open Space, Sport and Recreation INF5 – Community Facilities INF6 – Broadband or Successor Services INF7 – Phoenix Green Flood Alleviation INF8 – Safeguarded Land for Education			
6a Delivery of SANG	n/a	Delivery of housing in line with the housing trajectory. Delivery of SANG at a minimum of 8ha	Delivery of sufficient SANG as required in	Developers and landowners

<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
		per 1,000 population, as required in conjunction with housing.	conjunction with housing.	Natural England
6b Delivery of Infrastructure with new development	n/a	Delivery of housing in line with the housing trajectory. Delivery of infrastructure secured in conjunction with new development.	Delivery of infrastructure secured in conjunction with new development.	Developers and landowners  Infrastructure providers
<b>Objective 7</b> - 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.				
Key Local Plan Policies	SS2 – Hartland Village  INF1 – Infrastructure  INF8 – Safeguarded Land for Education			
7a Delivery of primary facilities in line with Hartland Village outline planning permission	n/a	Delivery of housing in line with the housing trajectory. Delivery of 2FE primary school, in accordance with policy SS2, and requirements of S106 agreement.	Construction of 2FE primary school	Developers and landowners.  Hampshire County Council.
7b Delivery of educational provision in line with the IDP	n/a	Delivery of housing in line with the housing trajectory and associated education	Delivery of education infrastructure secured in conjunction with new development	Developers and landowners.

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
		infrastructure/S106 contributions.	via S106 agreements.	Hampshire County Council.
7c Safeguarding land at Robert May's School and Calthorpe Park School.	n/a	0 permissions to be granted contrary to policy INF8.	0 permissions to be granted contrary to policy INF8.	Hampshire County Council.
<b>Objective 8</b> - To conserve and enhance the distinctive built and historic environment in the District including the protection of the significance and special interest heritage assets and their settings.				
Key Local Plan Policies	SD1 – Sustainable Development NBE8 – Historic Environment NBE9 - Design			
8a Number and status of listed buildings	913 listed buildings.  1 Listed building at risk	Net gain/loss of listed buildings.  Number of listed buildings at risk.	No net loss of listed buildings.  No listed buildings at risk.	Historic England  Landowners
<b>Objective 9</b> - 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, including provision for sustainable transport to mitigate the impact of new development on the existing network.				
Key Local Plan policies	SS2 – Hartland Village INF1 – Infrastructure INF3 - Transport			
9a Percentage of qualifying developments	n/a	100% of all qualifying developments.	100% of all qualifying developments.	Developers and landowners.



<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
supported by a Travel Plan				Hampshire County Council.
9b Delivery of transport infrastructure in line with the IDP	n/a	Delivery of housing in line with the housing trajectory and associated transport infrastructure/S106 contributions.	Delivery of transport infrastructure secured in conjunction with new development via S106 agreements.	Developers and landowners.  Hampshire County Council.
<b>Objective 10</b> - To protect and enhance the District's natural environment, landscape character, water environment and biodiversity, including ensuring appropriate mitigation is in place for new development to avoid any adverse impacts on the Thames Basin Heaths Special Protection Area (TBHSPA).				
Key Local Plan Policies	NBE1 – Development in the Countryside NBE2 – Landscape NBE3 – Thames Basin Heaths Special Protection Area NBE4 – Biodiversity NBE5 – Managing Flood Risk NBE6 – Water Quality			
10a Quality and area of SPA	2,099ha of land that forms part of the Thames Basin Heaths Special Protection Area.	Monitoring take-up of SANG capacity.  Monitoring SANG visitor numbers.  Monitoring carried out as part of the Thames Basin Heaths Strategic	SANG visitor numbers to remain within identified capacity (as set out in agreed management plans).	Developers and landowners.  Ministry of Defence.

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
		Access Management and Monitoring Project.	SPA visitor monitoring to identify no significant change over that in 2005.  Improvements in long-term average populations of Nightjar, Woodlark and Dartford Warbler over that in 2005.	Hampshire County Council.  Natural England.
10b Quality and area of SSSI's	16 SSSIs fall either entirely or partly within Hart District and cover 2,696ha.	Area of SSSI.  % of SSSIs in favourable condition.	To maintain area of SSSI/bring all SSSIs into favourable condition.	Developers and landowners.  Hampshire County Council.  Natural England.
10c Quality and area of SINC's	254 SINC's fall either entirely or partly within Hart District and cover 1,935ha.	Area of SINC and the number of SINC's in positive management.	No net loss of SINC in the District and to increase the proportion considered to be managed positively.	Developers and landowners.  Hampshire County Council.

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
				Natural England.
10d Provision of SANG	Monitored through Indicator 6a.			
10e Air Quality Monitoring on the SPA	Habitats Regulation Assessment 2017:  Thames Basin Heaths SPA  NOx concentration (ug/m3) 20.8  Nitrogen deposition (k N/ha/yr) 16.42  Acid deposition (keg/ha/yr) 1.25	Continued net improvement in nitrogen deposition rates and NOx concentrations within 200m of the SPA as monitored every 5 years.	Net improvement in nitrogen deposition rates and NOx concentrations within 200m of the SPA.	The Council will work with partners to consider the best way to monitor changes in air quality across the District and on European sites.
<b>Objective 11</b> - To provide measures for adapting to the impacts of climate change and minimising the contribution of new development to the causes of climate change, including reducing the risk of flooding by directing development away from areas at risk of flooding, and using opportunities offered by new development to reduce the causes and impacts of flooding from all sources.				
Key Local Plan Policies	NBE5 – Managing Flood Risk  INF7 – Phoenix Green Flood Alleviation			
11a Planning permissions granted contrary to	No baseline data.	0 permissions granted contrary to advice from a statutory consultee	0 permissions granted contrary to advice from a	Environment Agency.

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
advice from a statutory consultee or the Council's drainage engineer on flooding and water quality grounds		or the Council's drainage engineer (where consulted).	statutory consultee or the Council's drainage engineer (where consulted).	Hampshire County Council (lead local flood authority).
11b Number of developments completed with SuDs measures implemented	No baseline data.	100% of all developments that require SuDs.	100% of all developments that require SuDs.	Hampshire County Council (lead local flood authority).
11c Safeguarding land at Phoenix Green for flood alleviation	No baseline data.	0 permissions to be granted contrary to policy INF7.	No development to be granted contrary to policy INF7.	Environment Agency.
<b>Objective 12</b> - To promote healthy and sustainable local communities through protecting and enhancing community, sport, health, cultural, recreation and leisure facilities, including the public rights of way network, and through the delivery of a multi-functional green infrastructure network across the District.				
Key Local Plan Policies	SS2 – Hartland Village NBE3 – Thames Basin Heaths Special Protection Area INF1 – Infrastructure INF2 – Green Infrastructure INF4 – Open Space, Sport and Recreation INF5 – Community Facilities			

<b>Indicators</b>	<b>Base Figure (as at April 2018 unless otherwise stated)</b>	<b>Annual Monitoring Target/Process (unless otherwise stated)</b>	<b>Target by 2032</b>	<b>Delivery Partners</b>
12a Delivery of green infrastructure provision at Hartland Village	n/a	Delivery of housing in line with the housing trajectory. Delivery of green infrastructure in accordance with policy SS2.	Delivery of green infrastructure in accordance with policy SS2.	Developers and landowners.  Hampshire County Council.
12b Delivery of SANG	Monitored through Indicator 6a.			
12c Loss of open space, and community facilities (where planning permission required)	No baseline data.	0 planning permissions granted contrary to policy INF4.	No net loss of open space and community facilities.	Sport England.
<b>Objective 13</b> - To maintain the separate character and identity of settlements by avoiding development that would result in their physical or visual coalescence.				
Key Local Plan Policies	NBE1 – Development in the Countryside NBE2 – Landscape			
13a Development permitted contrary to criterion (e) of Policy NBE2	No baseline data	0 planning permissions granted contrary to criterion e of policy NBE2.	No physical or visual coalescence of settlements as a result of development.	Developers and landowners.
<b>Objective 14</b> - To ensure new development is well designed creating safe, inclusive environments and taking account of character, local distinctiveness and sustainable design principles.				
Key Local Plan Policies	SD1 – Sustainable Development H6 – Internal Space Standards for New Homes			

Indicators	Base Figure (as at April 2018 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
NBE9 - Design				
14a Residential space standards	n/a	Monitoring the percentage of developments in the District that meet the residential space standards.	100% of eligible developments meeting the residential space standards.	Developers and landowners.
14b Water efficiency standards	n/a	Monitoring the percentage of developments in the District that meet the water efficiency standards.	100% of eligible developments meeting the water efficiency standards.	Developers and landowners.
<b>Objective 15</b> - To encourage the re-use and redevelopment of previously developed land.				
Key Local Plan Policies	SS1 – Spatial Strategy			
15a The amount of development granted permission and completed on previously developed land.	n/a	To monitor the uptake of sites on the brownfield register (completions and permissions)	Permitted sites on the register are commenced within 3 years of grant of permission.  Non-permitted sites receive planning permission.	Developers and landowners.

## Appendices

### Appendix 1 Glossary

**Accessibility:** A measure of the ease with which somebody can travel to or from a particular destination.

**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:

- a) 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);
  - (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).
- b) 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.
- c) 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.
- d) 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 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.

**Ageing Population:** This occurs when the median age of a region rises and a rise in the proportion of the population that is elderly. This happens because of rising life expectancy and/or declining birth rates and migration patterns, e.g. out-migration of younger people and families and in-migration of elderly people to the area.

**Air Quality Management Areas (AQMA):** If a Local Authority identifies any locations within its boundaries where the Air Quality Objectives are not likely to be achieved, it must declare the area as an Air Quality Management Area (AQMA). The area may encompass just one or two streets, or it could be much bigger. The Local Authority is subsequently required to put together a plan to improve air quality in that area - a Local Air Quality Action Plan.

**Allocated Site:** A site identified in the Local Plan as being appropriate for a specific land use(s) in advance of any planning permission.

**Allotment:** An area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables.

**Amenity:** The pleasant aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

**Appropriate Assessment:** See Habitats Regulations Assessment

**Article 4 Direction:** An Article 4 direction is a special planning regulation adopted by a local planning authority in all or part of their district. It operates by removing permitted development rights and requiring planning permission to be sought for whatever is specified in the direction.

**Authority Monitoring Report (AMR):** Section 113 of the Localism Act (2011) requires that a local authority must publish an annual monitoring report on the progress of preparing the Local Plan and effectiveness of policies and proposals.



**Avoid (biodiversity):** Ensuring that negative impacts do not occur as a result of planning decisions by, for example, locating development away from areas of ecological interest.

**Biodiversity:** The existence of a wide variety of plant and animal species

**BREEAM:** Building Research Establishment Environmental Assessment Method – is a method for assessing, rating and certifying the sustainability of buildings.

**Brownfield Land:** See 'Previously developed land'

**Care Homes:** A care home is a residential setting where a number of people live, usually in single rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.

**Climate Change:** A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

**Combined heat and power (CHP):** A highly efficient process that captures and utilises the heat that is a by-product of the electricity generation process. By generating heat and power simultaneously, CHP can reduce carbon emissions by up to 30% compared to the separate means of conventional generation via a boiler and power station.

**Community:** A group of people living in a particular local area.

**Community Facility:** Includes but is not limited to, facilities such as community centres and other community meeting places, healthcare facilities, education facilities, childcare facilities, the voluntary sector, public service providers, places of worship and cultural facilities including theatres and arts centres.

**Community Infrastructure Levy (CIL):** A levy allowing local authorities to raise funds towards infrastructure from owners or developers of land undertaking new building projects in their area.

**Compensate (biodiversity):** Measures which are taken to make up for the

loss of, or permanent damage to, biodiversity. Where some harm to biodiversity is reduced through mitigation, compensation will represent the residual harm which cannot or may not be entirely mitigated. Compensation measures may be on or outside the development site.

**Comparison Goods/Shopping:** The retailing of items not obtained on a frequent basis, including clothing, footwear, household and recreational goods.

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area:** An area, designated as being of special architectural or historic interest. Within a conservation area, there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and/or enhance conservation areas.

**Convenience Shopping:** The retailing of every day essential items, including food, drinks, newspapers and confectionary.

**Countryside:** In planning terms, any area outside a defined Settlement Policy Boundary (see Settlement Policy Boundary) is countryside where more restrictive policies would generally be applied.

**Curtilage:** The enclosed area of land around a house or other building.

**Custom Build:** Refers to projects where an individual or an association of individuals work with a specialist developer to deliver new homes.

**Density:** Housing density is represented by the number of dwellings per hectare (dph). Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

**Design and Access Statement:** A short report supporting a planning application which explains how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed.

**Designated Sites:** Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPAs).

**Developer Contribution:** See Planning Obligation.

**Development:** Development (in planning terms) includes building operations, material changes of use of land and buildings, engineering and mining operations, and the subdivision of a building used as a dwelling house for use as two or more separate dwelling houses. Development does not include interior alterations, building operations which do not materially affect the external appearance of a building, and changes in the primary use of land or buildings which results in no change of use class. (Section 55, Town and Country Planning Act 1990).

**Development Plan:** Adopted Local Plans (including the Proposals Map) and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004. In Hart District the Development Plan also comprises the Hampshire Minerals and Waste Plan (October 2013) and saved Policy NRM6 of the South East Plan.

**Development Plan Document:** a Local Plan document forming part of the Development Plan.

**District Centre:** A district centre will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

**DPA:** Dwellings Per Annum is the number of new dwellings completed in a year. Completions data is usually gathered from Building Control records, the National Housing Building Council, and site visits.

**Duty to Cooperate:** A legal duty created in the Localism Act (2011) on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters.

**Ecological Networks:** An ecological network comprises a suite of high quality sites which collectively contain the diversity and area of habitat that

are needed to support species and which have ecological connections between them.

**Economic Development:** Development, including those within the B Use Classes (e.g. offices, industrial, storage or distribution), public and community uses and main town centre uses (but excluding housing development).

**Edge of Centre:** For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Employment Land Review (ELR):** A technical study that identifies employment land to meet the needs of the Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) over the local plan period.

**Enterprise M3:** A Local Enterprise Partnership (LEP) which stretches from London's hinterland to the New Forest. The area covers the whole of Hart District and a number of other key employment sites including Guildford, Basingstoke, Winchester and Farnborough. Enterprise M3 aims to drive the economic growth of the area by improving business productivity, maximising the number of businesses operating, and increasing jobs through working with businesses, key delivery partners and central government.

**Environmental Impact Assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Evidence Base:** Information gathered by a local planning authority to support the Local Plan and other Development Plan Documents.

**Examination in Public (EiP):** An inspector appointed by the Secretary of State will carry out an independent examination into the soundness of the Development Plan Document.

**Exception Test:** The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The criteria of the test are set out in national guidance and should be applied by decision-

makers in relation to site allocations and development proposals only after the sequential test has been applied.

**Extra Care Housing:** The term 'extra care' housing is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long-term care (residential or nursing homes). It is used to describe a range of developments that comprise self-contained homes which have been designed, built or adapted to facilitate the care and support needs that its owner/tenants may have now or in the future, with access to care and support 24 hours a day either on site or by call. It is also known as 'very sheltered housing', 'housing with care', 'assisted living' and 'close care'.

**Farm Diversification:** The generation of commercial income through non-agricultural diversification in order to supplement farming businesses and potentially improve their viability.

**Flood Risk Assessment (FRA):** An Assessment of the risk and impact of flooding on and from a site and identifies appropriate mitigations measures.

**Functional Economic Area (FEA):** An area which has strong internal trading patterns and within which businesses co-operate and compete. The area is also heavily influenced by travel to work areas as the availability of labour is vital to economic development.

**General Permitted Development Order:** The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). The order sets out classes of development for which a grant of planning permission is automatically granted, and specifies exceptions, and conditions that apply to some of these classes.

**Greenfield Land:** Land which has not previously been developed.

**Green Infrastructure (GI):** A living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands as well as a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification.

**Gross Value Added (GVA):** The measure of the value of goods and

services produced in an area, industry or sector of an economy.

**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 or dependents’ educational or health needs or old age have ceased to travel temporarily, 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)

**Gypsy and Traveller Accommodation Assessment (GTAA):** An independent assessment of the need for Gypsy, Traveller, and Travelling Showpeople accommodation.

**Groundwater Source Protection Zones (SPZs):** Areas defined by the Environment Agency to prevent contamination of groundwater sources used for public drinking water supply.

**Habitat:** Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.

**Habitats Regulation Assessment (HRA):** Also known as an ‘Appropriate Assessment’. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European Protected site and to ascertain whether it would adversely affect the integrity of that site. This is a legal requirement through the Conservation of Habitats and Species Regulations 2017.

**Hampshire County Council (HCC):** The County Council administrative area within which Hart District falls. Hampshire County Council (HCC) is the local highway authority for the area and is responsible for a number of other services, including education and social services.

**Harm (biodiversity):** Any impact, direct or indirect, that may have an adverse effect on a biodiversity interest.

**Heritage Assets:** Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

**High Speed Broadband:** High speed broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. Whilst the current average UK broadband connection is around 8-9Mbps (2012), high speed broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks.

**Highway Authority (Local):** Hampshire County Council (HCC), as highway authority, is charged with looking after the highway network on behalf of the public. This means both maintaining its condition and protecting the right of all to use it without hindrance.

**Highway Authority (Strategic):** Highways England is the highway authority responsible for trunk roads and motorways (the strategic road network).

**Homes England:** The successor to the Homes and Communities Agency. The national housing and regeneration agency for England, which provides funding for new affordable housing and to improve existing social housing, as well as for regenerating land.

**Housing Commitments:** The number of planning permissions and site allocations for housing, which have not yet been completed.

**Housing Completions:** The number of residential units which have been approved and constructed.

**Housing Market Area (HMA):** The general area within which people most often move home. These typically cover the administrative areas of multiple councils.

**Housing Mix:** A mix of homes of different types, sizes and tenures to support the requirements of a range of household sizes, ages and incomes. Different house types include detached houses, semi-detached houses, terraced houses, flats and bungalows.

**Housing Strategy:** A document prepared by a local authority which sets out what it needs in terms of housing. It establishes priorities for action consistent with wider regional and national issues.

**Infilling:** Development that is located on sites situated between existing uses and buildings.

**Infrastructure:** The set of services and facilities necessary for a

development to function. Infrastructure includes transport, education (including pre-school and childcare), leisure and health facilities, as well as open space and utilities such as water and sewerage.

**Infrastructure Delivery Plan (IDP):** Forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of the District and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.

**Intermediate Housing:** Homes for sale and rent provided at a cost above social rent but below market levels. They can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

**Key Diagram:** This provides an overview of the proposals within the Local Plan that relate to specific locations.

**Key Species:** In the context of biodiversity and nature conservation, this is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons, including those given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, regulations 61 and the Protection of Badgers Act 1992. Species of Principle Importance in England are those listed under the provisions of Section 41 of the Natural England and Rural Communities Act 2006. Notable Species in Hampshire are listed in Living Landscapes.

**Listed Building:** A building which has been included in the national list of Buildings of Special Architectural or Historical Interest, compiled by the Secretary of State for National Heritage. A listed building may not be demolished, extended or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest without the prior consent of the local planning authority.

**Local Centres:** Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include a small supermarket, newsagent, sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.



**Local Development Documents:** Documents which set out the Council's policies and guidance related to the development and use of land.

**Local Development Scheme:** A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area.

**Local Enterprise Partnership (LEP):** Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

**Locally Important Employment Site:** A site which is recognised for the important role it plays in servicing the local economy. These are generally relatively small employment sites that support local businesses or valuable 'bad neighbour' activities. (Also see 'Strategic Employment Sites')

**Local Nature Partnership (LNP):** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local Plan Examination:** The Local Plan will be submitted to the Secretary of State, who will appoint a Planning Inspector to examine the Local Plan. The Planning Inspector will conduct an examination in public to determine if the Plan is sound and complies with the legal requirements.

**Local Nature Reserve:** Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.

**Localism Act 2011:** An act to devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions.

**Local Plan:** The plan for the future development in the area, drawn up by the local planning authority in consultation with the community.

**Local Transport Plan (LTP):** A statutory document prepared by Hampshire County Council to set out key transport issues across the County and to

establish a series of objectives to address them, including a program for achieving them. The document is submitted to the Department for Transport and can be used to secure funds to deliver local projects.

**Low-Carbon Energy:** This is energy that makes more efficient use of fossil fuels. An example of this would be a gas-powered combined heat and power unit. As well as using the energy generated, it also harnesses the heat to achieve an overall reduction in energy usage.

**Major Development:** For residential schemes, major development includes those of 10 dwellings or more or on a site of 0.5 hectares or more. For other development, it includes building(s) with a floor area of 1000sqm or more or on a site of 1 hectare or more.

**Market Housing:** Private housing for rent or for sale, where the price is set in the open market.

**Minerals Safeguarding Area (MSA):** These are shown on the Local Plan Policies Maps. These are defined in the Hampshire Minerals and Waste Plan – October 2013.

**Mitigate (biodiversity):** Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to project design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.

**Mixed Use:** A site that is developed for more than one use (e.g. retail, residential, businesses, leisure etc).

**National Nature Reserve:** Areas designated by Natural England under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.

**National Planning Policy Framework (NPPF):** Sets out the Government's planning policies for England and how these are expected to be applied.

**National Planning Policy Guidance (NPPG):** The planning practice guidance supports the NPPF.

**Neighbourhood Development Plan:** A plan prepared by a qualifying body, usually a town or parish council, for a particular neighbourhood area. They

can influence planning decisions in their area and can propose land for development provided that they are in line with the Development Plan.

**Net Gain (biodiversity):** A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.

**Nursing Home:** See Care homes

**Open Space:** Land which is not built on and which has some amenity value or potential for amenity value. Amenity value is derived from the visual, recreational or other enjoyment which the open space can provide, such as historic and cultural interest and value. This includes open spaces in public or private ownership.

**Planning Condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Obligation:** Planning obligations provide a means through Section 106 agreements to enable development proposals to meet the needs of the local community by securing developer contributions towards the provision of community infrastructure, affordable housing and services.

**Planning Policy for Traveller Sites:** National planning policy for traveller sites which should be read in conjunction with the NPPF.

**Policies Map:** Also called a Proposals Map. A map of the District showing the Local Plan's proposals and where policies apply.

**Previously Developed Land:** 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.

**Primary Shopping Area:** Area where retail development is concentrated. The extent of the primary shopping area is defined on the Policies Map.

**Ramsar site:** Wetlands of international importance designated under the Ramsar Convention.

**Registered Providers:** Government funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, they undertake a landlord function by maintaining properties and collecting rent.

**Renewable Energy:** Energy from natural resources that can be naturally replenished, such as sunlight, wind or rain. Examples of renewable energy technologies include wind turbines and photovoltaic arrays.

**Retail Impact Assessment:** An assessment of the impact of a proposal for retail and/or leisure development which should include assessment of:-

- 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
- 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).

**Retail, Leisure and Town Centres Study:** A study that assesses development needs for retail, leisure and town centre uses. It also provides an audit and review of town and village centres, including health checks, shopping frontage boundaries, as well as appraisals of development sites.

**Retirement Communities:** Continuing Care Retirement Communities (CCRC), sometime referred to as 'Retirement Villages', are described by the Department of Health as large-scale extra care housing, comprising 'an all-embracing', comprehensive alternative to both sheltered housing and residential care providing for a whole range of needs and individual circumstances'. CCRCs have all the usual features of extra care housing together with a commitment to supporting the vast majority of people in that community irrespective of needs. They comprise groups of self-contained

properties designed for older people all on one site. Care and support are available at a sufficiently high level to allow people to remain at home despite frailty, periods of ill health or some disabilities, and often without the need to move to residential care.

These are similar to extra care housing and are an alternative to a room in a care home. Retirement communities may also provide a care home with nursing and residential support and some include specially designed apartments for couples where a person has dementia.

**Riverine Environments:** An environment created along permanent or semi-permanent streams.

**Rural Enterprise:** The rural economy offers unrivalled opportunities to grow strong and sustainable businesses surrounded by the natural capital of the District's countryside. These businesses, which are often SMEs, may be in traditional heritage industries or are hi-tech start-up enterprises - but all play a vital role in maintaining, developing and preserving the countryside.

**Rural Exception Sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Saved Policies:** This relates to certain policies within the Hart District Local Plan 2006 as saved by a Direction of the Secretary of State in September 2007.

**Scheduled Monuments (SM):** Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport.

**Section 106 Agreement:** A legal agreement, under Section 106 of the Town and Country Planning Act 1990, between a local authority and a landowner, to regulate the development or use of land in a way that cannot effectively be controlled by planning conditions. This may be used to secure benefits or financial contributions, such as for the provision of community facilities, play space or transport related improvements.

**Self-build:** Refers to projects where an individual or an association of

individuals directly organises the design and construction of new homes.

**Sequential Test (Town Centre Uses):** A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. This is defined in greater detail in national guidance.

**Sequential Test (Flood Risk):** A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.

**Settlement:** These are the communities in which people live. Settlements may include hamlets, villages, and towns.

**Settlement Policy Boundary (SPB):** Settlement policy boundaries mark the limits of towns and villages, being the dividing line between built-up/urban areas (the settlement) and non-urban or rural areas (the countryside), to define where planning policies apply.

**Sheltered Accommodation:** Sheltered accommodation is specifically designed for older people with access to the assistance of a warden, alarm systems in times of emergency and the advantages of social activities and companionship. Each unit has its own front door and can be part of a large complex with communal facilities such as a lounge, laundry, guest room and gardens, whilst others are groups of flats or bungalows sometimes with small individual gardens. Accommodation can be for a couple or single people and can be privately owned or affordable.

**Site Allocations:** Allocation of sites for specific or mixed uses of development to be contained within development plan document. The policies will identify any specific requirements for individual proposals.

**Site of Importance for Nature Conservation (SINC):** A non-statutory designation. The designation helps to conserve important and distinctive habitats and species on sites that fall outside of European or national conservation designations. SINC can vary in size from a small pond or woodland to an open expanse of grassland or heathland. Sites can also be linear such as road verges or streams. They include privately owned areas and land owned by local authorities, parish councils, charities or organisations such as the Forestry Commission or Ministry of Defence. SINC are designated against a set of criteria developed by Hampshire County Council, Natural England and the Hampshire and Isle of Wight

Wildlife Trust. SINCs are put forward for selection and review by the Hampshire Biodiversity Information Centre on behalf of Hart District Council.

**Site of Special Scientific Interest (SSSI):** A site of national importance for nature conservation, identified and protected by Natural England.

**Small and Medium Sized Enterprise (SME):** A small business, which has no single definition. It can be based on the number of employees, turnover, balance sheet information, and audit threshold. Some definitions are based on a maximum of 250 employees.

**Social Rented Housing:** A form of affordable housing - owned by local authorities or 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.

**Source Protection Zones:** Areas defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public water drinking supply. They show the risk of contamination from any activities that might cause pollution in the area.

**Special Area for Conservation (SAC):** Strictly protected sites designated under the EC Habitats Directive.

**Special Protection Area (SPA):** Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

**Specialist and Supported Accommodation:** Housing specifically designated to meet the identified needs of older people and people with support needs. Also see Extra Care Housing.

**Statement of Community Involvement (SCI):** The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the Development Plan and in development control decisions.

**Strategic Access Management and Monitoring (SAMM):** A payment collected by the District Council to employ a range of potential measures to mitigate negative impacts from recreational disturbance. These can include

habitat interventions, access management, engagement with, or enforcement action of, on site visitors and on and off-site measures.

**Strategic Employment Site:** Sites that are considered to fulfil a strategic function within the Functional Economic Area (FEA) and which have greatest alignment to the enterprise M3 priority sectors.

**Strategic Environmental Assessment:** This is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the fields of planning and land use.

**Strategic Flood Risk Assessment (SFRA):** A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.

**Strategic Housing Land Availability Assessment (SHLAA):** The primary purpose of the SHLAA is to:

- identify sites with the potential for housing;
- assess how many homes they could provide; and
- assess when they could be developed.

The SHLAA is an important evidence source to inform plan-making. It does not in itself determine whether a site should be allocated for housing development.

**Strategic Housing Market Assessment (SHMA):** A study to identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

**Subsidised Rented Housing:** A form of affordable housing; let by local authorities or private registered providers of social housing for households who are eligible for social rented housing. Affordable rent is subject to rent controls that require rent of no more than 80% of the local market rent (including service charges, where applicable).

**Suitable Alternative Natural Greenspace (SANG):** A specifically identified green space provided in areas where development could bring increased visitor pressure on TBHSPA. SANGs are an essential element of the



Council's avoidance and mitigation strategy for the TBHSPA. They aim to reduce pressure on the TBHSPA by providing attractive green spaces that people can use for recreational purposes instead of the TBHSPA.

**Supplementary Planning Documents (SPD):** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainability Appraisal (SA):** Sustainability Appraisal is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability Appraisal is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.

**Sustainable Drainage Systems (SUDS):** The term Sustainable Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems. This can include:

- source control measures including rainwater recycling and drainage
- infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities
- filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns
- filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed, and
- basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

**Sustainable Transport Modes:** An efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Telecommunications:** All forms of communication by electrical or optical wire and cable and radio signals (whether terrestrial or from satellites), both public and private. Telecommunication equipment includes radio-based and digital technology equipment, such as mobile phone mast, radio antenna and associated equipment.

**Tenure:** Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are home-ownership and renting.

**Thames Basin Heaths Special Protection Area (TBHSPA):** European designated sites identified as being of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of bird. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. More than two thirds of Hart District lies within 5km of the SPA.

**Town Centre:** Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.

**Transit Sites:** Sites made available for Gypsies and Travellers who need to stop temporarily. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months.

**Transport Assessment (TA):** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Travellers:** For the purposes of planning policy, Travellers means Gypsies, Travellers and Travelling Showpeople.

**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 own or their family's or dependent's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."(Planning Policy for Traveller sites, CLG,

August 2015)

**Travel Plans:** A range of measures aimed at promoting sustainable travel within an organisation or at a specific location, with the emphasis upon reducing dependency on single opportunity car journeys.

**Tree Preservation Order (TPO):** An order made by the local planning authority, under Section 198 of the Town and Country Planning Act 1990, to protect a tree or group of trees which are considered to be of value, and whose removal would be of detriment to the environment and amenity of an area.

**Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (as amended) provides 16 statutory categories of “Use Classes”. The use of land for uses falling within the same class is not deemed to be “development” and does not usually require planning consent for a change of use.

**Viability Appraisal:** A financial appraisal of the profit or loss arising from a proposed development, taking into account the estimated value of a scheme when completed and the building cost and other development costs incurred in delivering a scheme.

**Village Design Statements:** A document that describes the distinctive characteristics of the locality and provides design guidance to influence future development and improve the physical qualities of the area.

**Vitality:** An overall measure of the health of a town centre.

**Water Framework Directive (WFD):** (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.

**Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## 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.

	2014/15	2015/16	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
<b>Annual Requirement</b>	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	7,614
<b>Cumulative Requirement</b>	423	846	1,269	1,692	2,115	2,538	2,961	3,384	3,807	4,230	4,653	5,076	5,499	5,922	6,345	6,768	7,191	7,614	
<b>Completions</b>	338	705	623	551															2,217
<b>Projected Completions from outstanding planning permissions</b>					567	547	580	568	396	285	233	86							3,262
<b>Sites within settlement boundaries</b>										24	25	25	24	18	10	8	8	8	150
<b>Windfall allowance</b>							23	23	23	23	23	23	23	23	23	23	23	23	276
<b>Allocated sites (including Neighbourhood Plan allocations)</b>					40	41	83	104	132	89	130	141	138	146	111	113	142	109	1,479
<b>Total annual completions and projections</b>	338	705	623	551	567	588	686	695	551	421	411	275	185	187	144	144	173	140	7,384
<b>Cumulative Projected Completions</b>	338	1,043	1,666	2,217	2,784	3,372	4,058	4,753	5,304	5,725	6,136	6,411	6,596	6,783	6,927	7,071	7,244	7,384	



## Completions

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

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

## Outstanding Planning Permissions

The total number of dwellings with outstanding planning permission at 1 April 2018 is 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 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 dwellings have prior approval yet they do not have an agreed SANG solution at 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 3,262 dwellings.

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

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.

<b>Application</b>	<b>Site</b>	<b>Net dwellings outstanding at 1 April 2018</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-32</b>	<b>Total</b>
14/00733/MAJOR 17/01123/REM	North East Hook, London Road, Hook	548	10	60	100	100	100	100	78			<b>548</b>
13/02513/MAJOR 15/00154/MAJOR	Edenbrook extension, Hitches Lane, Fleet	196	40	40	50	50	16					<b>196</b>
12/00236/MAJOR 13/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Fleet	104	80	24								<b>104</b>
14/00504/MAJOR	Land At Watery Lane, Fleet	300		50	60	60	60	50	20			<b>300</b>
16/01552/REM	Hawley Park Farm, Hawley Road, Blackwater	126		26	50	50						<b>126</b>

18/00334/FUL <sup>43</sup>												
17/00771/FUL	Sun Park/Guillemont Park, Minley Road	313		10	50	50	50	55	55	43		<b>313</b>
16/00883/PRIOR	Providence House, 2 Bartley Wood Business Park, Hook	29	29									<b>29</b>
14/02281/MAJOR	Land Between Moulsham Lane and Broome Close, Yateley	150		50	50	50						<b>150</b>
16/01651/OUT	Land North of Netherhouse Copse, Hitches Lane, Fleet	423		10	50	80	80	80	80	43		<b>423</b>
16/03378/FUL	Bartley House, Station Road, Hook	102	10	30	30	32						<b>102</b>
	<b>Total</b>	<b>2,291</b>	<b>169</b>	<b>300</b>	<b>440</b>	<b>472</b>	<b>306</b>	<b>285</b>	<b>233</b>	<b>86</b>		<b>2,291</b>

### Sites within settlement boundaries

One of the sources of housing supply set in Policy SS1 is 'sites within settlements'. A figure of 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.

<sup>43</sup> 18/00334/FUL seeks permission for 158 dwellings. The extant permission is for 126 dwellings.



	Site Name	SHLAA Reference	Notional Housing Capacity	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
Hook	Rawlings	SHL038	56						14	14	14	14						56
<b>Total</b>			<b>150</b>						<b>24</b>	<b>25</b>	<b>25</b>	<b>24</b>	<b>18</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>150</b>

## 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 by the developer i.e. 1,368 dwellings are expected to be delivered within the plan period, and 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	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	41	83	104	132	89	121	132	124	124	89	99	128	102	1,368
Odiham NP sites:															
Land at Longwood										2	2	2	2	1	9
4 Western Lane					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							15
Land next to Crownfields									6	6	6	6	6		30
	<b>40</b>	<b>41</b>	<b>83</b>	<b>104</b>	<b>132</b>	<b>89</b>	<b>130</b>	<b>141</b>	<b>138</b>	<b>146</b>	<b>111</b>	<b>113</b>	<b>142</b>	<b>109</b>	<b>1,479</b>

### Small Site Windfall Allowance

A small site windfall allowance of 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 2018 is 23 dwellings per annum (see table below). This demonstrates that such sites are consistently being delivered and contributing to the housing supply.
2. From the base date of 1 April 2018 to the end of the plan period (31st March 2032) is 14 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 years from April 2020 to end of March 2032.
3. This means that the small site windfall calculation is 12 years \* 23dpa = 276 dwellings

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

## Appendix 3 Nationally Described Space Standards

These standards support the implementation of Policy H6: Internal Space Standards for New Homes and are taken from the standards found at

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>.

### Introduction

1. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
2. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

### Using the space standard

3. The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
4. Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.
5. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.
6. Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does

not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.

7. Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.
8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls<sup>44</sup> that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m<sup>2</sup>).
9. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

### **Technical requirements**

10. The standard requires that:
  - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in the table below
  - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
  - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
  - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
  - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
  - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
  - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

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<sup>44</sup> The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

*Table 1 : Minimum gross internal floor areas and storage (m<sup>2</sup>)*

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1 person	39 (37*)			1.0
	2 person	50	58		1.5
2b	3 person	61	70		2.0
	4 person	70	79		
3b	4 person	74	84	90	2.5
	5 person	86	93	99	
	6 person	95	102	108	
4b	5 person	90	97	103	3.0
	6 person	99	106	112	
	7 person	108	115	121	
	8 person	117	124	130	
5b	6 person	103	110	116	3.5
	7 person	112	119	125	
	8 person	121	128	134	
6b	7 person	116	123	129	4.0
	8 person	125	132	138	

\* Notes (added 19 May 2016):

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
  
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.
  
4. Furnished layouts are not required to demonstrate compliance.

## Appendix 4 Strategic Policies for Neighbourhood Planning Purposes

Neighbourhood Plans must be in general conformity with the strategic policies of the development plan listed below.

SD1 Sustainable Development

SS1 Spatial Strategy: Scale and Distribution of Growth

SS2 Hartland Village

H1 Housing Mix

H2 Affordable Housing

H3 Rural Exception Sites

H4 Specialist Housing

H5 Gypsies, Travellers and Travelling Showpeople

ED1 New Employment

ED2 Safeguarding Employment Land and Premises

ED3 The Rural Economy

ED4 Town, District and Local Centres

NBE1 Development in the Countryside

NBE2 Landscape

NBE3 Thames Basin Heaths Special Protection Area

NBE4 Biodiversity

NBE5 Managing Flood Risk

NBE6 Water Quality

NBE8 Historic Environment

NBE10 Renewable and Low Carbon Energy

NBE11 Pollution

INF1 Infrastructure

INF2 Green Infrastructure

INF3 Transport

INF4 Open Space, Sport and Recreation

INF5 Community Facilities

INF7 Phoenix Green Flood Alleviation

INF8 Safeguarded Land for Education



## Appendix 5 Saved Policies superseded by Hart Local Plan (Strategy and Sites) 2032

The following table identifies which saved policies<sup>45</sup> have been superseded by policies in the Hart Local Plan (Strategy and Sites) 2032.

Policy in the Local Plan Strategy and Sites 2014-2032	Saved policies to be superseded
SS1 Spatial Strategy and Distribution of Growth	RUR20 Housing in rural settlements DEV2 Queen Elizabeth II Barracks area, Church Crookham DEV5 West of Hitches Lane, Fleet DEV6 Holt Lane, Hook DEV8 Land South East of Queen's Road, North Warnborough ALT DEV9 Dilly Lane, Hartley Wintney DEV23 Reserve Housing site, West of Hitches Lane, Fleet
SS2 Hartland Village	DEV12 Pyestock A
H1 Housing Mix	URB12 Residential development criteria
H2 Affordable Housing	ALT GEN 13 Affordable Housing ALT URB 14 Sheltered and supported accommodation
H3 Rural Exception Sites	RUR 22 Affordable Housing
H5 Gypsies, Travellers and Travelling Showpeople	RUR 38 Provision of Gypsy sites
ED1 New employment	URB2 Business development – general URB6 Expansion of employment sites
ED2 Safeguarding Employment Land and Premises (B-Use Classes)	URB7 Loss of employment sites RUR16 Loss of employment uses DEV3 Land adjacent to Redfields Industrial Estate, Church Crookham

<sup>45</sup> Saved policies from the Hart District Council Local Plan (Replacement) 1996-2006 and the First Alterations to the Hart District Council Local Plan (Replacement) 1996-2006

Policy in the Local Plan Strategy and Sites 2014-2032	Saved policies to be superseded
	DEV4 Martin Lines, Church Crookham DEV10 Guillemont Barracks, Hawley DEV13 Pyestock B DEV14 Blackwater Industrial Estate DEV15 Redfields Garden Centre DEV16 Waterfront Business Park ALT DEV17 Clarke's Farm DEV21 Sandhurst Road, (employment and leisure) DEV22 Sandhurst Road (employment)
ED3 The Rural Economy	RUR12 Businesses in rural settlements RUR13 Business in open countryside
ED4 Town, District and Local Centres	URB3 Town, district and local centres: Business above ground floor URB4 Town, district and local centres: business above ground floor URB5 Provision of small businesses URB8 Shopping in urban areas and rural centre URB10 Out of centre retailing URB15 Town, district and local centres <sup>46</sup>
ED5 Fleet Town Centre	F1 Fleet town centre – general policies F2 Fleet town centre Primary Retail F3 Fleet town centre – Secondary retail area F4 Fleet town centre – Area F4 F5 Fleet town centre – Area F5 F6 Fleet town centre – Area F6 F7 Fleet town centre – Area F7

<sup>46</sup> Concerning changes of use to or from residential above ground floor

Policy in the Local Plan Strategy and Sites 2014-2032	Saved policies to be superseded
	F8 Fleet town centre – Area F8 F9 Church Road Car Park F10 Victoria Road Car Park F11 Fleet town centre – rear servicing
ED6 District and Local Centres	Y1 Yateley town centre - general Y2 Yateley town centre – Harpton Parade Y3 Yateley town centre – Gayton House Y4 Yateley town centre – Uses Y5 Yateley town centre redevelopment Y6 Yateley town centre – Martins Parade - uses  Y7 Yateley town centre: Rear of Royal Oak Y8 Yateley town centre: South of Reading Road  B1 Blackwater town centre: retention of retail uses B2 Blackwater town centre: Redevelopment of Green Lane car park B3 Blackwater town centre: Redevelopment of White Hart Parade B4 Blackwater town centre: Redevelopment of garage site  H1 Hook Village Centre: Area H1 H2 Hook Village Centre: The Acorn H3 Hook Parade: Redevelopment H4 Hook Village Centre: Area H4 H5 Hook Village Centre: Area H5
NBE1 Development in the Countryside	RUR2 Development in the open countryside – general  RUR3 Development in the open countryside - control

Policy in the Local Plan Strategy and Sites 2014-2032	Saved policies to be superseded
	<p>RUR4 Re-use of rural buildings – general</p> <p>RUR5 Re-use of rural buildings - residential</p> <p>RUR11 Agricultural developments</p> <p>RUR23 Replacement of existing dwellings</p> <p>RUR24 Renovation and extension of existing dwellings</p> <p>RUR30 Informal recreation facilities</p> <p>DEV18 RAF Odiham</p>
NBE2 Landscape	<p>GEN3 General policy for landscape character areas</p> <p>CON19 Strategic gaps – general policy</p> <p>CON20 Strategic gaps: Blackwater Valley</p> <p>CON21 Local Gaps</p> <p>CON22 Setting of settlements and recreation</p>
NBE3 Thames Basin Heaths Special Protection Area (TBHSPA)	CON1 European designations
NBE4 Biodiversity	<p>CON2 National designation</p> <p>CON3 Local designation</p> <p>CON4 Replacement Habitats</p> <p>CON5 Species protected by law</p> <p>CON6 Heathlands</p>
NBE5 Managing Flood Risk	GEN11 Areas affected by flooding or poor drainage
NBE6 Water Quality	GEN8 Pollution
NBE8 Historic Environment	<p>CON11 Archaeological sites and scheduled monuments</p> <p>CON12 Historic Parks and Gardens</p> <p>CON13 Conservation areas – general policy</p> <p>CON14 Conservation areas – demolition of buildings</p>

Policy in the Local Plan Strategy and Sites 2014-2032	Saved policies to be superseded
	<p>CON17 Listed buildings and buildings of local interest – extension or alteration</p> <p>CON18 Listed buildings or buildings of local interest – change of use</p>
NBE9: Design	<p>GEN4 General design policy</p> <p>GEN12 Design against crime</p> <p>URB16 Extensions</p> <p>URB17 Annexes for dependent relatives</p> <p>T11 Public access for mobility impaired</p>
NBE10 Renewable and Low Carbon Energy	GEN10 Renewable Energy
NBE 11 Pollution	<p>GEN7 Policy for noise sensitive developments</p> <p>GEN8 Pollution</p> <p>GEN9 Contaminated land</p>
INF1 Infrastructure	T16 Improvements made necessary by development
INF2 Green Infrastructure	<p>RUR31 Blackwater Valley</p> <p>DEV7 Holt Lane, Hook and Whitewater Valley</p>
INF3 Transport	<p>T1 Land use and transport</p> <p>T2 Public transport: General</p> <p>T3 Public Transport: Fleet town centre</p> <p>T5 Highway network</p> <p>T7 Fleet Inner Relief Road</p> <p>T8 Highway network east of Fleet</p> <p>T9 Road and junction improvements</p> <p>T10 Safeguarding land for cycleway and footpath networks</p> <p>T12 Public car parking: safeguarding</p> <p>T13 Traffic Management</p>

Policy in the Local Plan Strategy and Sites 2014-2032	Saved policies to be superseded
	<p>T14 Transport and development</p> <p>T15 Development requiring new or improved access</p> <p>T16 Improvements made necessary by development</p> <p>T17 Ewshot/QEII Barracks</p> <p>DEV11 Land on B3014 Fleet to Cove Road</p>
INF4 Open Space, sport and recreation	<p>URB21 Loss of amenity and recreation open space</p> <p>URB22 Change of use of small open space areas</p> <p>URB23 Open space requirements with new developments</p>
INF5 Community Facilities	<p>URB20 Retention and provision of local services and community facilities</p> <p>RUR17 Protection of rural shops and post offices</p> <p>RUR18 Small scale shopping development</p> <p>RUR35 Social Infrastructure and services</p> <p>URB9 Retail: local needs</p>
INF8 Safeguarded Land for Education	<p>DEV19 Land between Dunley's Hill, North Warnborough, and Robert Mays School, Odiham</p> <p>DEV20 Land at Jubilee Fields, Hartley Wintney</p>

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