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26 September 2007

Our Ref:  
Your Ref: SP/LDS

Dear Mr Clarke

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
HART DISTRICT LOCAL PLAN (REPLACEMENT) 1996 - 2006 SAVED POLICIES  
APPLICATION**

I am writing with reference to your application on behalf of Hart District Council of 5 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Hart District Local Plan (Replacement) 1996 – 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should

adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston  
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE HART DISTRICT LOCAL PLAN  
(REPLACEMENT) 1996-2006  
ADOPTED DECEMBER 2002**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

John Cheston  
Senior Planning Officer  
Housing and Planning Directorate  
Government Office for the South East

26 September 2007

## SCHEDULE

### POLICIES CONTAINED IN THE HART DISTRICT LOCAL PLAN (REPLACEMENT)

1996 - 2006

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
GEN1	General policy for development
GEN2	General policy for changes of use
GEN3	General policy for landscape character areas
GEN4	General design policy
GEN6	Policy for noisy/unneighbourly developments
GEN7	Policy for noise sensitive developments
GEN8	Pollution
GEN9	Contaminated land
GEN10	Renewable Energy
GEN11	Areas affected by flooding or poor drainage
GEN12	Design against crime
CON1	European Designations
CON2	National Designations
CON3	Local Designations
CON4	Replacement and Habitats
CON5	Species Protected by Law
CON6	Heathlands
CON7	Riverine Environments
CON8	Trees, Woodland & Hedgerows: Amenity Value
CON10	Basingstoke Canal (general policy)
CON11	Archaeological Sites and Scheduled Ancient Monuments
CON12	Historic Parks and Gardens

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
CON13	Conservation Areas – general policy
CON14	Conservation Areas – demolition of buildings
CON17	Listed Buildings – extension or alteration
CON18	Listed Buildings – Change of Use
CON19	Strategic Gaps: general
CON20	Strategic Gaps: Blackwater Valley
CON21	Local Gaps
CON22	Setting of settlements & recreation
CON23	Development affecting Public Rights of Way
RUR1	Definition of areas covered by RUR policies
RUR2	Development in open countryside – general
RUR3	Development in open countryside – control
RUR4	Re-use of rural buildings – general
RUR5	Re-use of rural buildings – residential
RUR8	Advertisements in the countryside
RUR10	Telecommunications
RUR11	Agricultural developments
RUR12	Business in rural settlements
RUR13	Business in open countryside (exceptions)
RUR16	Loss of employment uses
RUR17	Protection of rural shops and post offices
RUR18	Small scale shopping development
RUR20	Housing in rural settlements
RUR22	Affordable housing: exceptions policy
RUR23	Replacement of existing dwellings
RUR24	Renovation & extension of existing dwellings

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
RUR30	Informal recreation facilities
RUR31	Blackwater Valley
RUR32	Basingstoke Canal
RUR33	Camping and Caravanning
RUR34	Horse related development
RUR35	Social infrastructure and services
RUR36	Motor sports: exceptions
RUR37	Use of dwellings for B1 Business Uses
RUR38	Provision of gypsy sites
URB1	Definition of areas covered by URB policies
URB2	Business development – general
URB3	Town, district and Local Centres: Business above ground floor level
URB4	Town, district centres: Business at ground floor level
URB5	Provision of small businesses
URB6	Expansion of employment uses
URB7	Loss of employment uses
URB8	Shopping in the urban areas and rural centres
URB9	Retail: Local needs
URB10	Out of centre retailing
URB11	Shop fronts
URB12	Residential development: criteria
URB15	Town, district and local centres
URB16	Extensions
URB17	Annexes for dependent relatives
URB18	Residential densities in North Fleet and Yateley Conservation Areas
URB19	Yateley Conservation Area

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
URB20	Retention and provision of local services and community facilities
URB21	Loss of amenity & recreation open space
URB22	Change of use of small open space areas
URB23	Open space requirements with new developments
URB24	Signs and advertisements
F1	Fleet Town Centre - general policies
F2	Fleet Town Centre - Primary retail centre
F3	Fleet Town Centre - Secondary retail area
F4	Fleet Town Centre – Area F4
F5	Fleet Town Centre – Area F5
F6	Fleet Town Centre – Area F6
F7	Fleet Town Centre – Area F7
F8	Fleet Town Centre – Area F8
F9	Church Road car park
F10	Victoria Road car park
F11	Fleet Town Centre – Rear servicing
Y1	Yateley Town Centre: general policies
Y2	Yateley Town Centre: Harpton Parade: first floor uses
Y3	Yateley Town Centre: Gayton House
Y4	Yateley Town Centre: Uses
Y5	Yateley Town Centre: Redevelopment
Y6	Yateley Town Centre: Martins Parade: Uses
Y7	Yateley Town Centre: Rear of Royal Oak
Y8	Yateley Town Centre: South of Reading Road: redevelopment
B1	Blackwater Town Centre: Retention of retail uses
B2	Blackwater Town Centre: redevelopment of Green Lane public car park

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
B3	Blackwater Town Centre: redevelopment of White Hart Parade
B4	Blackwater Town Centre: redevelopment of garage site
H1	Hook Village Centre: Area H1 – upper floors
H2	Hook Village Centre: The Acorn: uses
H3	Hook Parade: redevelopment
H4	Hook Village Centre Area H4: redevelopment & uses
H5	Hook Village Centre Area H5:uses
T1	Land use and transport
T2	Public transport: general
T3	Public transport: Fleet Town centre
T5	Highway Network
T6	Safeguarding land for schemes
T7	Fleet inner relief road
T8	Highway network east of Fleet
T9	Road and junction Improvements
T10	Safeguarding land for cycleway & footpath networks
T11	Public access for mobility impaired
T12	Public car parking: safeguarding
T13	Traffic Management
T14	Transport and Development
T15	Development requiring new or improved access
T16	Improvements made necessary by development
T17	Ewshot Lane/QE Barracks link road
DEV2	Queen Elizabeth Barracks & Wakefords Copse, Church Crookham: Housing
DEV3	Land adjacent to Redfield Industrial Estate, Church Crookham (industry and business)
DEV4	Martin Lines, Church Crookham (industry)

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
DEV5	Hitches Lane, Fleet (leisure)
DEV6	East of Holt Lane, Hook (housing)
DEV7	Holt Lane, Hook & Whitewater Valley (open space and nature conservation)
DEV8	Queen's Road, North Warnborough (Housing)
DEV10	Guillemont Barracks, Hawkey (Business)
DEV11	Land – B3014 Fleet to Cove Road (Roadside Facilities)
DEV12	Pyestock: Area A: employment Uses
DEV13	Pyestock: Area B: employment uses
DEV14	Blackwater Industrial Estate: Redevelopment (B1)
DEV15	Redfields Garden Centre, Church Crookham
DEV16	Waterfront Business Park, Fleet (B1)
DEV18	RAF Odiham
DEV19	Robert Mays School, Odiham: Public Recreation
DEV20	Jubilee Fields, Hartley Wintney: public recreation
DEV21	Land off Sandhurst Road, Yateley (employment and leisure)
DEV22	Sandhurst Road, Yateley Employment
DEV23	West of Hitches Lane: Reserve Site (housing)