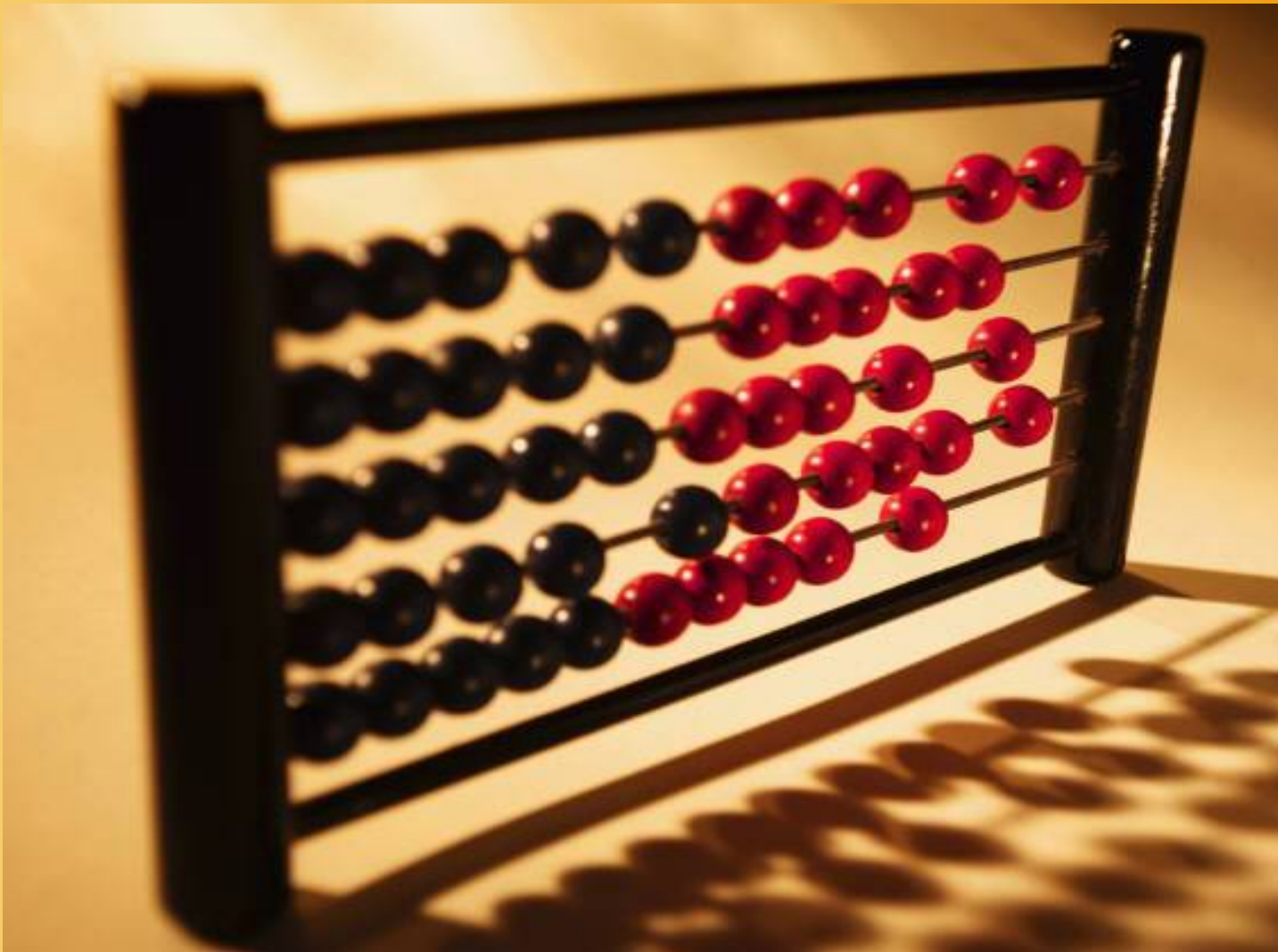




Local Development Framework




Annual Monitoring Report
December 2008

HART DISTRICT COUNCIL

Annual Monitoring Report 2008

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Hart District



1. Executive Summary

Hart District Council has produced an Annual Monitoring Report (AMR) in line with the guidance published by Communities and Local Government (CLG) (Local Development Framework Monitoring: A Good Practice Guide, 2005).

This Annual Monitoring Report is for the period 1 April 2007 to 31 March 2008.

The purpose of the document is to:

- 1) Monitor progress against milestones in the Local Development Scheme.
- 2) Monitor the extent to which policies in Local Development Documents are being achieved including Core Output Indicators prepared by the Department of Communities and Local Government.

1) Milestones in the Local Development Scheme (LDS) (April 2005) have not been met. Progress is being made on the core strategy and other documents, but thus far, of the documents listed in the LDS, only the Statement of Community Involvement has been adopted. The timetables in the April 2005 LDS are now significantly out of date and a revised LDS will be submitted to the Secretary of State following commencement of the Planning Act, expected in early 2009.

2) Policy monitoring

Employment completions in the District are dominated by Use Class B1 Business, there is a low amount of general industry Class B2. This is mirrored in the number of planning permissions granted. The majority of the completions are for a change of use rather than building new premises. High levels of employment floorspace are located on previously developed land. Employment land has been lost to other uses such as 857 metres squared to a funeral directors.

No new town centre uses such as A1 shops, A2 financial and professional services, B1a offices and D2 assembly and leisure were built within Fleet town centre, however these uses were completed at other locations across Hart District.

Gross completions in 2007-08 were 245 housing units (229 units net) 33.9% were built on previously developed land. It is expected that 83 units will be built in the year 2008/09. The Council can demonstrate an adequate supply of housing over the next five years when assessed against the latest housing targets in the Government's proposed changes to the Regional Spatial Strategy, the draft South East Plan. A surplus of 346 dwellings is currently expected over the five year period from April 2008 to March 2013.

It is anticipated that on forthcoming years housing completions will be concentrated at:

- Queen Elizabeth Barracks, Church Crookham
- Hitches Lane, Fleet
- Dilly Lane, Hartley Wintney

17 affordable housing units were built during the study period, this marks a sharp decline in recent years. This is mainly as a result of the Thames Basin Heath Special Protection Area environmental designation, which precludes new housing units within a 5 kilometre radius until an interim plan is in place to mitigate.

No gypsy and traveller pitches were approved in 2007/08.

Two applications were granted consent against the advice of the Environment Agency regarding risk of flooding. No applications were approved that would adversely affect water quality.

In total Hart's biodiversity habitat has decreased from 4,628 hectares in 2006/7 to 4,548 hectares. The 80 hectare drop is mainly accountable by the reclassification of land.

Applications were approved for renewable energy, such as solar panels on dwellings and a wind turbine at a farm.

Core Output Indicators will be supplemented with indicators to assess the effectiveness of the Local Development Framework policies once adopted.

2. Introduction

This is Hart District Council's fourth Annual Monitoring Report (AMR) produced as part of the Local Development Framework (LDF). The data collated and set out covers the period from 1 April 2007 to 31 March 2008, though where appropriate and relevant, other data has been included.

Monitoring is becoming an increasingly important aspect of evidence based policy making. The intention of producing this AMR is to provide a method of identifying the key challenges and opportunities within the District, and enable a clearer understanding of whether existing spatial policies are delivering the desired outcomes.

Section 35 of the Planning and Compulsory Purchase Act 2004¹ requires every local planning authority to make an annual report to the Secretary of State. It should contain information on the implementation of the Local Development Scheme and the extent to which the policies set out in local development documents are being achieved.

Planning Policy Statement 12 (PPS12) states that review and monitoring are key aspects of the Government's "plan, monitor and manage" approach to the new planning system. There is, therefore, a greater emphasis on monitoring progress and policies, in order to identify whether key milestones and targets are being met or what progress is being made to meet them. If they are not being met, the AMR provides an opportunity to explain the reason why and state what action will be taken in the future to meet them.

This AMR will:

- Update the '**process targets**' which measure whether the document production timetable and key milestones set out in the Local Development Scheme have been met or what progress is being made to achieve them. If milestones have not been met it will explain why not and what action is being taken.
- Update '**contextual indicators**' which provide a backdrop against which to consider the performance of planning policy. The choice of these indicators will be limited to the key characteristics and issues pertaining to Hart District.
- Update '**core output indicators**' which measure activities that are directly related to the implementation of planning policies, which all authorities are required to report on. The current guidance is: Regional Spatial Strategy and Local Development Framework Core Output Indicators –Update 2/2008' prepared by Communities and Local Government, an update to the 2005 guidance. To help ensure a consistent and cost effective approach to monitoring implementation of key national objectives and targets at the regional and national levels the indicators at a Regional and Local Authority level are similar.

¹ Planning and Compulsory Purchase Act 2004
<http://www.opsi.gov.uk/si/si2004/20042204.htm>

Indicators have been grouped under thematic section headings covering both contextual (current situation) and output (effect of planning policy) indicators.

In future years the effectiveness of policies contained within adopted LDF development plan documents and their '**significant effects**' as identified in the relevant 'Sustainability Appraisal', can be reported on. This will enable Hart to make comparison between the predicted effects of policies on society, the environment and the economy and the actual effects measured during implementation of the policies. Hart District Local Plan policies are not monitored in this report.

In future years it is intended to amalgamate the AMR closely with the monitoring of key performance indicators of the Sustainable Communities Strategy. For the sake of continuity care will be taken to ensure that the monitoring data sets contained in this report are continued wherever possible. Development Plan Documents making up the LDF will contain targets and indicators, to be monitored in the AMR.

3. Local Development Scheme

Introduction

The purpose of this section is to report on progress made against milestones in the Council's published Local Development Scheme (LDS). The LDS can be viewed or downloaded from the Council's website www.hart.gov.uk > planning > planning policy > Local Development Scheme.

The LDS was published in April 2005 and is now significantly out of date. Only the **Statement of Community Involvement** has been adopted (28th September 2006) and can be viewed on the Council's website www.hart.gov.uk > planning > planning policy > LDF, Statement of Community Involvement. None of the other local development documents listed in the scheme have been progressed in accordance with this timetable and none have thus far been adopted.

In the meantime the Local Plan (Replacement) 1996 – 2006, adopted 23rd December 2002, including First Alterations adopted July 2006, remains part of the Development Plan for the District, along with Saved Policies in the Hampshire County Structure Plan, themselves to be replaced by the South East Plan once adopted. Most of the policies in the Local Plan (Replacement) have been saved beyond the automatic three year period after commencement of the Planning and Compulsory Purchase Act 2004. In December 08 the Council submitted another application to save policies, this time those in the Local Plan First Alteration (Replacement.) For further information on the Local Plan please visit the website at www.hart.gov.uk there is a link on the right hand side to the Hart District Local Plan.

The previous AMR (December 2007) listed several reasons for the delays incurred in preparing the LDF which included resource issues, new requirements for the evidence base and issues around the Thames Basin Heaths Special Protection Area.

During the first half of 2008 an entirely new Planning Policy Team was established and is charged with taking forward the LDF, drawing on Housing and Planning Delivery Grant to supplement base budget provision. A consultant is being appointed to act as a 'critical friend' and provide expert guidance for the Policy Team on more complex matters.

Work is progressing on the evidence base with various studies underway or being instigated (see Core Strategy on the next page.)

The Thames Basin Heaths SPA issue has proved difficult to resolve but headway is being made with an Interim Avoidance Strategy published for consultation in October 2008. This is due to be adopted in January 2009. The strategy is a partial solution to the SPA issue in that it relies on a single Suitable Alternative Natural Greenspace (SANG) – a country park that is to be provided with a residential development at Hitches Lane, Fleet which was granted planning permission in 2007 for a details pursuant application. Additional solutions to the SPA are currently being explored.

A new Local Development Scheme will be submitted in early 2009 following commencement of the new Planning Act, it will reflect revised plan making processes introduced via *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008* and the new *PPS12: Local Spatial Planning*.

Core Strategy

The original timetable in the March 2005 LDS scheduled Preferred Options ('old' Regulation 26) in February 2006, and adoption in September 2007. Preferred Options, and an accompanying sustainability appraisal were in fact published in August 2006, but the Core Strategy was not progressed to adoption.

Changes to PPS12 and other guidance mean that further work is needed to make the strategy sound. This includes developing a more comprehensive evidence base, to include, for example, a Strategic Housing Market Assessment, Affordable Housing Viability Study, Strategic Housing Land Availability Assessment, and opportunities for low carbon development and renewable/decentralised energy generation.

The formal timetable will be published in a new LDS, but the Council is currently aiming to have an informal consultation on a draft core strategy by the end of 2009, with submission in 2010.

Development Management DPD

The original LDS stated that the Core Strategy would include 'general policies', and proposed that a second DPD (a Site Specific Allocations DPD) be prepared, with an adoption date of April 09. At that time, sites could not be included in the core strategy, and it was envisaged that all sites would be included in this second DPD.

The new PPS12 means that 'strategic' sites can now be included in the Core Strategy. However, the Council remains of the view that a second DPD will still be needed to provide a robust and comprehensive policy framework for development management purposes. This would include any non-strategic sites and other policies not considered appropriate for inclusion in the Core Strategy. This way the Core Strategy can be kept as a strategic DPD. The intention is to submit the Development Management DPD as soon as possible, but not ahead of the Core Strategy.

Supplementary Planning Documents

The table below lists the SPDs proposed in the April 2005 LDS with the adoption dates anticipated at the time. None of them have been adopted.

| SPD title | Adoption milestone | Comment |
|---|--------------------|--|
| Urban Design Statement for Fleet | January 2008 | The Council is looking afresh at Fleet town centre. A new vision for the town centre will be prepared which will feed into the core strategy. The appropriate 'vehicle' or means to deliver that vision (in addition to the core strategy and Development Management DPD) is yet to be agreed. |
| District Design Guide | January 2008 | The Council is unlikely to progress this SPD in the foreseeable future. |
| Infrastructure Requirements and Developer Contributions | February 2008 | It remains the intention to prepare an SPD to support core strategy policies on infrastructure. |
| Parish Plans | January | Parish Plans are no longer considered |

| | | |
|----------------------|--------------|--|
| (multiple documents) | 2008 onwards | appropriate for adoption as SPD. However, the Council encourages the preparation of Parish Plans and treats them as a material planning consideration when appropriate. The Local Strategic Partnership uses them to help inform decisions made about service provision in the area. |
| Open Space | January 2008 | This will no longer be pursued as a separate SPD and it will be covered in the SPD on Infrastructure Requirements (see above). |

Although not listed in the April 2005 LDS, the Council is currently working with Hampshire County Council on preparing an SPD entitled “Yateley Village Design Framework”. Its purpose is to shape the long term planning and design of Yateley village centre through managing new development and identifying various highway and environmental improvement schemes. Consultation was carried out in May and June 2008 on a draft SPD. Adoption is anticipated in the first quarter of 2009.

4. About Hart District

Hart District covers some 21,500 hectares (83 sq. miles) and is situated in north–east Hampshire, bordering both Surrey and Berkshire. The east-west corridors of the London to Southampton railway, the M3 and the Basingstoke Canal subdivide the District. The main centres of population are in the north and east. The majority of the District, excluding the south-west portion, is situated in the Western Corridor and Blackwater Valley sub-region as defined in the draft South East Plan.

The area is characterised by its wide variety of largely rural landscapes. The Hart Landscape Assessment identifies 15 distinct character areas, which embrace heathland, historic parkland, forestry and woodlands, enclosed pastoral farmland, open downland and river valleys. Hart District's countryside is a functional and precious resource, contributing to the economy through its agricultural, military, mineral extraction and forestry uses. It is also a valuable amenity, providing for a variety of recreational activities and playing an important role in the local quality of life.

Hart District's extensive rural areas are, most importantly, the setting for a range of habitats that are vital to biodiversity. The Thames Basin Heaths Special Protection Area (SPA) is protected under the EU Habitats Directive.

The main towns are Fleet and Church Crookham, Blackwater and Hawley, and Yateley. Hook, Odiham, Crondall and Hartley Wintney are the larger villages in the district whilst other settlements are mainly small, dispersed villages and hamlets. The main settlements have grown significantly over the past 30 years, largely through low density, greenfield development.

Hart is to an extent perceived by some as a dormitory area, half of the overall workforce of 47,000 commuting out of the District, significantly to London, but also to other regional centres and to adjoining districts, particularly within the Blackwater Valley. The District does, however, contain substantial local employment provision which serves a workforce predominantly based within the settlements of the Blackwater Valley.

There are a number of recently built commercial premises within the District, notably in and around Fleet, Hook and Blackwater. In common with the surrounding area, new technology industries are prevalent as large employers and also provide the basis for significant numbers of small businesses.

Housing provision in Hart District has seen exponential growth in the past three decades but, whilst further growth is inevitable to meet rising demands, this may not be as extensive over the next two decades. Housing costs and values are high. The challenge facing Hart is to enable delivery of well-designed, modern, high quality dwellings with a range of styles, types, tenures and prices to meet changing demographics, lifestyles and affordable housing needs, whilst ensuring that infrastructure provision keeps pace.

5. Society

Key issues

Contextual Characteristics

Residents of Hart are generally affluent and enjoy a high standard of living. Education standards, health and life expectancy are all above average. However, the general affluence obscures pockets of deprivation notably in terms of affordable housing provision and inclusive access to services.

Indices of Multiple Deprivation

The Indices of Multiple Deprivation combines information relating to income, employment, crime, education, health, skills and training, barriers to housing and services into an overall measure of deprivation. A score is calculated for each Local Authority Area; a low score indicates greater deprivation. According to the 2007 English Indices of Multiple Deprivation (which contains the most up to date data) Hart has an overall rank of 354 of 354 Local Authorities. Hart is again the least deprived District in England. (Source: www.communities.gov.uk)

Population Projection

With a population of 87,000 in 2004, the population of Hart is estimated to be 88,700 in 2007, with 44,800 men and 45,100 females according to the ONS mid-year estimates. It is forecast to increase by 2.1% between 2007 and 2014.

Table 1 Long term population and dwelling projections for Hart from 2001-2026

| Hart | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 |
|------------|--------|--------|--------|--------|--------|--------|
| Dwellings | 33,325 | 35,845 | 36,944 | 38,044 | 39,144 | 40,244 |
| Population | 83,499 | 87,902 | 88,687 | 88,952 | 89,286 | 89,877 |

Source Hampshire County Council

The Long Term Population Projections make use of the housing figures put forward in the Government's response to the South East Plan and therefore replace those projections which used the dwelling figures put forward in the draft South East Plan in winter 2006. The period 2001-2008 is based on actual dwelling completions.

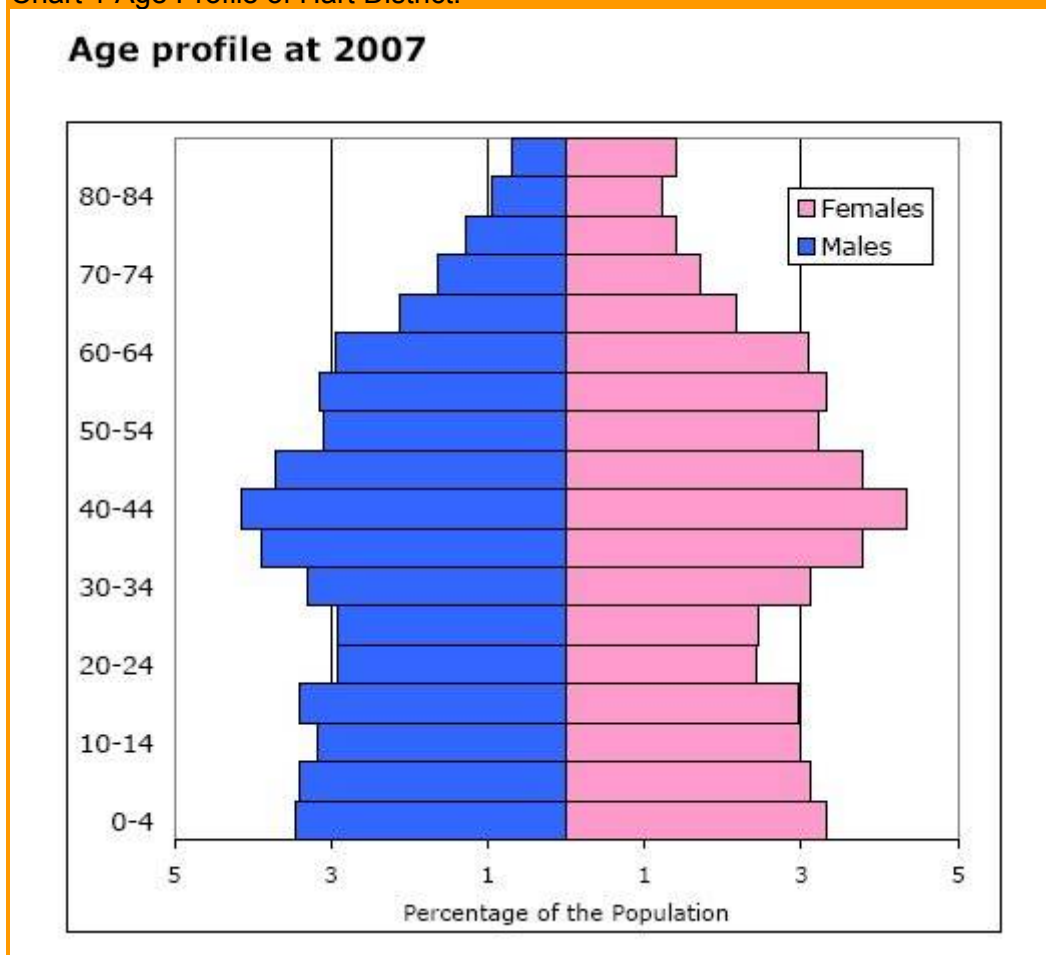
Table 2 Projected Population by age

| Hart | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 |
|----------|--------|--------|--------|--------|--------|--------|
| 0-4 | 5,080 | 5,331 | 5,552 | 5,303 | 5,160 | 5,077 |
| 5-15 | 11,997 | 11,985 | 11,493 | 11,509 | 11,601 | 11,436 |
| 16-29 | 13,457 | 14,335 | 14,417 | 14,113 | 13,486 | 13,285 |
| 30-44 | 20,145 | 20,584 | 18,715 | 17,394 | 17,300 | 17,811 |
| 45-64 | 22,201 | 23,242 | 23,972 | 23,675 | 23,403 | 22,387 |
| 65-74 | 5,851 | 6,807 | 7,979 | 9,149 | 8,929 | 8,640 |
| 75-84 | 3,481 | 4,011 | 4,532 | 5,342 | 6,346 | 7,371 |
| 85+ | 1,287 | 1,607 | 2,027 | 2,467 | 3,061 | 3,870 |
| All Ages | 83,499 | 87,902 | 88,687 | 88,952 | 89,286 | 89,877 |

(Source: Hampshire County Council www.hants.gov.uk/factsandfigures)

The population of the District is set to increase up to 2026 by 6,378 people. The highest increase is in the 85 years and over age group, this section trebles in population size. The 65-74 and 75-84 sectors also have a rise in the population. Surprisingly for a population that is increasing the 0-4 years age group has a higher population then decreases in 2026 to 3 people below the 2001 figure. The 30-44 age group also decreases by 2,334 individuals which may contribute to why the birth rate does not increase.

Chart 1 Age Profile of Hart District.



Hart has a large working age population, mostly made up of those in the mid to latter half of their working lives. It has small cohorts of young adults followed by larger cohorts of children. Hart has a slightly higher percentage of people aged 15 and under and of working age and a lower percentage of people aged 65 and over when compared with the average for England.

1,083 babies were born and there were 589 deaths in 2007. Source: Office of National Statistics. Hart District has the third longest life expectancy in Great Britain, with 81.69 years, the average is 78.2 years, source: The Local Futures Group.

In 2007 there are 4.1 people per hectare living in Hart, 30.2% of the population live in rural areas. Source: Office of National Statistics.

Table 3 Ethnicity Profile in percentages

| Area | White | Mixed Race | Asian or Asian British | Black or Black British | Chinese | Other |
|-----------|-------|------------|------------------------|------------------------|---------|-------|
| Hart | 97.7 | 0.7 | 0.8 | 0.3 | 0.3 | 0.2 |
| Hampshire | 97.8 | 0.7 | 0.7 | 0.3 | 0.3 | 0.2 |
| England | 90.9 | 1.3 | 4.6 | 2.3 | 0.5 | 0.4 |

Source: Census 2001.

5. Business Development Contextual Characteristics

Table 4: Employment by occupation (Jan 2007 – Dec 2007)

| | Hart (numbers) | Hart (%) | South East (%) | Great Britain (%) |
|------------------------------------|-------------------|-------------|----------------------|-------------------------|
| Managers & senior officials | 10,300 | 21.8 | 17.5 | 15.3 |
| Professional occupations | 9,800 | 20.7 | 14.5 | 13.0 |
| Associate professional & technical | 6,900 | 14.7 | 15.4 | 14.6 |
| Administrative & secretarial | 5,900 | 12.5 | 12.1 | 11.7 |
| Skilled trades occupations | 4,800 | 10.2 | 10.3 | 10.8 |
| Personal service occupations | # | # | 7.6 | 8.0 |
| Sales & customer service occs | # | # | 7.1 | 7.6 |
| Process plant & machine operatives | # | # | 5.2 | 7.2 |
| Elementary occupations | 3,600 | 7.5 | 10.2 | 11.4 |

Source: INS annual population survey

Sample size too small for reliable estimate

Numbers and % are for those of 16+

% is a proportion of all persons in employment

Hart is the Hampshire District with the largest proportion of higher order occupations 57%, this includes managers and senior officials, professional occupations and administrative.

Economically active (January 2007- December 2007.)

Economically active 48,800, 87.4% (South East 82%) a decrease on the previous year which was 88.7%

In employment 47,300 people, 84.7% (South East 78.4%), the previous year was 86.8%.

Employees 41,600 74.8% (South East 67.1%), a decrease of 5.1% on the year before.

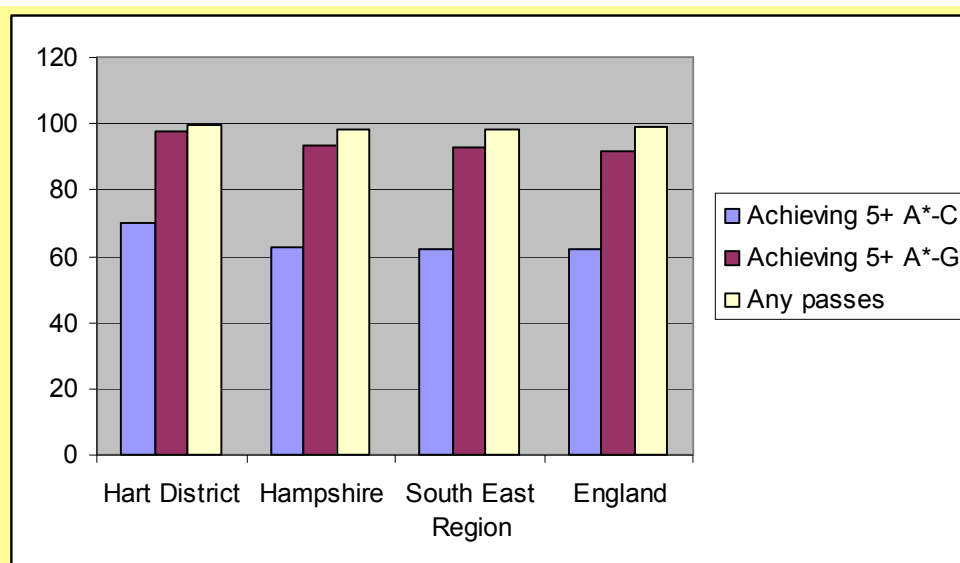
Self employed 5,700 people, 10% (South East 10.9%) and increase of 3.1% from the previous year. Unemployed 1,300 2.8% (South East 4.2%) a fall of 0.1%.

Source: www.nomisweb.co.uk

| Average gross weekly pay (median resident based) | Hart | GB |
|--|------|------|
| Males | £698 | £469 |
| Females | £373 | £288 |
| All workers | £499 | £377 |
| Full time workers | £674 | £459 |

Source: Annual Survey of Hours and Earnings 2007, National Statistics

Chart 2 GCSE Qualifications 2007, Source: Department for Children, Schools and Families.



37% of residents in Hart have a degree or are professionally qualified compared with a Hampshire countywide figure of 31%.

The Hart area has high average earnings:

| | |
|---|---------|
| Estimated Household Income UK | £32,020 |
| Estimated Household Income South East | £35,833 |
| Estimated Household Income Hampshire County | £35,962 |
| Estimated Household Income Hampshire Economic Area (inc Portsmouth & Southampton) | £28,955 |
| Estimated Household Income Hart District | £36,297 |

Source: Hampshire County Council using CACI Paycheck

The Hart District Council area has a higher pay than the regional and UK average, the skills set of the District are also superior to the regional and national average.

Core Output Indicator BD1: Total amount of additional employment floorspace –by type
To show the amount and type of completed employment floorspace (gross and net.)

Table 5 Additional employment developments by type

| Use Class | Gross internal floorspace square metres | Net internal floorspace in square metres |
|---------------------|---|--|
| B1 a | 1,032 | 1,032 |
| B1 b | 0 | 0 |
| B1 c | 1,023 | 1,023 |
| B1 total | 2,661 | 2,661 |
| B2 general industry | 471 | -459 |
| B8 warehouses | 1,032 | 1,032 |
| Total | 4,164 | 3,234 |

Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

Net additional floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Source: Hampshire County Council, Environment Department. Note Hampshire County Council monitor sites over 200 metres squared.

Comment:

The new units can be found at the following locations:

| | |
|---|--|
| Hillside Farm Odiham | change of use of barns to B1 |
| Horns Farm, Lower Common, Eversley | change of use to light industry |
| Stapley Farm, Long Lane, Odiham | change of use to light industry |
| 1 Rawlings Road, Hook | change of use of dwelling to offices |
| Unit C2, Osborn Way Industrial Estate, Osborn Way, Hook | change of use from D1 to B1 and B8 use |
| Units 1,2,3 Atlantic Precision Aragon Road, Blackbushe | factory extensions to front and side of building |
| Parfitts Farm, Chequers Lane, Eversley | change of use of barn to B8 |
| Ace 4 Kebabs, Ltd, Blackbushe Business Park, Tuscany Way, Yateley | warehouse extensions |
| Clare Park Farm, Crondall | retrospective change of use from grain store to B8 storage |

The minus net figure for B2 is due to a loss at Units 1, 2, 3 Atlantic Precision, Aragon Road, Blackbushe and change of use Unit C1, Osborn Way, Hook of 857 square metres, to a funeral directors which is a Class A1 use.

Core Output Indicator BD2 Total Amount of completed employment floorspace on previously developed land –by type.

To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land.

Previously developed land is defined in PPS 3 Housing (Nov, 2006.)

'Previously developed land is that which is or was occupied by a permanent structure, including the cartilage of the developed land and any associated fixed surface infrastructure.'

Table 6 Business floorspace on previously developed land

| Use Class | Gross internal floorspace (square metres) | % built on previously developed land |
|---------------------|---|--------------------------------------|
| B1 business | 2,003 | 75% |
| B2 general industry | 471 | 100% |
| B8 warehousing | 767 | 74% |
| Total | 3,241 | 78% |

Source: Hampshire County Council, Environment Department. Note Hampshire County Council monitor sites over 200 metres squared.

Comment:

Planning Policy Statement 1 Delivering Sustainable Development promotes using previously developed land. The completions are predominantly extensions to existing units.

This cannot be compared with last years figure, as in 2007 the percentage of planning permissions granted were analysed and it is now employment land completed.

Core Output Indicator BD3 Employment land available –by type.

To show the amount and type of employment land available for (i) sites allocated for employment uses in Development Plan Documents and (ii) sites for which planning permission has been granted.

The Council is yet to adopt any Development Plan Documents. However, there is a list of potential employment sites in the Employment Needs Assessment, July 2006. Economic Growth and Employment Land Requirements in North Hampshire June 2008, has an appendix regarding intensifying business sites. Both documents can be viewed on the Council's website: www.hart.gov.uk on the LDF evidence base pages.

Listed below are sites included in the Employment Needs Assessment:

| Site Name | Total Site Area (hectares) | Vacant premises Total area (sq m) | Vacant land total Area (hectares) | Opportunity land Regeneration Land (hectares) |
|--|-----------------------------------|--|--|--|
| Brickyard Plantation | 2.44 | | 2.44 | |
| Former Shotts Nightclub Site | 0.61 | | 0.61 | |
| Adjacent Redfield Industrial Estate | 2.96 | | 2.96 | |
| Waterfront Business Park/ Station Road | 4.38 | 1,084 | | |
| Clarks Farm | 14.68 | | 14.68 | |
| Redfields Garden Centre | 4.17 | | | 4.17 |
| Land adjacent Bowenhurst Farm | 2.14 | 73 | | |
| Bartley Wood Business Park | 9.56 | 6,956 | | |
| Land at Rawlings Road | 19.37 | 6,380 | | 4.53 |
| Pyestock Area 'A' | 30.29 | | | 30.15 |
| Pyestock Area 'B' | 9.75 | | | 9.75 |
| Land off Sandhurst Road | 2.46 | | 2.46 | |
| Redfield Industrial Estate | 2.66 | 242 | 0.1 | |
| Ancells Business Park | 15.55 | 11,328 | 0.39 | |
| Fleet Town Centre | 2.2 | 469 | | |
| Fleet Business Park | 2.35 | 1,542 | | |
| Marsh Barn Business Farm Centre | 1.01 | | | |
| Blackbushe Industrial Estate | 8.16 | 129 | 0.17 | |
| Guillemont Barracks | 13.7 | | | |
| Martin Lines | 5.68 | | 3.61 | |
| White Hart/Blackwater Industrial Park | 2.94 | 11,566 | | |
| Lodge Farm | 3.26 | | | |
| Grove Farm | 1.17 | | | |
| Eversley Haulage Yard | 2.39 | | | |
| Total | 163.89 | 39,769 | 24.41 | 48.6 |

Source: *Employment Needs Assessment 2006, Hart District Council.*

(ii) Table 7 business sites where planning permission has been granted.

| Use Class | Floor Area (Hectares) |
|--------------------------------------|-----------------------|
| B1(a) offices other than in Class A2 | 2.52 |
| B1(b) research and development | 0 |
| B1(c) light industry | 0.64 |
| B2 general industry | 1.04 |
| B8 warehousing | 0.54 |
| Total | 4.74 |

These are sites which are under construction but are not yet completed.

Source: *Hampshire County Council, Environment Department. Note Hampshire County Council monitor sites over 200 metres squared.*

Core Output Indicator BD4 Total amount of floorspace for ‘town centres uses.’

To show the amount of completed floorspace (gross and net) for town centre uses (i) town centre areas and (ii) the local authority area.

Table 8 Amount of floorspace for town centre uses

| Use Class | Gross floorspace town centre (i) | Net floorspace town centre (i) | Gross floorspace District (ii) | Net floorspace District (ii) |
|--|----------------------------------|--------------------------------|--------------------------------|------------------------------|
| A1 shops | 0 | 0 | 592 | 592 |
| A2 financial and professional services | 0 | 0 | 0 | 0 |
| B1a offices | 0 | 0 | 1,032 | 1,032 |
| D2 assembly & leisure | 0 | 0 | 0 | 0 |

Source: *Hampshire County Council, Environment Department. Note Hampshire County Council monitor sites over 200 metres squared.*

Internal floorspaces have been used.

Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

Net additional floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Table 9 List of sites comprising town centre uses

| Type | Address | Proposal | Completed gain sqm |
|-------------|---|--|--------------------|
| A1 shop | Lodge Farm, Hook Road, Wamborough | Farm shop and café extension | 361 |
| A1 shop | Honda Garage, 4 Crookham Road, Fleet | Change of use of Car showroom to A1 retail | 231 |
| B1a offices | Hillside Farm, Odiham | Change of use of barns to B1a. | 220 |
| B1a offices | Stapley Farm, Long Lane, Odiham | Change of use of barns to offices | 438 |
| B1a offices | 1 Rawlings Road, Hook * | Change of use of dwelling to office | 217 |
| B1a offices | Unit C2, Osborn Way Industrial Estate, Osborn Way, Hook | Change of use from D1 to B1a and B8 | 159 |

Source: Hampshire County Council, Environment Department. Note Hampshire County Council monitor sites over 200 metres squared.

Note that internal floorspaces have been used.

* denotes that the site is within a village centre.

Comment:

Fleet is the only settlement within Hart District that is classed as a 'town centre.' The town centre boundary denoted in the Local Plan (including primary retail, secondary retail, peripheral town centre areas) has been used; this area can be viewed on the Local Plan maps. The Honda Garage site is in close proximity to the Fleet town centre boundary. The office development at Osborn Way is at an industrial estate, and is in keeping with surrounding uses. PPS 7 Sustainable Development in Rural Areas encourages the diversification for uses appropriate for a countryside location, the various changes of use of former agricultural barns is in line with the Government guidance.

7. Housing

Key Issues

Contextual Indicators

- High average house prices
- High cost of entry level housing units barring access to private ownership
- Even considering that 40% Local Plan target of new dwellings to be 'affordable', this will not generate sufficient new affordable housing units to meet identified need.

Household size (Source: Hantsweb/Census 2001)

- Hart 2.51 persons per household
- Hampshire 2.38
- South East 2.22
- England & Wales 2.36

* Including pensioner couples & households, students and others

Household composition (Source: Hantsweb/Census 2001)

- Percentage of households with dependant children: 32.53%
- Percentage of one family households with non-dependant children: 9.66%
- Percentage of one family households with no children: 22.87%
- Percentage of one person households: 22.39%
- Percentage of others: 12.54%

Household Tenure: (Source: Housing Needs Survey Update – 2005, Table 5-1)

- Housing association rented 9.6%
- Housing association shared ownership 0.5%
- Private rented 6.8%
- Other / tied to employment 3.3%
- Owner occupier – mortgage 49.4%
- Owner occupier – outright 30.4%

Access to Home Ownership (Source: Housing Services and Housing Needs Survey Update - 2005)

- Based on a 95% mortgage and 3-times gross income lending ratio, it is estimated that a new purchaser would need an annual income of around £39,200 to buy a one bed room flat in Fleet/Church Crookham and £53,800 in rural areas. (*para.3.2.2*)
- The overall house price inflation increase for the District over the last two years in Hart is 20.7% (2003-2005) the price of entry level stock, flats / maisonettes and terraced houses, has increased by 7.8% and 16.2%, respectively. (*para.7.1.1*)

A Strategic Housing Market Assessment is underway which will update the above figures.

Table 10 average house prices in Hart District for the period April-June 2008.

| Dwelling type | Average house price | | | |
|---------------|---------------------|---------------|----------------|-----------------------|
| | Hart (£) | Hampshire (£) | South East (£) | England and Wales (£) |
| Detached | 437, 151 | 402, 682 | 451, 127 | 324, 136 |
| Semi-detached | 265, 492 | 239, 653 | 250, 157 | 197, 355 |
| Terraced | 232, 612 | 199, 795 | 209, 280 | 166, 384 |
| Flat | 174, 821 | 159, 596 | 174, 805 | 160, 993 |
| Average cost | 302, 460 | 257, 821 | 264, 906 | 205, 059 |

Source: BBC News

Core Output Indicator H1: Plan Period and Housing Targets

To show the planned housing period and provision. This should identify the source of the housing target used in the housing trajectory and the total amount of housing planned to be delivered over the period.

Saved Policies H1 to H4 in the Hampshire County Structure plan (1996-2011) set out the housing requirements for Hart and are saved until the emerging South East Plan (the Regional Spatial Strategy) is adopted. The Structure Plan sets out a requirement of 4,750 dwellings for Hart for the period April 1996 to March 2011 (Policy H2), and a 'reserve' provision of 1500 dwellings (Policy H4).

The emerging South East Plan is progressing towards adoption and covers the period 2006 to 2026. Following an Examination in Public, and subsequent receipt of the Panel's Report, the Government published Proposed Changes to the South East Plan which increased Hart's housing target from 4,000 in the draft plan to 4,400 for the period April 2006 to March 2026.

Although the South East Plan is not formally adopted at the time of writing, this AMR uses the housing target in the Government's Proposed Changes because it provides a figure that looks far enough ahead to be used as a basis for a housing trajectory and for a five year land supply in accordance with Core Output Indicators H2(c) and H2(d).

Core Output Indicator H2(a): net additional dwellings in previous years *(figures provided annually for the previous 5 year period or since the start of the relevant plan period, whichever is the longer)*

| Year | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 |
|--------------------------|--------|--------|--------|--------|--------|
| Net additional dwellings | 443 | 567 | 642 | 527 | 396 |

Core Output Indicator H2(b): net additional dwellings – for the reporting year (2007/08) *(to show levels of housing delivery for the reporting year)*

Net additional dwellings in 2007/8 = **229 units**

The housing trajectory

The housing trajectory set out in the graph (page 26) and chart (page 27) shows the information for Core Output Indicators H2(c) and H2(d):

Core Output Indicator H2(c): net additional dwellings – in future years

To show likely future levels of housing delivery including the current monitoring year (2008/09), the following 5 year period (2009/10 to 2013/14) and the remaining period up to 15 years, or the end of the plan period, whichever is longer (in this case 2026 which is the end of the South East Plan period).

Core Output Indicator H2(d): managed delivery target

To show how likely levels of future housing are expected to come forward taking into account the previous years performance.

The number of estimated completions in the current monitoring year (2008/9) = **83 units.**

Five year land supply

With regards land supply for the five year period 2009/10 to 2013/14 the relevant figures from the trajectory, and the calculations, are set out below:

Table 11 Land Supply 1 April 2009 to 31 March 2014

| | |
|--|-------------------------|
| South East Plan requirement (2006-2026) | 4400 |
| Completions (2006/07 + 2007/08) | 625 |
| Projected completion 2008/09 | 83 |
| Requirement for remaining 17 year period 1 April 2009 to 31 March 2026 | 3692 |
| Annual requirement for remaining 17 year period | 217 per annum (average) |
| Requirement for the next 5 years (2009-2014) | $217 \times 5 = 1085$ |
| Expected Supply (2009-2014) | 1080 |
| Surplus Supply (2009-2014) | -5 |
| Supply expressed in years (to 1 decimal place) | $(1080 / 217) = 5.0$ |

Comment:

It can be seen that despite the SPA issue, the Council can demonstrate a five year supply, based on actual sites listed in the tables on pages 28 to 34. These sites comprise:

- i) Unimplemented Local Plan allocations
- ii) Sites with planning permission (excluding any sites that fall into category (i) above).
- iii) Live applications that that have been held up subject to the completion of legal agreements once the SPA Interim Avoidance strategy is adopted (due early 2009)
- iv) Sites where planning permission was refused solely on the SPA and therefore likely to be re-submitted and granted planning permission on adoption of the SPA Interim Avoidance strategy.

This methodology differs from that used in the housing land supply calculation that went to Cabinet in September 2008 showing a 6.64 year land supply:

- A windfall allowance of 32 dwellings per annum has been removed on the basis that this is contrary to national policy and guidance. Identified small sites now comprise an element of the supply;

- The anticipated completion dates for housing on local plan sites has been reviewed in light of latest information;
- The five year period assessed is slightly different in that it starts from 2009/10 rather than 2008/9 as was in the Cabinet report. Again this is to be consistent with national guidance on both core output indicators and the National Indicator set.

The level of demonstrable housing supply reflects the Council's inability in recent years to grant planning permission for schemes affected by the SPA that cannot provide adequate mitigation and avoidance measures. The Council is addressing this issue with the production of an interim avoidance strategy to be adopted in January 2008. The strategy will be based on the provision of Suitable Alternative Natural Greenspace at the Hitches Lane Country Park to be constructed on the western edge of Fleet. This will have sufficient spare capacity as SANG to 'unlock' over 900 dwellings.

The level of supply also reflects the fact that some local plan sites remain unimplemented whilst others have been completed or are nearly complete.

The **Queen Elizabeth Barracks** site in Church Crookham was refused at a recent appeal and a new application is not expected until the autumn of 2009. On the assumption that permission is granted this would allow development to commence in 2010 with completions in 2011/12. Accordingly, reflecting the annual completion schedule submitted to Hart District Council by Taylor Wimpey through the emerging LDF Strategic Housing Land Availability Assessment (SHLAA), it is projected that 35 dwellings will be completed in 2011/12, with 140 completed in 2011/12.

Dilly Lane, Hartley Wintney in light of the permission granted in May 2008, and the relatively moderate size of the proposed development (170 dwellings), it is envisaged that 70 dwellings will be complete in 2010/11 and 100 dwellings in 2011/12.

Hitches Lane, Fleet, (300 homes) which was granted outline planning permission back in 2007 is also expected to be completed between 2010/11 and 2012/13.

The remaining two large sites are a small number of units to be built out on the **Elvetham Heath** development and a Local Plan allocation for a moderate amount of high-density residential development adjacent to **Redfields garden centre** in Church Crookham, which itself has recently been subject to a redevelopment proposal.

It should also be borne in mind that in reality it is likely that additional unforeseen sites will come forward as they always have done in the past.

PPS3 outlines that in addition to the 5 year housing supply position, Local Planning Authorities (LPAs) should also identify specific, developable sites for the years 6 to 10 and, where possible, for years 11 to 15. Therefore, for sites to come forward in a planned manner and to have a sufficient quantity of sites to meeting the RSS housing figures, it has been estimated that approximately 1750 dwellings will need to be allocated in the emerging LDF. Accordingly, there is an estimated annual completion rate of 250 dwellings per annum to come forward through the LDF on allocated sites for the period 2014/15 to 2020/21. These figures are currently only estimated and may be subject to future revision. It is envisaged that completions will start in this period on the basis that the Core Strategy will be adopted in 2011/12.

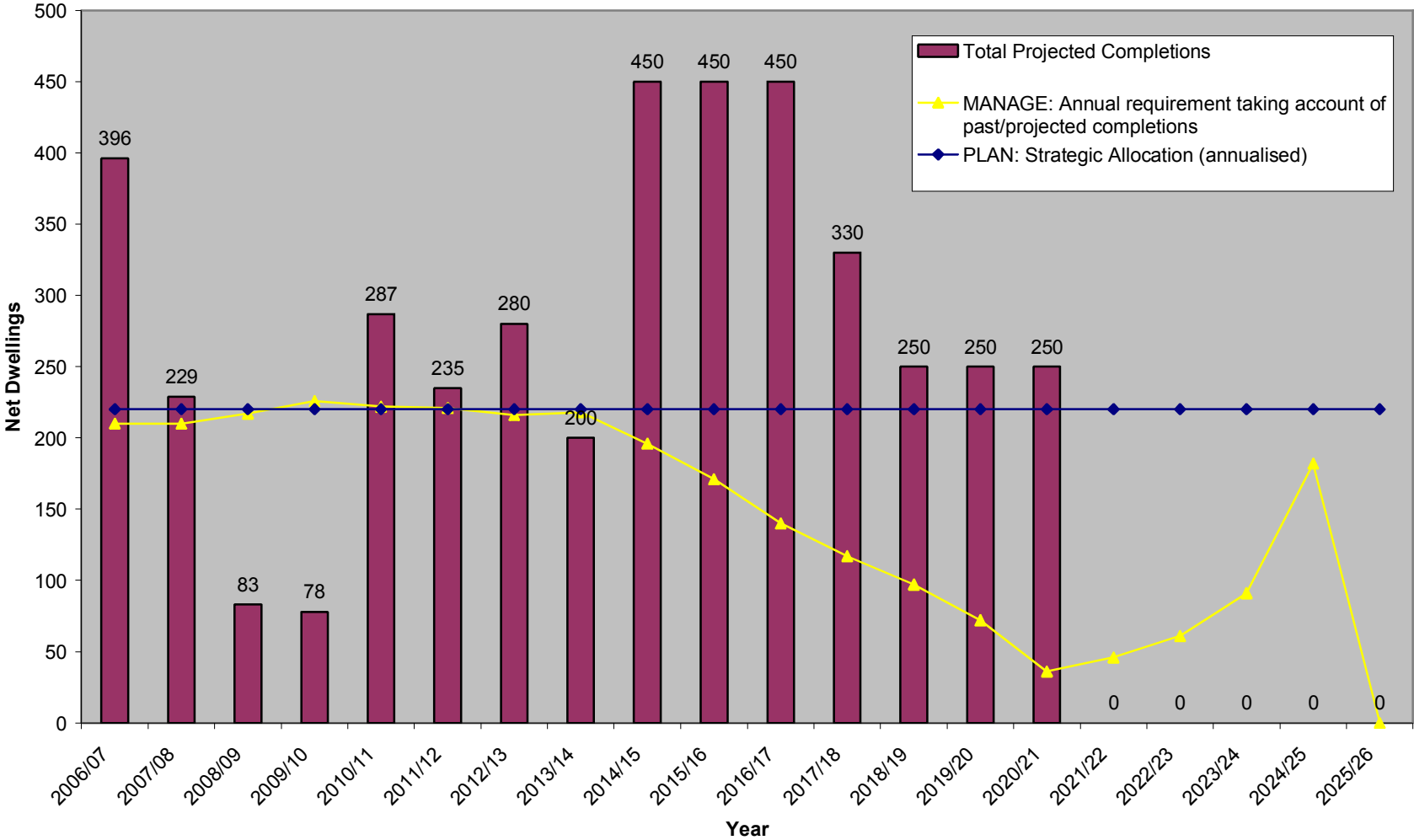
Hart District Council is addressing the management of this housing requirement through its emerging (SHLAA). The SHLAA will, reflecting national planning guidance², update and evolve the existing LDF evidence base work, specifically the Urban Capacity Study Baseline Study (July 2006).

The SHLAA commenced with a period of public consultation between May and July 2008, which aimed to identify potential sites suitable for future residential development. Approximately 100 sites have come forward, which collectively have the potential, based on the minimum PPS3 density standard of 30 dwellings per hectare, to accommodate Hart's housing needs up to 2026. It is currently proposed that a draft SHLAA will be published in 2009.

To improve the supply of homes the Council will be seeking to allocate strategic sites in the emerging core strategy, followed by other sites in a subsequent Development Management DPD. It is also taking a pro-active stance toward rural exceptions sites.

² Strategic Housing Land Availability Assessment (SHLAA) Practice Guidance, 23 July 2007

Chart 3 Hart housing trajectory against the draft South East Plan



| Housing Trajectory: Past and Projected housing completions assessed against the Draft South East Plan housing target for Hart to 2026 | | | | | | | | | | | | | | | | | | | | |
|---|----------------------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| | 1st Five Year Period | | | | | 2nd Five Year Period | | | | | 3rd Five Year Period | | | | | 4th Five Year Period | | | | |
| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Completions | 396 | 229 | | | | | | | | | | | | | | | | | | |
| Projections - Allocated Sites | | | 8 | 0 | 170 | 235 | 280 | 200 | 200 | 200 | 200 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Projections - Unallocated Sites | | | 75 | 78 | 117 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Projections - future LDF allocations | | | 0 | 0 | 0 | 0 | 0 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Total Past Completions | 396 | 229 | | | | | | | | | | | | | | | | | | |
| Total Projected Completions | | | 83 | 78 | 287 | 235 | 280 | 200 | 450 | 450 | 450 | 330 | 250 | 250 | 250 | 0 | 0 | 0 | 0 | 0 |
| Cumulative Completions | 396 | 625 | 708 | 786 | 1073 | 1308 | 1588 | 1788 | 2238 | 2688 | 3138 | 3468 | 3718 | 3968 | 4218 | 4218 | 4218 | 4218 | 4218 | 4218 |
| PLAN: Strategic Allocation (annualised) | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 |
| PLAN: Strategic Allocation (cumulative) | 220 | 440 | 660 | 880 | 1100 | 1320 | 1540 | 1760 | 1980 | 2200 | 2420 | 2640 | 2860 | 3080 | 3300 | 3520 | 3740 | 3960 | 4180 | 4400 |
| MONITOR: No. dwellings above or below cumulative allocation | 176 | 185 | 48 | -84 | -27 | 12 | 48 | 28 | 258 | 488 | 718 | 828 | 858 | 888 | 918 | 698 | 478 | 258 | 38 | -182 |
| MANAGE: Annual requirement taking account of past/projected completions | 210 | 210 | 217 | 226 | 222 | 221 | 216 | 218 | 196 | 171 | 140 | 117 | 97 | 72 | 36 | 46 | 61 | 91 | 182 | 0 |

| Projected future completions of allocated large sites | | | | | | | | | | | | | | | | | | | | |
|---|----------------------|---------|----------|----------|------------|----------------------|------------|------------|------------|------------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|
| Site Location | 1st Five Year Period | | | | | 2nd Five Year Period | | | | | 3rd Five Year Period | | | | | 4th Five Year Period | | | | |
| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| (1) Elvetham Heath, Fleet | n/a | n/a | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (2) Hitches Lane, Fleet | n/a | n/a | 0 | 0 | 100 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (3) Dilly Lane, Hartley Wintney | n/a | n/a | 0 | 0 | 70 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (4) Queen Elizabeth Barracks, Church Crookham | n/a | n/a | 0 | 0 | 0 | 35 | 140 | 200 | 200 | 200 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (5) Land at Redfield Garden Centre | n/a | n/a | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | n/a | n/a | 8 | 0 | 170 | 235 | 280 | 200 | 200 | 200 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Projected future completions of unallocated large sites (excluding sites with live applications due to the Thames Basin Heath SPA) | | | | | | | | | | | | | | | | | | | | |
|--|----------------------|---------|-----------|-----------|-----------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|
| Site Location | 1st Five Year Period | | | | | 2nd Five Year Period | | | | | 3rd Five Year Period | | | | | 4th Five Year Period | | | | |
| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| 14 Reading Road, Fleet | n/a | n/a | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Worton, Beecroft & Ventura, Fleet | n/a | n/a | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Bungalow & 17 Birch Grove, Hook | n/a | n/a | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Linden House, Cadogen Cottage, Adcote | n/a | n/a | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Campbell Close, Fleet | n/a | n/a | 0 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SUB- TOTAL | n/a | n/a | 53 | 12 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Projected future completions of other outstanding small sites permissions 1 | | 1st Five Year Period | | | | | 2nd Five Year Period | | | | | 3rd Five Year Period | | | | | 4th Five Year Period | | | | |
|---|-----|----------------------|-----------|----------|----------|----------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|
| | | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| The Barn Hulifords Lane Hartley Wintney | n/a | 8 | 1 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 0 |
| 257 Fleet Road Fleet | n/a | n/a | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bottle Lane Mattingley | n/a | n/a | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Holt Lane Hook | n/a | n/a | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hivings Handford Lane Yateley | n/a | n/a | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Mount The Green North Warnborough | n/a | n/a | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dunleys Hill Odiham | n/a | n/a | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Well Road Crondall | n/a | n/a | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land to rear of Alton Road Odiham | n/a | n/a | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowling Alley Crondall | n/a | n/a | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Newnham Road Hook | n/a | n/a | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 Salmons Road Odiham | n/a | n/a | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Derby Fields North Warnborough | n/a | n/a | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SUB-TOTAL | | | 22 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Projected future completions of unallocated small sites (Live applications - Thames Basin Heath Special Protection Area) | | 1st Five Year Period | | | | | 2nd Five Year Period | | | | | 3rd Five Year Period | | | | | 4th Five Year Period | | | | |
|--|-----|----------------------|----------|----------|-----------|----------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|----------------------|----------|----------|----------|----------|
| | | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| | | 7 | 8 | 9 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Adjacent to 72 and 74 Basingbourne Road, Fleet | n/a | n/a | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Adjacent Tudor House, Quarry Lane, Yateley | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 117 Clarence Road, Fleet | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39 Kingsway, Blackwater | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carman House, London Road, Hook | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 175-179 Fleet Road, Fleet | n/a | n/a | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cranberry House, 7 Hawthorne Crescent, Blackwater | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 Chesilton Crescent, Church Crookham | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oaklands, Yateley | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 Kingsway Blackwater | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 Vicarage Road, Blackwater | n/a | n/a | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 and 3 Glebe Road, Crondall | n/a | n/a | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 38 Portland Drive, Church Crookham | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 237 Aldershot Road, Church Crookham | n/a | n/a | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 36 Ryelaw Road, Church Crookham | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Larch Hill, Gough Road, Fleet | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 Somerville Crescent, Yateley | n/a | n/a | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SUB-TOTAL | n/a | n/a | 0 | 0 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Projected future completions of previous applications refused solely on SPA reasons | | 1st Five Year Period | | | | | 2nd Five Year Period | | | | | 3rd Five Year Period | | | | | 4th Five Year Period | | | | |
|---|---------|----------------------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| | | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Site Location | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | |
| 172 Reading Road South Church Crookham | n/a | n/a | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Chestnut Cottage Ewshot | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Handford Lane Yateley | n/a | n/a | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Firgrove Road Yateley | n/a | n/a | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 41 Rounton Road Church Crookham | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Rose Cottage Ewshot Lane Ewshot | n/a | n/a | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Lower Common Eversley | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| The Street Rotherwick | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Moulsham Copse Lane Yateley | n/a | n/a | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Chester House High Street Hartley Wintney | n/a | n/a | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Woodrest Vicarage Road Hound Green | n/a | n/a | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Hartover House Hawley Road Hawley | n/a | n/a | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| SUB-TOTAL | n/a | n/a | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

Core Output Indicator H3 New and Converted Dwellings –on previously developed land.

To show the number of gross new dwellings being built upon previously developed land.

67 units gross new build on previously developed land.
 9 units gross change of use on previously developed land.
 7 units gross conversions on previously developed land.
 Total of 83 units on previously developed land.
 New dwellings on previously developed land 33.9%.

The total of gross completions in Hart District is 245 units.

The national annual target is that at least 60% of housing should be provided on previously developed land, clearly Hart is significantly under this target. Two sites with housing not built on previously developed land contribute to Hart's low figure. 21 units were built at the housing estate at Holt Lane, Hook, 139 housing units were completed at the housing estate at Elvetham Heath. Both of the sites were identified in the Hart District Local Plan as housing allocations under policy DEV 1. An agricultural workers dwelling was built at Oak Farm Nursery, Station Hill, Winchfield. A conversion from agricultural barn to dwelling at West End Farm, Bottle Lane, Mattingley accounts for one unit.

Core Output Indicator H4 Net Additional Pitches –Gypsy and Traveller.

To show the number of Gypsy and Traveller pitches delivered.

There were no new Gypsy or Traveller pitches between 1 April 2007 and 31 March 2008.

Hampshire County Council has responsibility for two official caravan sites provided within the District for gypsy and traveller families. The sites at Penny Hill, Blackwater and Star Hill, Hartley Wintney both have 20 pitches. Both sites are currently full and have a small waiting list.

Source: Hart District Council.

Core Output Indicator H5 Gross affordable housing completions.

To show affordable housing delivery.

Table 12 Completion of affordable housing by site 2007-08.

| Location | Number of units completed |
|----------------------------------|---------------------------|
| Rosefield Court, Hartley Wintney | 16 |
| 102 The Lea, Fleet | 1 |
| Total | 17 |

All of the units are new build, not conversions. The units at Rosefield Court are 1 and 2 bedroomed flats, The Lea is a house. There were no losses of affordable housing units due to demolition or change of use of the property.

Table 13: Affordable housing completions, 1999-2008.

| | 1999/00 | 2000/1 | 2001/2 | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 | 2007/8 |
|----------------------|-----------|-----------|-----------|------------|-----------|------------|------------|-----------|-----------|
| RSL rented dwellings | 76 | 12 | 31 | 19 | 39 | 37 | 34 | 49 | 17 |
| RSL other dwellings | 20 | 3 | 25 | 83 | 52 | 146 | 69 | 38 | 0 |
| Total | 96 | 15 | 56 | 102 | 91 | 183 | 103 | 87 | 17 |

Source: Hart District Council.

This is significantly lower than the 672 affordable units per year that the Housing Needs Survey Update 2005 highlighted that Hart required.

Shared ownership properties are where residents buy a share of a property and pay reduced rent on the remaining share. When the property is sold the percentage of the proceeds received is equal to the percentage of the property that is owned. According to the Housing Strategy Statistical Appendix 2008 there are 412 shared ownership properties in Hart District, this is a significant increase from the 182 properties in 2001.

The low affordable housing figure for 2007-08 is partially due to the Thames Basin Heath Special Protection Area (SPA) designation. This precludes development within 400 metres of a SPA. Unless there are adequate mitigation or avoidance measures in place, no development can be built between 400m and 5 kilometres of the SPA. The Council has published an Interim Avoidance Strategy for consultation in October 2008, due to be adopted in January 2009.

Core Output Indicator H6 Housing Quality –Building for Life Assessments.
To show the level of quality in new housing developments.

This information is not currently collated.

8. Transport

8.1 Contextual Characteristics

- The M3 motorway runs through Hart, with junctions 4A and 5 in the District. The London to Southampton rail line bisects Hart District, there are train stations at Hook, Winchfield and Fleet. Blackwater train station is on the Reading to Redhill line.
- Transport strategy in Hart is covered by the **North Hampshire Transport Strategy** as part of the Local Transport Plan 2006 to 2011, undertaken by Hampshire County Council.
- This document contains a five year action plan for Hart which aims to improve accessibility to services and facilities within rural areas and tackle local congestion problem areas. The Hart long-term strategy takes account of the tendency of residents to out-commute long-distances to work to surrounding urban centres by car. It acknowledges that it is unlikely that a transport strategy or land use changes will greatly affect the socio-economic reasons behind this and so in reality the situation is unlikely to change significantly.

Key Issues (Source: *Transpol Travel Survey 2005*)

- Prevalence of long-distance commuting due to good strategic road and rail links.
- Extremely low containment for work and services and is a significant net exporter of workers.
- Largely rural, polycentric nature of the district creates complex travel patterns which are difficult to provide for by public transport
- Growing congestion problems being experienced at pinch points during peak periods.
- Lack of access to services within Fleet by public transport and lack of services and facilities in the smaller settlements necessitating journeys.
- High incomes and car ownership means public transport patronage is poor and thus requires heavy subsidy.

8.2 Contextual Indicators**General Travel Patterns** (Source: *Transpol Travel Survey 2005, vii*)

- **Modal split:** 77% car, 13% walking, 8% public transport (3% by bus; 5% by rail) 1% bicycle and 1% taxi.
- **National comparisons:** Walking and bus use are both lower than the national average although rail travel is above the national average.
- **Trends:** A decline the proportion of trips made by car - 86% in 2001 compared to 77% in 2005, the proportion of trips made on foot increased from 6% to 13%. Bus, rail, cycle and taxi modes subject to little change.

Car Ownership (Source: *2001 census*)

- Hart has a very high level of car ownership.
Households with two or more cars: Hart – 41.7%, Hampshire – 33%, England/Wales – 23.6%
- Hart has comparatively few households which do not own a car.
Households without a car: Hart – 8.8%, Hampshire – 15.7%, England/Wales 26.8%

Travel to Work (Source: *2001 census & Transpol travel Survey 2005, viii*)

- There is significant out-commuting from the District to the towns within the sub-region, and also further a field into Surrey and to London. Out of a total resident workforce of approximately 33,500:
 - 23,506 residents commute out of Hart to work
 - 13,295 people commute into Hart to work
 - 18,811 residents live and work in Hart
- **Modal split of commuter journeys:** 71% car, 8% rail, 6% bus, 12% walking and 2% cycle.
- **National Comparison:** Car commuting is 2% below the national average for urban areas, walking is in-line with the national average and commuting via public transport, particularly by rail, is 4% above the national average.

Developer Contributions (Source: *Environment Dept. Hampshire County Council*)

- Hampshire County Council as the Highways Authority administers Section 106 contributions towards off-site highway works and/or other transport related

improvements from large developments. Hart Council deals with smaller developments and secures approximately £3,500 per residential dwelling.

- During the year 1 April 2007 -31 March 2008 applicants were required to pay £51,334 in contributions via section 106 contributions to the Highway Authority. This may not be the total money collected, as not all schemes may have been built.

Travel Plans

- **School Travel Plans:**

(Source:<http://www.hants.gov.uk/schooltravelplans/Hart.html>)

Nine schools achieved approved travel plans in 07/08. This brings the total number of schools with adopted travel plans in the district to 25. (42 schools in Hart – 35 maintained and 7 independent.)

- **Workplace Travel Plans:**

Four workplace plans have been agreed during the period 1 April 2007 to 31 March 2008. Source: Hampshire County Council.

Public Transport

The existing bus service network in Hart has remained largely unchanged in the year under review. There has been modest growth in bus patronage on the Yateley - Camberley corridor. This is due to the availability of free travel for persons who are aged over 60 or disabled. Elsewhere in the district, there has not been any discernible growth in patronage but passenger numbers have not declined significantly either.

The Council has produced a Parking Provision Interim Guidance which will be used as a material consideration when determining planning applications. The Interim Guidance was adopted by Cabinet on 7th August 2008 following a six week consultation period.

Work began on the Fleet Town Centre Access Plan in May 2007. This is a 20 year plan. Hampshire County Council is trying to reduce traffic congestion and vehicle mileage, aiming to provide improved pedestrian and cycle access and also looking to work with partners to improve bus and rail infrastructure. Hampshire County Council set up a Steering Group to consider improvements along with a Consultative Panel of elected County and District members from Fleet and Church Crookham and officers from both Hart District Council and the County Council.

Hart Council's Local Development Framework will seek to complement the objectives of the Local Transport Plan and national and regional guidance by locating development in such a way as to reduce the need to travel and facilitate the use of public transport. A Transport Assessment is being carried out as part of the LDF work.

9. Heritage and Environment

Contextual Characteristics

Architectural Heritage Designations within Hart District

- 32 Conservation Areas
- 905 Listed Buildings
- 263 Locally Listed Buildings
- 8 Historic Parks and Gardens
- 16 Locally Listed Parks and Gardens
- 10 Scheduled Ancient Monuments

Source: Hart District Council.

Environmental designations

- 250 Sites for Nature Conservation (SINCs) –designated by the County Council (1 new, 0 deleted in 07/08) which occupy 1918.7 hectares, an increase of 0.13%.
- 2 Local Nature Reserves, Fleet Pond 48.3 hectares (also an SSSI) and Elvetham Heath 19.4 hectares.

Statutory International, National, Regional Designations

- 16 Sites of Special Scientific Interest (SSSI) - designated by Natural England, which occupy 2696 ha.
- 1 Special Protection Area (SPA) - Thames Basin Heath, classified under EU Birds and Habitats Directive, which occupies 2099 ha.
- 1 National Nature Reserve - Castle Bottom, which occupies 31 ha.

Source: Hampshire Biodiversity Information Centre

Public Open Space

Commons

- Odiham (SSSI) 116ha, Hazeley Heath (SSSI) 54ha, Hartley Wintney – Central Common, Hunts Common, Phoenix Green Common and West Green Common 54ha.
Parks and Public Open Space (POS)
- Royal Oak Valley 3.42ha, Village Green Elvetham Heath 1.76ha, Oakley Park 4.8ha, Basingbourne Park and Heath (SINC) 8.48ha, Haig Lane 1.58ha, Calthorpe Park 12.6ha, The Views 1.36ha, Hook POS 1.18ha, Velmead POS 2ha.
Football Pitches
- Southwood 5x full size pitches, 1 mini pitch, Velmead Community Pitches 1x full size pitches, 2 mini pitches, Elvetham Heath 1x full size pitch, Basingbourne 1x full size pitch, Peter Driver Sports Ground 2x full size pitches, Oakley Park 2x mini pitches, Calthorpe Park 5x mini pitches.

Play Areas

16 areas

Source: Hart District Council

Thames Basin Heath Special Protection Area

The Thames Basin Heath Special Protection Area (SPA) was designated as an SPA on 9th March 2005. The SPA comprises an area of lowland heath and woodland and is a habitat protected under UK and European law supporting a characteristic landscape and distinctive flora and fauna under threat and in decline. It is referred to as a "European Site" in the Habitats Regulations. It is designated an SPA under the Wild Birds Directive, important for ground nesting birds.

The SPA extends over 9 local planning authorities in Surrey, Berkshire and Hampshire and comprises a network of 13 Sites of Special Scientific Interest (SSSI) of predominantly lowland heathland and woodland

The heaths themselves and a radius of 400 metres surrounding the SPA is protected from being built upon. The creation of new housing units between 400 metres and 5 kilometres of an SPA has the potential to negatively affect the bird species for which the SPA was classified, through indirect effects such as the predation of pets and ground disturbance.

Hart District Council has prepared a draft Interim Avoidance Strategy, which was consulted upon in October 2008. The purpose of this strategy is to provide guidance to applicants making planning applications on the provision of avoidance measures to avoid the effect of a net increase in population within 400 metres and 5 Kilometres of an SPA. The strategy is due to be adopted in January 2009.

The Council is an active member of the Special Protection Area Thames Basin Officer Liaison Group, a working group of Officers from the affected Authorities. This group was established with the aim of arriving at a consistent approach, to agree joint projects of working, to provide a collective response to the South East Plan and to find a practical way forwards. Hart District Council is also a member of the Joint Strategic Partnership Board, drawn from participating Local Planning Authorities, which will oversee strategic work on the SPA.

Tree Preservation Orders

Total number of valid TPOs as at 31 March 2008 938

TPOs added in 07/08: 15 single trees, 1 tree group, 2 area orders, 1 woodland order.

Source the Landscape and Conservation Team. Hart District Council.

Air Quality

Under the Environment Act 1995, Hart District Council is required to undertake regular review and assessments of air quality. The Council completed an Air Quality Review and Assessment in May 2008. The results of the report showed that no pollutants were expected to exceed the air quality objectives, and therefore no detailed assessments are required for any of the pollutants assessed. Hart District has two static air quality monitoring stations on the A30 at Hook and Blackwater.

Ecological and Carbon Footprint

Information was collated in 2004 by the Stockholm Environmental Institute, relating to the ecological footprint in global hectares per capita and the carbon footprint in tonnes of carbon dioxide (CO₂) per capita. Ecological footprint analysis measures the impact of human activity

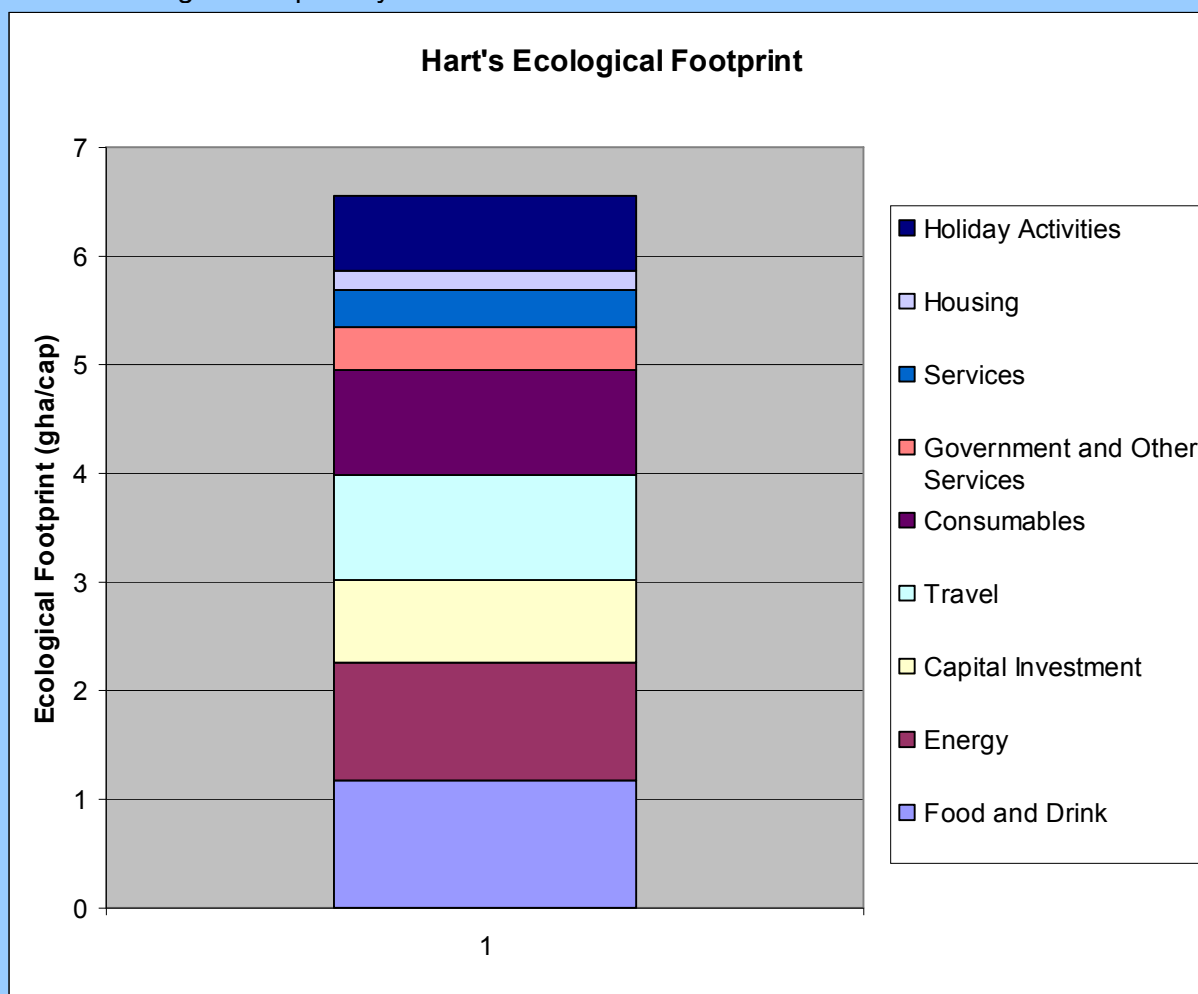
on nature, and expressed the productive land and water area that a human population requires to produce the resources it consumes and to absorb its waste.

Table 14 ecological footprint, carbon footprint and green house gas in the UK, South East and Hart District.

| | Ecological Footprint (global hectares/capita) | Carbon Footprint (tonnes CO ₂ /capita) | Green House Gas Footprint (tonnes CO ₂ eq/capita) |
|-------------------|---|---|--|
| UK | 5.30 | 12.08 | 16.34 |
| <i>Region</i> | | | |
| South East | 5.63 | 12.76 | 17.28 |
| <i>LA/Region</i> | | | |
| Hart | 5.97 | 13.54 | 18.32 |

Hart = 6.55 global hectares per person
UK = 5.4 global hectares per person
World Average = 2.2 global hectares per person
World Budget for sustainable living = 1.8 hectares per person
Hart ecological overshoot = 364% (6.55 / by 1.8)

Chart 4 Ecological footprint by theme in Hart.



Source: Stockholm Environmental Institute.

The results from this study raise some interesting points:

- The food sector produces the largest single impact at 18% of the Ecological Footprint (EF). There is great scope for localising food production, reducing energy intensive processing and meat content which can all reduce the Ecological Footprint of food consumption. If there is a possibility to link a healthy eating campaign and reduce the environmental impact of food consumption, two important dimensions of sustainability are being addressed.
- Household energy consumption is responsible for 17% of the total Ecological Footprint. Here, while the technological potential for almost zero energy buildings exists, achieving it depends on lifestyles and institutions (for instance, the problem of split responsibilities between landlord, utilities and tenants).
- Manufactured durables and consumables contribute to 15% of the total Ecological Footprint. Each shows opportunities for demand management, supply chain management, process efficiency and localised production.
- The transport sector is responsible for 15% of the total Ecological Footprint.

It is intended to use Hart's ecological footprint to influence thinking on key strategic documents such as the Sustainable Communities Strategy and the Climate Change Strategy. The footprint can underpin the vision for these key strategies. Equally it is to be expected that the footprint will be reflected in comprehension and area performance assessments, best value assessments, quality of life indicators and in drawing up local area agreements. It is hoped that funding will be available to repeat the ecological footprint process every 2-3 years.

| Activity Category | Main Consumptive Items included in Category | Ecological Footprint (gha/capita) |
|----------------------|---|-----------------------------------|
| Food and Drink | Food and drink purchased for home consumption, alcoholic drinks purchased in a public house, restaurants and other eating out establishments as well as take-aways. | 1.18 |
| Energy | Domestic fuel including gas, electricity and other fuels such as oil or bio-fuels. | 1.08 |
| Capital Investment | Investment in tangible fixed assets such as plant and machinery, transport equipment, dwellings and other buildings and structures | 0.76 |
| Travel | Car fuel, the impact associated with purchasing and maintaining private vehicles and public transport (bus, train, coach, air travel etc. | 0.96 |
| Consumables | Includes durables and non-durable items including newspapers, clothing, appliances, glassware, tools, medical products, audio-visual equipment, personal effects etc. | 0.96 |
| Government and Other | Includes the resources used by national and local government, universities and colleges and | 0.40 |

| | | |
|----------|--|------|
| | balances the Ecological Footprint by taking out overseas tourists in the UK and changes in stocks | |
| Services | Includes private hospital and education, postal, telephone, water supply, recreation, insurance, financial services etc. | 0.35 |
| Housing | Building, maintenance and repair of dwellings | 0.17 |
| Holiday | Any consumption by UK residents overseas, from hotel energy requirements to eating out and shopping | 0.69 |

Table 15 Energy Savings by Housing Sector April 2007 to March 2008.

| | % improvement in energy efficiency | Reduction in CO2 emissions (tonnes) | Cost to LA £m | Estimated overall cost £m |
|---------------------------|------------------------------------|-------------------------------------|---------------|---------------------------|
| Owner-occupied | 1.84% | 3109 | | 2.413 |
| Local Authority | 0.00% | 0 | | 0.000 |
| Private rented | 0.54% | 38 | | 0.033 |
| Housing Associations | 3.29% | 406 | | 0.353 |
| Overall total for housing | 1.89% | 3553 | | 2.799 |

Source: The Hart Home Energy Conservation Act Return, October 2008.

Core Output Indicator E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

To show the number of development which are potentially located where

- (i) they would be at risk of flooding or increase the risk of flooding elsewhere
- (ii) adversely affect water quality

Two applications were granted planning permission, contrary to advice of the Environment Agency, that there would be a risk of flooding on the site or elsewhere.

1. Land at Hitches Lane, Crookham Village, Fleet. The site contains allocations in the Local Plan for both recreation and residential development and outline planning permission has been granted for these developments. Adequate provision is made for the drainage issues.
2. Wakeland, New Mill Lane, Eversley lies in an area of high flood probability, as defined by PPS 25, Flood Zone 3. The proposal is an extension to the existing dwelling of less than 250 square metres and thus qualifies as 'minor householder development' exempt from the sequential test which aims to steer new development to areas of the lowest probability of flooding. The new build garage should be adequately flood proofed and therefore the Environment Agency recommends the imposition of conditions to ensure that there will be no increased risk of flooding to other land and properties, due to impedance of flood flows and/or reduction of flood storage capacity. The development therefore complies with Policy GEN 11 of the Local Plan.

Also there is one appeal in progress at Pyestock, Ively Road, Farnborough is considered to be an adverse impact on surface water run off, insufficient information regarding flood risk and an

unsatisfactory flood risk assessment. In 2006/07 only one planning permission was granted contrary to the Agency's advice.

Note that no planning permissions were granted in Hart District contrary to advice from the Environment Agency regarding water quality.

A Strategic Flood Risk Assessment has been carried out jointly with Surrey Heath District Council as part of the evidence base for the emerging LDF. This can be viewed at www.hart.gov.uk on the evidence base pages.

Core Output Indicator E2 Change in areas of biodiversity importance.

To show losses or additions to biodiversity habitat.

Local Planning Authorities are expected to monitor changes in biodiversity as a key component of their Local Development Framework. Areas of biodiversity importance should be recognised in the Development Plan (RSS and DPD) for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. This includes Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and other local sites.

- Heath/acid grassland has seen a loss of habitat from 464 to 447 hectares.
- Lowland meadow and purple moor grass/rush pasture has decreased from 288 hectares to 220 hectares.
- Fen/swamp/reedbed has increased from 11 to 44 hectares mainly because some of it has come from the lowland meadow category.
- Lowland mixed deciduous woodland and wet woodland (two habitats) have more or less stayed the same.
- In total Hart's biodiversity habitat has decreased from 4,628 hectares in 2006/7 to 4,548 hectares. The 80 hectare drop is mainly accountable by the reclassification of land.
- Note that this is the current state of knowledge, as large areas of land remain unsurveyed, this area is a dynamic picture.

Source: Hampshire Biodiversity Information Centre (HBIC).

The full extent of priority habitats in Hampshire is not yet fully known. The Hampshire Biodiversity Information Centre (HBIC) is working with its funding partners to improve information on Priority habitat extent and condition through the Hampshire Habitat Survey Programme and from other survey data that becomes available.

Core Output Indicator E3 Renewable Energy Generation

To show the amount of renewable energy generation by installed capacity and type.

Three applications for solar panels were approved, the installed capacity information was not submitted. A number of solar panels have also been erected that are permitted development and do not require planning permission.

A wind turbine was granted planning permission at a farm in Eversley, the turbine would have a rotor diameter of 5.4 metres mounted on a 12m free standing tower. The rated output of the

turbine is stated as 5kW. This generates an average of 8.7 MegaWatt- hours of electricity each year; a saving of approximately 4.2 tonnes of carbon dioxide.

Source: Hart District Council

The Council had adopted a Climate Change Strategy (August 2008) which is a local response to this issue and sets out what the Council wants to achieve. All parts of the community, the public sector, private sector, organisations or individuals can contribute: these contributions are vital as it is the many small actions that will add up to make the difference.

The Council's Design and Access Statement Guidance Note was updated in 2008 to include a section titled "Addressing sustainability and climate change". This document requires applicants for planning permission to demonstrate how their proposal incorporates design features that help mitigate and adapt to climate change in accordance with PPS1 Supplement on Climate Change and policies in the South East Plan. This can be viewed on the Council's website at www.hart.gov.uk > environment and planning > planning > form, fees and advice.