

# Hook Neighbourhood Plan



## 2018 – 2032

## ADOPTED VERSION

This Plan was 'made' by Hart District Council at its meeting on 27 February 2020, and now forms part of the development plan and will be considered when determining planning applications.

## Contents

FOREWORD .....	4
1. INTRODUCTION .....	5
About Hook .....	5
2. THE HOOK NEIGHBOURHOOD PLAN.....	7
3. HOW DOES THIS PLAN CONTRIBUTE TO SUSTAINABLE DEVELOPMENT AND THE PROTECTION OF INTERNATIONALLY IMPORTANT HABITATS / SPECIES? .....	8
4. PLANNING POLICY CONTEXT.....	8
5. HOW THE COMMUNITY HAS SHAPED THIS PLAN .....	10
6. OUR VISION FOR HOOK IS THAT IN 2032.....	12
Neighbourhood Plan Objectives .....	12
Hook Village Centre .....	12
Environment and Landscape.....	13
Transport and Infrastructure .....	13
Development, Design and Heritage .....	13
Education, wellbeing, sport and leisure .....	14
Business and Economy .....	14
NEIGHBOURHOOD PLAN POLICIES .....	15
HOOK SPATIAL POLICY .....	15
HK1: Spatial Policy.....	15
7. HOOK VILLAGE CENTRE.....	16
OBJECTIVES .....	16
HK3: The Village Square Design Principles.....	18
HK2: Development in Hook Village Centre .....	18
8. ENVIRONMENT AND LANDSCAPE .....	21
OBJECTIVES .....	21
Thames Basin Heaths .....	22
Biodiversity.....	23
HK4: Protecting and Enhancing the Biodiversity of Hook .....	26
Landscape .....	26
HK5 Landscape .....	27
Maintaining the gap between Hook and Newnham.....	27
HK6: Hook to Newnham Gap .....	27
Important Views.....	30
HK7: Views .....	30

	Existing protection for green spaces within Hook .....	31
	Pollution .....	33
	HK8: Control of light and noise pollution .....	33
	Flooding.....	33
9.	TRANSPORT AND INFRASTRUCTURE .....	34
	OBJECTIVES .....	34
	HK9: Pedestrian and Cycle Paths .....	35
	HK10: Parking.....	35
	Infrastructure .....	36
10.	DEVELOPMENT, DESIGN AND HERITAGE.....	36
	OBJECTIVES .....	36
	Provision of New Homes.....	37
	HK 11: Residential and mixed-use Windfall Development.....	38
	Design.....	38
	HK12 Design .....	41
	Locally Significant Heritage Assets.....	42
	HK13: Locally Significant Heritage Assets .....	45
11	EDUCATION, WELLBEING, SPORT AND LEISURE .....	46
	OBJECTIVES .....	46
	HK14: Education, Wellbeing, Sport and Leisure .....	47
12.	BUSINESS AND ECONOMY .....	48
	OBJECTIVES .....	48
	HK15: Employment sites within Hook Village.....	49
13.	COMMUNITY AIMS .....	50
	Hook Village Centre .....	50
	Community Facilities.....	50
	Environment.....	51
	Transport and Parking.....	51
	Business and Economy.....	51
	Social .....	51
	APPENDIX 1: ACRONYMS .....	52
	APPENDIX 2: .....	53
	FULL LIST OF POTENTIAL BROWNFIELD SITES WITHIN THE VILLAGE BOUNDARY AS AT JANUARY 2019 .....	53

## FOREWORD

Hook is a highly desirable place to live and, as a consequence in the last decade, has received an overwhelming number of applications to build thousands of houses - enough to almost double the village in size. Understandably, the Parish Council, the Hook Community and Hart District Council were very concerned that they should retain some input into how Hook should be developed and that it is developed in a responsible and sustainable way.

Following a residents meeting with the Housing Minister, Brandon Lewis (who advised the best strategy to protect Hook was to produce a Neighbourhood Plan), and the appointment of an Independent District Councillor Rob Leeson (who was a strong advocate of Neighbourhood Plans), the Hook Neighbourhood Plan had some initial impetus. This was augmented by an extremely well supported Hook Action Against Over Development Group, who encompassed the views of at least one third of Hook, and the Parish Council, which was already planning a Neighbourhood Plan. This meant that the Neighbourhood Plan had the support it needed for work to begin. The initial meeting of the residents who wished to form a Steering Group was held on 3rd June 2014 and the Qualifying Body was established by Hart District Council on 2nd October 2014.

The Neighbourhood Plan was driven by the Steering Group which comprised a cross-community group of residents, a District Councillor, representatives of the Parish Council who were supported by Hart District Council and various technical experts.

Initially the whole community: residents, employers and employees were consulted on how they wanted to see Hook develop, then at each stage of the plan, residents have had the opportunity to have their say. Essentially Neighbourhood Plans focus on the planning aspects of a community, but it was important that the community could provide their input on all aspects of living in Hook, so all of the extra information gathered e.g. the requirement from our younger residents for additional play equipment in the playground, was captured as part of the plan in the Community Aims section. This helped to guide the Parish Council on the community's wishes.

It was decided that due to the huge demand and ever-changing housing requirement at the Hart District Council level, that the Neighbourhood Plan would develop alongside the Local Plan. Consequently, because of various delays in the Local Plan process, this meant the Neighbourhood Plan has taken some years to complete. However, it was worth the wait as the submitted Hart Local Plan proposes no further development on greenfield sites in Hook within this plan period, giving us the opportunity to start to work on other key areas such as the village centre.

Although technically the Neighbourhood Plan covers the period 2018 to 2032, it will be regularly reviewed to ensure it continues to represent the community's requirements. It is important that this plan is read as a whole, and alongside the Hart Local Plan (to be Adopted 26 March 2020), as this Plan does not list or cross-reference all the Policies that may be relevant.

I wish to thank all of the many people involved, past and present, for their hard work and determination to complete the plan.

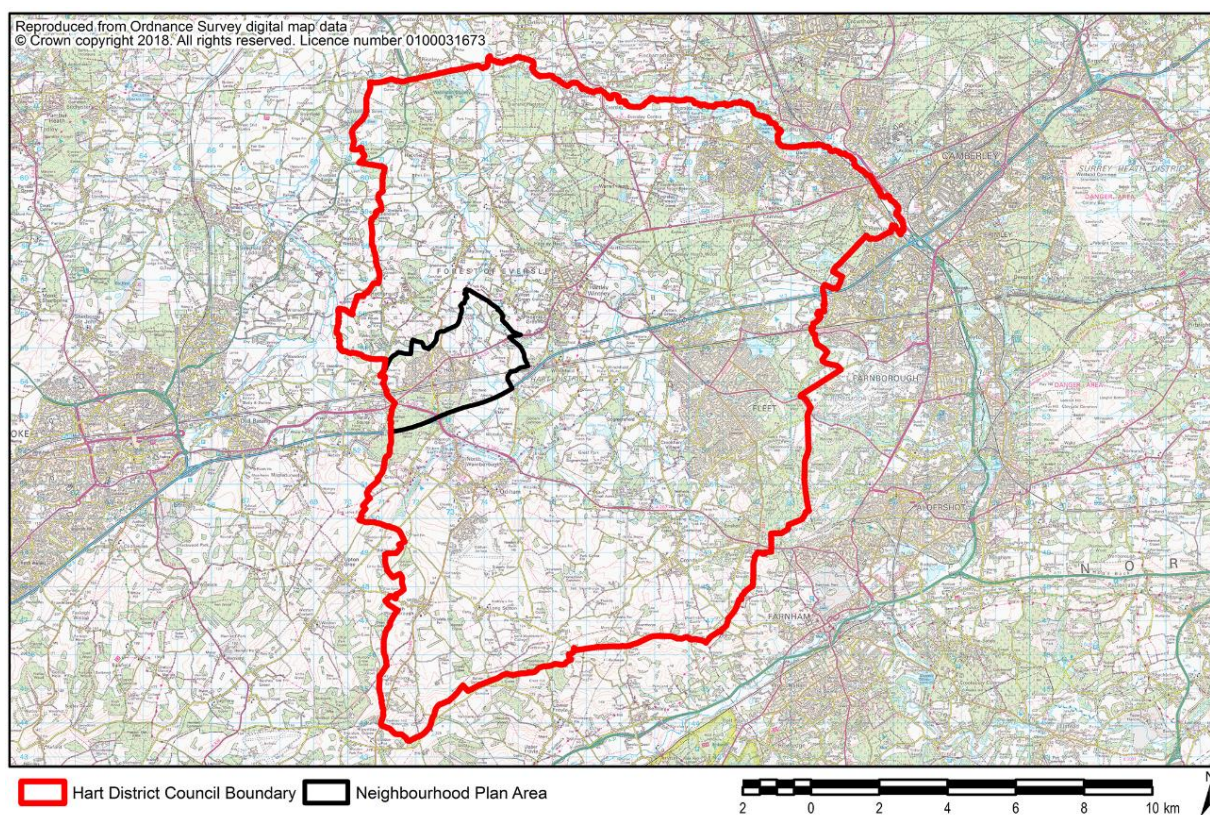
**John Orchard**  
**Hook Neighbourhood Plan Steering Group Chairman**

# 1. INTRODUCTION

## About Hook

1.1 Hook is a village and civil parish within Hart District in north Hampshire as indicated on Fig 1.1.1. The village is bounded on the east side by the picturesque valley of the River Whitewater, and to the south by two areas of common land, Hook Common and Bartley Heath. To the north and west, farmland and woods form gaps to the small settlements of Newnham and Rotherwick, each of which sit in separate parishes. Hook is situated 6 miles east of Basingstoke on the A30, just north of Junction 5 of the M3 motorway. London is just over 40 miles away.

**Figure 1.1.1 – The Location of Hook within Hart District**



1.2 There is archaeological evidence of settlement, in the area that eventually became Hook, as far back as Roman times. From the medieval period through to early modern times the route through Hook connecting London to the southwest became increasingly important. The few farms and houses which already existed were joined by inns and stage coach stops in the 18th century, one of which (the White Hart) became an important factor in the creation of a settlement focused around the junction of the London-Exeter stage coach route (the A30) and a local route running north - south (Station Road/Elms Road). Although the railway line through Hook was constructed in the 1830s, it was another 50 years before Hook railway station was built. This led to a more rapid increase in population and resulting levels of development.

1.3 Today Hook is a large village, with a population of 7,770 in 2011 and having over 8000 residents in 2018. It is an extremely popular place to live and work. The railway provides direct links to

London Waterloo, Basingstoke and Southampton and many residents commute to these larger towns to work.

- 1.4 There is a significant business community in the town, with the large Bartley Wood Business Park, home to Virgin Media Business and Serco amongst others, situated approximately 1 km from the town centre. Recently, a number of new large-scale housing developments have further significantly enlarged the urban area, population and demand for services and amenities. Plans already approved for further housing will ensure that the expansion of the village continues well into the 2020s.
- 1.5 The centre of Hook has emerged on a piecemeal basis over a long period and as a result is a mix of retail, services and homes, covering a broad range from listed coaching inn to a modern Tesco supermarket. There have been ongoing discussions about the need to redevelop and regenerate the Village Centre, which has struggled against competition with other local centres to attract the range of businesses that might have been expected in a settlement of the size that Hook has become.
- 1.6 Hook village is characterised by relatively low-density residential developments, punctuated with green spaces, with open frontages and inter-connecting footpaths. No house in Hook village is more than a few minutes' walk from the Village Centre or from the open countryside. Hook has a strong sense of community with a wide range of well attended sports and leisure activities that cater for all age groups and abilities; many of which are located within two large, fairly new community buildings; the Elizabeth Hall and the Community Centre.
- 1.7 To the south of Hook, Bartley Heath is an area of wet heathland designated as a Site of Special Scientific Interest. It is particularly remarkable for the presence of the rare Marsh Gentian. Both Bartley Heath and Hook Common are easily accessible by use of Public Rights of Way from the built-up area and are great places to enjoy wildlife. The countryside throughout the parish is crossed by a rich network of footpaths and bridleways that are well-used by the residents. The majority of the area of Hook Parish lies within the 5km zone of influence of the Thames Basin Heathland Special Protection Area (TBHSPA).

## 2. THE HOOK NEIGHBOURHOOD PLAN

A neighbourhood plan is a community-led plan that can guide future development, regeneration and the conservation of an area.

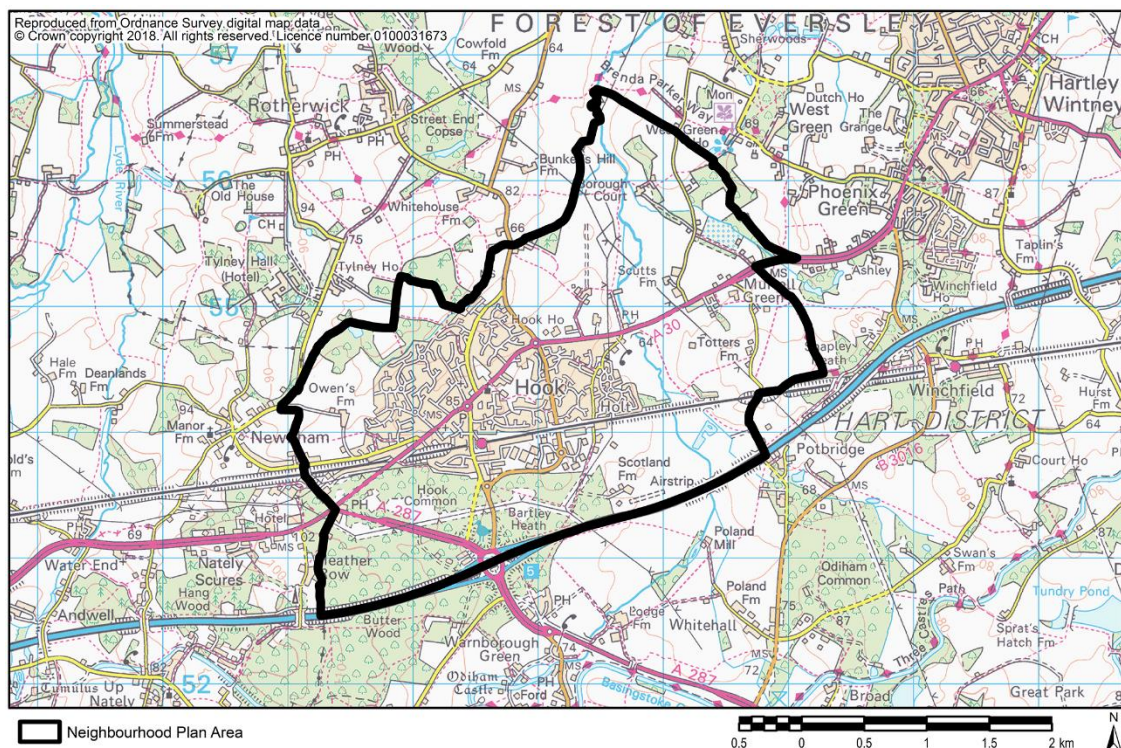
1. It is about the use and development of land.
2. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities.
3. It may allocate sites for specific kinds of development.
4. It may deal with a wide range of issues or it may focus on just one or two, given that many are covered by the Hart Local Plan.

A neighbourhood plan is part of the statutory development plan for the area, if successful at referendum. This statutory status gives neighbourhood plans far more weight than some other local documents, such as parish plans, community plans and village design statements and will be used in the determination of planning applications.

A neighbourhood plan must meet certain 'basic conditions'. These include compatibility with European Union obligations, contribution to the achievement of sustainable development, having appropriate regard to national policy and being in general conformity with existing strategic local planning policy. It should not promote less development than that identified in the Hart Local Plan, but it can allow for greater growth levels.

- 2.1 The Hook Neighbourhood Plan (HNP) has been prepared by Hook Parish Council which is a qualifying body as defined by the Localism Act 2011. The whole of Hook Parish as shown on Fig 2.1.1 was designated as the Neighbourhood Plan Area on 2 October 2014. In accordance with requirements Hart District Council, as the Local Planning Authority, publicised the application for Hook Parish Neighbourhood Plan Area and approved the application.

**Figure 2.1.1 – Hook Parish Boundary**



- 2.2 The aims are to influence, as far as possible, any future changes to both the built environment and land uses within the Parish of Hook in a manner that retains the existing strong sense of community and is generally supported by the residents.
- 2.3 The plan encourages the regeneration of Hook Village Centre to ensure that it becomes safer and more enjoyable for pedestrians, whilst providing the widest possible range of services and facilities. It also includes policies that aim to enhance biodiversity, encourage good design, protects important local heritage assets and community facilities, and supports small and medium sized businesses.

### **3. HOW DOES THIS PLAN CONTRIBUTE TO SUSTAINABLE DEVELOPMENT AND THE PROTECTION OF INTERNATIONALLY IMPORTANT HABITATS / SPECIES?**

- 3.1 This plan has been assessed throughout its preparation on how it contributes to sustainable development. This is partly recorded through a document called the Strategic Environmental Assessment (SEA), published separately. Each of the policies has been assessed against a set of environmentally based criteria and any suggested improvements have been incorporated into this plan. The SEA was published for comment alongside the pre-submission plan. Some of the key findings include:
- The HNP is likely to lead to significant positive effects in relation to matters connected with the population's, community, health and wellbeing. These are based upon the NDPs focus on encouraging regeneration of the village centre
  - There is a strong focus on protecting and maintaining access to community facilities as well as safeguarding natural assets, protecting biodiversity and having positive effects on the historic environment.
- 3.2 The economic and social aspects of sustainable development are supported by a range of objectives and policies, in particular those relating to the village centre which provides a long term strategy to help improve the environment for pedestrians and shoppers as well as provide a more attractive destination for businesses. The plan also sets a range of criteria against which the loss of small local business premises would be assessed, it protects key community and heritage assets and requires that community needs are considered through the development of any large windfall sites. This assessment is set out in the Basic Conditions Statement that accompanies this plan.
- 3.3 A Habitats Regulations Assessment assesses the potential for any significant impacts resulting from policies in the Neighbourhood Plan on sites of International Nature Conservation Importance. This assessment concluded that the proposed Neighbourhood Plan is not likely to have a significant effect on European designations. This is supported by the response from Natural England. Natural England advised that if sites were to be allocated in the Plan then a further Habitat Regulation Screening will be required once these sites are identified. No sites have been allocated in the HNP.

### **4. PLANNING POLICY CONTEXT**

- 4.1 Many plans and policies influence or sit alongside the HNP. The key ones are:



## **The National Planning Policy Framework (NPPF) 2018 (updated 2019) and associated Practice Guide (NPPG)**

4.2 The NPPF is an important guide in the preparation of local plans and neighbourhood plans. A neighbourhood plan must demonstrate that it is consistent with the policies contained within the NPPF. Its associated Practice Guide also provides guidance to help understand how to apply the policies contained in the Framework. The following paragraphs and sections of the NPPF are especially relevant to the HNP:

1. Ensuring the vitality of town centres (Para 85)
2. Promoting healthy and safe communities (Para 91 & 92)
3. Building a strong, competitive economy (paragraph 80 & 81);
4. Protecting local open and green spaces (paragraph 97);
5. Achieving well-designed places (Chapter 12)
6. Achieving provision for all to be able to travel by sustainable modes (para 110)
7. Conserving and enhancing the natural environment and biodiversity (paragraph 170 & 174);
8. Conserving and enhancing the historic environment (paragraph 184 & 185);

**Hart District Local Plan and First Alterations (1996 - 2006): Saved Policies** – The current adopted plan for the District. It is likely to be superseded in part by the new Local Plan during 2019.

**Hart Proposed Submission Local Plan 2016 – 2032:** The Local Plan was submitted for examination by the District Council in June 2018 and includes strategic policies and a number of allocations as well as development management policies. The National Planning Practice Guidance advises that a neighbourhood plan must be in general conformity with the strategic policies of the development plan in force, if it is to meet basic conditions. Therefore, as it is likely that the new Local Plan will be in place shortly, the HNP has been significantly influenced by the policies and evidence supporting it.

**Affordable Housing informal Development Guidance (2018)** – The aim is to ensure that developers and landowners are aware of the affordable housing requirements for new development at the earliest stage. In Hook, affordable housing can be sought on sites of 10 or more dwellings, or where the site has an area of 0.5 hectares or more.

**Hart Biodiversity Action Plan (2012 updated 2018).** This action plan aims to conserve and enhance current resources and identify areas for biodiversity improvement. The **Hook Biodiversity Action Plan** is provided as evidence to this Plan and looks more specifically at the biodiversity of the Parish and identifies a number of key habitats and actions to protect and enhance them.

**Thames Basin Heaths Interim Avoidance Strategy (2010)** sets out the requirements for developments proposing net additional dwellings within 5km of the Special Protection Area (SPA) to avoid impacts through the use of Suitable Alternative Natural Greenspaces (SANG).

**Hook Parish Plan and Design Statement** was published in 2007. It describes the distinctive characteristics of the village and key facilities.

**Hampshire Minerals and Waste Plan 2013.** This Plan contains planning policy for minerals and waste development in Hampshire and is part of the Development Plan for the local area.

## 5. HOW THE COMMUNITY HAS SHAPED THIS PLAN

5.1 Community involvement has been at the heart of the Neighbourhood Plan. We have collected residents', employers' and employees' views and requirements, and translated them into policies. We have kept the Community updated throughout the process, through the use of the website, meetings and leaflets.

5.2 Examples of methods of engagement to date:

- Monthly Steering Group meetings open to all residents and minutes published on website
- Residents' surveys
- Employees' and employers' survey and visits
- Presentations on the Neighbourhood Plan – these took place in the Community Centre and included a range of displays detailing the content and progress made
- Dedicated website and e-mail address - contains updates and access to supporting documentation and evidence gathered
- Hook Focus – a monthly magazine which is distributed by hand to the very large number of households in Hook that subscribe and available to purchase at local stores
- As part of the consultations on the Hart Local Plan – HNP Steering Group members were on hand to answer questions on any impacts on the Neighbourhood Plan
- Annual Village Meeting - updates on the plan by way of displays and formal presentations
- Community Screen update in the Hook Café window
- Key stakeholder meetings including Hart DC and the neighbouring Parishes
- Posters around the village and leaflet distribution containing information on consultations and presentations
- A full public Consultation in January 2018 which informed the preparation of a pre-submission draft.
- Regulation 14 consultation on the HNP ran between 8<sup>th</sup> November and 20<sup>th</sup> December 2018. A summary of the key issues and how the plan reflects the comments is contained in the accompanying Consultation Statement.

5.3 The following official meetings have taken place to date:

7 May 2014	Hook Parish Council agree to commence work on a Neighbourhood Plan
3 June 2014	Inaugural meeting of Hook Neighbourhood Plan Steering Group
2 Oct 2014	Hart District approve Hook Parish to be the Qualifying Body for the preparation of the Hook Neighbourhood Plan
Jan – May 2015	Residents, Employers, Employees surveyed

27 May 2015	Annual Village meeting update sharing survey results and initial vision and objectives
18 May 2016	Update on plan at Annual Village Meeting
24 May 2017	Update on plan at Annual Village Meeting
May 2017	Call for Sites issued by Hook Neighbourhood Plan Steering Group in local press
18-20 Jan 2018	Residents' consultation
23 May 2018	Update on plan at Annual Village meeting

- 5.4 The **key messages** from the community have been concern and opposition to the volume of development that has taken place and is still to come, and a wish from people to be involved in and be kept informed of the progress of the Neighbourhood Plan. With this in mind, the following more detailed set of opportunities and challenges have been identified.

<b>The key opportunities identified during the consultations and discussions are:</b>
<p>To support the regeneration of the centre of Hook and provide new retail, entertainment and business premises.</p> <p>Protection of greenspaces and heritage.</p> <p>Enhancement of foot and cycle network.</p> <p>Protection of the gap between Hook and Newnham.</p> <p>To enable the provision of a wider range of home types and living settings to suit the range of needs across the spectrum of Hook residents.</p> <p>To play a part in providing affordable housing for those who require it.</p> <p>To retain businesses in the area and provide smaller units.</p> <p>When Hart District Council introduce the Community Infrastructure Levy, Hook Parish Council will receive 25% of the funds raised from developments in the Parish to spend on local infrastructure.</p>
<b>The key challenges identified during the consultations and discussions are:</b>
<p>Given the rapid rate of change there is a need to successfully integrate new developments into the community through good pedestrian and cycle connectivity and the promotion of community activities and assets.</p> <p>To retain Hook's social cohesion and community spirit, to maintain the village feel which is highly valued by its residents.</p>

To increase the range of retail offering in the village centre including an increase in restaurants and other evening social and community opportunities, commensurate with similar local settlements.

To retain the essential character and sense of place that is Hook.

To influence the design and layout of new developments to maintain the character of Hook, especially its plentiful greens and open spaces, and easy access to the centre and surrounding countryside.

- 5.5 From this, the Vision and Objectives that steer the content and focus of the Neighbourhood Plan were developed.

## 6. OUR VISION FOR HOOK IS THAT IN 2032....

The village centre is the focus for activities and services; it has been revitalised and redeveloped to serve the growing needs and expectations of the community.

The local facilities, leisure opportunities, services and transport infrastructure in the village have been improved and augmented in order to successfully absorb the additional needs stemming from the housing built in this Parish.

The village is a popular place to live with an attractive mix of property type set within a patchwork of greens and open spaces. Opportunities are taken to protect and enhance biodiversity.

Residents in every part of the village have safe and convenient access into the village centre and beyond to the surrounding countryside by foot or bicycle.

Its social cohesion and community spirit remain vibrant, and there are opportunities for residents of all ages to lead a happy and fulfilling life.

It remains distinct and separate from other settlements, with its own identity and character. Employment opportunities have been broadened with the introduction of new employment opportunities and the retention of established companies.

- 6.1 The Vision and the feedback from the community were incorporated into a set of objectives for the HNP. These state what the Plan is aiming to achieve through its overall strategy and policies. Not all can be achieved through planning alone (and some are covered by the Hart Local Plan) and therefore at the back of this plan is a list of community aspirations and projects that may take place alongside this plan.

### Neighbourhood Plan Objectives

#### Hook Village Centre

- Provide an attractive and enjoyable environment which is safe and accessible for all.
- Create a Village Square that becomes a destination and focal point for the community.
- Enhance the retail and services offer in the village centre.

- Support developments that provide active ground floor uses.
- Provide parking with easy access to and from the village centre.

### **Environment and Landscape**

- Designate Local Green Space where this will preserve the character and sense of place of the Parish, be of recreational or historic value; or support wildlife and the environment.
- Protect local areas of open space, which are not suitable for formal designation, but which are important to the community and are to be protected from inappropriate development.
- Seek new areas of multi-functional green space as part of future developments particularly where they will provide new, or consolidate, connections between existing areas.
- Safeguard key views.
- Create, protect and restore flora, wildlife habitats and biodiversity across all parts of the Parish, from back gardens to the woodland, meadows, grass and heathlands.
- Maintain, enhance and expand the areas of Suitable Alternative Natural Greenspace (SANGs), including Bassetts Mead Country Park, in order to mitigate the impacts on the Thames Basin Heaths SPA.
- Protect natural water sources, including the River Whitewater, from pollution.
- Maintain a gap to ensure a sense of separation between Hook and Newnham.
- Balance the need for security with unnecessary light pollution and wasted energy particularly on the edge of the village and in proximity to the heaths.

### **Transport and Infrastructure**

- Safeguard existing and provide new convenient, enjoyable and safe routes for both pedestrians and cyclists, from all parts of Hook to the centre, the countryside and to neighbouring communities.
- Provide adequate, convenient parking in key locations to meet the needs of residents, shoppers, school attendees, workers, commuters and other visitors, in particular within Hook Village Centre and at all community and commercial centres.
- Ensure all new development is provided with sufficient parking spaces for the likely number of residents and visitors.
- Ensure that all new developments are fully integrated with the existing community in regard to proximity, character and provision of safe and convenient access by sustainable modes of travel to all parts of the Village and its facilities.
- Ensure that major new development has good direct linkages to the A30 or B3349 main roads to avoid any additional volumes of traffic on existing residential roads or narrow lanes with the associated safety issues and increased pollution.

### **Development, Design and Heritage**

- Protect the good quality and distinctive features of Hook's built environment and especially those buildings that are identified in this Plan as having heritage value.
- Ensure all new development is of high quality design, creates a sense of place and identity, is in keeping with its surroundings and supports inclusivity and cohesion.
- Encourage new development to incorporate sustainable design features and building materials such as energy and water efficiency measures, renewable energy schemes.
- Provide an appropriate mix of housing which meets the needs of the community, in particular good quality smaller homes for the young and the increasingly ageing population allowing them the opportunity to downsize.
- Encourage the development of suitable brownfield sites before greenfield, through their identification in the HNP.

### **Education, wellbeing, sport and leisure**

- Ensure new developments provide or contribute financially to local sports, leisure, cultural and community facilities.
- Maintain the existing infant and junior schools on a single site for at least the period of this Plan.
- Support the provision of further facilities suitable for pre-schoolers.
- Enable more people to participate in sport throughout the year by providing a wider range of indoor mixed-use sports facilities or all-weather pitches plus appropriate supporting infrastructure such as changing rooms.
- Retain or increase levels of sports, recreation and community facilities.

### **Business and Economy**

- Maintain and improve Hook's role as an employment centre, a driver for local economic development and incubator for SMEs and new enterprises.
- Manage any changes in use of employment land so as to deliver the best overall result for the community, taking into account amenity value of site, adequacy of the infrastructure and the built form that is proposed.

## NEIGHBOURHOOD PLAN POLICIES

### HOOK SPATIAL POLICY

#### **HK1: Spatial Policy**

Over the Neighbourhood Plan period the focus for new growth will be within the existing settlement boundary of Hook Village as defined on Figure 8.13.1 of the Plan.

Development proposals will be supported, where they maintain the distinctive character of Hook, and are supported by sufficient infrastructure, services and facilities.

- 6.2 This policy directs future growth in the Parish to the village of Hook. The principle of development inside the settlement boundary is accepted, provided proposals can demonstrate that they accord with all other relevant planning policies. The policy also encapsulates the key objectives of the Neighbourhood Plan in relation to the village centre.

## 7. HOOK VILLAGE CENTRE

### OBJECTIVES

- Provide an attractive and enjoyable environment in the village centre which is safe and accessible for all.
- Create a Village Square that becomes a destination and focal point for the community.
- Support existing businesses in the village centre and ensure their needs are addressed.
- Enhance the retail and services offer in the village centre.
- Support developments that provide active ground floor uses.
- Provide parking with easy access to and from the village centre.

7.1 The central area of Hook Village is seen as a focus for the community, but one which lacks vitality and, in some parts, looks decidedly dated and dilapidated. The community wants to see a thriving and reinvigorated centre focused to the south of the junction of the A30 and Station Road to provide a more pedestrian friendly environment whilst maintaining the strategic traffic route along the A30.

**Figure 7.1.1 - Summary of the main issues affecting the village centre (taken from the Hook Village Centre Concept Masterplan)**





- 7.2 Hook Village Centre contains office, retail and food/beverage premises, many of which also provide residential space above. This mix is attractive and something that the community wants to continue. However, a range of issues have been identified as illustrated above and the centre needs to serve the growing needs and expectations of the community.
- 7.3 In addition there are also several competing local centres: smaller nearby ones such as Hartley Wintney and Odiham, and larger but more distant ones such as Basingstoke, Fleet, Farnham and Reading. Hook has a relatively prosperous demographic and therefore there appears to be opportunities for additional, successful enterprises if the right combination of premises and ambiance can be created.
- 7.4 The community believes that there is scope for regeneration of parts of the Village Centre that would provide multiple benefits to both the commercial operators and increase the footfall in this area. Hook Village Centre is constrained and the nature of the A30 as a heavily trafficked 'A' road poses issues as any new layout which improves the public realm would also have to maintain a reasonable flow of the more strategic traffic. But it also offers several opportunities for appropriate re-development especially along Station Road where measures can be implemented to deter through traffic. This Plan seeks to set a strategy and framework through the provision of a Masterplan that will optimise, coordinate and regulate the various re-development plans that may come forward and link them to the projects that the community and the Parish aim to promote, either directly or through partnership with other parties (such as the District and County Councils and/or with developers who appreciate the opportunities of comprehensive regeneration).
- 7.5 The following policies, therefore, seek to guide the development and redevelopment of Hook Village Centre and areas that immediately surround it in accordance with the Hook Village Centre Masterplan. This Masterplan has been prepared as the Village Centre is made up of a large number of land parcels and properties having different tenures and ownerships. It must, therefore, be recognised that developments will take place at different times and according to the needs and requirements of different circumstances. With these issues in mind the HNP Steering Group has worked with AECOM, residents and businesses to produce a Masterplan that guides, co-ordinates and influences the longer-term evolution of the village centre. The Masterplan provides an urban design audit, identifies development opportunities and sets out a plan for the centre, including a new village square. It also included a review of the centre boundary which resulted in a small extension to the south to include land around the station. This additional area is important to the functionality of the village centre due to the area of parking, ties with the station and its gateway position as shown in the masterplan.
- 7.6 The Hart Local Plan contains several policies relevant to development in the centre. [Hart Local Plan Policy ED4 \(Town, District and Local Centres\)](#) classifies Hook as a District Centre. These are centres that provide a focal point for services and facilities that serve the immediate communities and surrounding populations. [Local Plan Policy ED6 \(District and Local Centres\)](#) states that proposals will be supported where they are appropriate to its role as a District Centre, maintain or enhance the centre's vitality or viability; is a main town centre use and one which retains an active frontage; and, has no unacceptable impact on local amenity and the historic environment.
- 7.7 Development for town centre type uses, such as shops, with a net floorspace exceeding 1,000sqm in edge or out of centre locations should not have a significant adverse impact on the existing village centre in accordance with [Hart Local Plan Policy ED4](#). Hook should have a single retail centre to ensure its viability, however, it should be noted that permission has been given for a Sainsbury's supermarket to the northeast of the junction of the A30 and the B3349. This

development has not yet commenced but is expected to go ahead following commencement of the North East Hook residential development. The permission has specific conditions that limit the types of retailing and services that can be provided at this site, so as to limit competition with the retail offering in the Village Centre.

- 7.8 It is noted that the Hook Veterinary Centre in Bell Meadow Road wishes to relocate to a larger site to enable expansion of the range of animal welfare services provided. This relocation is fully supported if a suitable sized site with adequate access and sufficient parking can be located in proximity to the settlement area. This would have the added benefit that pets can be taken there by modes other than by use of a car. This would then allow a comprehensive re-development of the existing site in accordance with the objectives of the Masterplan for the village centre.
- 7.9 Key to the success of the Village Square is the need for it to be designed to be capable of accommodating a range of uses throughout the year centred on well designed and attractive parking which can be temporarily suspended to enable other activities to take place.

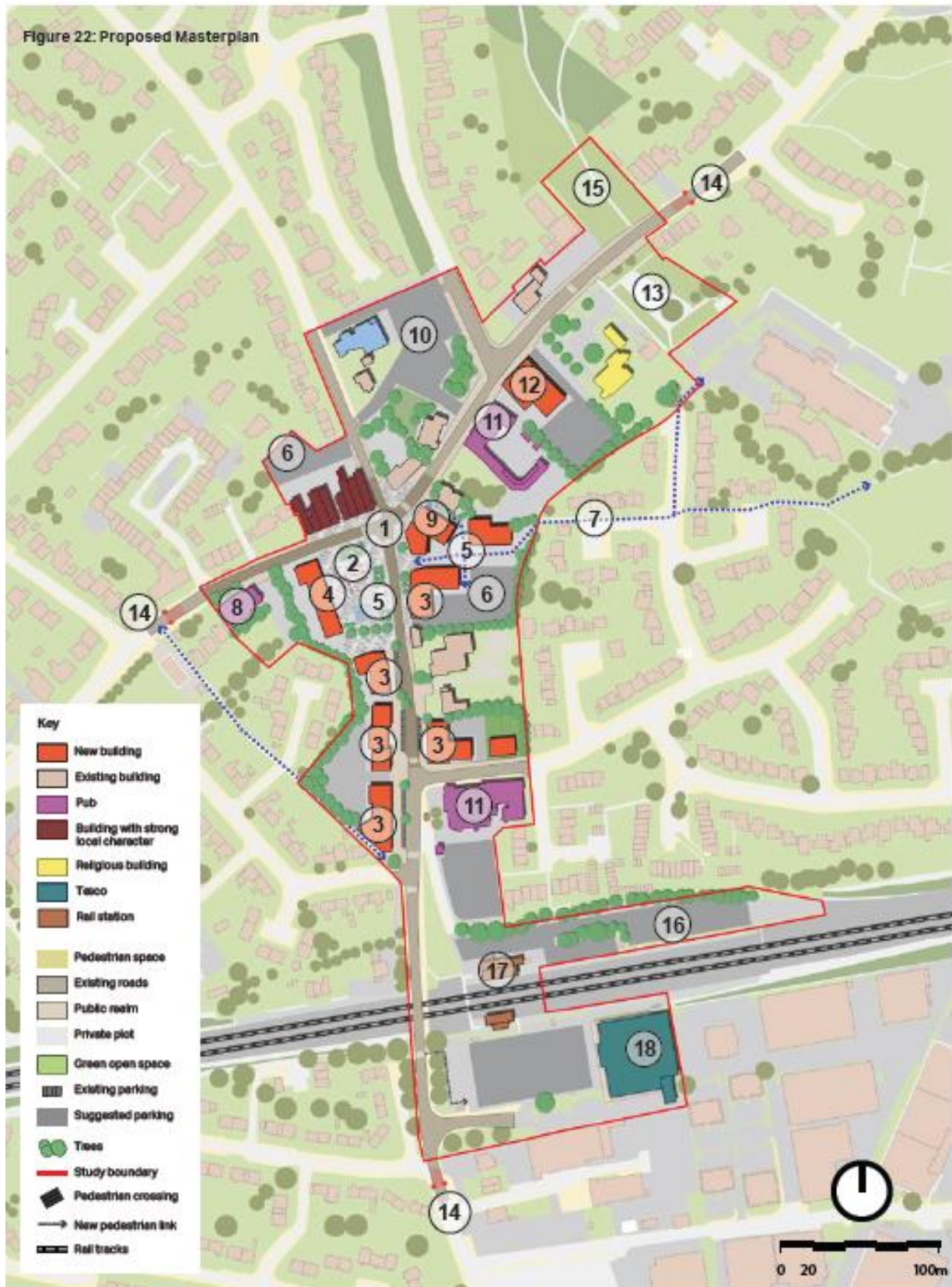
### **HK2: Development in Hook Village Centre**

Development within the masterplan area shown on Figure 7.9.1 should make a positive contribution to the character and appearance of the village centre and maintain or increase overall public/visitor car parking space. The development of new and varied shops within the masterplan area will be supported. Development should not result in the overall loss of Use Class A floorspace and should not impede the delivery of the new Village Square.

### **HK3: The Village Square Design Principles**

The development of a high quality Village Square as a focus for the village centre in the general location shown on Figure 7.9.1 will be supported. The Village Square should be designed to accommodate a range of activities throughout the year.

Figure 7.9.1 - Extract from the Masterplan for Hook Village Centre



## Key elements:

1. Retain road alignment in principle, but use changes in form of traffic control and surface materials and regulate allowed vehicle speed to create a more pedestrian friendly space.
2. Create a village square which becomes a destination, a focal point for community events and potential market place.
3. Propose new or improved buildings on Station Road within the centre boundary with retail or other commerce on ground level and residential units above with private parking at rear.
4. Active façades at the ground level.
5. Create pedestrian space with safe and pleasant through pedestrian routes.
6. Provide ample parking spaces with easy access from/to the village centre.
7. Improved pedestrian link to Hartletts Park, Hook Junior & Infants School and Hook Community Centre.
8. Potential to make the Old White Hart a community asset and provide additional parking for the village centre.
9. Propose landmark buildings which make a significant contribution to townscape and built environment, with commerce on the ground floor and residential units above.
10. Existing parking space reconfigured for more efficient use and extended in order to be more accessible from the village centre.
11. Existing Public Houses are important public assets which should be treated as integral parts of village life.
12. Proposed Potential for new food store with parking to the rear and frontage access from London Road.
13. Hook Village Garden is integrated into the village centre as a quiet garden space.
14. Gateways at all three vehicle entry points to the village centre with signage to restrict driving speed to 20 mph to improve pedestrian environment in village centre whilst maintaining a flow of through traffic.
15. Part of existing Wellworth Park included within the village centre and reconfigured to create a civic open space.
16. Potential for parking to be decked to increase capacity and provide resource for the village centre.
17. Railway station is a key asset and should be included as part of the village centre.
18. The food supermarket, Tesco, provides significant retail service to both residents of Hook and surrounding area and should be included within the village centre boundary. Every effort should be made to direct customers of this large food store into the main part of the village

7.10 The full Masterplan is available to view on the Hook Neighbourhood Plan website.

## 8. ENVIRONMENT AND LANDSCAPE

### OBJECTIVES

- Designate Local Green Space where this will preserve the character and sense of place of the Parish, be of recreational or historic value; or support wildlife and the environment.
- Protect local areas of open space, which are not suitable for formal designation, but which are important to the community and are to be protected from inappropriate development.
- Seek new areas of multi-functional green space as part of future developments particularly where they will provide new, or consolidate, connections between existing areas.
- Safeguard key views.
- Create, protect and restore flora, wildlife habitats and biodiversity across all parts of the Parish, from back gardens to the woodland, meadows, grass, heathlands and rivers.
- Maintain, enhance and expand the areas of Sites of Alternative Natural Greenspace, including Bassetts Mead Country Park, in order to mitigate the impacts on the Thames Basin Heaths SPA.
- Protect natural water sources and water courses, including the River Whitewater, from pollution.
- Encourage the development of suitable brownfield sites before greenfield, through their identification in the HNP.
- Maintain a gap to ensure a sense of separation between Hook and Newnham.
- Balance the need for security with unnecessary light pollution and wasted energy particularly on the edge of the village and in proximity to the heaths.

8.1 Hook residents want to see sustainable development delivered in the Parish. Supporting the biodiversity of the Parish is one key strand of ensuring that development is sustainable. Hook contains a diverse selection of habitats across both dry and wet areas in which flora and fauna thrive. These habitats should be protected from the negative effects of development. The areas in and around Hook having nature conservation designations are shown on Fig 8.1.1.

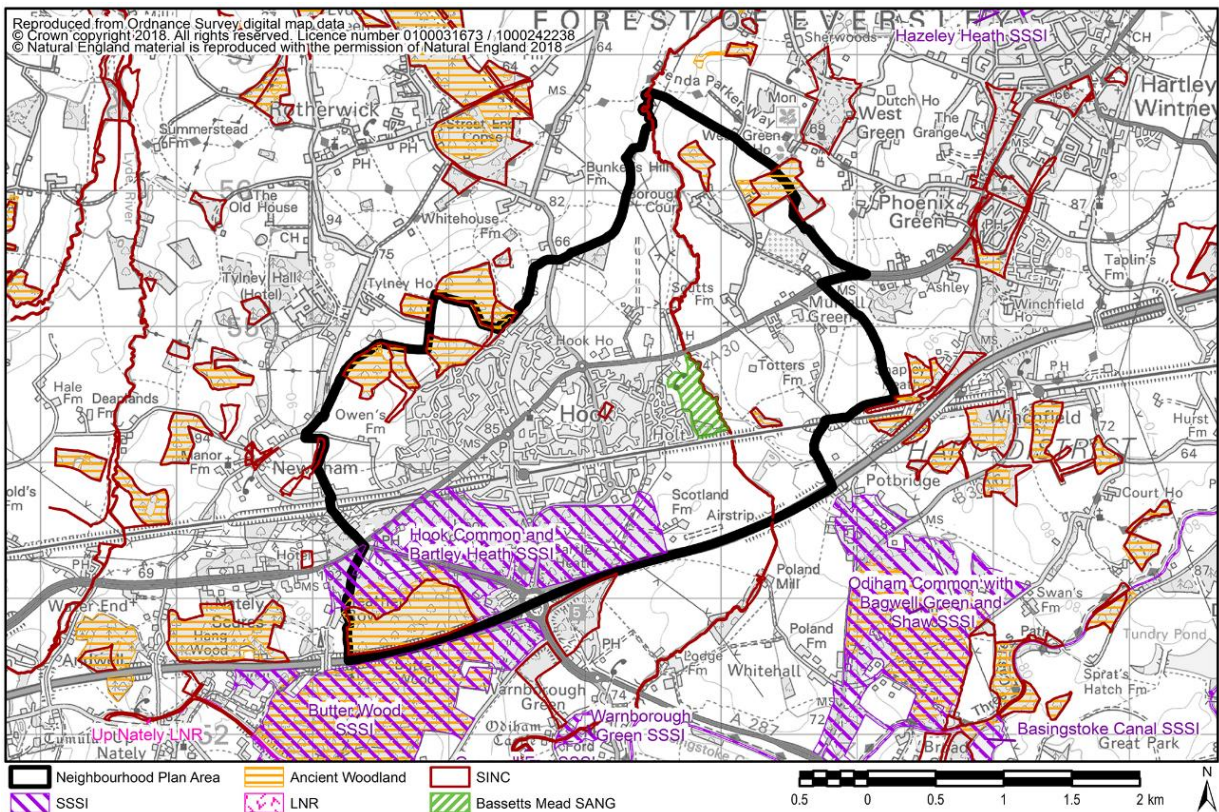


8.2 Like much of the country, after the Second World War changes in farming practices saw the intensification of agriculture and a loss of traditional management techniques. Coppicing

ceased, fields were fertilised and sprayed, and cattle were grazed on highly productive sown grasslands.

- 8.3 Since the 1960's the biodiversity of Hook Parish has been under increasing pressure from development including the M3 and several major residential and employment developments. Lack of heath and woodland management, increasing recreational pressures and climate change together with development are now the greatest threats.

**Figure 8.1.1 – Nature Conservation Designations**



- 8.4 Development outside of Hook Village will be controlled through **Hart Local Plan Policy NBE1 (Development in the Countryside)** which restricts development to only that which has a good reason to be in the countryside, or where the benefit to the countryside are greatly outweighed by the harm. In addition, **Policy NBE2 (Landscape)** of the Local Plan seeks to ensure that the special characteristics of the landscape are respected and where possible enhanced. These policies are therefore not replicated in the Hook Neighbourhood Plan as the issues are already sufficiently covered.

### Thames Basin Heaths

- 8.5 The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. It is protected due to the existence of a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance.

- 8.6 **Hart Local Plan Policy NBE3 (Thames Basin Heaths Special Protection Area)** sets out the approach to the protection of the TBHSPA and includes measures such as:
- Directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures;
  - The establishment of a 400 metre buffer zone around the TBHSPA within which no net new housing development will be supported;
  - The provision of mitigation through Suitable Alternative Natural Greenspace - SANG (SANGs are semi-natural public open spaces that mitigate the impact of new homes by providing land that can be used for recreation, as an alternative to visiting the TBHSPA);
  - Contributions towards Strategic Access Management and Monitoring (SAMM) measures.
- 8.7 Almost all of Hook lies within 5km (linear) of the TBHSPA where an increase in the number of dwellings is likely to lead to an increase in visits to the TBHSPA. Therefore, new development must secure or provide SANG and funding in accordance with **Policy NBE3**. It should be noted that developments that are covered by prior approval (such as some conversions of offices to residential) and permitted development rights must still be compliant with the Habitats Regulations and must also adhere to the principles set out the **Policy NBE3**. Hook Parish Council own and manage a SANG at Bassetts Mead, Holt Park.

## Biodiversity

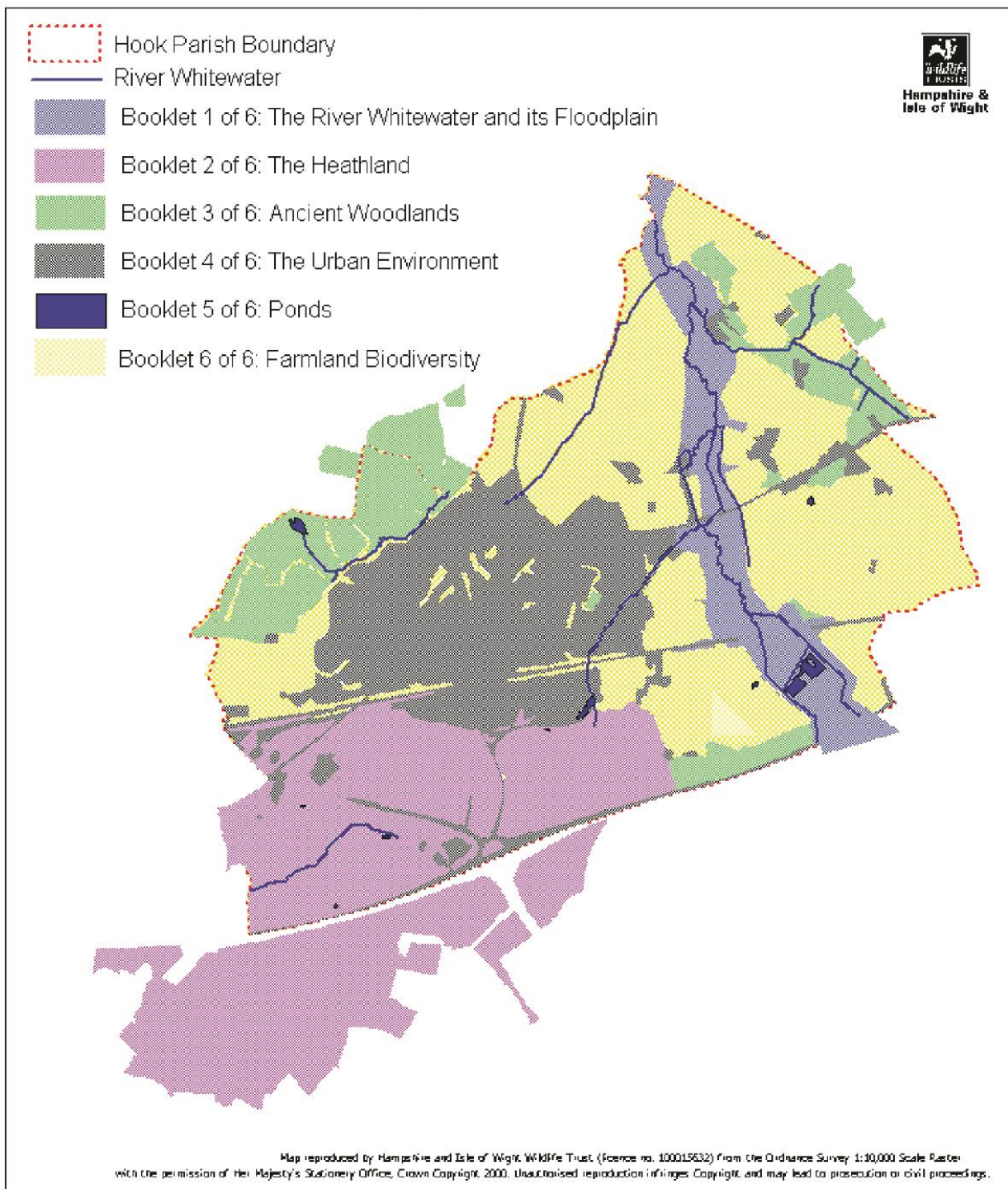
- 8.8 **Hart Local Plan Policy NBE4 (Biodiversity)** requires all development proposals to avoid negative impacts on existing biodiversity and where possible provide improvements. It sets out the differing levels of protection given to international, national and locally designated biodiversity sites. The Hook Parish Local Biodiversity Action Plan identifies 6 key habitats in the area and key issues in relation to each. These are listed on Fig. 8.8.1 and shown on Fig. 8.8.2. Where planning can help to protect or enhance these habitats, this is set out in policy HK4 below.

**Figure 8.8.1 - Hook Parish Local Biodiversity Action Plan Key Habitats**

Action Plan	Habitat	Key Issues
1	The River Whitewater and Floodplain	The east of Hook parish is very rural, with relatively small fields, divided by a network of hedges. Through the middle of this landscape flows the River Whitewater. Chalk rivers and their floodplains are high priority habitats. This area is an essential part of the functioning of the Loddon Catchment as a whole. The river is identified as a main water body and a Site of Importance to Nature Conservation (SINC). Natural England and the Environment Agency recognise a number of Sites of Special Scientific Interest (SSSI) along the length of the river. The river has been found to be 'over-abstracted'.
2	The Heathland	The Parish contains a complex of habitats designated as SSSI including Bartley Heath and Hook Common SSSI and Butter Wood SSSI.  Despite being quartered by the M3 and A287, the surviving fragments of common land in Hook Parish are nationally important for their wet heathland and ancient woodland habitats and the rare species they support. At one time they would have formed the southern edge of the Thames Basin Heaths, where

Action Plan	Habitat	Key Issues
		<p>the underlying soils change from those of acid sands to calcareous chalk. Lowland heathland is one of the most valuable, yet severely threatened wildlife habitats in Europe.</p> <p>The heathland adjoins the village and is therefore a significant asset to the community but also under considerable recreational pressure.</p>
3	The Ancient Woodland	<p>Woodlands and ancient trees are an integral part of the character of the Hampshire landscape, and the Parish of Hook is no exception. Of particular importance are the fragments of woodland to the north of Hook Parish which at one time would have formed part of an extensive woodland block. When considered together these woodlands have a rich diversity, consisting of predominantly neglected hazel coppice with oak standards and ash woodlands interspersed with wood grasslands. Small streams add to the biodiversity.</p>
4	The Urban Environment	<p>Over 20% of Hook Parish is urban. The increasing extent and density of development will have a major impact on biodiversity and natural resources. Gardens and parks cover a far greater area than if all sites designated for wildlife were combined. There is scope to make these areas hospitable to our native species.</p> <p>Parks and private gardens are the main day to day contact points with wildlife for most residents of Hook.</p>
5	The Ponds	<p>Ponds in and around Hook have long been known to support an exceptionally rich and diverse wildlife interest. In Hook Parish, ponds have been known to support the nationally rare and threatened wild flower, Starfruit and also the Great Crested Newt.</p> <p>Ten ponds have been mapped by the Hampshire Biodiversity Information Centre (HBIC). This does not account for all the ponds in the Parish and omits all garden ponds as well as those newly created which can be a huge resource for wildlife, particularly as ponds in the wider countryside have declined.</p>
6	The Farmland	<p>The valley sides, which are predominantly improved grassland and arable, interspersed with hedgerows, are an integral part of the Hook environment and are essential features for sustainable biodiversity of the River Whitewater, the Heathland and Hook Woods.</p> <p>The farmland, grasslands and hedgerows are the connection between these three important ecosystems, enabling mobile species to move seasonally, to avoid isolation and to feed and</p>





Action Plan	Habitat	Key Issues
		find a mate. Species such as buzzard, hare and bats need an extensive area to maintain a sustainable population.

**Figure 8.8.2 - Key habitats within Hook, taken from the Hook Biodiversity Action Plan**

#### HK4: Protecting and Enhancing the Biodiversity of Hook

Development adjoining the River Whitewater or other watercourses should contribute to the creation of a corridor of good quality habitat and should not harm water flow or water quality. Improvements to connectivity between woodland copses to the north of the village will be supported.

Development in the village should take into account the importance of existing gardens, open space and features that provide for ecological connectivity, such as hedgerows.

Development affecting ponds should retain existing wildlife buffer zones and connections to other habitats and the provision of more ponds is supported. Species rich and/or historic hedgerows and important trees should be protected and the provision of new native hedgerows and/or trees is supported.

### Landscape

- 8.9 Hook sits alongside the River Whitewater Valley within the Loddon Valley and Forest of Eversley West Landscape Character Area. This landscape area is broadly defined by the river valley to the east and undulating fields and woodland to the north and west. It lies to the north of the chalk Downs.



**Key Characteristics** (Adapted from the Loddon Valley and Forest of Eversley West Character Area description in the Hampshire County Integrated Character Assessment)

- Low lying gently undulating landscape.
- A poorly-draining landscape, dissected by a network of often wooded streams and minor tributaries. It contains a mosaic of habitats supporting a rich and varied biodiversity.
- Distant views of continuous plantation woodland on elevated sand and gravel plateaux in adjoining character areas to the north and west.
- Thick hedges often with banks and ditches and many ancient trees.
- A high density of public rights of way and permissive access network.
- A secluded intimate feel, and a sense the landscape has had a long history of small settlement and farms by the presence of timber framed and old brick small farm buildings in the surrounding areas.
- Early disafforestation of medieval deer parks in the 14th century, resulting in an assarted landscape in which woodland has become increasingly fragmented. Fields have been reorganised but generally retain their irregular pattern.
- High voltage power lines stride through the landscape.

## HK5 Landscape

Development proposals should respect and where possible enhance the small scale lowland mosaic landscape of the Neighbourhood Area and the key characteristics of the Loddon Valley and Forest of Eversley West Character Area.

## Maintaining the gap between Hook and Newnham

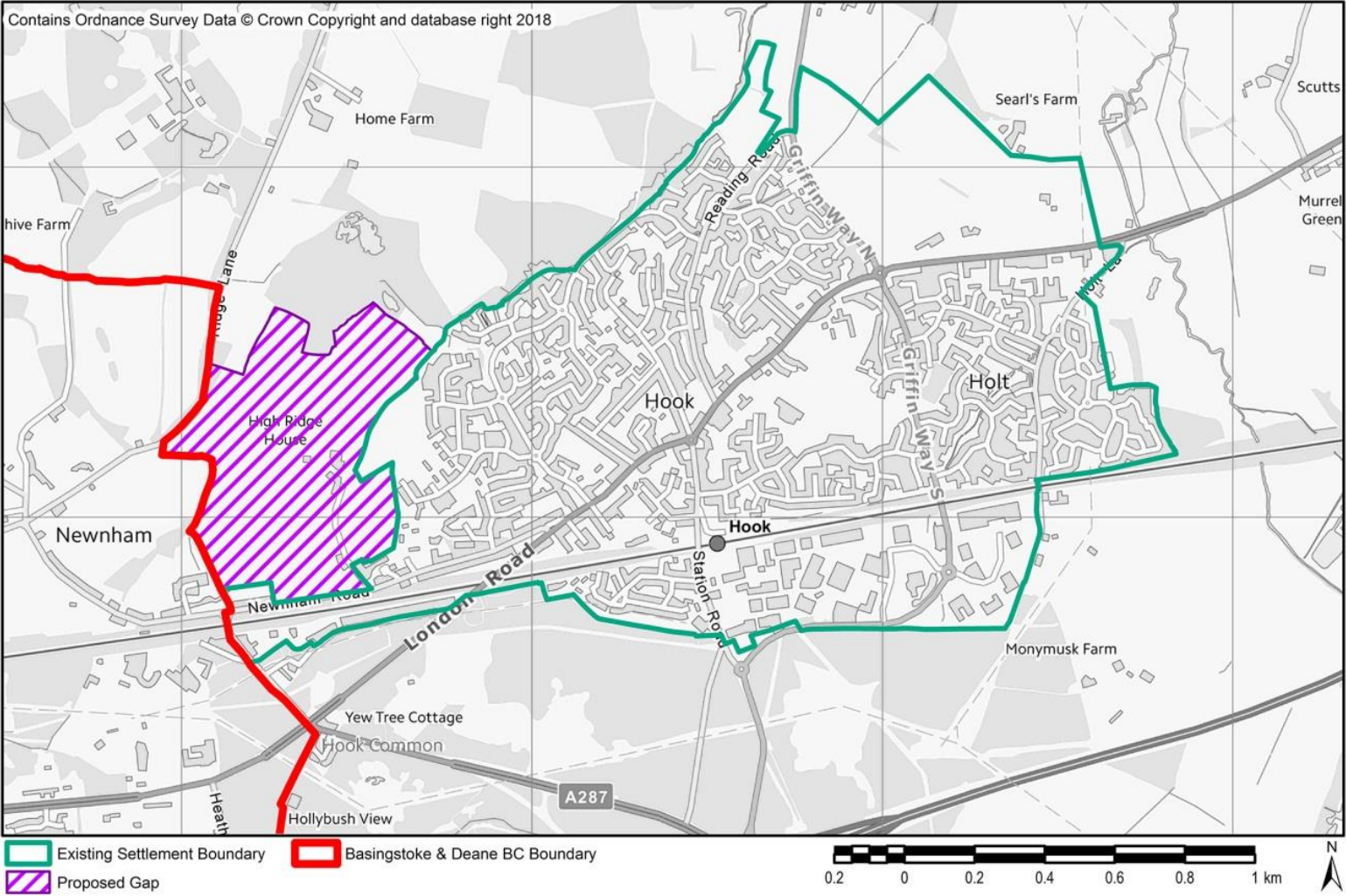
- 8.10 The countryside around Hook plays an important role in defining its character but to the west the village is relatively close to Newnham. ‘Gaps’ are planning policies used to prevent the physical and visual coalescence of settlements and maintain their separate identity. They also provide green open space which supports wildlife, provides corridors between urban areas and may contain public rights of way.
- 8.11 To support the designation of a gap on the narrow area of open land between Hook and Newnham, the evidence within the Hart Landscape Capacity Study 2016 has been used. This includes an assessment of the visual sensitivity of the landscape and consideration of the way people see it. It is based upon an assessment of:
- General visibility which considers the level of visibility (or inter-visibility) in an area, based on the nature of the landform and vegetation cover alongside key views and the contribution the area makes to the visual setting of an area. Areas containing wider panoramas across an area of countryside will be more sensitive.
  - Population which considers the number of people likely to perceive change in the landscape. The purpose of people being within an area is also considered, as the nature of the activity will have a bearing on how visually sensitive the landscape is (e.g. residential and recreational pursuits, such as walking, are considered to be more sensitive than transient views of people travelling through, or where there are views from a workplace).
  - Mitigation potential which considers the likelihood of a change being mitigated, without the mitigation measures themselves having an adverse effect (e.g. planting trees to screen a development in a large scale, open landscape could have as great an impact as the development itself).
- 8.12 The Hook to Newnham Gap falls within local character area HO-01 land west and north of Hook as identified in the Hart LCA Study 2016. It is described as being very scenic with picturesque qualities. There are panoramic views including views to the wider countryside. It is used by many people for walking / dog walking and there is limited opportunity for mitigation of development. The visual sensitivity of the area is recorded as being high. The gap covered by Policy HK6 and is defined on Fig 8.13.1, has been defined by a combination of site visits to identify the areas most important to preventing physical and visual coalescence and the use of identifiable boundaries on the ground to make it easy to implement.

## HK6: Hook to Newnham Gap

Development in the Hook to Newnham Gap, as identified on Fig 8.13.1 should not lead to the physical or visual coalescence of these villages, or damage their separate identity.

8.13 The need to protect gaps between Hook and Rotherwick and between Hook and Murrell Green/Phoenix Green have also been considered but are not designated as the risk of coalescence is currently small. Hook and these communities are separated respectively by fairly large swathes of open countryside including woodland and River Whitewater and its associated floodplain. In addition, much of the land is not within Hook Parish.

Figure 8.13.1 – Hook to Newnham Gap



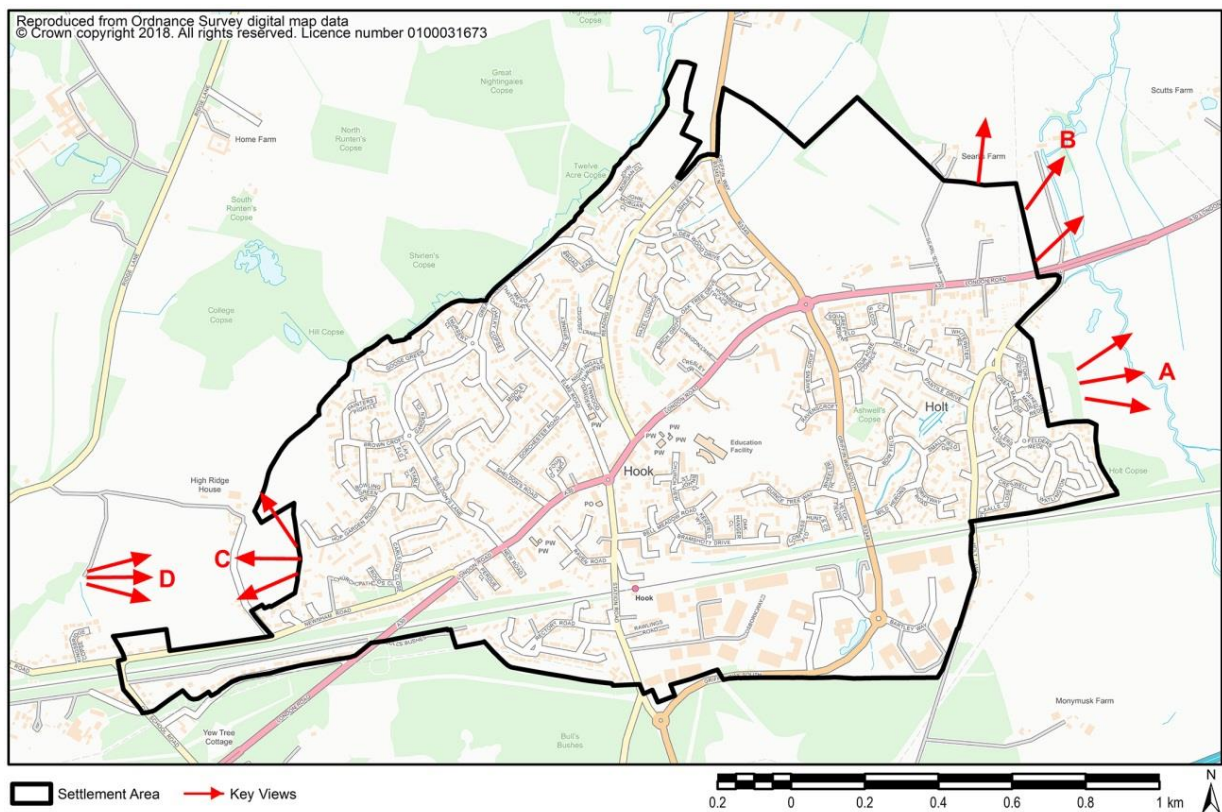
## Important Views

- 8.14 There are some particularly important views both into and out of the village of Hook and these are indicated on Figure 8.16.1. These were originally identified in the Hart Urban Characterisation and Density Study (2010) and are amplified below.
- 8.15 To the north-east and the eastern sides of the village, the Whitewater Valley has created a more undulating landscape allowing some extensive views out from the settlement boundary (locations A and B on Figure 8.16.1). Much of this area has been set aside for public use as part of the development to the east of Hook.
- 8.16 On the west side of the settlement, the landscape is irregular in pattern and comprises woodland and open fields with hedgerow boundaries which provides enjoyable views towards Newnham (location C on figure 8.16.1). There is a well-used public right of way (PRoW) across the gap between Newnham and Hook and the view can be appreciated from footpaths running along the edge of Hook. As you leave Newnham along the PRoW the boundary of Hook quickly comes into view (location D on figure 8.16.1) and there are well established trees and hedges which provide a much valued and pleasing view of the west side of Hook adding to the enjoyment of this leisure route.

### HK7: Views

Development should respect views from the Hook settlement boundary towards the north-east and east across the valley of the River Whitewater and its setting; from the Hook settlement boundary to the west, towards Newnham; and from the east side of Newnham (within the Neighbourhood Area) towards the west side of the Hook settlement.

**Figure 8.16.1 – Key Views from the Settlement**



### Existing protection for green spaces within Hook

8.17 Green spaces within Hook, both formal and informal, are already given varying degrees of protection. These fall into three categories:

#### a) Designations

##### Common Land

Common land is land owned by one or more persons where other people, known as ‘commoners’ are entitled to use the land or take resources from it. Common Land is highly protected and if, for example, a commoner had grazing rights on the land, houses could not be built on it as it would reduce the amount of grazing land. There may be multiple commoners who have rights to do certain activities and therefore any change is hard to secure.

##### Nature Conservation Designations e.g. SSSI / SINC

Hart has many areas which are noted for their biodiversity value. These areas support a wide variety of species and habitats and form an important part of the network of biodiversity sites within the wider environment. Of note are chalk rivers, tracts of heathland, and parcels of ancient woodland all of which exist in Hook Parish. The importance of these areas is recognised by statutory protection afforded through European Directives and UK legislation. In addition, there are sites of local importance:

Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs). These sites will be maintained, and development is expected to avoid negative impacts.

#### Ancient woodland / ancient or veteran trees

These are protected through the NPPF, which states that development resulting in the loss of these habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

### **b) Planning Policy**

Hart Local Plan Policy NBE4: Biodiversity requires that for development to be permitted it should not have an adverse effect on the integrity of an international, national or locally designated site including the Thames Basin Heaths Special Protection Area (SPA), Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and National and Local Nature Reserves (NNRs and LNRs). The level of protection afforded to these sites is commensurate with their status within this hierarchy. This means that the SINCs located within and adjoining Hook village are already subject to a significant level of protection. The policy states that, if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

Hook NDP Policy HK4: Protecting and Enhancing the Biodiversity of Hook provides more detail in relation to the key habitats in the parish.

Hart Local Plan Policy I4: Open space, sport and recreation requires that existing open space, sports and recreational buildings and land should not be built on unless it is assessed to be surplus to requirements, it is being replaced or the benefits of the development clearly outweigh the loss. This approach is supported in national planning policy.

### **c) Land ownership**

#### Land owned by Hook Parish Council

Almost all of the open space within the village is owned and managed by the Parish Council. They have a mandate to manage it for the benefit of the community. Much of it is covered by covenants or Section 106 agreements which restrict its use and make it unavailable for development. Other parcels are required to be handed back to Hart District Council or the landowner if its use changes.

- 8.18 Local Green Space is a particular designation used to identify and protect areas that are demonstrably special to their community due to their beauty, historical significance, recreational value, tranquillity and wildlife in accordance with paragraph 100 of the NPPF. They are protected against development except in very special circumstances and they are generally not necessary where the piece of land already has significant protection. With the existing levels of protection identified, it was concluded that no sites fulfilled the requirements for Local Green Space Designation. Details of this assessment are set out in the 'Assessment of green spaces within Hook' background paper.



## Pollution

- 8.19 Light pollution is a particular issue identified by residents in Hook. It can interfere with the environment of nocturnal species as well as prevent people from enjoying the night sky. In addition, the village is felt to have a calm and predominantly residential feel and so noise disturbance was also identified as a potential issue.

### HK8: Control of light and noise pollution

Development requiring external lighting should demonstrate that the impacts from light pollution are minimised. Development leading to a significant noise impact will not be supported. Noise arising from new development should be mitigated and the impact reduced to a minimum.

- 8.20 The following provides examples of how nuisance from lights can be avoided:
- Curfews or automatic timers
  - Proximity sensors, cut-off type light, timers, shielding or coving,
  - Use of appropriate glazing to reduce light transmittance
- 8.21 Particular care should be taken on edge of village locations to prevent light spillage into the countryside.

## Flooding

- 8.22 It is important that applicants adhere to the relevant policies in the [Hart Local Plan \(in particular NBE5 Managing Flood Risk\)](#) that require development not to increase the risk of flooding elsewhere and be safe from flooding during its lifetime. There are areas of the parish at risk of flooding particularly alongside the River Whitewater as well as the risk of groundwater flooding throughout the Parish which may result in flooding both at surface level and within basements. Around 180 properties in the Parish are at risk of surface water flooding and around 200 properties are at risk of fluvial flooding.
- 8.23 Sustainable Drainage Systems (SuDS) are softer engineering approaches designed to mimic natural water flows and management. They are supported by the Parish. There are a wide range of techniques but they are typically based on the following main principles:
- Infiltration – The soaking of water into the ground. Much of the District is suitable for infiltration based methods. This approach mimics natural hydrological processes, recharges groundwater sources and feeds river base flows.
  - Detention / Attenuation –The slowing down of surface water runoff before being transferred off site e.g. by providing storage with a restricted outflow which allows water to be discharged over a longer duration.
  - Conveyance: The transfer of surface water flows from one location to another.
  - Water Harvesting: The capture and re-use of surface water runoff on site e.g. for irrigation and domestic use (flushing toilets).
- 8.24 More information is available in the Hart District Council Strategic Flood Risk Assessment.

## 9. TRANSPORT AND INFRASTRUCTURE

### OBJECTIVES

- Safeguard existing and provide new convenient, enjoyable and safe routes for both pedestrians and cyclists, from all parts of Hook to the centre, the countryside and to neighbouring communities.
- Provide adequate, convenient parking in key locations to meet the needs of residents, shoppers, school attendees, workers, commuters and other visitors, in particular within Hook Village Centre and at all community and commercial centres.
- Ensure all new development is provided with sufficient parking spaces for the likely number of residents and visitors.
- Ensure that all new developments are fully integrated with the existing community in regard to proximity, character and provision of safe and convenient access to all parts of the Village and its facilities.

9.1 Hook has a network of relatively quiet streets that are often linked by footpaths enabling people to both walk around the village and access the surrounding countryside. However, it lacks continuous and well-connected cycle ways across the majority of the village such that cyclists have to use both the local road and main road networks to even access the retail and community facilities. There are significant discontinuities in safe cycle routes, as indicated on the Pedestrian and Cycle Routes shown on Fig 9.1.1, along with a lack of surface level safe crossings for both pedestrians and cycles across the busy routes of the A30, B3349 and Station Road; the first two of which carry heavy flows of through traffic, including many large HGVs. The provision of safe and convenient access to the village centre and other community facilities by sustainable modes of transport is an important consideration.

9.2 Hook has a mainline railway station that offers good services towards both London and the south and west. The station is constrained by its location in Hook Village Centre, it is accessed from Station Road. There are no dedicated cycle routes to the Station and parking is limited; however, it is relatively easily accessed on foot from all parts of the village.

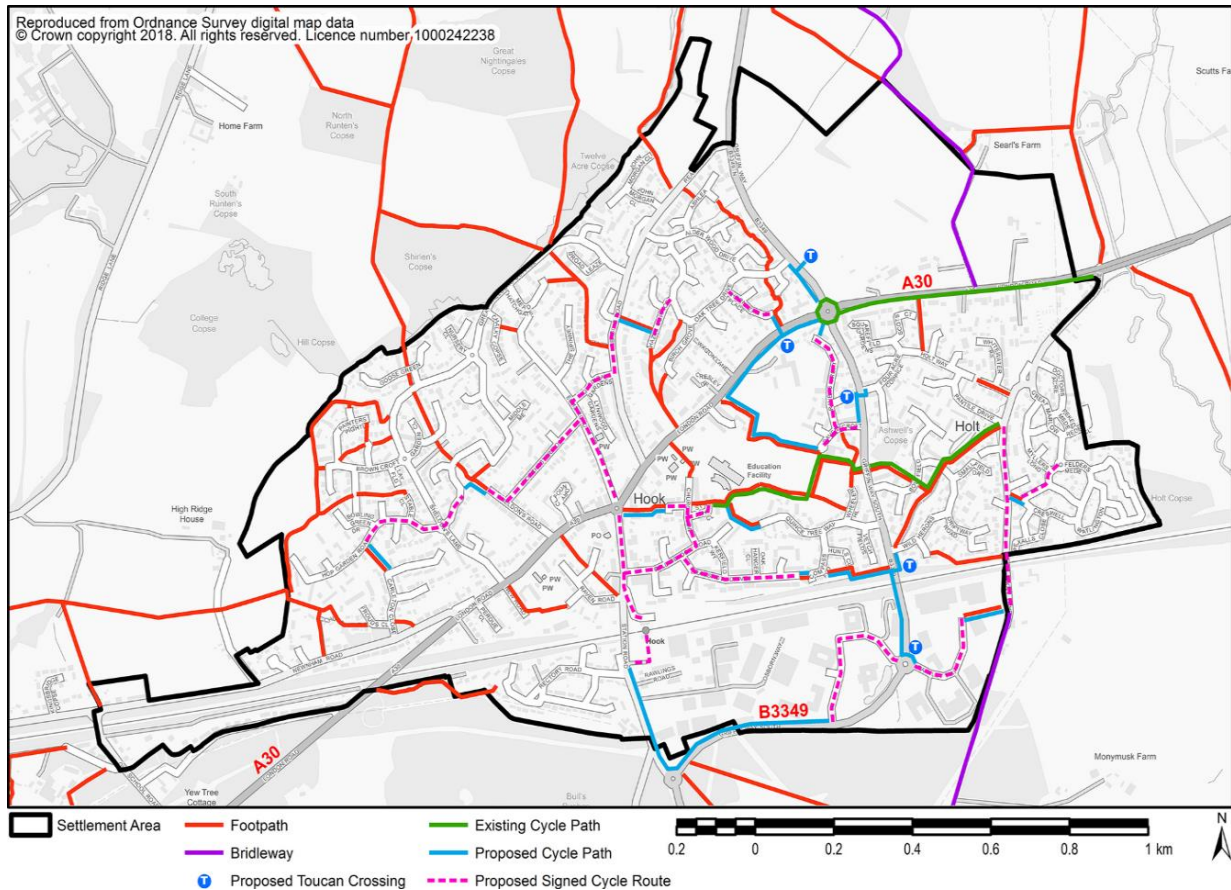


9.3 Unfortunately, Hook is very poorly served by public transport to locations other than those directly located on the railway; there is currently only one active scheduled bus route passing through Hook, which provides an hourly service to Basingstoke and Alton. This makes access to many important services in Hart and beyond very difficult (or expensive) for any resident without a car.

### HK9: Pedestrian and Cycle Paths

The enhancement of existing and the creation of new footpaths and cycle paths, especially segregated provision and linked routes, will be supported. Figure 9.1.1 indicates opportunities to achieve this.

Figure 9.1.1 – Pedestrian and Cycle Opportunities



9.4 Hook has many local roads where a lack of off-road parking results in residents parking on the pavements causing issues for the disabled and those with children.

### HK10: Parking

Parking provision should be well integrated to prevent it from dominating the public realm and the loss of public parking spaces will not be supported, unless an acceptable alternative is provided.

## Infrastructure

- 9.5 Legal agreements under Section 106 of the Town and Country Planning Act 1990 (commonly known as s106 agreements) ensure that financial and other contributions are obtained from developers to mitigate the site-specific impacts resulting from any development. In time, this will be partially replaced by the Community Infrastructure Levy (CIL) when introduced by Hart District Council. The following infrastructure items have been identified as being required to support development in Hook and will guide any spending of funds received by the Parish Council or bids to the District and County:
1. Provision of new pedestrian and cycle facilities segregated where possible or shared where space is limited on key routes identified on Fig 9.1.1.
  2. Contributions to the provision of other non-car modes of travel such as community transport.
  3. Other projects that are identified and supported by the community.

## 10. DEVELOPMENT, DESIGN AND HERITAGE

### OBJECTIVES

- Protect the good quality and distinctive features of Hook's built environment and especially those buildings that are identified in this Plan as having heritage value.
- Ensure all new development is of high quality design, creates a sense of place and identity, is in keeping with its surroundings and supports inclusivity and cohesion.
- Encourage new development to incorporate sustainable design features and building materials such as energy and water efficiency measures, renewable energy schemes.
- Provide an appropriate mix of housing which meets the needs of the community, in particular the young and the elderly.
- Encourage the development of suitable brownfield sites before greenfield, through their identification in the HNP.

- 10.1 Good design has a major role in contributing to quality of life and creating attractive, liveable places.
- 10.2 Whilst today, Hook appears mostly as small modern developments with good transport connections by both road and rail, its historic origins are still evident. The name Hook originates from 'hoc' or 'hok' which means 'angle' or 'nook', describing that the settlement lies between two tributaries of the River Whitewater, but perhaps more likely that it was located formerly in the northern 'corner' [nook] of the ancient parish of Odiham. The settlement developed from

dispersed farmsteads where the White Hart and Old White Hart are now situated. Originally farms, both of these buildings were ideally placed along important transport routes to develop into coaching inns exploiting the through-trade of passing travellers between London and the West Country. This brought about a limited expansion of the settlement until the arrival of the railway in 19th Century which saw a more rapid expansion right up to the present time.

- 10.3 Canal and rail links led to the establishment of brickworks in this region, which produced the characteristic red/orange local bricks. Flemish bond with blue / grey decorative headers are fairly typical of pre-1850 buildings. The area also has a high concentration of clay tiled roof and tile hung buildings. Historically there was a large number of watermills on the fast-flowing chalk streams.



- 10.4 Hook's heritage and local character are important to the community as it gives the village its sense of place and distinctiveness. There are a number of listed buildings in the parish including Old Raven House, Hook House Farm, the Mill House, and the White Hart Hotel. In addition, there are surviving isolated properties that contribute to the character and attractiveness of the Parish including Grange Cottage, Foundry Cottage and the area around the White Hart is identified an Area of Archaeological Potential. However, there are also some important and notable more modern additions including St John's Church (a precursor to Guildford Cathedral), the War Memorial in Newnham Road and the Hook Mosaic celebrating the Millennium.
- 10.5 Although the village has grown significantly, the parish remains mostly rural in an attractive landscape setting. Within five minutes on foot from the busy village centre a walker can come upon some of the most beautiful farmland and landscape in Hampshire. Hook Common remains a spot to which people come to enjoy the peace and beauty of the unspoilt countryside.

### Provision of New Homes

- 10.6 The Neighbourhood Plan does not allocate land for development. It is noted that a number of large-scale developments are coming forward around the village, e.g.:
- North East of Hook on London Road (548 homes),
  - Pembroke Manor (78 homes),
  - Reading Road (70 new homes),
  - Bartley House (102 new homes),
  - High Ridge (60 new homes),
  - Providence House on Bartley Wood Business Park (107 homes).
- 10.7 In addition, in the last year Prior Approval has been given for the change of use from office to 22 flats at Stratfield House on Station Road. Also, further office conversions are being sought under Permitted Development Rights in Bartley Wood Business Park, albeit these have all been resisted by the Parish Council who have refused to allocate any of their own SANG to mitigate impacts on the Thames Basin Heaths. Finally, proposals for redevelopment within the village centre might also result in new homes.

- 10.8 The Hart Local Plan is expecting around 275 homes to be built on small sites (known as windfalls) across the District, some of which will be in Hook. Therefore, there is no requirement for the HNP to allocate further land for housing on greenfield sites at this point. However, it is expected that further sites will come forward for redevelopment within the settlement boundary on brownfield sites including the Rawlings Yard site (124 homes) and land south of Kew Villa (15 new homes).

### HK 11: Residential and mixed-use Windfall Development

Large windfall sites (sites of 10 or more dwellings, 1000m<sup>2</sup> or more of floorspace, or on a site larger than 0.5ha) should give consideration to the following:

1. The proposed use(s) and any potential to accommodate community activities / facilities.
2. Key design principles.
3. Layout, connectivity, social cohesion.
4. Pedestrian and cycle links – existing and new.
5. Biodiversity protection and enhancements including Thames Basin Heaths SPA mitigation.
6. Linkages with existing services, facilities and open spaces.

Consultation with the local community around a masterplan prior to the submission of a large windfall site application is encouraged.

- 10.9 The Hart Local Plan seeks to focus development on previously developed land in sustainable locations ([Policy SS1: Spatial Strategy and Distribution of Growth](#)). The Hook Spatial Policy (HK1) supplements this. The Neighbourhood Plan Steering Group, aware of the development pressures on the village including the conversion of office blocks, has supplemented the evidence gathered by Hart with a number of studies specific to Hook:

- **Hook Neighbourhood Plan Site Assessment: Final Report September 2017.** An independent appraisal of sites was undertaken by AECOM Infrastructure & Environment UK Limited (“AECOM”) on behalf of Hook Parish Council (HPC).
- **Hook Neighbourhood Plan Site Allocation Report.** This report was produced by the Steering Group by taking the above AECOM report and further assessing the suitability of each site for residential development. In addition, sites known to have become available for development but not covered by the AECOM report were included. These reports are available on the Hook Neighbourhood Plan website.

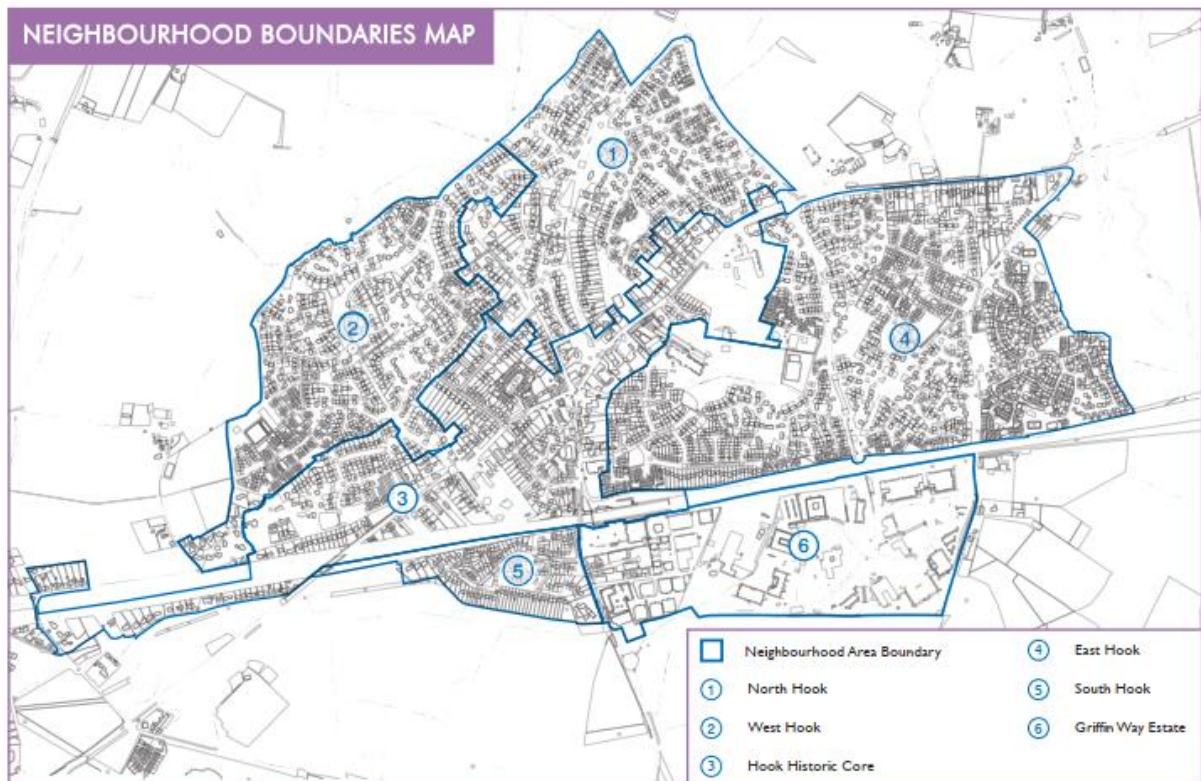
## Design

- 10.10 While the Neighbourhood Plan does not wish to stifle innovation and good modern design, it seeks to ensure that new developments contribute to local character and a sense of place and reflect materials and local design features that contribute to Hook being a pleasant place to live. Hook has grown over time and has a variety of architectural styles. However, generally the underlying theme is one of good quality design using materials which are sympathetic to other buildings in the area, providing a sense of space, limited overlooking, verges, good size gardens

and good parking. The community would like to see new development be sympathetic to the existing character of the area and of adjoining developments.

- 10.11 Sustainable Design is also important to the local community. The design and construction of new development with improved environmental performance is a critical part of delivering sustainable development. Proposals for development will be expected to minimise the use of resources, mitigate against and be resilient to the impacts of climate change in accordance with [Hart Local Plan Policies NBE10 \(Design\) and Policy NBE11 \(Renewable and Low Carbon Energy\)](#). The use of renewable energy rather than fossil fuels will help to reduce carbon emissions and thus reduce climate change. Proposals for new development are encouraged to incorporate renewable energy features such as Solar Photovoltaic Panels, Solar Thermal Panels; Air Source Heat Pumps, Ground Source Heat Pumps and Biomass Boilers, provided this still leads to good design.
- 10.12 Hook Parish, especially the village has a recognised and valued community spirit and a safe, friendly and inclusive environment. These are aspects that the community is keen to preserve and enhance through the design of any new development.
- 10.13 The Hart Urban Characterisation and Density Study (2010) divides the village into 6 neighbourhoods:
1. North Hook
  2. West Hook
  3. The Historic Core
  4. East Hook
  5. South Hook
  6. Griffin Way Estate

Figure 10.15.2 - Extract from the Hart Urban Characterisation and Density Study



10.14 For each area, it establishes guidance that should be used by applicants to inform their proposals from the very start. The study also identifies the following parts of the village as having a high sensitivity to change. These are areas with the highest townscape quality (*outside of Conservation Areas, which are already protected*) and are the most sensitive to change through poorly designed development:

- a. Elms Road – an area of mixed period large houses
- b. Bramshott Drive, Compton Close and Valmead Close – 1960s/1970s high density housing estate
- c. Whitewater Rise – detached uniform chalet style housing
- d. Holt Lane – lane with historic buildings
- e. Hook Village Centre in part only
- f. Hook Railway Station – late Victorian or Edwardian Railway Station
- g. Village Green area including Newnham Road – Late Victorian and Edwardian residential areas (See also Jubilee Green Area of Special Character, policy HK13)
- h. London Road and Newnham Road – 19<sup>th</sup> Century and earlier properties



- i. Dorchester Road and surroundings – Edwardian residential development
- j. Raven Road – 1940s / 1950s municipal housing
- k. Morris Street – Victorian and Edwardian cottages with some infill.
- l. West of Great Sheldons Coppice Road – 1992 / 2000s estate of large houses
- m. Little Sheldons Farm – late 19<sup>th</sup> Century Farmhouse

10.15 **Local Plan Policy NBE9 (Design)** seeks to ensure that the distinctive qualities of the towns and villages in the District are reflected in new development. The following HNP policy supplements the Local Plan.

### **HK12 Design**

- 1) Development should make a positive contribution to Hook’s character and where appropriate, incorporate local vernacular and take account of the content of the Hart Urban Characterisation and Density Study. Development proposals should also consider the following:
  - a. Use of good quality materials building styles and features which are in keeping with the Hook area and complement surrounding developments.
  - b. Suitable boundary treatments such as low brick walls, metal railings and native hedges.
  - c. High quality routes for people and wildlife taking opportunities to connect green infrastructure, footpaths and cycleways.
  - d. Includes variety in type and size of buildings, and density of accommodation. The presumption is that buildings will be no more than 2 or 3 storeys unless it is demonstrated that the local character will be enhanced by a taller building.
  - e. Provides good quality, well designed outdoor green space as either private gardens or a shared communal space, including providing native tree cover and improved biodiversity.
  - f. Attention has been given to design detail with discrete siting of features such as bin stores, recycling storage, cycle stores, meter boxes, flues and ventilation ducts to minimise visual impact.
- 2) Development in areas of high sensitivity to change (areas of highest townscape quality identified in the Hart Urban Characterisation and Density Study) should reflect the prevailing character. In all other areas the factors that contribute to local character must be taken into account and in some parts redevelopment or regeneration might make a positive contribution and be of higher quality than existing buildings.
- 3) Development proposals should be inclusive and (as appropriate) accessible to all. Gated developments will not be supported, and applicants should incorporate design features to minimise the likelihood and fear of crime.
- 4) New or renovated shop frontages should, where possible, improve the character of their local environment and complement the design of the rest of the building. The use of lighting should be minimised to avoid light pollution. To improve quality, externally illuminated signs would be supported in preference to internally illuminated.

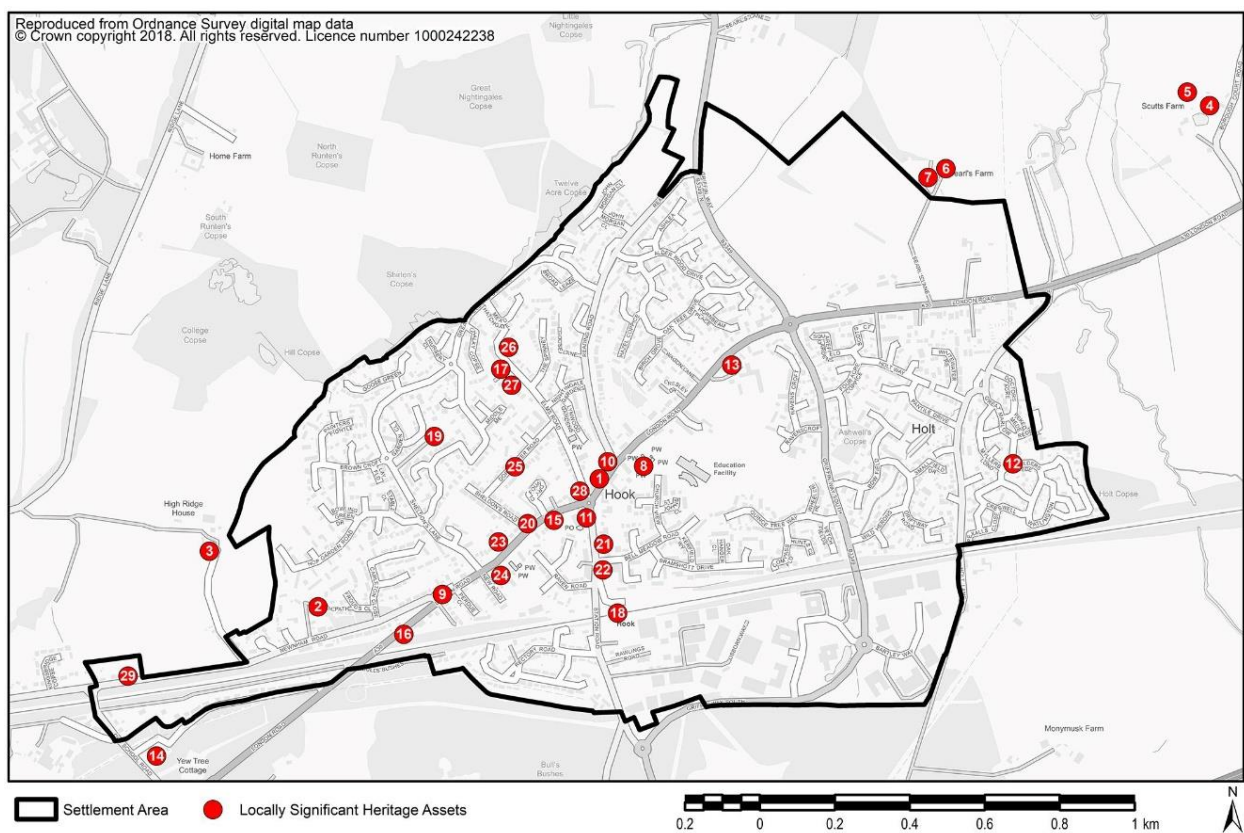
10.16 For further information on Secured by Design please see [www.securedbydesign.com](http://www.securedbydesign.com)

## Locally Significant Heritage Assets

10.17 It is often a place's distinctive heritage that makes it special. That distinctiveness not only gives local people a sense of belonging or identity and a feeling of pride in a place, but it can help to attract investment to an area. The retention of the essential character and sense of place that is Hook was a key challenge and issue identified from the consultation with the community and is part of the vision for this Neighbourhood Plan. In Hook, which has a large amount of modern development, this can also include buildings of architectural merit and pieces of public art.

10.18 While some architectural and historic features are protected by national designations such as listings, others that the community feel contribute to the character and sense of place of Hook are not. Designating a building, site or feature as a Locally Significant Heritage Asset can help to protect them. This is achieved through the planning system by making the impact of any planning proposal on a locally designated asset a 'material consideration' when considering that planning application. The location of those local architectural and/or historic features that are worthy of inclusion in HK 13 and **are not nationally listed (e.g. Grade I, Grade II etc)** are shown on Figure 10.21.1. This approach is supported by the NPPF which states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. It also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application.

**Figure 10.21.1 – Location of Locally Significant Heritage Assets**



10.19 The criteria in Table 10.22.1, which are based on Historic England’s Local Heritage List Guidance Note, have been used to assess whether a building or feature should be designated as a Locally Significant Heritage Asset. Due to the characteristics of Hook, the scope of this assessment has been broadened out to include notable modern architecture and public art.

**Table 10.22.1 - Locally Significant Heritage Assets Criteria**

Criterion	Description
Historic Interest	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions in Hook. The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national event or links to important local figures.
Aesthetic/ Design and/or Artistic Interest	The intrinsic design value of an asset relating to the quality of the architectural design such as the work of a significant national or regional architect or designer.
Good surviving examples of traditional local buildings	Local materials or local building styles or any other distinctive local characteristics.
Social History	Assets associated with the social history of an area, including characteristic local industrial, commercial or agricultural activities; intangible aspects of heritage such as traditions and practices; or literary associations.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological.
Group Value	Groupings of assets with a clear visual design or historic relationship that contribute to the distinctive local character of the area.
Landmark	Some buildings or features can be regarded as a landmark or are well known to the community.
Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

10.20 In addition to the individual assets, the land around Jubilee Green is identified for the quality of the collection of buildings and their setting. This small village green at Newnham Road is surrounded by Victorian and Edwardian housing, which links through to a village pond and more secluded historical housing to the west. Detached, semi-detached and terraced housing around village green form an area of clearly identifiable character. The buildings are typically

constructed of smooth faced red brick with hipped Welsh slate and plain tiled roofs. Low brick arches form window and door headers and timber framed windows and prominent brick chimney stacks are common place. The buildings are closely spaced with small front gardens and the Newnham Road frontage is particularly consistent. The area is identified as being of particular interest in the Hart Urban Characterisation and Density Study (2010).

- 10.21 Further details and the assessment of the individual heritage assets and Jubilee Green are contained in the supporting document on the Hook Neighbourhood Plan website.

### HK13: Locally Significant Heritage Assets

1. The list below identifies buildings and features considered by the community to comprise locally significant heritage assets. Development proposals affecting any of these buildings or features should set out the effect of the proposal on that building or feature's significance.
  1. The Acorn, London Road
  2. Church Path Cottage, Church Path
  3. Farmhouse and Granary, Owens Farm, Newnham Road
  4. Barn at Scutts Farm, Borough Court Road
  5. Granary at Scutts Farm, Borough Court Road
  6. Cherry Tree Barn, Searles Lane
  7. Searles Farmhouse, Searles Lane
  8. St. John's Church
  9. War Memorial
  10. The Hook Plough
  11. The Hook Mosaic
  12. Sedges (sculpture), Holt Park
  13. Parish Boundary Stone between Nately Scures and Newnham
  14. The Old School House, Old School Road
  15. Old White Hart, London Road
  16. Malthouse Cottages, London Road
  17. Courtlands, Elms Road
  18. Hook Railway Station
  19. Little Sheldons House and Little Sheldons Cottage, Sheldons Lane
  20. Foundry Cottage, London Road
  21. Kew Villa, Station Road
  22. The Raven Hotel, Station Road
  23. Oaklea, London Road
  24. Maryfield Convent, Elms Road
  25. Stoke House and Beavers, Dorchester Road
  26. The White House, Elms Road
  27. The Lodge, Elms Road
  28. Parade of Shops, London Road
  29. St John's Cottages, Newnham Road
2. Jubilee Green is recognised for the quality of its individual buildings and its strong collective character. Proposals for development in Jubilee Green should demonstrate how they will make a positive contribution to this special character.

## 11 EDUCATION, WELLBEING, SPORT AND LEISURE

### OBJECTIVES

- Ensure new developments provide or contribute financially to local sports, leisure, cultural and community facilities.
- Maintain the provision of infant and junior education on a single site for all children of Hook for at least the period of this Plan.
- Support the provision of further facilities suitable for pre-schoolers.
- Enable more people to participate in sport throughout the year by providing a wider range of indoor mixed-use sports facilities or all-weather pitches plus appropriate supporting infrastructure such as changing rooms.
- Retain or increase levels of sports, recreation and community facilities.

11.1 Excellent Infant and Junior school facilities exist close to the centre of Hook. The Junior School has recently been extended to provide an additional 120 places from September 2017, enabling 480 pupils to be accommodated in total. The Infant School has over 250 pupils and occupies an adjacent site. There are several pre-schools in Hook, which are considered to offer very good facilities to this younger age group.

11.2 The main provider of secondary education up to age 16 is Robert May's School, located in Odiham, with approximately 1,250 pupils. Students from Hook mainly travel by coach to and from the school. Robert May's is being extended to provide new teaching accommodation, sports facilities and on site infrastructure. The majority of students reaching year 11 attend either Farnborough College or Alton College, to complete their school education.

11.3 There is one doctors' surgery, Whitewater Health, located in the centre of Hook which has a mix of 11 part – and full – time doctors. The medical team is supported by a comprehensive nursing team of 11 and a practice team of 3. In addition, a dispensing pharmacy is located on the same site. The existing practice can accommodate an additional 4,000 – 5,000 patients, without needing to extend the current premises.



11.4 Existing sport and leisure facilities within Hook are limited. The main sports catered for in Hook are adult and junior football, adult and junior cricket. Whilst there are several other sports clubs, such as rugby, running, cycling, squash, bowling etc., apart from the

latter two, there are no adequate facilities to accommodate their needs. With the envisaged growth of the community, additional outdoor pitch facilities are to be provided at the NE Hook and Reading Road developments, together with a pavilion.

- 11.5 In general, there are few other leisure opportunities providing entertainment within Hook. There are 4 take-away establishments and 3 cafes, but only one dedicated restaurant. The 4 local public houses provide both eating and drinking facilities. There is very little entertainment provision in respect of the Arts; most residents travel to Hartley Wintney, Odiham, Basingstoke, Reading or further afield to Winchester, Southampton or London.
- 11.6 **Hart Local Plan Policy 15 (Community facilities)** supports appropriate new community facilities and improvements to existing ones. The loss of such facilities will only be supported where a suitable replacement can be provided, or it is demonstrated that it is no longer required and has no alternative community use. The following facilities are identified as being important to the village:
- Hartletts Park /Playing Fields
  - Hook Community Centre, incorporating The Base Youth Centre and Hook Community Squash Club
  - Elizabeth Hall
  - Hook Bowling Club
- 11.7 This list is not exhaustive and the definition of community facilities as set out in the Hart Local Plan refers to a wide range of provision and can include childcare facilities, healthcare, youth clubs, libraries, cultural buildings, pubs and public toilets.
- 11.8 The population of Hook is set to continue to grow. Therefore, it is extremely important to provide adequate, varied facilities and resources to underpin the quality of life within the Parish. The future population of Hook will be diverse, in terms of age, ethnicity and income. Therefore, the community would support greater diversity in the offer.
- 11.9 Key to providing the facilities and resources necessary to underpin quality of life and sustain the local community, is the redevelopment of Hook Village Centre as covered in Section 7.

#### **HK14: Education, Wellbeing, Sport and Leisure**

1. Development proposals for the renewal and enhancement of existing community and leisure facilities including Hartletts Park, Hook Community Centre, Elizabeth Hall and Hook Bowling Club will be supported.
2. Where open space or other facilities are provided for the community as part of large developments, they should be easily accessible from the village and provide footpath and cycle connections to the village as a whole.

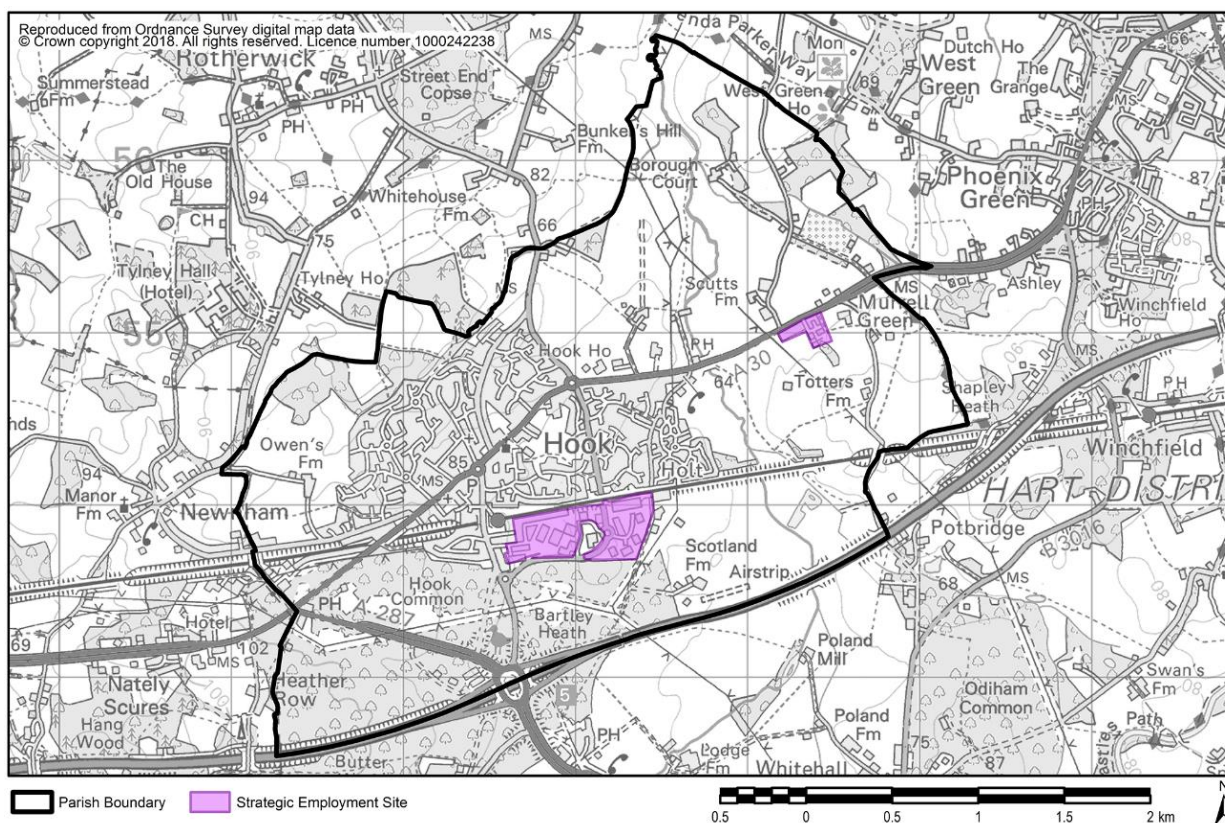
## 12. BUSINESS AND ECONOMY

### OBJECTIVES

- Maintain Hook's role as an employment centre, a driver for local economic development and incubator for Small and Medium Enterprises (SMEs) and new enterprises.
- Manage any changes in use of employment land so as to deliver the best overall result for the community taking into account amenity value of site, adequacy of the infrastructure and the built form that is proposed.

12.1 Hart District has a diverse economy accommodating a range of sectors with over 5,000 businesses being registered in 2016 of which 91% are categorised as micro firms. The business base of the District has strengths in professional services, telecommunications, data processing, specialist electronics and a growing hospitality sector. The Bartley Wood, Bartley Point and Osborne Way Business Parks within Hook include some large industrial and office buildings. Murrell Green Business Park is within the rural part of Hook parish. The strategic and local employment sites within the parish are shown on Fig 12.1.1. The Hart Local Plan proposes a number of changes to these sites. The most up to date information on the designated employment sites in Hook, and their boundaries can be viewed on the Hart District Council website at <https://www.hart.gov.uk/local-plan>.

Figure 12.1.1 – Strategic and Locally Important Employment Sites



12.2 As well as providing employment opportunities for residents, the presence of the businesses within Hook brings people into the village during the working week, when many Hook residents



commute away, providing trade for retail and other local services. In addition, a number of Hook residents operate businesses from home, many of which are very successful and are expanding. A growing number of residents also work from home for part or all of their working week. A demand for small business premises has been identified during consultation on this Plan.

- 12.3 Since the economic recession in 2008, the occupancy of the large offices on Bartley Wood Business Park has declined and by 2017 a number of large companies had either left, or indicated their intention to leave. The Planning Regulations that enable the internal conversion of offices to residential use (known as Permitted Development Rights - PDR) have been used on a large office block at Bartley Wood Business Park where Providence House is partially converted and occupied and indications have been given that more are likely to be progressed. Whilst the Neighbourhood Plan considered commissioning a master planning exercise for the properly planned re-development of Bartley Wood Business Park, given the conversions already underway, and without any means of stopping further conversions proceeding under Permitted Development Rights, this exercise was not feasible at the time of drafting this Plan. However, an Article 4 Direction has now been raised by Hart DC, which when it becomes effective in May 2019 will prevent the use of PDRs on the Business Park and two other employment areas off Osborne Way.
- 12.4 The Employment Land Review that accompanies the Hart Local Plan concludes that there is sufficient employment land in the District to meet the needs over the plan period so there is no need to identify new sites for this use. However, there is a need to maintain and support what already exists and therefore the [Hart Local Plan Policy ED1 \(New Employment\)](#) supports new employment proposals on a variety of identified sites including Strategic or Locally Important Employment Sites.
- 12.5 The regeneration and intensification of other existing employment sites will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that have reached, or are reaching, the end of their functional economic life.

#### **HK15: Employment sites within Hook Village**

1. Development proposals that would result in the loss of employment floorspace should demonstrate that employment use is no longer viable, further to actively marketing the property at a market value for a period of at least twelve months; or that it is not appropriate for employment use in respect of harm to residential amenity or the local environment.
2. Development suitable for micro businesses, including serviced offices, will be supported.
3. The regeneration and intensification of employment sites will be supported where this would not detrimentally impact on the amenity of adjoining occupiers.

## 13. COMMUNITY AIMS

- 13.1 There are a number of aspirations that do not require land use planning policies but are important community objectives that the Parish Council in partnership with other organisations, residents and businesses will pursue in order to try to deliver the full vision of the plan.



### Hook Village Centre

The active management of Hook centre will be encouraged and supported. This will include:

1. Encouraging collaboration between the operators and users of community facilities with commercial operations in the village centre.
2. Further consultation on ways to promote the village centre, such as provision of signage that increases awareness of facilities.
3. Promotion of the use of both retail and community facilities across the village centre.
4. Consulting on ways to promote more independently run shops or businesses.
5. Making changes to the road use and layout to make the village centre pedestrian friendly, such as full pedestrianisation, widened pavements, shared road space designs and reduced speed limits.

### Community Facilities

Investment in the existing and new community facilities in Hook will be encouraged. This will include:

6. Use of Developer Contributions in the form of s106 monies and any future CIL receipt to support expansion of existing sports halls to allow for badminton, basketball, boxing, martial arts, dance, climbing etc. including an increase in seating capacity.
7. Ensuring those responsible for education and those responsible for providing community facilities work together when formulating proposals to ensure that provision is not needlessly duplicated, the returns from investments are maximised and that use of facilities by all the community can be maximised.
8. Consideration will be given to a Hook Lottery or charity appeal through which the community could raise significant funds for sports/ community facilities. As an example, if every household

in Hook gave an average of £2 a month to a facilities charity, then the fund balance could be about £1 million after 10 years.

## Environment

Protection and enhancement of the environment will be supported through:

9. Promotion of good tree management to residents and landowners to avoid unnecessary tree felling or damage from right angled branches during storms.
10. Delivering the actions set out in the Biodiversity Action Plan.

## Transport and Parking

11. The Parish Council will encourage the owners and operators of public car parking space within Hook centre to ensure that the parking regime(s) and charges encourage residents and visitors to Hook centre, including ensuring that parking for cars and cycles is safe and secure.
12. The Parish Council will work with developers, landowners and the County Council to further extend and / or enhance public footpaths and cycleways within Hook to ensure good connectivity throughout the Hook settlement area.

## Business and Economy

The community wishes to support local business, which may be achieved through:

13. Improving mechanisms to communicate jobs in local businesses to local people.
14. Finding ways of informing the businesses as to what is going on in the community and identifying opportunities for them to become more involved in the Hook Community.
15. Promoting the creation of a Hook Wi-Fi network giving Hook the opportunity to showcase Hook facilities and Hook businesses.
16. The community supports the establishment of independent businesses in Hook when opportunities arise.

## Social

Opportunities to ensure that all age groups in the community have its needs met will be taken and include:

17. Supporting an increase in the number of nursery places.
18. Find ways of improving the facilities to cover the needs of 5 –14 year old children, including exploring provision of a minibus to allow more children easier access to alternative leisure facilities in the area.
19. Consider the wide needs of the older residents, there is an increasing demand for a Men's Shed type facility or a similar club where older citizens can mentor others thereby increasing their self-worth.

## APPENDIX 1: ACRONYMS

CIL	Community Infrastructure Levy
HNP	Hook Neighbourhood Plan
LGS	Local Green Space
NPPF	National Planning Policy Framework
s106	<i>Section 106</i> of the Town and Country Planning Act 1990, covering “developer contributions”
SANG	Suitable Alternative Natural Greenspace
SEA	Strategic Environmental Assessment
SINC	Site of Importance for Nature Conservation
SME	Small and Medium Enterprises
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TBHSPA or TBH	Thames Basin Heathland Special Protection Area

## APPENDIX 2:

### FULL LIST OF POTENTIAL BROWNFIELD SITES WITHIN THE VILLAGE BOUNDARY AS AT JANUARY 2019

This list is intended to give a picture of the level of development that may realistically be considered to come forward for development during the timeframe covered by the Hook Neighbourhood Plan.

Site Name	Reference Number	Notional Housing Capacity	Comment
Rawlings Yard, Station Road	HNP_A  (Also referenced as SHL038 in the Hart Local Plan)	124	Planning permission for extra care apartments for older people, retired living apartments and a small number of dwellings with communal facilities is due to be issued by Hart District Council imminently (Ref: 18/00110/FUL).
Stratfield House, Station Road	HNP_B	18	Within the Village Centre Masterplan area. Prior Approval given in December 2017 for the change of use from office to dwellings (Ref: 17/02644/PRIOR).
Oakview, Station Road	HNP_C	7	Within the Village Centre Masterplan area.
The Acorn, London Road	HNP_D	5	Building is of local significant and should be respected as part of any redevelopment.
Hook Veterinary Centre, Bell Meadow Road	HNP_H	3	Will become vacant when the Centre moves to new premises.
Bartley House, Station Road	HNP_K	102	Has planning permission.
Former car park of Providence House, Bartley Way	HNP_M	Nil	Current application for an 85 bed hotel (Ref: 18/01181/FUL).
Land South of Kew Villa	HNP_P	5	