



**HARTLEY WINTNEY**  
**NEIGHBOURHOOD PLAN 2017-2032**  
**Referendum Plan August 2019**



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## Foreword

Hartley Wintney is steeped in history – from the 13<sup>th</sup> century when it was located around the medieval church of St Mary, to becoming a staging post for travellers from Southampton to London (now the A30), visited by Henry VIII in 1535, planning of the famous Mildmay Oaks, the 18<sup>th</sup> century cricket green and the arrival of the railway in nearby Winchfield in 1838. The parish has transitioned well into today's world with a vibrant high street and having absorbed two major residential developments totalling over 450 dwellings in recent years.

Our vision for Hartley Wintney is:

***'To continue to be a unique and cherished village making it a pleasant place to live  
and work with its attractive built heritage surrounded by open countryside  
continuing to be a vibrant, sustainable and forward-looking community.'***

In the spirit of the Government's determination to ensure that local communities are closely involved in the decisions that affect them, and acting on the wishes of the community derived from the engagement process, a small number of sites have been allocated to benefit from the self-determination that legislation offers us to:

- Ensure that development is sympathetic to, and improves, the look and feel of the village centre;
- Minimise the loss of greenfield sites where possible by using previously developed sites;
- Safeguard those elements of topography such as common land, green spaces and distinctive views that shape the essential character of the parish.

Our plan has been produced by local resident volunteers with the support of the Parish Council. We have consulted and listened to the community, residents, land owners, businesses and local organisations to elicit their views on the sustainability and long-term development of our cherished parish. Close attention has been given to ensure that the views and policies contained in this document reflect those of the Hartley Wintney residents that engaged with us.

Involvement with our local community has been the watchword for us throughout the preparation of the Plan. This has included open days (eight), research forums (two), displays at village events (four), a leaflet drop to approximately 1700 households, a continual flow of articles in 'Contact' (the Parish magazine going to all households). We also have a website publishing successive versions of The Plan, Neighbourhood Plan Steering Group meeting minutes and offering the opportunity for residents to comment.

Supported by the Parish Council, we believe that the policies and design principles in The Plan will help to deliver the Vision and Objectives of the community and will cater for our development needs in Hartley Wintney, whilst preserving and enhancing the character and features of the parish.

The Parish Council would like to thank the members of the Neighbourhood Plan Steering Group and pay tribute to their work since the autumn of 2014 and also acknowledge the contribution of many others in the parish without which it would have not been possible to produce this Neighbourhood Plan.

**Cllr Chris Farrance**

**Chairman, Parish Council and Chairman, Neighbourhood Plan Steering Group**

**(and Cathy Roberts, previously Chairman, HW Parish Council)**

# 1. Introduction

## Context

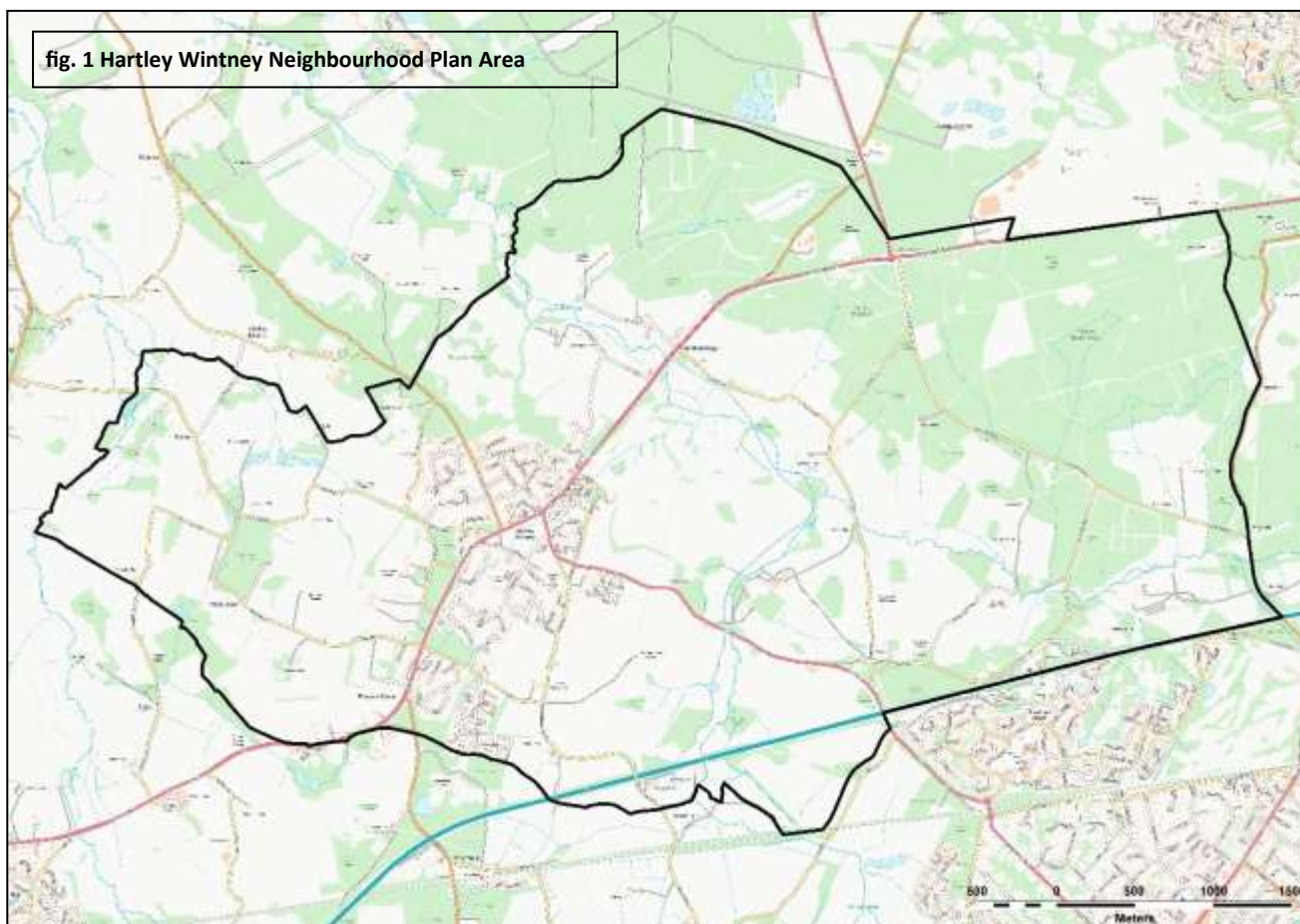
**1.1** On the 2nd October 2014 Hart District Council, as the local planning authority, designated a Neighbourhood Area for the whole of the Hartley Wintney (HW) parish to enable HW Parish Council to prepare the Neighbourhood Plan (Neighbourhood Plan or The Plan). The Plan has been prepared by the community through the Neighbourhood Plan Steering Group (NPSG).

**1.2** The HW Neighbourhood Plan forms part of the Hart Development Plan and must be considered alongside other adopted planning policies in the determination of planning applications in the Neighbourhood Area.

**1.3** The Neighbourhood Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The NPSG has prepared The Plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning land use and development change over The Plan period 2017 to 2032.

**1.4** **The purpose of the Neighbourhood Plan** is to sit alongside the Hart Local Plan to guide development within the parish and provide direction to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible, and the different topic areas are reflective of matters that are of considerable importance to HW, its residents, businesses and community groups.

**1.5** Each section of The Plan covers a different topic. Under each heading there is the evidenced justification for the policies presented, providing the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.



**1.6** Fig. 1 above shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of the HW Parish.

**1.7** The HW Neighbourhood Plan prepares a vision of the future of the parish and sets out how this vision will be realised through planning and controlling land use, development change and other community projects.

**1.8** In order to achieve the key aims of the community (outlined in Section 4, Neighbourhood Plan Vision and Objectives), the Neighbourhood Plan proposes policies to protect the valued character of the parish and addresses local issues to create a thriving community. Whilst having a 15-year timeframe The Plan will be reviewed on a 5-yearly cycle when development needs will be re-assessed.



### **Hartley Wintney – A Brief History**

**1.9** The name was recorded in the 13th century as Hartley Wynteneye which means “the clearing in the forest where the deer graze by Winta's Island”, Winta was a Saxon who owned the island.



**1.10** The original village settlement was located around the medieval church of St Mary on the hill top but as the village grew, and links with the wider community improved, the focus switched to the post road from Southampton to London – what is now the A30. Stagecoaches came through this route and coaching inns and stops meant that shops and services were located around what was called Hartley Row and became the village as we know it today.

**1.11** A deer park was used for 600 years by Royalty and others for hunting and the wood was used

for fuel. The village was included in the “Hundred of Odiham” in the Domesday Book of 1082 and was part of King Harold's royal estate becoming King William's land after 1066.

**1.12** Henry VIII came to Elvetham in 1535 to visit Jane Seymour, who was Anne Boleyn's Maid of Honour, and Queen Elizabeth I visited Elvetham in 1591. Elvetham was the adjacent parish to HW, the two are now combined.

**1.13** The 18th century was a time of peace and HW became a prosperous area with tenant farms replacing open fields. The coaching route from London to the west allowed various trades to flourish. Housing was built along the coach road and this area became known as Hartley Row. A toll-gate was established on the Turnpike Field road at Phoenix Green. The Cricket Club opened in 1771 and remains one of the oldest greens in the country.

**1.14** Following the arrival of the London and Southwestern Railway at Winchfield in 1838, new industries and shops were established, sustained by the increasing population. Hartley Row flourished with shops on either side of the main road. There was a brewery (now converted into architect's offices after being a factory) and a tan-yard. Schools and chapels were built to cater for the incoming population. The Golf Club was originally started for the employees of the Elvetham Estate in 1884.

**1.15** Unfortunately, the new prosperity was not for everyone and a workhouse was built on the site of the present golf course. Gas works were built in Hares Lane and until the early 1950s, the village had its own water supply which was believed to be responsible for the good health of the inhabitants.

## Modern Hartley Wintney

**1.16** Modern HW Parish (fig. 2) includes Phoenix Green to the south and the adjoining hamlets of Diple, West Green, Elvetham and Hartfordbridge. The parish includes large wooded areas such as Yateley Heath Wood and part of Hazeley Heath as well as large expanses of common land with the famous Mildmay Oaks at its centre. The River Hart flows to the north-east of the village with the River Whitewater forming the western parish boundary.

**1.17** Today, HW has a wide variety of both modern and traditional shops and places to eat. It is served by three public houses, the Waggon and Horses, The Cricketers and The Phoenix Inn. Located in the main High Street is the Baristas Coffee House and Bistro, The Courtyard Cafe and Costa Coffee as well as a bakery. At either end of the village are a variety of restaurants and bistros offering cuisine from across Europe and beyond as well as takeaways including Chinese, Indian and Fish and Chips.



fig. 2 Aerial view of Hartley Wintney

**1.18** The village centre has several local and family run shops which, along with the more modern franchise establishments offer a huge variety of goods and services. With the weekly market on a Wednesday and Saturday along with sufficient parking, HW is an attractive and active place to shop and socialise.

**1.19** There is a doctor's surgery in Chapter Terrace and two dental surgeries and a chemist in the High Street. In addition, the village has the services of an optician, a vet and a physio/osteopath/chiropractor.

**1.20** There are a number of local organisations which cover a range of pursuits including sport, gardening, socialising and hobbies as well as groups for younger people such as Beavers, Cubs and Scouts, Rainbows, Brownies and Guides. The Village Hall is fully equipped to offer streaming performances from The Royal Opera House and London theatres and shows films on a regular basis.

**1.21** HW has a number of day nurseries and pre-school groups and school provision consists of:

- Oakwood Infants School, Church Lane;
- Greenfields Junior School, Green Lane;
- Grey House School, Preparatory School, Mount Pleasant.

*Secondary provision is outside of HW at:*

- Robert May's School in Odiham;
- Yateley Comprehensive.

*Sixth form provision is also outside the village at:*

- Queen Mary's Basingstoke;
- Alton Sixth Form College;
- Farnborough Sixth Form College.

**1.22** There is a successful community bus both for the commuting runs to the station in the mornings and evenings and for the regular shopping and social daytime runs. The bus runs to a timetable and also offers a bookable service. This has been enabled by Section 106 monies. Under S106 of the Town and Country Planning Act 1990<sup>1</sup>, as amended, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place.

**1.23** The loss of both the banks has not been a welcome situation for residents in HW. There is just one ATM machine in the High St. There is however a facility to pay in and withdraw money at the Post Office counter in One Stop which is still operational. In addition to the loss of the banks, the mobile library no longer visits the village.

**1.24** There are four Christian churches in the village. St John's Church of England Church has a large and vibrant congregation and the Church Centre, completed in 2013, hosts a variety of community activities. The Roman Catholic Church in Mount Pleasant and the Methodist and Baptist Churches on the High Street hold regular services. The Methodist Church Hall is also used for many community events and classes.

**1.25** The Neighbourhood Plan area includes land within the Thames Basin Heaths (TBH) 5km restricted "zone of influence", and therefore new residential development proposed in the Plan must have due regard to the Habitats Regulations. The proposed approach set out in the emerging Hart District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures. Therefore this Neighbourhood Plan is supported by a Habitats Regulation Assessment (HRA) and a Strategic Environmental Assessment (SEA).

**1.26** SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. Developer contributions will be required towards the provision of SANGs and the criteria for the site to be suitable as a SANG site are set out on the Hart District Council website ([www.hart.gov.uk](http://www.hart.gov.uk)).

**1.27** The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMM will be calculated and delivered.

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<sup>1</sup>Town & Country Planning Act 1990 –Section 106



## **2. THE NEIGHBOURHOOD PLAN PROCESS**

### **2.1 The Neighbourhood Plan Preparation Process**

2.1.1 Following formal consultation (Regulation 16) the Neighbourhood Plan is submitted to an Independent Examiner for scrutiny. Any recommendations made by the Examiner will be considered by the Parish Council and Hart District Council and the Plan amended before being put forward to a parish referendum. If supported by a majority vote, of those who vote, The Plan will be made (adopted) by the District Council as part of the planning policy for the parish of HW.

### **2.2 Sustainability Appraisal**

2.2.1 Sustainable development has three principle dimensions - (i) economic, (ii) social and (iii) environmental. This plan has sought to address all of these issues through its policies.

### **2.3 Monitoring and Review**

2.3.1 The HW Neighbourhood Plan will be monitored by HW Parish Council on an annual basis. The aims and objectives will form the focus of the monitoring activity but other data collected or reported at a parish level will also be included.

2.3.2 The Plan will be reviewed formally on a five-year cycle. The need or otherwise for a review of the Plan will be considered by the Parish Council at the point at which the emerging Hart Local Plan Strategy and Sites 2016-2032 is adopted by Hart District Council.

## **3. PLANNING POLICY**

### **3.1 Policies and Proposals**

3.1.1 The Policies in this Plan should be considered along with Central Government's National Planning Policy Framework (NPPF) and the Planning Practice Guidance<sup>2</sup>, the adopted policies of Hart District Council Development Plan<sup>3</sup>, the emerging Hart Local Plan and the HW Parish Council Planning Policy. The NPPF sets out planning policies for England as a whole and how they are expected to be applied by Local Planning Authorities. The saved policies and emerging Local Plan contain the planning policies for all of Hart District.

3.1.2 The policies in The Plan have been designed to contribute towards achieving the sustainable development of HW Parish whilst taking into account the existing saved and emerging District Plan policies. The Sustainability Appraisal associated with The Plan demonstrates how the Plan's policies provide positive support to the key sustainability objectives for the parish.

### **3.2 National Policy**

3.2.1 The NPPF<sup>4</sup> states:

*"Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use Neighbourhood Planning to set planning policies through Neighbourhood Plans to determine decisions on planning applications (para.183).*

*Neighbourhood Planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.*

*Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and*

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<sup>2</sup> Planning Practice Guidance March 2014

<sup>3</sup> Hart District Council Local Plan Saved Policies 1996 – 2006

<sup>4</sup> National Planning Policy Framework March 2012

*ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

*Within the examination process, the Neighbourhood Plan is required to meet basic conditions, they must:*

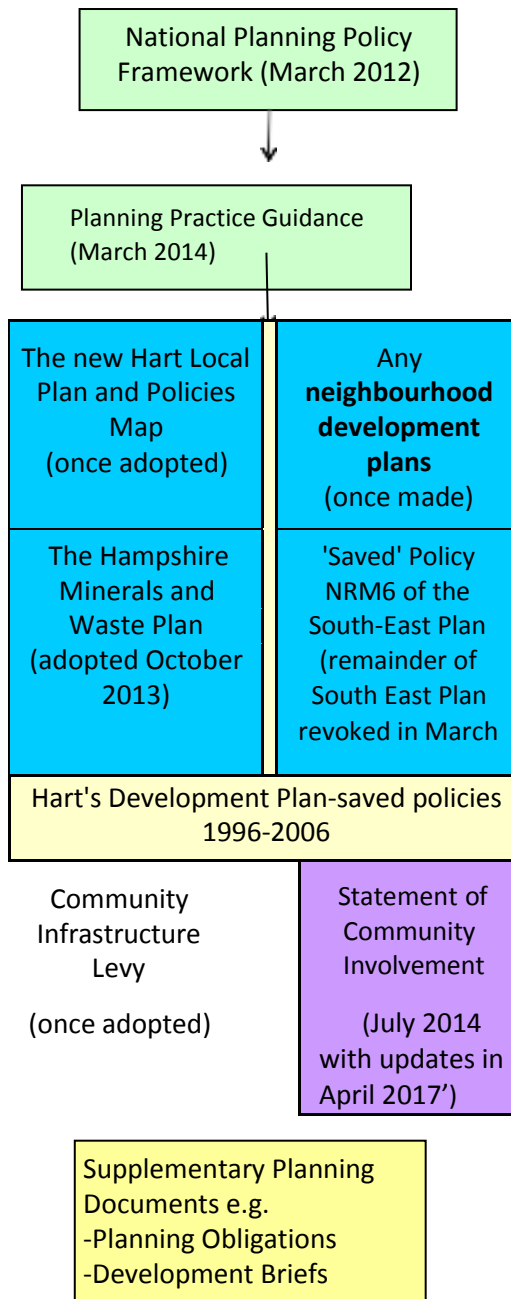
- Have appropriate regard to national policy;*
- Contribute to the achievement of sustainable development;*
- Be in general conformity with the strategic policies in the development plan for the local area;*
- They must be compatible with EU obligations. They must be compatible with Human Rights Legislation.*

*Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non- strategic policies where a Neighbourhood Plan is in preparation (para.185)".*

At a more practical level the NPPF indicates that *"plans should provide a clear framework within which decisions on planning applications can be made and that they should give a clear indication of how a decision-maker should react to a development proposal"* (paragraphs 17 and 154). This was reinforced with the publication of Planning Practice Guidance in March 2014. Its paragraph 41 (41-041-20140306) indicates that *"policies in Neighbourhood Plans should be drafted with sufficient clarity so that a decision-maker can apply them consistently and with confidence when determining planning applications. Policies should also be concise, precise and supported by appropriate evidence."*

322 Table 1 below demonstrates the weight a neighbourhood plan has as a strategic document, together with other documents which it will sit alongside in the determination of planning applications.

table 1



### 3.3 Local Plan Policies

331 A new Local Plan for Hart is being prepared and is expected to be formally adopted in late 2019. Its vision is likely to reflect that of the withdrawn plan, namely ensuring that the quality of life within the District remains high, the challenges of an ageing population are addressed, a larger number of younger people and families are retained to help support older communities and improvements are made to local transport infrastructure, recreation facilities and open space.

332 In the meantime, the saved policies from the Hart District Local Plan (Replacement) and the First Alterations of that Plan remain in place. As part of the development of the new Local Plan, a number of documents have also been published and consulted on:

<sup>5</sup>Hart District Council Interim Housing Delivery Strategy 2015

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

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.

SANG must be provided at a minimum of eight hectares of SANG per 1000 occupants of new development.

Proposals for new SANGs must be approved by Hart District 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 SANG that provides mitigation for their own developments, either within the development site or off-site in an appropriate location.

SANG, as a publicly accessible open space, must also conform to all the usual criteria and standards associated with a high quality open space provision.<sup>6</sup> 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 SANG 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 SANG for a minimum of 80 years.

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

SAMM refers to measures undertaken to reduce the impact of visitors on the TBHSPA by promoting the use of SANGs, providing on site wardening, 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.

- **The Hart District Strategic Housing Land Availability Assessment<sup>7</sup>** which in November 2015 identified a number of sites with development potential.

- **Strategic Housing Market Assessment (SHMA)<sup>8</sup>**

Prepared jointly with Rushmoor and Surrey Heath Councils. The SHMA identifies the scale and type of housing development needed across the three authorities and within each authority area.

This SHMA indicates that the Objectively Assessed Housing Need (OAHN) in Hart over the period 2011-2032 (2016 version of Hart's emerging Local Plan) is 7,534 dwellings which equates to 359 dwellings per annum. However, in light of the discussions at the Owens Farm, Hop Garden Road and Hook Public Inquiry 2, Hart is currently using an OAHN of 382 dwellings per annum. This figure will be revised following the publication of the updated SHMA and then the housing requirement detailed in the Hart Local Plan (once adopted). This annual housing requirement of 382 dwellings is therefore the basis for Hart's five-year housing land supply calculations as at 1st April 2016<sup>9</sup>.

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<sup>6</sup> Hart Open Space Study, 2016

<sup>7</sup>Hart District Council Strategic Housing Land Availability Assessment (SHLAA) 2014

<sup>8</sup> Hart District Council SHMA 2014

<sup>9</sup> Hart Five Year Housing Land Supply April 2016

- **Strategic Housing Land Availability Assessment (SHLAA)**

Identifies sites that are available for housing development. Sites included are submitted by land owners or developers but inclusion does not necessarily mean that they will be selected for future development.

- **Development Options Consultation Paper**

Published in summer 2014, this set out five options for development to deliver the level of housing required as determined by the SHMA.

### 333 **Hart District Local Plan (Replacement) 1996 to 2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.**

This document replaced the Hart District Local Plan 1996-2006. It comprises a written statement and Proposals Map. The proposals are set out in seven chapters: General Development Control Policies; Conservation; The Rural Economy; The Urban Economy; Specific Policies for the Village and Village Centres of Fleet, Yateley, Blackwater and Hook; and Proposals for New Development. In the absence of an up-to-date Local Plan, there are a number of saved policies of relevance to the emerging Neighbourhood Plan. **(Appendix 1)**

### 334 **The Draft Local Plan: Strategy and Sites 2011-2032**

This document provides the current context for the HW Neighbourhood Plan.

335 The process of producing this Neighbourhood Plan has been considerably hampered due to the lack of finite housing numbers, and original calculations were based on reference to all of the above, and to consideration of previous development to inform realistic calculations of future development. The NPSG initially identified 81 new houses as being a reasonable, sustainable and achievable number for HW to contribute within Hart District, and to meet the agreed objectives of the community over the period to 2032.

336 However, following publication of the HDC Cabinet Paper in February 2017, which proposed no housing development for HW in the emerging Local Plan, the NPSG reconsidered its position and reduced the number of houses in draft 7 Neighbourhood Plan to 40, to be delivered on a single site. In addition, this draft neighbourhood plan proposed a small number of reserve sites, against Local Plan failure at examination or should a subsequent Local Plan establish a higher level of housing need for HW, thereby requiring additional development.

337 In April 2017, Hart District Council produced its “Strategy and Sites 2011 – 2032” Reg 18 Consultation document setting out its preferred approach and proposing revised new home targets for the District<sup>10</sup>. This document also identifies no housing for HW Neighbourhood Plan area.

338 In view of this slightly more tangible document the NPSG, in consultation with the Parish Council, revisited its proposals, and as a result has allocated a brownfield site for development of a total of 8 homes.

339 The adopted **(Dec 2016) Hartley Wintney Planning Policy of the Parish Council** has also been used to inform The Plan in terms of future development within the plan area.

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<sup>10</sup> Paper A: Hart Local Plan 2011 – 2032 – New home target and distribution for the purposes of preferred options (Regulation 18) Consultation

## **4. NEIGHBOURHOOD PLAN VISION AND OBJECTIVES**

### **4.1 Consultation**

4.11 The NPSG has developed this Neighbourhood Plan following extensive engagement with the community. This has been achieved by regular written updates in the village “Contact” magazine which is distributed to all households as well as via a dedicated web site that has been set up to provide information on The Plan progress. A formal record has been kept of all meetings and decisions taken and many public meetings were used to enable village residents to be updated by members of the NPSG and provide input and feedback as The Plan has progressed.

4.12 A summary of the public meetings is shown below and greater detail is contained within the Consultation Statement.

#### ***Open Days***

- 9<sup>th</sup> and 10<sup>th</sup> January 2015 (including on-line survey and questionnaire)
- 13<sup>th</sup> and 14<sup>th</sup> March 2015 (including on-line survey and questionnaire)
- 7<sup>th</sup> November 2015
- 12<sup>th</sup> March 2016
- 16<sup>th</sup> July 2016 (including on-line survey for site ranking)
- 20<sup>th</sup> January 2018

#### ***Forum Meetings – with representatives of key village groups***

- 3<sup>rd</sup> May 2016
- 5<sup>th</sup> May 2016

#### ***Public Displays***

- 13<sup>th</sup> June 2015 Village Festival
- 26<sup>th</sup> July 2015 Culture on the Common
- 11<sup>th</sup> June 2016 Village Festival
- 21<sup>st</sup> August 2016 Culture on the Common
- July 2016 leaflet drop to 1700 village households

### **4.2 Site Selection Process**

4.21 The HW Neighbourhood Plan seeks to address the housing needs identified within the parish as a result of the consultation process, whilst ensuring that development doesn't have an unacceptable impact on the local infrastructure. This will be achieved by:

- 4.2.1.1 Providing for 8 new dwellings;
- 4.2.1.2 Prioritising the use of brownfield sites;
- 4.2.1.3 Encouraging small-scale residential developments that are sympathetic to their surroundings;
- 4.2.1.4 Ensuring that new developments include a mix of housing to meet the needs of local people taking into account the current and projected demographic of the parish;
- 4.2.1.5 Providing well-designed dwellings that are sympathetic to the character of the village.

4.2.2 HW lies both within the TBHSPA exclusion zone, the 400m protection zone and the 5km restricted zone.

4.2.3 Policy NRM6 of the South-East Plan requires that: *“New residential development which is likely to have a significant effect on the ecological integrity of the TBHSPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects”*.

4.2.4 Mitigation in the form of SANG land is required within the zone of influence to the effect of 8ha of SANG land per 1000 inhabitants increase.

4.2.5 The SANGs Allocation document of June 2016 outlines a procedure for SANG mitigation.<sup>11</sup>

4.2.6 Policy NE1 of the Hart District Council emerging Local Plan uses Policy NRM6 of the South-East Plan as the basis for its own policy which requires the same consistent approach to mitigation.

4.2.7 However, the draft Local Plan also identifies that: *“developments must fall within the catchment of the SANG that provides mitigation, except developments of fewer than 10 net new residential units”*.

4.2.8 The site allocated for development falls within this lower threshold.

4.2.9 Using the above policy to calculate the required SANG and assuming 2.42 occupancy based on the need for 2/3 bed dwellings the requirement would be to provide SANG to offset 20 residents and therefore requires 0.16ha SANG.<sup>12</sup>

4.2.10 Hart District Council have agreed that this site will be considered for off-site SANGS in line with policy NE1.

4.2.11 The final site allocated is a brownfield site having previously been used for development. **(fig. 3)**

4.2.12 The site selection process and criteria for HW was carried out in an open and transparent way and included considerable consultation with the community, who favoured small sites with fewer houses over one large site.

4.2.13 The NPSG undertook a number of consultation events at which local resident’s views were heard and acknowledged and as far as possible, within the planning constraints, taken into account.

4.2.14 The site selection criteria adopt the objectives of the Neighbourhood Plan listed in Section 4.4. Sites were identified through the Hart Strategic Housing Land Availability Assessment (SHLAA) and a call for sites in November 2015, site promoters were invited to demonstrate how their sites would contribute towards achieving these objectives.

4.2.15 Sites were then assessed against the following criteria:

- Availability – if the site is available for development;
- Suitability – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
- Achievability - if there is a reasonable prospect that housing will be developed on the site, this being a judgement about its economic viability.

4.2.16 These criteria are provided by government guidance on undertaking assessments of housing

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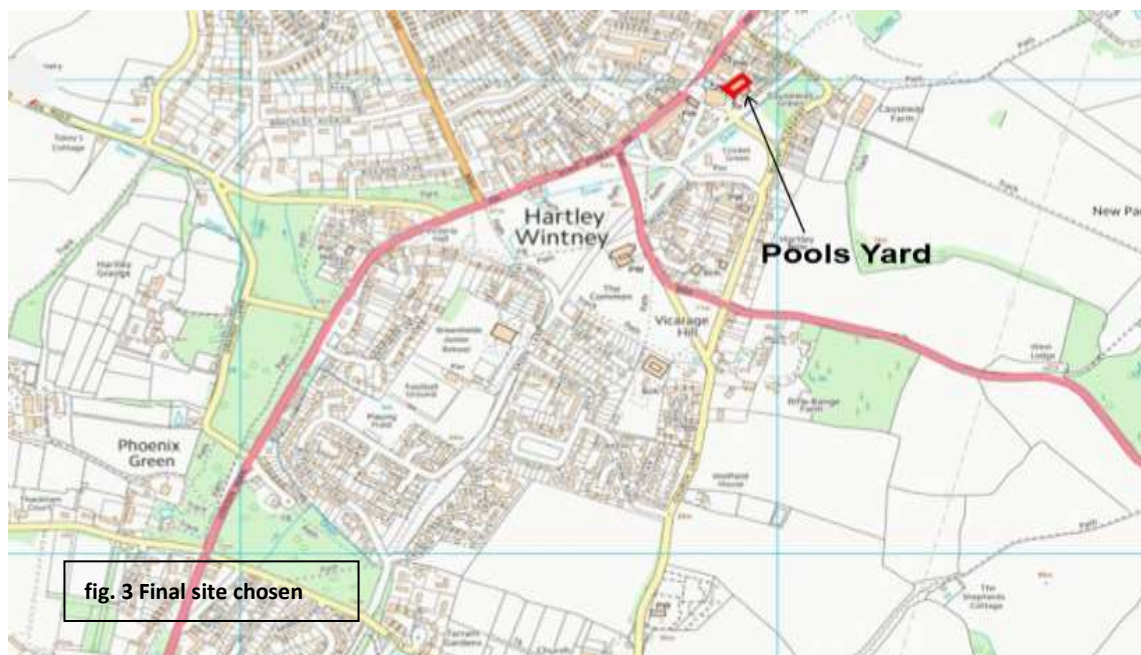
<sup>11</sup> SANGS allocations and delivery June 2016

<sup>12</sup> Interim avoidance strategy for the Thames Basin Heaths SPA 2010

sites.

42.17 As part of the process a review was undertaken of the most recent Local Plan relating to Hart District Council as well as associated site allocations documents, SHLAA, SHMA and Housing Options Paper in order to check sites already allocated for development in the Neighbourhood Plan area.

42.18 The site chosen for final inclusion within the plan met the criteria identified within the community for any housing sites within HW. It is recognised that this site (Pools Yard) is currently identified within Flood Zone 3. The representing developer, TA Fisher, is about to conclude a challenge to the Environment Agency (EA) in which he has sought re-designation for Pools Yard as Flood Zone 2.



42.19 The categorisation of Flood Zone 3 is based on an isolated incident using data and flooding models from 1947.

42.20 Although the NPSG believe the proposed level of development will meet the vision and objectives of this Plan it is recognised that the eventual adoption of the emerging Local Plan may require reassessment of the NP policies to allow for a different level of growth should the final adopted Local Plan be different to the emerging Local Plan. Therefore, Policy 2 outlines appropriate design criteria should there be a requirement for further development within The Plan period.

### 4.3 Challenges for Hartley Wintney

4.3.1 Through the consultation events and parish wide surveys, the top priorities for HW were identified as follows:

- Retaining community identity;
- Protecting the parish's natural environment;
- Retaining existing green spaces which are important to the local community;
- Preventing coalescence with neighbouring villages and communities;
- Adjusting the housing mix to provide more homes at affordable prices for younger families and older residents wishing to remain in the parish in a dwelling that is easier to maintain;



- Addressing the problems around traffic volumes and impact within the village as a result of recent new developments;
- Retaining and enhancing the key public and commercial services and facilities;
- Improving public transport and retaining and improving local employment.

## Vision for Hartley Wintney

*'In 2032 Hartley Wintney continues to be a unique, and cherished village making it a pleasant place to live. It has retained its essential character with its attractive built heritage and its distinctive village centre surrounded by open countryside. The exceptional Oak Common and 18<sup>th</sup> century cricket green remain at the heart of the village. Hartley Wintney has enhanced its role as a vibrant, sustainable and forward-looking community. Through the policies in the Neighbourhood Plan, development that has taken place is in keeping with and sympathetic with its surroundings and local buildings. It has matched the size, scale and character of the existing built environment and has met local needs for housing. This has meant that neither younger nor older people need now move away to find affordable or suitable housing.*

*Hartley Wintney has continued to be a highly sought-after village to live in and visit. The challenges of caring for and supporting an ageing community have become a major focus in the community whilst ensuring that all generations have opportunities to improve their overall health, well-being with the provision of leisure facilities. The community involvement in local clubs and organisations continues to thrive and is responsive to the needs of the whole community.*

*Additionally, there have been great improvements in traffic management and pedestrian safety, whilst better cycle links and footpaths have enabled people to leave their cars at home, thereby reducing congestion and the pressure on the village centre. The village remains a place to stop and walk around and its shops and businesses are thriving in both day/week and evening.*

*Green spaces such as Oak Common, Hazeley Heath, Jubilee Fields and West Green have all been retained and have been improved to meet the needs of all sections of the population. New green spaces for leisure activities have been provided as part of all housing developments.*

*A strong community spirit continues to exist and new residents have successfully integrated into the village, and this has given everyone the opportunity to participate in and live a healthy, safe and satisfying life.'*

## 4.4 Objectives

4.4.1 Through analysis of the feedback from the consultation process five groups of objectives were identified. The HW Neighbourhood Plan Vision and Objectives are the result of this work and set out how the community views the future of HW between the date of this Plan and 2032.

### HOUSING

**AIM: To provide a range of high quality and affordable homes that meet the needs of local people and future residents by:**

1. Providing for a minimum of 8 new dwellings between 2017 and 2032;
2. Monitoring the maximum number of dwellings on any single development;
3. Ensuring that new developments include a mix of housing in terms of design and affordability to meet the objectively assessed housing need findings of the emerging Local Plan;
4. Including traditional and local building styles and materials;
5. Including green spaces and gardens within new developments;
6. Ensuring adequate off-road parking is available as part of all new developments;
7. Providing for supported living accommodation to enable older residents to stay in HW.

### ENVIRONMENT AND CHARACTER

**AIM: To preserve, safeguard and enhance the distinctive landscape and characteristics of HW by:**

8. Protecting and maintaining existing green spaces and heritage assets deemed to be of value to the community;
9. Protecting the distinctive views of HW;
10. Safeguarding the village conservation areas and listed buildings;
11. Preserving traditional styles and scale of shop fronts and respecting the scale of the existing street scene.

### TRANSPORT AND ACCESSIBILITY

**AIM: To improve accessibility and connectivity to promote sustainability and safety by:**

12. Improving traffic management through the village to improve overall safety and environmental impact;
13. Maintaining and extending cycle paths, footpaths and pavements to ensure there is safe pedestrian and cycle access to the village centre and surrounding neighbourhoods;
14. Improve community transport.

## ECONOMY

**AIM: To support tourism and the existing businesses and retail outlets in HW by:**

15. Preserving and safeguarding, where appropriate, employment uses and seeking to maintain a lively mix of retail and similar uses in the shopping area;
16. Supporting changes of use but discouraging replacement of commercial uses by residential development within the village retail centre;
17. Providing local employment opportunities to minimise the need to commute out of HW;
18. Revitalising the eastern end of the High Street to provide improved pavements and lighting.

## INFRASTRUCTURE

**AIM: to support all residents to enjoy living and to prosper in HW**

19. Maintain and enhance or expand community leisure facilities.

### 4.5 Community Aspirations

451 During the course of the development of the Neighbourhood Plan a number of requirements were identified as being necessary to maintain the competitiveness and governance of HW in the future.

452 It is recognised that these are outside of the scope of the Neighbourhood Plan. However, they have been mentioned many times by the community, and inform some of the key objectives. Given that they clearly have such an importance, it is felt they should be documented for the community to see as well as to ensure these issues are highlighted to the relevant bodies. Therefore, as well as being summarised in the table below and mentioned in the policy section, these actions are identified in more detail in **Appendix 2**.

#### **Our Aspirations:**

- The provision of extra care housing;
- Be an early adopter and implementer of new telecommunications technology and national energy conservation policies;
- Work with transport providers to improve public services, in particular to neighbouring villages and hospitals;
- Address the issue of local business and retail employees parking;
- Improve car park signage in the village;
- Continue to support and expand provision and use of the community bus service;
- Represent parish views in relation to current and future use of land at Blackbushe Airport.

## 5 POLICIES

### 5.1 Hartley Wintney Housing Needs, Context and Evidence:

5.11 HW is identified by Hart District Council as a “main settlement”. The evidence from the initial Neighbourhood Plan Surveys<sup>13</sup> (January and March 2015), and the “Call for Sites” exercises<sup>14</sup> (November 2014-May 2016) have provided an authoritative analysis of the community and sustainability issues facing the parish. This includes the identified housing needs and the likely supply and demand for new homes. The lack of available numbers from Hart District Council has led to difficulties in ascertaining the expected level of growth in HW. The Hart DC SHMA (Nov 2016) was initially used to provide an indicative level of housing needs within the Plan area but with its publication in April 2017, the emerging Hart Local Plan 2011 – 2032<sup>15</sup> has now been used.

5.12 Following the production of this recent document, which identifies no allocation of housing for HW, the NPSG recognised that it remains important that the objectives identified by the community should still be met.

5.13 A central objective identified is a need for smaller homes that are affordable for both younger and older people who wish to remain within the village and for whom many properties on the open market are currently unaffordable.

5.14 In addition, at this stage of the Neighbourhood Plan’s development, it is unclear whether “no allocation” will eventually remain when the Local Plan is adopted, especially with the potential “duty to co-operate” with the neighbouring district of Surrey Heath.

5.15 For this reason, and because HW’s NPSG, in consultation with the community, has already undertaken considerable work to identify sites for allocation for housing, The Plan is committed to allocating 8 dwellings on one site in order to provide for a range of homes that meet the identified needs of the community as identified in Objective 3.

5.16 HW Parish is a highly attractive place to live due to the surrounding countryside, the scale of the current settlements, the easily accessible surrounding villages, commuter access to London and other major cities, travel hubs and employment opportunities. Housing occupants tend to come and stay.

5.17 For five consecutive years, Hart District achieved the title of the “best place to live in England”. The Halifax “Quality of Life Survey”<sup>16</sup> placed Hart in the top spot based on its high performance in a wide range of measures, including: residents' health and life expectancy, overall well-being, employment, a low crime rate, relatively good weather, and good broadband internet access.

5.18 There are a number of challenges still to be faced and in HW these manifest themselves in a number of different ways. In 2016 Hart dropped to 26<sup>th</sup> in the survey it had led for five consecutive years with the reasons being cited as drop in average earnings and employment rate.

5.19 The average salary for HW<sup>17</sup> was £32,089 in July 2017 but by June 2018 it had dropped to £30,106. The average salary for the South East £31,393.

5.110 It is important that this Neighbourhood Plan addresses these issues in whatever way it

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<sup>13</sup> Neighbourhood Plan Survey (Consultation Statement)

<sup>14</sup> Call for sites

<sup>15</sup> Hart District Council New home target and distribution for the purposes of preferred options (Regulation 18) consultation paper

<sup>16</sup> Halifax Quality of Life Survey

<sup>17</sup> Adzuna Salary stats

can. It seeks to do so by encouraging opportunities for locally based self-employment and the development of a small number of homes that fall within the budget of those on the lower earnings level.

5.111 According to the Office for National Statistics data<sup>18</sup>, the population of HW is ageing faster than the UK average (10.7yrs in HW v 6.8yrs in UK by 2037).

5.112 House prices are relatively high, with the average house price in HW being £499,761 for 2017 – 2018<sup>19</sup>.

5.113 There are very limited places in the community for older residents to live locally and independently in smaller, adapted and easier to maintain homes. These factors create “stickiness” in the local housing market as residents tend not to want to move away as their families leave home.

5.114 In addition, with the older population increasing and with the expressed wishes during the engagement process of this group of residents to remain within their own community, there is also a recognised need to provide extra care housing as well as life time homes.

5.115 There is a long-outstanding and locally supported need for more affordable market housing, particularly for individuals and young families with local connections.

5.116 There is an overwhelming desire to maintain the scale, style and setting of the parish settlements and to protect the surrounding countryside from inappropriate development.

5.117 Our policies seek to ensure a housing supply to meet the need for homes for local people and the retention of a sustainable community; specifically providing a housing mix that suits the needs of an ageing population, young first-time buyers, and the growth of young families. The consultation also showed a need and desire to increase the provision of affordable market homes for lower income families.

5.118 The Plan therefore provides for a limited amount of housing to meet local needs. It does this through:

- Ensuring developments include a suitable mix of housing that addresses the identified local needs;
- Encouraging small scale infill sites and conversions within the parish;
- Supporting the redevelopment of disused brownfield (previously used) sites;
- Encouraging the provision of a rural exception site.

5.119 The new homes, supported by this Plan’s policies, would supply approximately 8 homes on an allocated site over the lifetime of the Neighbourhood Plan. The Plan allows for the numbers to be kept under review at 5-yearly intervals to ensure that sufficient development is taking place to meet local needs and any changing policies within the emerging Hart Local Plan.

5.120 In addition, district planning policies can allow for the development of new sites which would not otherwise be allowed on the condition that all the new dwellings are, in perpetuity, affordable homes. Sites fulfilling the necessary conditions are known as “Exception Sites”. Therefore, proposals for small scale, affordable housing developments on exception sites which meet the Hart District Council criteria for such rural affordable housing provision will be supported.

5.121 Regarding the mix of housing, The Plan prioritises small dwellings and provide for housing which is within the budget of buyers on more limited income wishing to move to the area.

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<sup>18</sup> ONS Census Data 2011

<sup>19</sup> Zoopla

## 5.2 Housing Policies

### Objective 1:

*“Provide for 8 new dwellings between 2017 and 2032 in accordance with Hart District Council’s SHMA”*

### Housing Needs

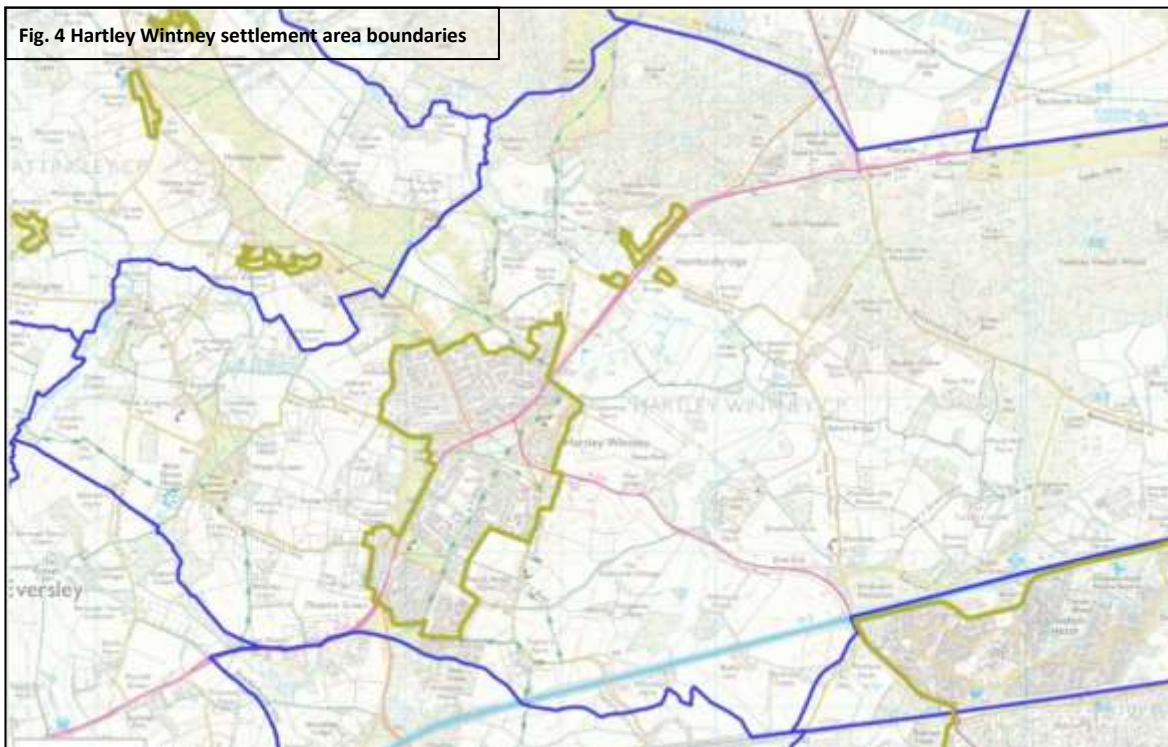
521 The minimum housing requirement for HW over the period 2017 to 2032 will be established by the emerging Hart Local Plan.

522 Over this period, new housing development will not reach a level that is clearly in excess of that which local infrastructure should be expected to support. The Neighbourhood Plan provides a clear spatial strategy which establishes the allocation that is appropriate to accommodate growth. Apart from these allocations, minor infill development will be considered acceptable within the Settlement Boundary (fig. 4) subject to the other policies in the development plan.

523 Development that would result in HW growing by significantly more than the minimum number of dwellings on the sites allocated over the plan period will be resisted, without strong evidence of a proven local need.

524 The status of the emerging Hart District Local Plan<sup>20</sup> is currently uncertain. The NPPF states that local planning authorities should ensure that their Local Plan “meets the full and objectively assessed needs for market and affordable housing in the housing market area”. HW is within the Hart District Council area. The assessment that establishes needs is the Joint Strategic Housing Market Assessment (SHMA) with Surrey Heath and Rushmoor, and the most recent SHMA<sup>21</sup> was produced in December 2016.

Fig. 4 Hartley Wintney settlement area boundaries



<sup>20</sup>Emerging Hart Local Plan 2016

<sup>21</sup>Hart District Council SHMA 2016

525 In August 2014 Hart District Council produced a “Housing Development Consultations Paper”<sup>22</sup> which provided for a preferred housing distribution strategy to deliver 7,500 new homes of which 3,500 had already either been built or granted planning permission.

526 The Hart Preferred Options Paper 2016,<sup>23</sup> provided for the delivery of some 81 additional dwellings in HW.

527 The current consultation paper Hart Local Plan 2011 – 2032 New Homes Target, gives no allocation for HW.

528 The selected site in this Neighbourhood Plan provides for 8 dwellings. This figure is in addition to any site currently under construction. This site is being put forward as a reasonable allowance should the emerging Hart Local Plan fail to achieve its requirement of housing or alter significantly through consultation or examination.

529 The above also does not take account of any Rural Exception Schemes, windfalls<sup>24</sup> or other planning approvals that might occur before the adoption of the Neighbourhood Plan.

52.10 The fundamental principle for these allocations is that the Neighbourhood Plan allocates land sufficient to deliver some housing requirement although the emerging Local Plan identifies no allocation for HW. The site allocation, HWS1 is inside the boundary, and is reflective of the fact that there are only small infill opportunities that are potentially available within the village.

52.11 The site allocation total of 8 dwellings is considered to represent an appropriate balance between the need to provide for a growing and changing population whilst also recognising the aim of maintaining HW as a sustainable, rural village over the plan period.

52.12 The extent of the HW Settlement Boundary is shown in fig. 4 above.

52.13 In addition, there are already 100 houses at Hartley Row (Rifle Range Farm) under construction.

52.14 The infrastructure to support both existing development and that in the pipeline is already severely stretched so any future development needs to be mindful of impact on infrastructure (GP surgery, schools, parking, etc.).

52.15 There is an existing GP surgery which is on a small confined site in the centre of the village. It has no capacity to expand outwards, and a recent application for a central funding grant to expand upwards was refused. It has limited consulting rooms with no space for additional clinics or diagnostic services to be offered. It is therefore of insufficient size to meet any major expansion in population from permitted housing developments.

52.16 The North Hampshire Clinical Commissioning Group (NHCCG) for has identified that any further development will put considerable strain on this service which is already operating over capacity.

52.17 Permission for development on the allocated site will also be subject to the normal planning process, other relevant HDC policies and HCC Highways approval.

52.18 The NP allocates land for approximately 8 new dwellings on the following site:

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<sup>22</sup>Hart District Council Housing Developments Consultations Paper 2014

<sup>23</sup> Hart Preferred Options Paper 2016 (now superseded by Paper A: Hart Local Plan 2011 – 2032 – New home target and distribution for the purposes of preferred options (Regulation 18) Consultation)

<sup>24</sup> A windfall site is defined by Hart District Council as one which has “become unexpectedly available, delivering between 1 and 10 houses but excluding garden sites”



Site Reference	Location	Anticipated no. of dwellings	Site specific policy
HWS1	Pools Yard, Brewhouse Lane	8	HW Policy 1

Planning permission will be granted on the above site provided the development meets the requirements set out in this plan and the Local Plan.

### 5.3 Thames Basin Heaths SPA

531 This site falls within the 400m – 5km zone of influence of the TBHSPA, as shown on Fig 5. This is an area of lowland heath covering over 8,000ha of land across Surrey, Berkshire and Hampshire.

532 The TBHSPA was designated<sup>25</sup> under the European Birds Directive<sup>26</sup> in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that supports important breeding populations of nightjar, woodlark and dartford warbler.

533 The Directive has facilitated much co-operative conservation action across the European Union. Many initiatives have increased understanding of conservation needs, including the development of international action plans for the most threatened species.

534 **Policy NBE4** of the emerging Hart District Council Local Plan<sup>27</sup>, sets out the approach to the protection of the SPA, the basis of which is the saved overarching policy of the South-East Plan (**Policy NRM6**) and the TBHSPA Delivery Framework agreed by all the affected local authorities and Natural England.

535 These set out the principles of avoidance and mitigation to avoid harm to the TBHSPA arising from new housing development.

536 These measures include:

- The establishment of a 400-metre buffer zone around the TBHSPA within which no net new housing development will be supported;
- The provision of SANG;
- Contributions towards SAMM measures – coordinated visitor management across the whole of the publicly accessible SPA.

537 Where mitigation and/or avoidance measures are required therefore, these should be provided in line with the approach set out in **Policy NBE4** of the Hart DC Local Plan, Strategy and Sites and the TBHSPA Avoidance and Mitigation Strategy.

**538** With the site falling within the Zone of Influence, this Neighbourhood Plan is supported with a Habitats Regulation Assessment (HRA).

<sup>25</sup>The Conservation of Habitats and Species Regulations 2010

<sup>26</sup> European Directive 2009/147/EC

<sup>27</sup> Draft Hart Local Plan, Strategy and Sites 2011 - 2032

Fig. 5 - TBH PR Zone of Influence





## **HW Policy 1 – HWS1 Pools Yard**

Land at Pools Yard is allocated for residential development. The development of the site for residential purposes will be supported subject to the following criteria:

- The development of the site should conserve or enhance the character or appearance of the Hartley Wintney Conservation Area. In particular the development of the site should take account of relevant elements of the Hartley Wintney Conservation Area Character Appraisal;
- The height and massing of the buildings should have regard to the character of the surrounding area;
- The development of the site should deliver one/two bed apartments/houses only, unless there is compelling evidence at the time of application to demonstrate a different mix is required;
- Development proposals should include screening for bins;
- Car parking is provided within the site for both residents and visitors to a minimum of Hart DC Parking Standards;
- The development of the site should maintain any identified biodiversity assets either on-site or offsite in accordance with the scale and significance of the assets concerned;
- The development of the site should take necessary measures to prevent recreational impacts on the Thames Basin Heaths Special Protection Area. As required payments towards Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring should be secured at the planning application stage;
- The finished floor levels of residential accommodation on the site should take account of the Environment Agency's assessment of the flood risk modelling undertaken in 2018 and as set out in its letter of 7 September 2018.

### **5.6 Evidence for Policy:**

561 Falling within the TBH zone of influence, the land totals 0.12 ha and has previously been used for commercial usage. This site now represents an opportunity for residential development ideally suited to older people, those seeking to downsize or first-time buyers, with easy access to local key facilities. The site is considered suitable to accommodate around eight dwellings. This density is reflective of the sites ability to deliver one or two bedroomed market homes, whilst also recognising the potential provided by a site of limited aesthetic quality and the opportunity to provide first time buyer accommodation.

562 This site scored highly during the site selection process.

563 In September 2018 the Environment Agency advised that the site is located outside of the critical 1 in 100-year climate change extent. This means that the site is now capable of development subject to sequential testing. The developer undertook extensive hydraulic modelling of the watercourse within the site's vicinity to determine accurate flood levels and the resulting flood extents for this site and the surrounding area.

564 In addition, a Sequential and Exception Test was submitted in February 2018 to Hart DC which is still under consideration.

565 Following the detailed work undertaken on flood risk assessment the policy requires that the development of the site takes account of this important work. It concluded that finished floor levels are set no lower than 61.45 metres above Ordnance Datum. These details will be an essential part

of the determination of planning applications on the site and the associated imposition of planning conditions.

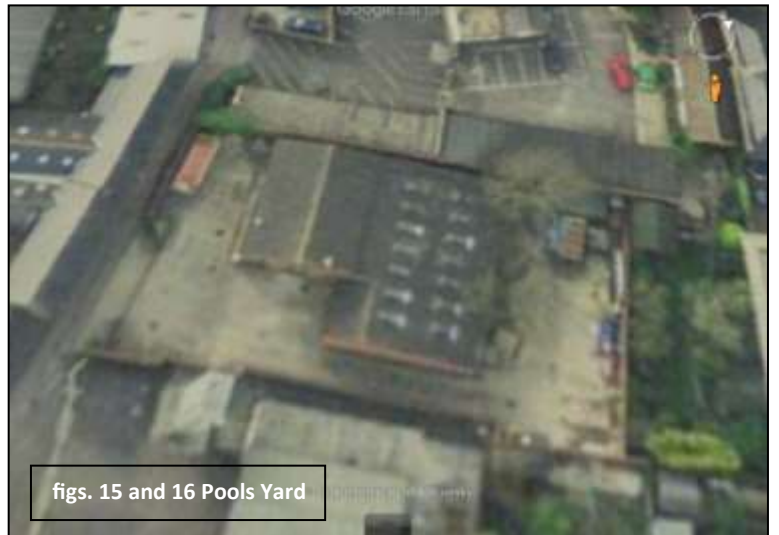
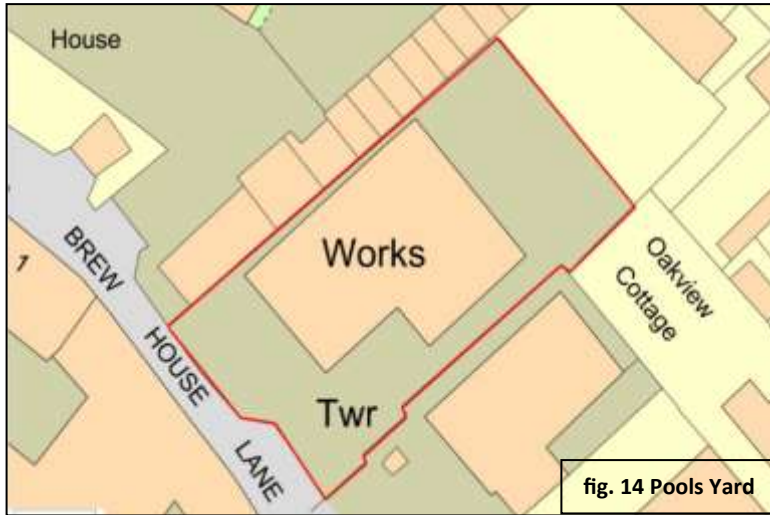
5.6.7 Although this is a smaller site, it is considered reasonable to require a slightly larger proportion of one/two-bed properties in lieu of four plus bed properties. This is reflected in HW Policy 1 which requires that this development should deliver smaller properties as its proximity to local services and facilities making it an ideal location for both older people who wish to downsize and younger people entering the housing market for the first time with its access to public transport and education.

5.6.8 The SHMA states: *“In the recent past, demand for smaller properties has been restricted by mortgage finance constraints, but “Help to Buy” and greater mortgage availability has helped to resuscitate demand for smaller properties.”* Therefore, a site which meets the other overriding objectives of this Neighbourhood Plan whilst delivering on the smaller homes objective can only be viewed positively.

5.6.9 In its present state Pools Yard has few positive features and development of this former commercial site would provide residential accommodation which would be of benefit to the community, whilst not detracting from the essentially rural nature of HW. The development of the site will need to take account of its location within the Hartley Wintney Conservation Area. Development proposals should be designed to take account of relevant elements of the Hartley Wintney Conservation Area Character Appraisal. In particular the height and massing of new buildings will be particularly important.

5.6.10 Whilst the site is located within the heart of the village centre any detailed proposals should include an assessment of its biodiversity assets. As appropriate the development of the site should maintain any identified biodiversity assets either onsite or offsite in accordance with the scale and significance of the assets concerned.

5.6.11 The development of the site should also take appropriate measures necessary to prevent recreational impacts on the Thames Basin Heaths Special Protection Area. This has been an important part of the Habitats Regulations Assessment work undertaken on the Plan. The need for new development to address this matter has been a key part in the Plan meeting the basic conditions. As required payments towards Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring should be secured at the planning application stage



## **HW Policy 2    Design Guide**

- Proposals for residential development and conversions within the settlement boundary, should take into account the guidance set out in the Hartley Wintney Parish Design Guide, unless protections for the Historic Environment set out in other policies of the HDC statutory development plan would be compromised.
- In particular, proposals should demonstrate how consideration has been given to the following:
  - Being proportionate to the scale, layout and character of surrounding buildings;
  - Use of external materials that complement the existing external materials in the area;
  - Provision of adequate storage for bins and recycling;
  - Having a varied appearance;
  - Providing good pedestrian and cycle connections with the town and countryside;
  - Providing high quality boundary treatment;
  - Providing appropriate cycle storage facilities.
- Where appropriate and possible, traditional or vernacular style buildings will be supported which naturally follow this local distinctiveness through their siting, and the use of local materials and building styles.

### **5.7    Evidence for Policy:**

5.71    It is clear from the consultation and engagement process that the community wish to see any new developments in the plan area integrated within the existing rural setting in ways that enhance the area rather than diminish what is distinctive about the settlements, or undermine their established character. This applies whatever the specific form or purpose of any building development. This policy will apply to any and all development proposals that come forward, subject to the saved policies of the Hart District Local Plan and the emerging Hart District Local Plan, and other specific policies within this Neighbourhood Plan.

5.72    The sites allocated need to take account of the rural landscape that surrounds the Neighbourhood Plan area and be able to relate well to the existing settlement pattern. Through careful design and appropriate landscaping, development should be able to be accommodated without any significant adverse landscape or visual effects.

5.73    The design of new housing development schemes, both on allocated sites and on windfall sites, will play a vital part in maintaining the local distinctiveness of HW. This extends to the qualities of buildings, planning and topography in a locality that defines its character.

## 6 ENVIRONMENT AND CHARACTER POLICIES

### **HW Policy 3 – Protection of Local Greenspace**

- The following parcels of land are designated as Local Green Space:
  - Jubilee Field (Area 1);
  - Vicarage Hill Allotments (Area 2);
  - St Mary's Park Allotments (Area 3);
  - Sandy Lane Area (Area 4);
  - St Mary's Park Areas A (Area 5);
  - St Mary's Park Area B (Area 6);
  - Weir Road (Area 7);
  - Springfield Avenue Play area (Area 8);
  - Church View (Area 9).

Development will not be supported on Local Green Spaces other than in very special circumstances.



## 6.1 Evidence for Policy:

6.11 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 77 of the NPPF says that Local Green Spaces should only be designated:

1. *“where the green space is in reasonably close proximity to the community it serves;*
2. *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
3. *where the green area concerned is local in character and is not an extensive tract of land.”*

6.12 The Plan’s policies aim to protect and enhance the unique environment of HW and recognise that open space, including gardens, allotments, recreational space, open fields, woodlands and pathways are important and must be protected.

6.13 The following areas have been identified by the community as being of value to them with some in need of the additional protection afforded to them as areas of Local Green Space:

- Cricket Field – is registered common land;
- Golf Course – is registered parks and gardens land;
- Vaughan Millennium Orchard – is registered common land;
- Hunts Common – is registered common land;
- Hartley Wintney Commons – is registered common land;
- West Green Commons – is registered common land;
- Dipley Commons - is registered common land;
- All existing Special Protection Areas (SPA).

### **Spaces with no designation (shown on fig. 17)**

- Jubilee Field;
- Vicarage Hill and St. Mary’s Park Allotments;
- Sandy Lane Area;
- St. Mary's Park Areas x 2;
- Weir Road;
- Springfield Avenue Play Area

6.14 Some of these areas are already protected through Local Plan Policy or National Policy. All Special Protection Areas are covered by benefiting from an international designation under the European Community Directive on the protection of wild birds.

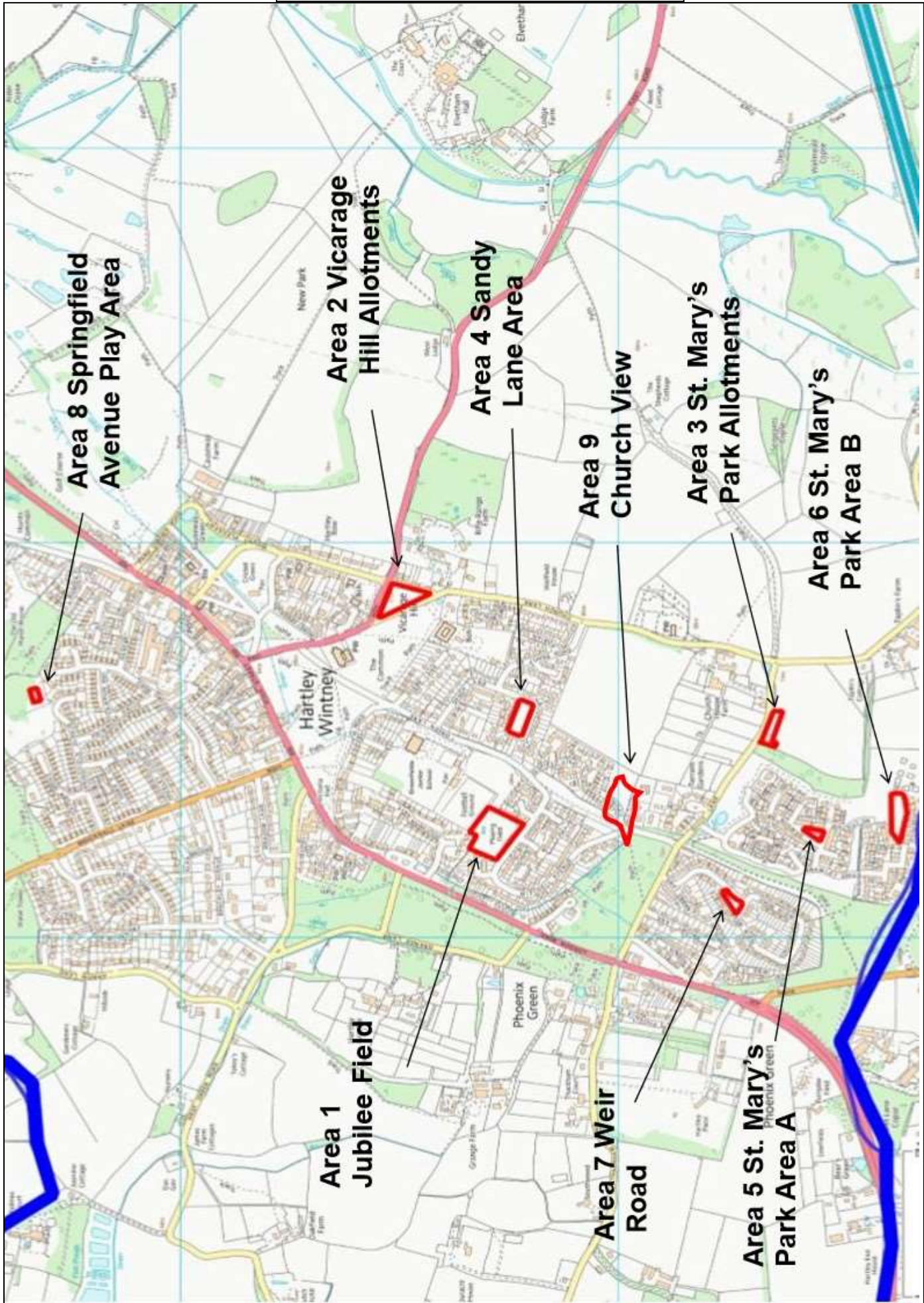
6.15 All registered common land is automatically protected if it has been registered under the Commons Registration Act 1965 or the Commons Act 2006.

6.16 The golf course is protected by Hart Local Plan policies CON 4,5,6 and 8.

6.1.7. The remaining areas prized by the community have been included in Policy 6 for designation as Local Greenspace. The policy follows the approach identified in the NPPF. In particular it ensures that the approach for managing development within the designated

LGSs should be consistent with national policy for Green Belts. Plainly it is impractical to identify the potential very special circumstances which may justify a departure from this approach in the policy itself. In any event they will be matters for HDC to determine based on its consideration of all the material considerations that would apply to such planning applications. However very special circumstances may exist when proportionate development comes forward which would protect or enhance their roles as local green spaces. In other cases, the development of essential utilities infrastructure may also justify a different approach.

fig. 17 Proposals Map: all identified Green Spaces



<b>TABLE 3 National Planning Policy Framework Conformity</b>	
<b>Area 1 Jubilee Field</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	The football pitch is in the heart of HW close to the school and is central to the community.
	It is marked Area 1 on the proposals map. (fig. 17)
<b><i>It must not be an “extensive tract of land”</i></b>	A playing field by its nature is not an extensive tract of land and therefore does not contravene National Planning Policy.
<b><i>It must be “local in character”</i></b>	The football field is in the core of HW and is almost exclusively used by local residents.
<b><i>It must be “demonstrably special to a local community”</i></b>	Because of its significant recreational value this area is demonstrably special to the local community.
<b>Area 2 and 3 Vicarage Hill and St Mary's Park Allotments</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	Both Vicarage Hill Allotments and St Mary's Park Allotments are within the community of HW as shown on the proposals map (fig. 17) as Area 2 and 3.
<b><i>It must not be an “extensive tract of land”</i></b>	Allotments are not an extensive tract of land.
<b><i>It must be “local in character”</i></b>	The allotments give local people an opportunity to grow their own produce. They therefore provide a service for people within the community itself as it is the local community who may benefit from them.
<b><i>It must be “demonstrably special to a local community”</i></b>	Allotments play a very important part within any community by enabling residents to grow and produce their own crops when otherwise they might have been prevented from doing so.
	Allotments also provide an opportunity for fresh air and exercise which are beneficial for health.
	In addition, there is an opportunity for socialising both through work within the allotments as well as social events provided by the Allotments Society.
<b>Area 4 Sandy Lane</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	Sandy Lane is within a housing development It is marked Area 4 on the proposals map. (fig. 17)
<b><i>It must not be an “extensive tract of land”</i></b>	It is a small area within a development and is therefore not an extensive tract of land.
<b><i>It must be “local in character”</i></b>	As this area is within a development, it is local in nature.
<b><i>It must be “demonstrably special to a local community”</i></b>	This area provides valued community space for the very local surrounding area.
<b>Area 5 and 6 St Mary's Park</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	St Mary's Park is a new development in HW, and has now become an integral part of the community.
	The green spaces are marked as Area 5 and 6 on the proposals map. (fig. 17)
<b><i>It must not be an “extensive tract of land”</i></b>	The green spaces within St Mary's Park intended for designation are not extensive tracts of land.
<b><i>It must be “local in character”</i></b>	These green spaces are within the heart of the new development at St Mary's Park which has been incorporated into the community of HW.

<b><i>It must be “demonstrably special to a local community”</i></b>	The homes surrounding the spaces are close by, overlooking the spaces and because they have relatively small gardens they see these sites as their “green lung”.
	The spaces are being used as a recreation/leisure area and as a play area for local children.
	Although small, these areas attract local wildlife such as foxes and hedgehogs.
<b>Area 7 Weir Road</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	Weir Road is right in the heart of the community.
	It is marked Area 7 on the proposals map. (fig. 17)
<b><i>It must not be an “extensive tract of land”</i></b>	Weir Road is a small area of green space within the development at Weir Road.
<b><i>It must be “local in character”</i></b>	This piece of land is within the development and provides valued space for the local community surrounding it.
<b><i>It must be “demonstrably special to a local community”</i></b>	The homes surrounding this space are close by, overlooking the spaces and because they have relatively small gardens they see these sites as their “green lung”.
	This space is being used as a recreation/leisure area and as a play area for local children.
<b>Area 8 Springfield Avenue Play Area</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	The Springfield Avenue Play Area is right in the heart of the community.
	It is marked Area 8 on the proposals map. (fig. 17)
<b><i>It must not be an “extensive tract of land”</i></b>	The play area is a small area of green space which has been provided within the development at Springfield Avenue.
<b><i>It must be “local in character”</i></b>	This piece of land is within the development and provides valued space for the local children and other residents.
<b><i>It must be “demonstrably special to a local community”</i></b>	The homes surrounding this space are close by, overlooking the spaces and it is being used as a recreation/leisure area and as a play area for local children.
<b>Area 9 Church View</b>	
<b><i>It must be “in reasonably close proximity to the community it serves”</i></b>	This amenity area is centrally located in a small purpose-built development.
	The green spaces are marked as Area 9 on the proposals map. (fig. 17)
<b><i>It must not be an “extensive tract of land”</i></b>	The green spaces within St Mary’s Park intended for designation are not extensive tracts of land.
<b><i>It must be “local in character”</i></b>	Church View is an area of green space with an open aspect and pathway to the Church Farm Conservation Area.
<b><i>It must be “demonstrably special to a local community”</i></b>	This piece of land is within the development envelope and provides valued space for the local children and other residents.

#### **HW Policy 4 – Protection of distinctive views – shown on Proposals Map (fig. 18)**

- New development should take account of the local landscape features. In particular new development should not cause any unacceptable loss or reduction of the attractiveness and aspect of the following distinctive views in the neighbourhood area:
  - **View A:** the view from the Cricketers Pub looking across the cricket green;
  - **View B:** the view from the A323 approaching HW from Fleet to the rooftops of Mount Pleasant;
  - **View C:** the view approaching HW from Star Hill along the A30;
  - **View D:** the view of Star Hill from St Mary’s churchyard;
  - **View E:** the view from the A30 western approach at the parish boundary near Murrell Green.
- The distinctive views as identified above are defined by the shaded areas on Figure 18

#### **6.2 Evidence for Policy:**

6.2.1 Part of shaping the future of the village will be to ensure that any new development is kept in harmony with the natural arrangements of topography and landform.

6.2.2 It will also need to consider the capacity of existing landscape. This will mean that new development will only be supported if it does not restrict the natural skyline and respects the existing contours of the landscape.

6.2.3 Hart District Council Conservation Area Appraisal<sup>30</sup> recommends:

*“Protect Hartley Wintney and its landscape setting;*

*Protect views within Hartley Wintney, and out of the village;”*

Hart Local Plan saved Policy<sup>31</sup> **CON 22** states:

*“development which would adversely affect the character or setting of a settlement, or lead to the loss of important areas of the development of open land around settlements, will not be permitted where it would:*

*i) Obscure typical views of the settlement from public vantage points;*

*ii) Obstruct significant public views out of the settlement...”*

6.2.4 The distinctive views proposed within Policy 4 meet the criteria identified within the Hart saved policies and create a local context where the typical views of the settlement can be preserved.

<sup>30</sup> Hart District Council Conservation Area Appraisal Management Plan Hartley Wintney 2008

<sup>31</sup> Hart Local Plan Saved Policies 1996

fig. 18 Proposals Map: Distinctive Views

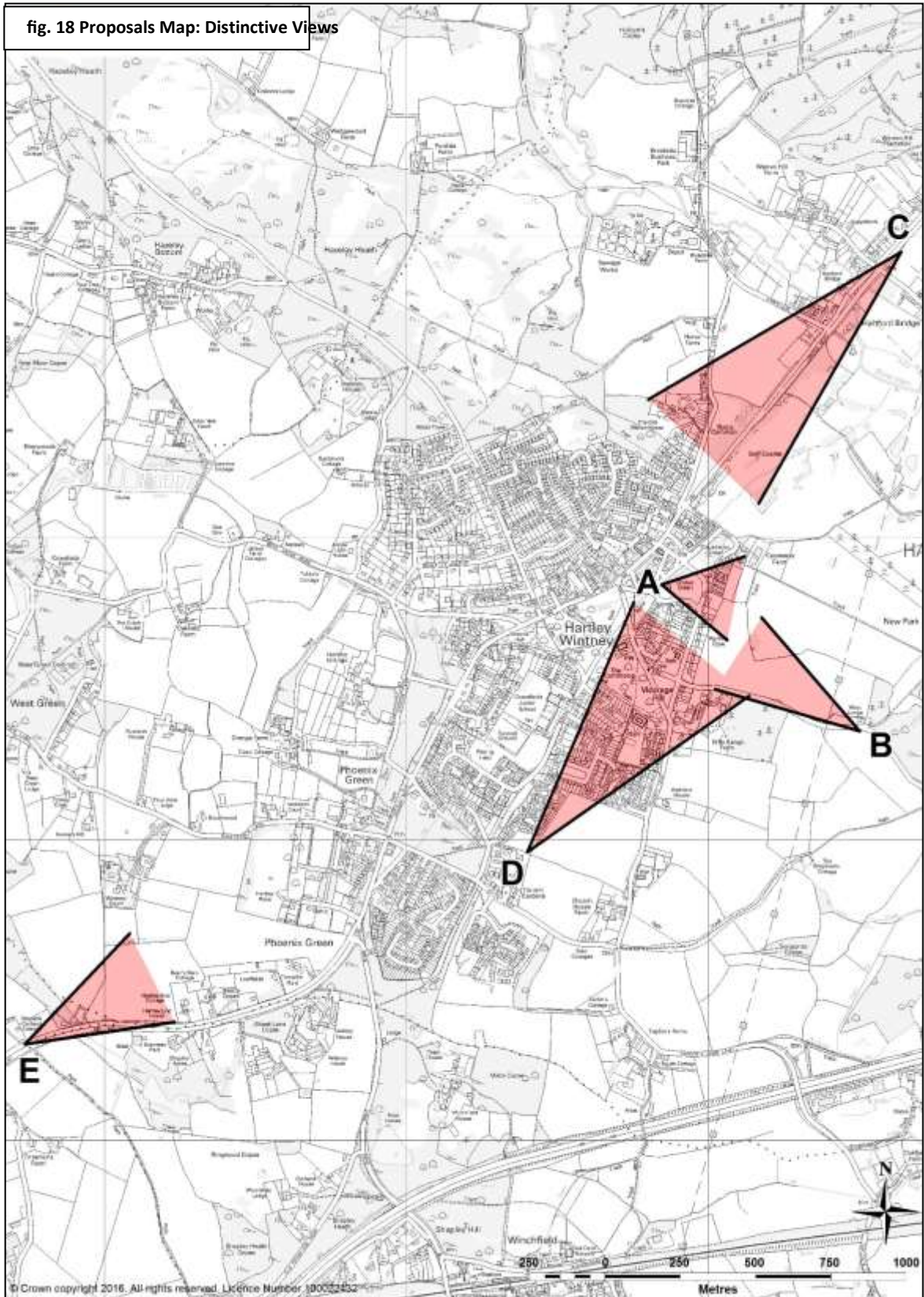




fig. 19 Distinctive view A

### 6.3 Evidence for Distinctive View A

631 View A is the view across from the Cricket Green and offers a distinctive view including the slope of the land as shown on fig. 18 and 19.

632 The land in question is in the heart of the village and is the very essence of its rural character, being one of the most significant Conservation Areas designated by Hart District Council. It also creates a transition between the rural hinterland and the village setting.

633 Alton Lodge at the top of the cricket green is noted as a focal building and its setting would be significantly diminished if it backed onto a housing development.

634 Development in this area would also significantly impact on the historic Victorian terrace of houses which at present remains largely unspoilt.

635 Causeway Farm and the Cricket Green are very popular recreational areas attracting many visitors as well as local residents. The land in question has a steep gradient going uphill from the cricket green, which means that standing at the top of the area by the tree line you can see towards the bottom of the cricket green by the Cricketers Inn.

636 Any buildings on that land, even single storey, will be visible from the cricket green area and will greatly impede this view.

637 Any proposals coming forward for development to this site would need to demonstrate how they respect the existing skyline with its views of the rooftops behind.

638 A decade ago, the escalating issue of light pollution was highlighted by the House of Commons Select Committee on Science and Technology when they examined the impact of light pollution on astronomy.

639 This policy document<sup>32</sup> states *“Dark skies are an important part of the overall issue of light pollution because artificial light can obscure the natural beauty of the night sky, which is one of the most visible consequences of poor lighting”*.

6310 Any development in this area would also need to demonstrate how it would maintain the dark skies.

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<sup>32</sup> Artificial Light in the Environment Policy update 2013 DEFRA



fig. 20 Distinctive view B



6.4

### Evidence for Distinctive View B

6.4.1 View B is from the A323 approaching HW from Fleet shown on fig. 18 and 20.

6.4.2 This approach to the village helps it retain its strong rural character with its views to the surrounding countryside.

6.4.3 This area also creates a transition between the rural hinterland and village setting of HW itself, providing a distinctive view of the rooftops along Mount Pleasant showing how this area has developed to create a community infrastructure on the edge of the village itself.

6.4.4 This area is defined by rising ground so any development would be both intrusive and clearly visible from the cricket green centre of the village thus destroying historic views from this viewpoint.

6.4.5 This wide-open view is what characterises HW and is an important part of the agricultural heritage of the village.

fig. 21 Distinctive view C



## 6.5 Evidence for Distinctive View C

65.1 View C is Approaching HW from Star Hill along the A30 shown on fig. 18 and 21.

65.2 This is an important entrance view from the top of the hill into HW when approaching the village from Star Hill.

65.3 The 2008 Conservation Area Review<sup>33</sup> notes.

*“The main views of Character Area 1 are from the footpath leading to Hazeley Heath and from the approach to Hartley Wintney along the London Road at Hartfordbridge”.*

65.4 Additionally, this area (Character Area 1) identified on the fig. 24 Conservation Area Map has hardly changed since 18th century. Character Area 1 also has a strong rural look which includes open fields, parkland, woodland and isolated groups of buildings within an undulating topography. The past uses of the land have contributed to the preservation of the rural character of this part of the conservation area and, due to the very limited level of modern development, its historic integrity has remained largely intact.

65.5 In 2016, Hart District Council commissioned a “Heritage Proof of Evidence”<sup>34</sup> document which identified the following:

*“Character Area 1 [part of the HW total conservation area] provides a tangible link to the expansion of Hartley Wintney’s historic agricultural economy on the northern margins of the village in the 17th and early 18th centuries. This remains eligible as a dispersed pattern of farmsteads (Old Manor House and Hare’s Farm) positioned within a landscape of open fields and woodland to the West and North.”*

65.6 Nearby are the attractive woodlands associated with Hunts Common, the golf course which encompasses part of the Elvetham Registered Park and Garden, as well as groups of cottages and smaller houses.

65.7 There are a number of buildings that have been defined in this area as focal buildings as they are some of the earliest buildings in the conservation area and many of them are listed. These include The Whyte Lion Inn at Hartfordbridge and Hares Farm.

65.8 The openness of this approach to Hartley Wintney has uncluttered views out to the wooded slopes to the north.

65.9 Any development obstructing views of these distinctive buildings would be detrimental to the amenity of the area and these listed buildings.

65.10 In addition, rising ground would make any development intrusive and detrimental to the conservation area.

65.11 As with Distinctive View A, this area has dark skies and therefore any development would need to demonstrate how it will maintain this.

65.12 Night time views are different to daytime views – sometimes the view of HW comes as a “surprise” as it is very rural. Light would completely change this view.

65.13 The night-time view shows how separate the communities are, and it contributes to the maintenance of the green gaps required to prevent coalescence.

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<sup>33</sup> Hartley Wintney Conservation Area Character Appraisal and Management Proposals November 2008

<sup>34</sup> Land at Hare’s Lane Hartley Wintney, Heritage Proof of Evidence, JP Heritage, Nov 2016



## 6.6 Evidence for Distinctive View D

6.6.1 View D is Star Hill, as shown on fig. 18 and 22, viewed from St Mary's churchyard which was the medieval centre of the village.

6.6.2 This is an historical view from the graveyard of the 13th century St Mary's Church looking out over the historic village including Elvetham Estate, the golf course, a row of old trees and parts of the grounds which have historic garden designation.

6.6.3 The view has been largely unspoilt and uninterrupted for centuries.

6.6.4 This area provides panoramic views across the area to the trees on the skyline.

6.6.5 This particular view was identified in Treasured Views of Hampshire – a now out of date publication from approximately 1960.

6.6.6 Recent renovations to the church are likely to encourage more visitors who will also treasure this view.

fig. 23 Distinctive View E



## 6.7 Evidence for Distinctive View E

6.7.1 View E is from the A30 western approach at the parish boundary near Murrell Green and Phoenix Green as shown on fig. 18 and 23. This view is important in preserving the rural approach to the village.

6.7.2 The topography of this area is such that the rising ground means that any development would be intrusive and seriously impinge on the view to be had from this area.

6.7.3 This view is particularly important when approaching HW from Murrell Green as it forms the horizon which is an important feature of arrival into the village of HW from this direction. It also contributes to the maintenance of the green gaps required to prevent coalescence.

### HW Policy 5 – Conservation Areas

Development within the various conservation areas in the neighbourhood area (as shown in Figure 24) or within the setting of any of the conservation areas should demonstrate that it will conserve or enhance the heritage asset or its setting in accordance with its significance. In particular new development proposals will be supported where they take account of the key elements of the character or appearance of the relevant conservation area as set out in its Conservation Area Character Appraisal.

## 6.8 Evidence for Policy:

6.8.1 During the process of community engagement, it was identified that the residents of HW consider 'its conservation areas and listed buildings to be of great importance to the local community. The neighbourhood area has a rich built environment. It has seven conservation areas as follows:

- Church House Farm;
- Diple;
- Elvetham;
- Elvetham Farm;
- Hartfordbridge;
- Hartley Wintney; and
- West Green.

Each of the conservation areas is supported by a detailed Conservation Area Appraisal.

6.8.2 People living in HW place considerable value on its high-quality environment. When asked to rank a series of factors that are most important in making the village a good place to live, 90% of respondents wanted "To make sure that all new developments are in keeping with the character of HW and to enhance rather than detract from its attraction as a rural village" and 97% stated their aspiration as "To protect the conservation area, commons and green spaces as well as the historic buildings".

6.8.3 It is therefore clear that the 'traditional village setting' is an important factor for the community in relation to any new development which takes place.

6.8.4 What makes a 'traditional village setting' is identified as:

- An historical village centre;
- Important areas of green space with a large village green at its heart;
- Important views and vistas from and into the village centre;
- Easy access to a high quality rural environment for recreation, wellbeing and wildlife.

6.8.5 The Hart District Council Management Proposal, HW Conservation Area Appraisal<sup>35</sup> defines the special interest of the HW Conservation Area and identifies the issues which threaten the special qualities of the conservation area.

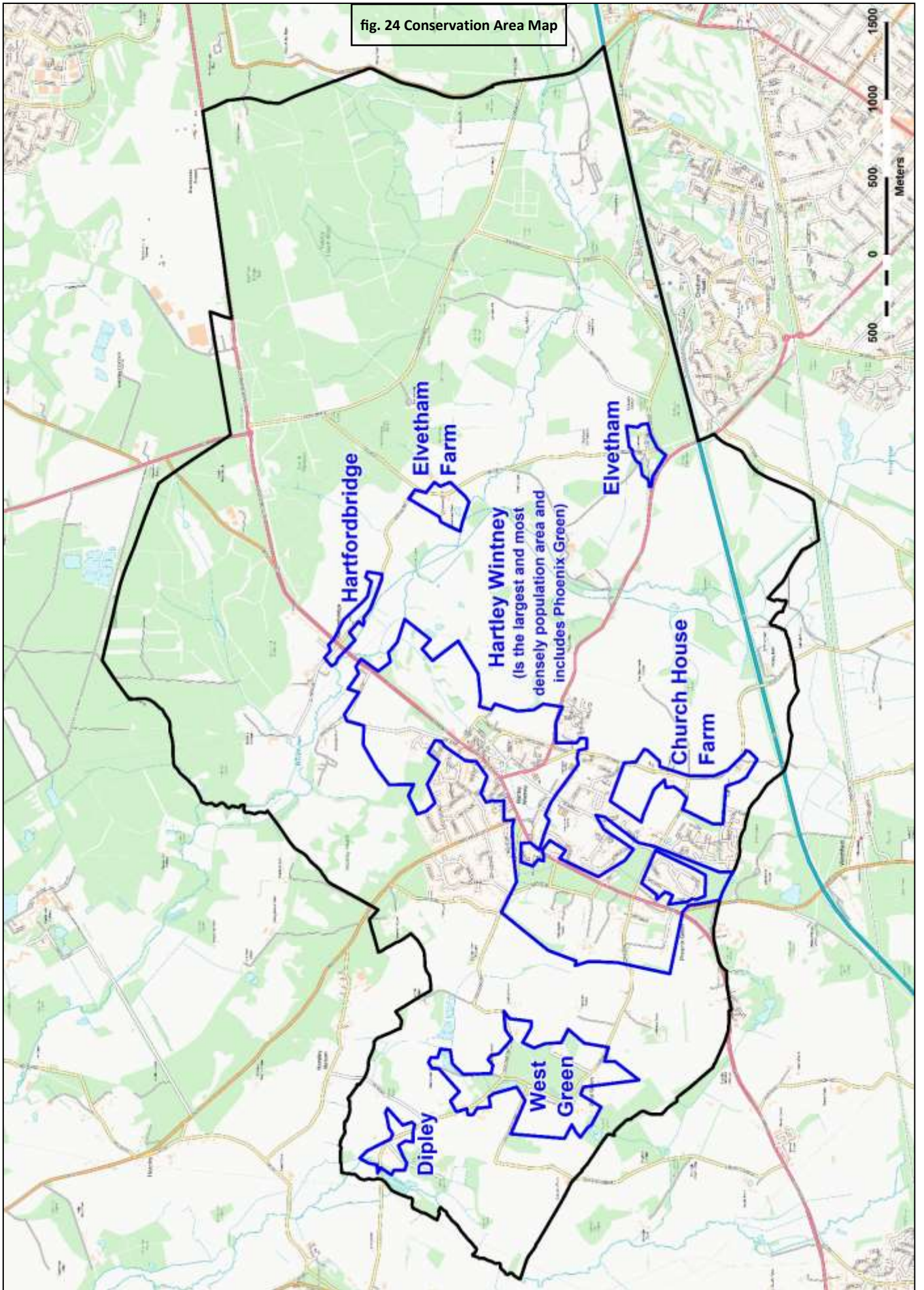
6.8.6 The Appraisal seeks to provide guidelines to prevent harm and achieve enhancement (in the form of the "Management Proposals"). The second part of HW Policy 5 takes account of the Appraisals.

6.8.7 It is the intention of the Parish Council to consider it a community aspiration to continue to work with Hart District Council in the development of future conservation area character appraisal management guides to ensure that the guidelines laid down in the current document continue to the future and are robust and appropriate for their purpose. This is included in **Appendix 2** "Community Aspirations".

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<sup>35</sup> Hartley Wintney Conservation Area Appraisal 2008

fig. 24 Conservation Area Map



## HW Policy 6 – Control of Artificial Light

All development should be designed in a way that does not require external lighting or the use of street lighting. Proposals for any necessary street and external lighting should comply with the current guidelines established for rural areas by the Institute of Lighting Engineers. Within this context proposals for external lighting and/or development proposals that incorporate external lighting will be supported where:

- They have undertaken a proportionate assessment and can demonstrate the need for the lighting; and
- The nature of the proposed lighting is appropriate for its use and location.

### 6.9 Evidence for Policy:

691 Paragraph 125 of National Planning Policy<sup>36</sup> seeks to limit light pollution in “intrinsically dark” landscapes. HW’s rural location means that the area benefits from such “dark skies” i.e. “Skies that allow, on clear nights, good views of the stars”.

692 In some areas, the unlit environment leads to a very specific night-time landscape, for example coming down Star Hill. The only lights to be seen are those which emanate from the houses in Hartfordbridge. Whilst not presenting a totally “dark sky”, this particular night-time view is distinctive and people travelling along this road towards HW at night see this as their first glimpse of “being home”.

693 HW is largely within the 5km zone of influence of the TBHSPA. The site supports important breeding populations of nightjars whose nocturnal feeding can be adversely impacted by light pollution. Yellow or orange light is less disruptive to wildlife than white light and also ‘switching off’ at quiet times, e.g. between midnight and 5am can reduce the impact of external lighting.

694 The positioning, duration, type of light source and level of lighting are all factors that can affect the impact of light on wildlife. Hart Policy GEN1 (xiii) supports this policy.

695 This policy therefore, seeks to ensure that unwelcome intrusion of light pollution from future development will be minimised. It has been designed around the key principles set out in the current guidelines established for rural areas by the Institute of Lighting Engineers. The principles are set out in Guidance Note for the reduction of Obtrusive Light No1:2011. Plainly this may be updated during the Plan period.

696 To ensure that this stays the same in the future, Policy 6 will be used to assess the light generated from development proposals. Policy 6 includes two specific matters which development proposals are required to meet.

## HW Policy 7 - Design of Shopfronts

- New shopfront signage in the primary shopping area should reflect the character of the host property as well as that of adjoining facades;
- The use of traditional materials such as Amber with sign-written titles rather than plastic, externally illuminated signs will be supported.

### 6.10 Evidence for Policy:

6.10.1 The importance of improving the environment of HW village centre was raised by many members of the community. The engagement process also showed that 62% of respondents felt it was very important to encourage and retain a wide range of shopping outlets in the village, whilst 72% of respondents said they felt the “traditional style and scale of shop fronts” were important to the future character and appearance of HW.

6.10.2 One particular issue was the quality of signage of the shops in the primary shopping area. The signage and illumination of certain existing shopfronts serves to detract from the overall quality of environment. It is therefore important to ensure that new shopfront signage, as far as is possible,

conforms to certain requirements.

6.103 Flush-filled signs (as opposed to those mounted at a 90-degree angle) will be preferred.

6.104 Shop windows obscured by advertisements or security shutters placed outside windows create a discouraging and unfriendly shopping atmosphere.

6.105 The village high street is an important “centre” for HW and an important aspect in creating a “community” feel to the village.

6.106 To ensure the area is continued to be seen as a desirable place and to encourage more local residents to frequent the village centre and keep it vibrant, Policy 7 aims to keep it a welcoming and attractive area and is supported with a Parish Design Guide which provides guidance to developers based on what the community would wish to see delivered.

6.107 Some examples of good and attractive shop front design are shown below and new shop front designs are expected to conform, where possible, to those set out in the HW Design Guide.



fig. 25 Example of good shopfront design

6.108 Saved Hart Local Plan policy **URB 11** Shop fronts says:

*“development proposals for the provision, alteration or replacement of shop fronts will be permitted provided that:*

*(i) Traditional shop fronts are not destroyed;*

*(ii) Design, materials and detailing of new shop fronts or alterations of existing shopfronts are in scale and keeping with the character of the building and its surrounding shopping frontage;*

*(iii) They preserve separate access to upper floors where this exists.”*

6.10.9 Policy 7 seeks to build on the Hart Policy by setting guidelines for the use of signage.



## 7 TRANSPORT AND ACCESSIBILITY

7.11 The A30 London Road is HW's High Street and the junctions with the B3011 towards Reading, and A323 Fleet Road in particular, can be very congested especially during peak hours.

7.12 In all parish surveys, residents have expressed very strong concerns about traffic and transport issues and the impact on their health and well-being. They have highlighted:

- Problems with the speed, volume and nature of traffic;
- The dangers caused by on-street parking;
- The impact of heavy traffic through the parish's narrow rural lanes and the frequency of "rat running" along a number of roads, which results in heavy traffic navigating narrow roads with a national speed limit. This compromises the safety of both motorists and pedestrians.

7.13 The traffic and transport policies are therefore to be used to manage the impact of further traffic arising from any new local development and to improve the well-being of local residents. Policies will improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians.

7.14 In addition to policies, there are community aspirations relating to traffic management which will be pursued with the relevant bodies.

7.15 Car parking standards have been carefully considered within section five, Housing Policies, and are included because car ownership levels in the parish are high, reflecting both the rural location and limited availability of public transport. In the HW conservation area off-road parking is limited. The Plan's parking standards reflect these local factors and seek to ensure that new development does not add to current levels of congestion.

7.16 Census data (2011<sup>37</sup>) indicates that only 8% of households in Hart District do not own a car or van. 34.7% of households own one car or van, 42.1% own two cars or vans, 10.7% own three cars or vans and 4.5% of households own four or more cars. This is an increase in car ownership compared to 2001 Census data, and an increase in the number of vehicles per household. These statistics are replicated in HW.

7.17 During the Neighbourhood Plan development and surveys, much concern was raised about the potential additional traffic and parking from new development to an already stretched traffic infrastructure. These concerns have been reflected in the aspiration below. In addition, existing traffic problems have been exacerbated by rat runs having been established between Dilly Lane and Fleet Road as well as others, which not only create traffic congestion but pose a threat to pedestrian safety.

7.18 The Plan supports new ways of managing the traffic throughout the parish by:

- Promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes;
- Making sure all developments have enough car parking to meet current and future needs;
- Supporting local and strategic traffic management which reduces HGV/LGV vehicles through the parish to minimise their adverse impact, whilst managing new developments so that they do not have an unacceptable impact on local residents.

7.19 Concurrent with the development of The Plan, Hart District Council have defined and are going through the formal approval of their Community Infrastructure Levy (CIL) approach. The CIL provides the legal framework for local planning authorities to raise funds to provide the infrastructure needed to cope with new developments. Under the Neighbourhood Planning regulations of the 2011 Localism Act, areas with a Neighbourhood Plan in place will receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities.

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<sup>37</sup> 2011 ONS Census Data

Areas without a Neighbourhood Plan will receive a maximum of 15% of CIL subject to a limit cap. In this Plan area, one of the infrastructure priorities based on the community's Neighbourhood Plan is clearly related to traffic and safety and this is reflected in the policies and aspirations below.

## **7.2 Transport and Accessibility Aspirations**

721 The vision and objectives of the Neighbourhood Plan are much broader in scope than solely housing development. The village questionnaire was designed to provide this balanced view within the village – housing, employment, infrastructure, transport and amenities.

722 The village wants to retain its independence and develop those aspects to provide a comprehensive range of opportunities to all its residents.

723 These village improvements are not formally prescriptive, but they will be used as a guide as to how any CIL and other funding would be used for the benefit of the community.

724 It will be up to the HW Parish Council to deliver the objectives of the Neighbourhood Plan over the next 15 years.

725 In addition to the policies outlined in this section there are several community aspirations relating to transport which are included in **Appendix 2**.

## **7.3 Community Aspiration 1: Improving Traffic Management**

### **Objective 12:**

*“Improving traffic management through the village to improve overall safety and environmental impact”.*

## **7.4 Reasoning**

741 Recent new developments within the village have increased the level of traffic using the highways. This has led to “rat runs” being established which are also used by neighbouring settlements, in turn leading to reduced safety and difficulties for motorists and pedestrians alike.

742 It is the intention of the Parish Council to work with Highways to provide a solution to these issues. It is therefore included in the Community Aspirations section of The Plan.

## **HW Policy 8 – Cycleways and Footways**

- Development proposals that protect or enhance existing public rights of way will be supported.

## **7.5 Evidence for Policy:**

751 Access on foot into and around HW centre and to key facilities such as local schools and doctor's surgeries, requires improvement to existing walkways as well as the provision of some new walkways and pedestrian crossing points to encourage increases in usage. Work by the NPSG has identified and mapped the main footpaths in HW. From this, several walkway routes have been identified that will enable access on foot to these key facilities. These are shown in fig. 26 below. It is vital that these walkway routes are improved and that access to them from any new housing developments can be provided.

752 For any development which does come forward, it will be important that safe footpath access is provided to link in with these walkway routes. Without this, these new developments will be isolated from the footway network and will serve to act as car-dependent developments.

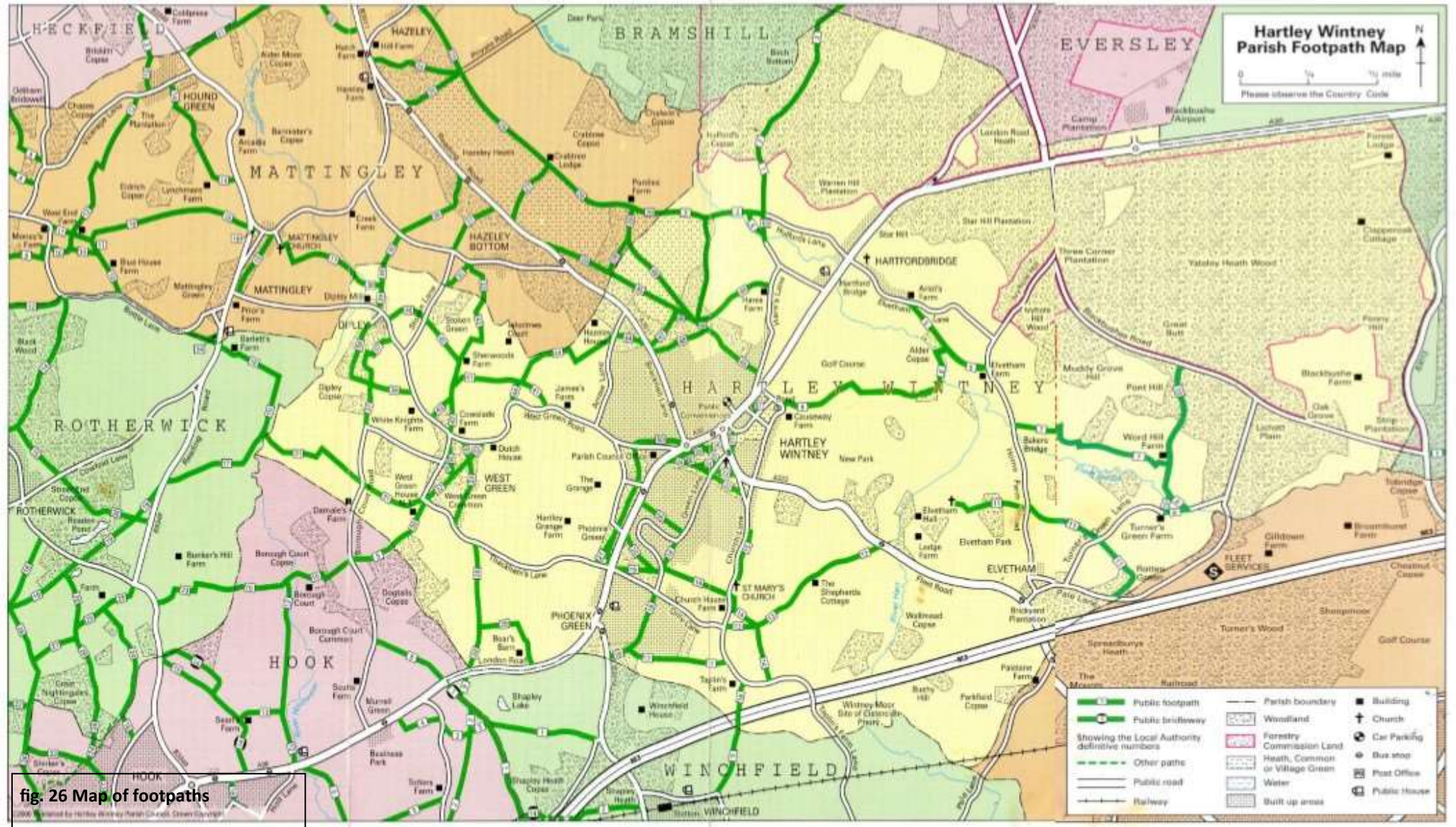


fig. 26 Map of footpaths

**Objective 14:**  
*"Improve community transport"*

### 7.7 Reasoning

7.7.1 A community bus is currently provided and funds have been available to the parish council to maintain this service.

7.7.2 This service is invaluable to the village which has poor public transport links as it provides transport for the community to both neighbouring villages and local medical facilities and hospitals etc.

7.7.3 It is a lifeline and the community would suffer if this was not available.

7.7.4 It is appropriate for this to be covered through CIL or other appropriate funding. As a community aspiration, the Parish Council will pursue this with Hart District Council to provide on-going funding for this vital service.

## 8. ECONOMY

### HW Policy 9 – Hartley Wintney Primary Shopping Area

In the primary shopping area of Hartley Wintney village centre, as defined in fig 27, proposals for new retail uses and the reconfiguration or extension of existing retail uses will be supported;

Proposals for the change of use of premises within the primary shopping area to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be supported where;

- The development would not detract from the special community character of the village centre or its overall retail attractiveness and viability;
- Proposals would not have an unacceptable impact on the residential amenity of nearby properties.
- Development proposals within the primary shopping area, including proposals

for changes of use, should be designed in a way which retains existing residential accommodation on the upper floors of the building concerned. Development proposals which would provide either new residential accommodation on upper floors in the primary shopping area and/or new independent access to upper floors will be supported

### 8.1 Evidence for Policy:

8.1.2 The retail area within HW is a fundamental part of the local economy. For HW to continue to prosper, it is vital for it to have a thriving village centre which is visited regularly by residents and visitors to HW alike.

8.1.3 In order to achieve this, HW needs to be capable of adapting to changing retail and service needs. In short, the village centre needs to provide the shops and services that people want in an attractive environment. Policy 9 focusses on achieving this outcome.

8.14 The Proposal map in fig 26 shows the primary shopping area of HW. This is the area which should be protected against uses that are inappropriate for a retail centre. Nevertheless, the policy acknowledges that the wider shopping experience is now more varied. On this basis it provides an opportunity for the introduction of additional food and drink establishments into the primary shopping area where they would complement its wider attractiveness and viability.

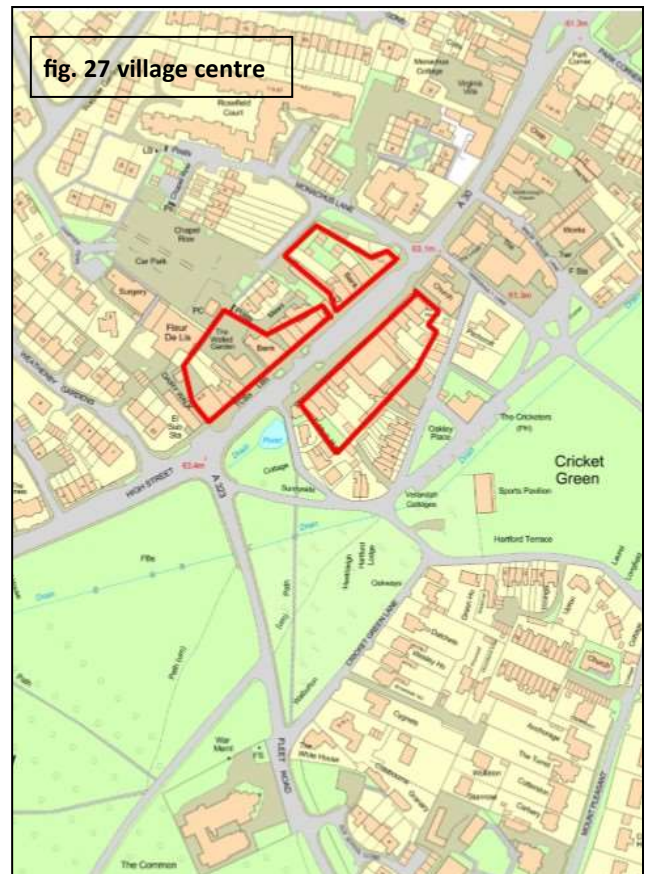
8.15 The shops are valuable to the overall retail experience and their loss would be detrimental to the vitality of the village centre. In addition, there are regular enquiries regarding the availability of shop units in HW and so the loss of such units would reduce the potential to accommodate new retailers and thereby strengthen the retail experience of the village centre.

8.16 Hart saved policy **RUR 17** states:

*“within the rural settlements, proposals for the change of use of existing local shops will not be permitted unless a suitable alternative retail outlet is available in the settlement, in order to maintain the social and community fabric of the village.*

*If such a business has to close down, alternative uses would be considered under policies **RUR 12** (business uses in rural settlements) and **RUR 20** (housing in rural settlements).”*

8.17 Policy 9 supports and builds on this policy and includes the importance of retaining residential dwellings over commercial premises, which not only provide added security to the village centre, but adds to the vibrancy and the life of the village itself. In particular it requires that new development should retain existing residential accommodation and supports proposals that would create or re-establish independent access to upper floors to facilitate further residential accommodation.



**HW Policy 10 – The Rural Economy**

Support will be given for proposals that strengthen the rural economy and provide local employment opportunities. Particular support will be given for proposals that:

- Improve the agricultural activities already being undertaken on the land; and/or
- Propose a small-scale development that provides employment opportunities through the re-use of agricultural buildings.

**8.2 Evidence for Policy:**

8.21 One of the main objectives of the NPPF is to build a strong, competitive economy. In more rural areas, the aim is equally to support a prosperous economy as part of that. It states that, local and neighbourhood plans should:

- *“Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. The reuse of farm and rural buildings, and development of land already in commercial use, can strengthen the local*

*economy, as it is better to make provision in the parish rather than further away, or not at all”.*

822 In particular, such sites can offer opportunities for commercial uses which may be more difficult to accommodate within the settlement area due to the lack of suitable premises or sites, and potential impacts on neighbouring residents and other uses. The re-use of rural buildings or re-development of land in commercial use in the open countryside needs to be sensitive to its rural location. It should not have significant harmful impacts on the surrounding rural landscape and should provide facilities that are needed by the local community.

823 In recent years HW has seen the successful re-development of agricultural buildings to provide small commercial premises and office space. An example of this can be seen at Causeway Barn (as shown in Figs 28 and 29 below), Taplins Farm and White Knights Farm.

**fig. 28 and 29 Causeway Barn**



824 There are relatively few potentially redundant rural buildings in the Neighbourhood Plan area but when one does become available for development it should be re-used in order to maintain the vitality of the community, particularly where the building makes a positive contribution to the area in terms of its local character.

825 It is recognised that in some circumstances, agricultural buildings can be converted to residential use under permitted development rights.<sup>38</sup>

826 Use of redundant rural buildings for small businesses (including tourism accommodation), or community facilities such as a farm shop is encouraged;

- If the character and location of the redundant building is suitable and appropriate. Development would not be supported if it would cause a negative impact (such as traffic problems, damage to hedgerows, noise and disturbance) on the rural character of the area or the living conditions of nearby residents.

827 The sensitive re-development of historic farm buildings not only serves to improve the appearance of what might otherwise become derelict buildings, but provides much needed space for those seeking to set up their own business and remain in local premises.

### **8.3 Community Aspiration 3: Eastern End of the High Street Improvements**

#### **Objective 18:**

*“Revitalising the eastern end of the High Street to provide improved pavements and lighting”.*

#### **8.4 Reasoning**

841 The paving and lighting at the eastern end of the High Street is poor and as such, residents and visitors are discouraged from using this area of the village, particularly at night-time which has a detrimental effect on the night-time economy.

842 Proposals for improvements to this area therefore, will be welcomed and this objective will be pursued as a community aspiration.

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<sup>38</sup> Part 3 of Schedule 2, General Permitted Development Order 2015

## 9 Infrastructure

### 9.1 Community Aspiration 4: Leisure Facilities

#### Objective 19:

*“Maintain and enhance or expand community leisure facilities”.*

### 9.2 Reasoning

9.2.1 There are a wide range of leisure facilities and pursuits available for the community within the village.

9.2.2 As part of community engagement, it was noted that the community would welcome additions to the existing facilities, particularly in respect of an all-weather space.

9.2.3 This will be pursued as a community aspiration.



## **Appendix 1            Hart Saved Policies 1996 – 2006**

*{Hart District Local Plan (Replacement) 1996-2006 and first alterations to the Hart District Local Plan (Replacement) 1996-2006}*

- GEN 1 - General Policies for Development Control
- GEN 3 - General Policy for landscape character area
- GEN 4 - General Design Policy
- GEN 6 – Noisy/unneighbourly developments
- GEN 7 – Noise sensitive developments
- GEN 8 – Pollution
- GEN 9 – Contaminated land
- GEN 10 - Renewable Energy
- GEN 11 – Areas affected by flooding or poor drainage
- GEN 12 – Design Against Crime
- CON 1 – European Designations
- CON 2-National Designations
- CON 4 Replacement and habitat
- CON 5-Species protected by law
- CON 6-Heathland
- CON7- Riverine Environments
- CON 8-Trees, woodland and hedgerows: Amenity value
- CON 12-Historic Parks and Gardens
- CON 13 - Conservation Areas - General Policy
- CON 19 – Strategic gaps-general
- ALT GEN 13 - Affordable Housing
- RUR 2 development in the open countryside-general
- RUR 3 development in the open countryside-control
- RUR 4 Re-use of Rural Building-general
- RUR 5 Re-use of Rural Building-residential
- RUR 8 Advertisements in the countryside
- RUR 10 Telecommunications
- RUR 11 Agricultural Developments
- RUR 12 Business in rural settlements
- RUR 13 Business in open countryside
- RUR 16 Loss of employment uses

- RUR 17 Protection of rural shops and post offices
- RUR 18 Small scale shopping development
- RUR 20 Housing in rural settlements
- RUR 22 Affordable Housing
- RUR 23 Replacement of existing dwellings
- RUR 24 Renovation and extension of existing dwellings
- RUR 30 Informal recreation facilities
- RUR 33 Camping and Caravanning
- RUR 34 Horse Related Development
- RUR 35 Social infrastructure and services
- RUR 36 Motor Sports
- RUR 37 Use of dwellings for B1 use
- RUR 38 – Provision of Gypsy sites
- URB1-Definition of areas covered by URB policies
- URB2-Business Development-general
- URB3-Town district and local centres: Business above ground floor
- URB4-Town, district centres: Business at ground floor level
- URB5-Provision of small businesses
- URB6-Expansion of employment uses
- URB7-Loss of employment uses
- URB8-Shopping in urban areas and rural centres
- URB9-Retail: Local needs
- URB10-Out of centre retailing
- URB11-Shop fronts
- URB12-Residential development: criteria
- ALTURB14-Sheltered and supported accommodation
- URB15 Town, district and local centres
- URB16-Extensions
- URB17-Annexes for dependent relatives
- URB20-Retention and provision of local services and community facilities
- URB22-Change of use of small open space areas
- URB23-Open space requirements with new developments
- URB24-Signs and advertisements
- T1 – Land use and transport

- T2 - Public transport: general
- T5 – Highways network
- T9 – Road and junction improvements
- T10 - Safeguarding land for cycleway and footpath networks
- T14 – Transport and development
- T15 - Development requiring new or improved access
- ALTDEV1A – Dilly Lane, Hartley Wintney
- ALTDEV9 – Dilly Lane, Hartley Wintney
- DEV20 – Jubilee Fields, Hartley Wintney

## Appendix 2 Community Aspirations

- A Neighbourhood Plan can only include policies that relate to land use that, after the Plan is made, (following a parish referendum), are then used by Hart DC in their determination of planning applications.
- However, it is clear from the objectives that the Community would wish the NPSG to consider the wider implications of the issues they have raised, that cannot be included within the plan. Therefore, in addition to these policies, there are included in Appendix 2 a range of community aspirations that could be achieved but which the Plan can only encourage and not necessarily deliver.
- It is important to mention them here, and that HW Parish Council will be seeking to use funding potentially from both 106 agreements plus Community Infrastructure Levy (CIL) to support these aspirations. Potential improvements are outlined in Appendix 2 and relate to a variety of issues that are important to the community.
- In addition to the objectives identified within the body of the Plan, a number of related issues have been highlighted as part of the engagement process, and are included in the Community Aspirations Table for the purpose of taking them forward into action.
- Whilst the Parish Council has been identified as the “lead agency” for the majority of the actions required to deliver this aspirational plan, it is recognised that this will frequently be as a facilitator, rather than as the lead agency.
- The Parish Council have agreed to make ‘community aspirations’ a standing item on the full Parish Council agenda.

### HOUSING

#### **1 Objective 7:**

*“Provide for supported living accommodation to enable older residents to stay in Hartley Wintney”.*

- Hart District Council has a proven need for additional homes for older people, in particular, extra care housing, supported living or homes for life. The engagement process clearly demonstrated that any plans for meeting this need would be strongly supported within the community. The Parish Council, therefore is committed to working with all appropriate agencies to move this objective forward.

### TRANSPORT AND ACCESSIBILITY

#### **2 Objective 12:**

*“Improving traffic management through the village to improve overall safety and environmental impact”.*

- Recent new developments have increased the level of traffic coming through the village centre added to which local traffic from surrounding settlements have a tendency to use HW as a rat run both to the M3 and to the local railway stations of Winchfield and Hook.
- This traffic compromises the safety and ability of residents to move freely and safely at peak times.
- These issues require a solution which might combine a variety of options such as traffic calming, reduced speed limits etc.

**3 Objective 14:**

*“Seek developer contribution to improve community transport”.*

- The community bus is currently funded through a financial agreement. This source of finance is finite, therefore additional funding to continue this service, through either CIL agreements or other suitable funding will be sought. The Parish Council will take the lead on this project and work with Hart District Council to pursue this.

**ECONOMY**

**4 Objective 18:**

*“Revitalise the Eastern end of the High Street through developer contribution to improve pavements and lighting”.*

- Although this area of the High Street has adequate facilities for people to use, the paving and lighting in this area is poor and this discourages the community from using it.
- In community consultation 63% said they did not use this area due to the poor pavements and at night time, the lack of lighting makes it an unattractive area to frequent.
- Improvements to the paving and lighting in this area would therefore encourage a better use of this area of the village and bring new life to the retail offering.

**INFRASTRUCTURE**

**5 Objective 19:**

*“Maintain and enhance or expand community leisure facilities”.*

- During the process of community engagement, residents identified the need for additional community activities and leisure pursuits.
- Although there is currently a wide range of activities and clubs available to the community of HW, with an increasing population and a greater diversity of ages, it would be appropriate for more and wider activities to be available. In particular, it is a community aspiration that an all-weather sports space is available for a wide range of leisure activities.
- The Parish Council therefore recognises the need to work with key stakeholders and providers to progress this aspiration.

<b>Housing</b>		
The need for provision of extra care housing.	Identification of site and working with developers to provide a solution to this need.	Parish Council in conjunction with service providers and developers.
<b>Environment and Character</b>		
Revision of the HW Conservation Area.	Work with Hart District Council to develop updated Conservation Area Character Appraisal Management Guides.	Possible working Group with Hart DC.
<b>Transport and Accessibility</b>		
Poor public transport particularly for access to neighbouring towns and hospitals.	Work with public transport providers to identify possible solutions. Secure CIL or Section 106 agreements to help improve public transport infrastructure.	Parish Council to take the lead.
Lack of parking available for local businesses and retail employees.	Explore possibilities where a parking solution could be found.	Parish Council to take the lead/traders association.
Poor signage for car parks within the village.	Provide better signage in relation to car parks.	Parish Council to take the lead.
Vehicles speeding through the village and vehicles using the village as a "rat run".	Reduce the speed limit on the A30 from the Hartfordbridge direction from 50 to 40mph. Reduce the speed limit in the village to 20mph in key areas such as the High Street, Church Lane, Mitchell Avenue and all roads from the High Street and A323 leading to the Commons/Cricket Green area. Introduce traffic calming measures or lower speed limits in areas known to be used as rat runs.	Parish Council to work with Highways .
The future of Blackbushe Airport.	Representation of the "local" view at any meetings etc that are held regarding the future of this site.	Parish Council to take the lead.
<b>Economy</b>		
Poor lighting and poor pavements at the Eastern end of the High Street leading to a reduction in the footfall in this area.	Parish Council to work with developers to seek CIL or 106 agreements to help improve this area of the High Street.	Parish Council.
<b>Infrastructure</b>		
Lack of leisure facilities within HW, in particular an "all-weather" space.	Create a working party to identify with the community what they require and identify any partners to work with to move it forward.	Parish Council to set up the working party and oversee progress.
A need to keep up to date with modern technology, particularly in relation to telecommunications and energy conservation initiatives.	Create a working party to consider what is available and what is required.	Parish Council to take the lead and oversee the working party.

## Appendix 3

## Hartley Wintney Parish Design Guide (see separate document for full guide)

### *Hartley Wintney Parish Building Design Guidelines*

*November 2018*



*This document has been produced as an Appendix to the Hartley Wintney Neighbourhood Plan by members of the Neighbourhood Plan Steering Group and Hartley Wintney Preservation Society*

A document that was primarily taken from documents developed by Hart District Council - the Conservation Area Character Appraisal and Proposal, the Hartley Wintney Settlement Area defined as part of the Hart Urban Characterisation and Density Study, both of which are available from the HDC website and HDC Shop Fronts and Signs Design Guide pamphlet originally printed in 1992.

The guidance included was not intended to stifle creative and innovative design but to ensure that relevant aspects are given consideration at each stage of the development process. Throughout the document pictures are used as examples to either illustrate an example of good design or to enforce the characteristic of the area being described. Design guidelines have been defined to ensure that the village of HW continues to reflect it's historical character by the use of sympathetic designs, materials and standards to all future new developments or changes to existing buildings.

## **Hartley Wintney Neighbourhood Plan Past and Present Steering Group Members**

Adam Gratwick	Cathy Roberts	Chris Farrance
Chris Hunter	David Carpenter	Diana Harvey
Dick Wylie	Janet Martin	John Chambers
John Sage	Mike Sisson	Steve Frazer
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*Supported by the HWPC Parish Clerk – Karyn Reid (and previously Rochelle Halliday and Leah Coney)*