

**Hart District Council**  
**First Alterations to the Hart District Local**  
**Plan (Replacement) 1996 - 2006**

**Adopted**  
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# Hart District Council

## First Alterations to the Hart District Local Plan (Replacement) 1996 - 2006

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## 1.0 Introduction

1.1 Under the Town and Country Planning Act 1990 Hart District Council adopted the Hart District Local Plan (Replacement) 1996 - 2006 on 23<sup>rd</sup> December 2002. The First Alterations to the Hart District Council Local Plan (Replacement) 1996-2006 were placed on First Deposit during May / July 2004. Following the consultation period the proposed alterations were revised before the re-deposit draft was consulted on during June / July 2005. A public inquiry was held between 29th November and 14th December 2005 and the Inspectors Report was received in June 2006. A resolution to adopt the First Alterations was agreed by the Council on the 22<sup>nd</sup> June 2006. The Alterations now supersede the following policies of the adopted plan:

- i) Policy DEV1 and DEV9 - the housing allocation of land at Dilly Lane.
- ii) Policies RUR21, URB13 and URB14 – the affordable housing policies.
- iii) Policy DEV17 - the allocation for employment (B1 and B2) uses at Clarks Farm, Reading Road, Yateley.

1.2 The proposals in the First Alterations provide a framework for the control of development up to the adoption of a Local Development Framework for Hart District Council. It is anticipated that this will be in 2008.

## 2.0 Affordable Housing

### **POLICY ALT GEN 13 AFFORDABLE HOUSING**

The Council will seek to negotiate the proportion of affordable housing on a site by site basis based on an overall guideline target that 40% of new dwellings should be affordable in individual schemes. Of the affordable housing to be provided, in terms of the total numbers of social housing for rent and other forms of subsidised housing, the Council will take into account:

- The nature and character of the site
- The proximity of local services
- Any particular development costs
- Any specific housing needs of the area in which the site is situated
- Any other planning obligations which may be required in connection with the development of the site.

The Council will expect fully serviced land to be provided of a sufficient size to accommodate the range and types of dwelling necessary to meet the identified housing need at nil cost.

These requirements will apply to sites which are 0.5 ha or larger or that would provide 15 or more dwellings, with the exception of settlements below 5000 population where the requirements will apply to sites which are 0.2 ha or larger that would provide 5 or more dwellings.

The Council will seek to grant planning permission solely for affordable housing on land within or adjoining rural communities that would not otherwise be released for housing, in accordance with the principles of existing policy RUR 22 and the amendments to PPG 3. For the purposes of this policy, rural communities are all settlements other than the urban areas of Fleet, Yateley and Blackwater/Hawley. This provision will be made where there is an identified local need and it would contribute to the attainment of a mixed and

balanced community. Exception sites should be small in scale in relation to the size of settlements. Such sites will not be required to provide fully serviced land at nil cost.

The Council will expect the mix of accommodation in terms of sizes and tenures to reflect the findings of the latest Housing Needs Survey, grant availability and the location and circumstances of the site in question. These will be matters for negotiation but the Council will reject developments that conflict with the objective of widening housing choice.

Affordable housing should be integrated with market housing and 'peppercotted' throughout development sites.

Planning conditions will be imposed or a legal agreement sought to ensure that the initial and successive occupancy is restricted to those in housing need as defined by the District Council and that the affordable housing provided remains affordable for so long as there remains a need for it.

Decisions on applications for residential development will be in accordance with these policies unless the developer or landowner can demonstrate that the particular physical and environmental constraints of a site, or other planning requirements would make the specified levels of affordable housing unachievable.

This policy replaces Policies URB13 AND RUR21 of the Hart District Local Plan (Replacement) 1996 to 2006

## **2.1 Policy Context**

2.2 The affordable housing policies in this Local Plan Alteration are based on:

- Circular 6/98, Planning and Affordable Housing
- Planning Policy Guidance Note 3, Housing (2000) (PPG3) as revised

- Regional planning and housing policies which in turn reflect national policies such as the Communities Plan
- The District wide Housing Needs Survey (2003)

2.3 PPG3 indicates that the need of a community for a mix of housing, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies. Where it can be demonstrated by up-to-date surveys that there is a lack of affordable housing to meet local needs, local plans should include a policy to secure affordable housing. Additional advice is included in Circular 6/98, "Planning and Affordable Housing", which defines affordable housing and emphasises the need to secure a range of dwelling types and sizes to cater for different housing needs and create balanced communities.

## **2.4 Housing Need**

2.5 The Council has regularly reviewed the housing needs of the area and surveys were carried out in 1994, 1998 and 2003. Each successive survey shows an increase in the number of households unable to afford access to the housing market in Hart. The 2003 survey indicates that Hart is an affluent authority with nearly 60% of households having incomes in excess of £30,000 as opposed to a national percentage of 24.5%. However, the average price for a property in the District is £227,000 ranging from £317,000 for a detached house to £152,000 for a flat or maisonette.

2.6 The high prices therefore exclude many families and single person households who are currently seeking access to local housing. Home ownership is beyond the reach of 80% of concealed households (i.e. those households which currently live as part of another household but which would form a separate household if affordable housing was available). In 2003 mortgage interest rates were at their lowest level for over 35 years and therefore people who cannot enter the market under these circumstances may never be able to do so.

- 2.7 The 2003 Housing Needs Survey shows that the need for flats and maisonettes generated by concealed households at 59% compares with a 2003 stock supply of all tenures of dwellings within this category of only 8.5%. This indicates a clear need for policy to redress an undersupply of flats and small units in the District.
- 2.8 A lack of affordable accommodation is a contributory cause of outward migration from the District.
- 2.9 The survey concludes that there is an annual affordable housing requirement of 600 units per annum within the District in relation to which re-lets of existing social housing and new build social housing units total 182 leaving an annual shortfall of 418 units. The annual scale of affordable need is over seven times the average annual new units planned over the next 2 years.

## **2.10 Definition of affordable housing**

- 2.11 The Council defines affordable housing as:

“That provided with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes”

- 2.12 The types of affordable housing which comply with this definition include:

- Social housing for rent
- Grant funded Shared ownership
- Low Cost market housing - subsidised housing for sale at below market levels where the discount can be retained for future purchasers
- Discounted market rented housing.

- 2.13 PPG 3 states that affordable housing should not normally be defined by reference to tenure. The above definition complies with this requirement

because it is not tied to any single form of tenure and embraces both social rented and low cost market housing.

2.14 As Hart is such an expensive housing area, low cost market housing can only be that which is provided with the benefit of a subsidy sufficient to bring prices within the range of those households who could not otherwise afford to buy within the District.

2.15 Lower priced market housing provided without subsidy, including small units and starter homes, does not fall within the definition of affordable housing in Hart. This is because prices, even at the lower end of the market, will be above affordable levels.

2.16 There is a particular “identified housing need” for social housing for rent that would not be met by other types of affordable housing

2.17 The Housing Needs Survey has also identified a need for smaller dwellings, including flats and apartments, and this is likely to be a separate policy requirement applying to private sector housing schemes additional to the provision of subsidised affordable homes.

2.18 Key workers are a category of housing need rather than a particular type of affordable housing. Their needs will be met by the various types of affordable housing defined above (and in some cases by loan schemes) rather than a dedicated form of provision.

## **2.19 Target for affordable housing**

2.20 Regional Planning Guidance for the South East (RPG 9) indicates a need for approximately 50% of the total provision for additional dwellings should be affordable housing. The Guidance states that more specific targets should be agreed in the light of local need assessments.

- 2.21 In Hart, the overall level of need for affordable housing would indicate that provision should be more than 50% of the total additional dwellings to be provided. However, a target based on housing need must be balanced against considerations of economic viability and what can realistically be achieved on individual sites.
- 2.22 In individual private housing schemes, the local planning authority will seek to achieve a target of 40% of new dwellings as affordable housing taking into account present levels of housing need and the requirement to secure other planning obligations. This guideline level of provision is consistent with land values in the area.
- 2.23 The Council will seek a 50:50 ratio of social rented housing to other types of affordable housing (such as shared ownership and subsidised market housing provision) within individual schemes. This is based on the “identified housing need” for social rented accommodation.
- 2.24 The exact level of provision on individual sites will be a matter of negotiation and will need to take into account:
- The nature and character of the site and its surroundings including the proximity of local services and accessibility to public transport.
  - The economics of provision, including whether there will be particular costs associated with developing the site. The onus will be on the applicant to demonstrate which costs should be taken into account in negotiations.
  - The specific housing needs of the area in which the site is located.
  - The level of public subsidy available.
- 2.25 Targets will be set for specific sites as these are identified and allocated for development through the local plan process. In each case, the requirement will be based on an overall guideline target of 40% depending on site circumstances.

## **2.26 House Sizes**

2.27 The Housing Needs Survey identifies a range of house sizes required by both existing and concealed households in Hart. For concealed households there is a strong preference for small one and two bedroom accommodation that will be reflected in a separate policy requirement applying to private sector housing schemes.

2.28 Within the affordable housing component of individual schemes, the precise size and mix of accommodation will be a matter for negotiation with the District Council but should reflect assessed housing needs, grant availability, and site circumstances.

## **2.29 Contributions to Affordable Housing**

2.30 This policy will apply to all residential sites which are 0.5 ha or larger or that would provide 15 or more dwellings. In settlements below 5000 population, it will then apply to sites which are 0.2 ha or would provide 5 or more dwellings, unless they are designated as rural exception sites. Where possible, affordable housing will be located within the development proposed.

2.31 On larger sites, in exceptional circumstances, the Council may consider that it is preferable for a financial or other contribution to be made towards the provision of affordable housing on another site in the Council's administrative area. Such an arrangement, secured by legal agreement or planning obligation as a pre-requisite to a planning permission, must result in the provision of additional affordable housing that would not otherwise be provided in the Council's area.

## **2.32 Securing Affordable Housing**

2.33 To ensure that affordable housing remains available for successive as well as the initial occupiers of the property, the Council will seek, by means of a legal

agreement or Condition, the involvement of a Registered Social Landlord, or other affordable housing provider in the management of affordable housing.

### **2.34 Integration of affordable housing**

2.35 In the interest of developing balanced and sustainable communities, the Council will expect that affordable housing will be integrated with market housing both in terms of spatial distribution and appearance.

### **2.36 Affordable Housing in Rural Areas**

2.37 Where the Council is considering permitting residential development for affordable housing on land within or adjoining existing villages in accordance with Policy RUR22 and as provided for in the 2005 revisions to PPG3, this will be a “bottom up” process carried out with full consultation and agreement with the village that is subject to the allocation. The Council will not expect land provided under its rural exception policy to be fully serviced and provided at nil cost.

### **2.38 Sheltered and Supported Accommodation**

#### **Policy ALT URB14 Sheltered and Supported Accommodation**

On those sites where the District Council has negotiated 40 or more affordable units, 10% of the total number of affordable units will be designated as supported accommodation; such accommodation to be managed by a Registered Social Landlord or Health Care Trust.

With regard to sheltered housing schemes, the Council will seek a target of 40% of the units to be affordable. However, in exceptional circumstances the District Council may consider it appropriate to agree either a lower percentage together with a commuted sum, or a commuted sum.

This policy replaces policy URB14 of the Hart District Local Plan (Replacement) 1996 to 2006 and should be read in conjunction with ALT GEN13.

- 2.39 The Housing Needs Survey has identified a high level of demand for sheltered and supported accommodation. It suggests that there will be a combined requirement within the next 5 years for 1,474 units of sheltered accommodation from those currently living within the District and those who may in-migrate to be with their family. About 40% are estimated to be in the affordable sector. The survey has also identified over the next five years a need for 224 units of supported accommodation involving either a nursing home, live in carer or independent accommodation with external support.
- 2.40 The Council places a high priority on the provision of sheltered and supported accommodation. It wishes to enhance residential care provision for its elderly population. The Council therefore requires that 10% of affordable accommodation provided under this first alteration should be special needs accommodation in the form of supported housing on those sites providing 40 or more affordable units. It is considered that groups of four dwellings are the minimum number which can be satisfactorily managed as a unit and that provision in small groups can be satisfactorily integrated with the rest of the community.
- 2.41 With regard to sheltered housing the Council will seek to achieve 40% of the units as affordable. However it recognises that separation of affordable and market units may sometimes be difficult to achieve on the same site. Therefore in exceptional circumstances the Council would be prepared to accept a lower percentage together with a financial contribution towards the purchase or provision of sheltered units elsewhere within the District, the total contribution equivalent to the requirement to provide 40% of affordable units in total.

2.42 This policy is to be read in conjunction with Policy ALT GEN 13 with regard to site thresholds.

### 3.0 Dilly Lane, Hartley Wintney

#### **Policy ALT DEV1A**

Reserve Housing Site to contribute towards the requirement of Policy H4 of the Hampshire County Structure Plan 1996 to 2011 (Review).

- 1) Dilly Lane, Hartley Wintney for at least 150 dwellings

This policy replaces Policy DEV1 Section ii) Site m) of the Hart District Local Plan (Replacement) 1996 to 2006.

#### **Policy ALT DEV 9 Dilly Lane, Hartley Wintney**

8 Hectares (19.46 Acres) of Land at Dilly Lane, Hartley Wintney is proposed for residential development.

This site is held in reserve to contribute towards the reserve housing provision set out under Policy H4 of the Hampshire County Structure Plan 1996 to 2011. The site will only be released for development if monitoring of the Structure Plan and Local Plans in Hampshire indicates there is a compelling justification to do so, in accordance with Supplementary Planning Guidance produced by the Strategic Authorities, entitled 'Implementing H4'.

This policy replaces Policy DEV9 of the Hart District Local Plan (Replacement) 1996 to 2006.

- 3.1 This site is well contained by mature field boundaries, except on the southern edge where planting would be needed to reinforce the boundary. The settlement of Hartley Wintney includes neighbourhood shopping facilities, community facilities and primary schools: the village centre is within 1,100

metres of the site. Secondary schools, leisure facilities and a wider range of shopping facilities are available in the nearby settlements of Fleet, Yateley and Odiham. There is a railway station 1km away at Winchfield: improved pedestrian/cycle access to the station and to the village centre would be essential to serve the new development. Improvements to local bus services to link them to the train timetables may be sought. The carriageway of Dilly Lane does not need to be widened and other necessary improvements can be carried out within highway land without encroaching on common land.

- 3.2 Trees on common land bordering Dilly Lane should be fully protected. It is also important that any proposed road improvements do not have a detrimental effect on the nature conservation interest of the surrounding area. Existing common land to the west of the site will be protected and further open space and landscaping provided adjacent to it in order to provide informal open space for residents, create new wildlife habitats and continue the pattern of open, lightly wooded commons within the settlement of Hartley Wintney.
- 3.3 The proximity of the Church House Farm Conservation Area and the attractive rural landscape surrounding this site means that it is particularly sensitive. A detailed landscape assessment has now been carried out, together with an assessment of ecological, archaeological and agricultural importance. The development will be expected to contribute a proportion of affordable housing, as set out in Policy ALT GEN 13 of the First Alterations.
- 3.4 The Dilly Lane Planning Brief was approved in April 2000.

## 4.0 Clarks Farm, Darby Green

### **Policy ALT DEV17 Clarks Farm, Darby Green**

The site known as Clarks Farm, Darby Green, as shown as area A) on the proposals map is considered suitable for redevelopment for Class B1 employment use up to 2,500 sq. m. or other employment development with similar levels of employment. Development should take place in a landscaped setting, subject to the removal of the existing uses together with the following criteria:

- i) The scale of redevelopment shall accord with the objectives of sustainable development, taking into consideration the site's accessibility as a location, its status as a previously developed site outside any identified settlement, and its existing and potential lawful uses;
- ii) The redevelopment of the site (including car parking, the curtilages of buildings, roads and other infrastructure requirements) should aim to reduce the footprint of the existing developed area. In respect of any new buildings, they should not exceed the bulk and height of the existing main barn building granted planning permission in 1964;
- iii) New development should be located in a way which appears to widen the narrow gap between the south-eastern tip of Yateley and the western edge of Darby Green and which generally enhances the perception of this area as a Strategic Gap between settlements;
- iv) New development should be sensitively designed to preserve and enhance the character and appearance of the Strategic Gap and the Darby Green Conservation Area;
- v) Development must not have an overbearing impact on nearby residential properties and must avoid adverse visual impact on the listed buildings of Clarks Farmhouse and Pond Farmhouse;

- vi) Development must include a comprehensive management plan for the informal publicly accessible open space and the protection of wildlife habitats on the land and lakes between the site and the River Blackwater and the land between the site and residential properties to the east;
- vii) All cables on the site and on the publicly accessible open space must be placed underground;
- viii) The capacity of the highway network must not be exceeded as a result of development on this site;
- ix) Footpaths and cycleways will be provided to link the site with the publicly accessible open space, the River Blackwater, Darby Green Lane and the Frogmore School and Community Campus;
- x) A commuter plan and a transport strategy, including the provision of car and cycle parking will be prepared to encourage journeys to work by means other than the private car.

This policy replaces Policy DEV17 of the Hart District Local Plan (Replacement) 1996 to 2006.

- 4.1 The site is in a very narrow part of the "Blackwater Valley Towns (Aldershot to Yateley) to County Boundary (the Blackwater Gap)" Strategic Gap under Policy G1 of the adopted Hampshire County Structure Plan (Review). The local planning authority is particularly concerned to maintain a sense of separation between Yateley and Blackwater and to maintain a sense of separation between the urban areas on either side of the River Blackwater in this location.
- 4.2 If a sense of separation between Yateley and Blackwater is to be maintained, then the bulk, height, character and appearance of new buildings and the area they cover including the curtilages of any new buildings must be strictly controlled. Visual impact on the strategic gap, the Darby Green conservation area and impact on listed buildings will be assessed having regard to the

impact of what is currently on site and the opportunities for improvements to the environment. It is anticipated that the employment use will therefore take the form of small scale units for small or starter firms to meet these objectives.

- 4.3 The local planning authority wishes to promote and support initiatives that seek to conserve, restore or enhance the natural elements of river valleys and the water environment. The River Blackwater is on the opposite side of the lake from the composting plant. An improvement to the environment of the Mushroom Farm would be beneficial in this context, especially where provision could be made for a cycleway linking the footpath along the River Blackwater with the site and with the nearby school and community campus.
- 4.4 English Nature are of the view that this site (in part) may contain habitats of ecological value and therefore recommend that up to date ecological information is obtained before a decision is made on any application for development. In the opinion of the local planning authority this reinforces the need to manage the lakes for wildlife and informal public open space.
- 4.5 The local planning authority is particularly concerned about the highway capacity of roads in the area and will require a transport plan.
- 4.6 The local planning authority would also draw developers' attention to the following sensitivities which are themselves generally covered by policies elsewhere in the plan:
  - a). Means of access to the site and the road layout within the site should not result in rat running through the site or inappropriate use of Darby Green Lane.
  - b). Government guidance in PPG13: Transport, seeks a reduction in car parking standards. The LPA will have regard to this policy when considering applications for planning permission.

- c). This site is in open countryside and impacts on a strategic gap, listed buildings and the conservation area. As a result, the LPA is concerned that lighting should be strictly controlled to prevent light pollution unduly affecting these interests of acknowledged importance.
- d). Development (including car parking) should not encroach within 10 metres of the boundary of Clarks Farm because the LPA does not wish to see the farm visually dominated by new development.
- e). The site contains a site of importance for nature conservation (SINC).

4.7 \* On the Proposals Map, this Proposal is depicted to indicate the two distinct areas a) the area for redevelopment, and b) the area for recreational use and structural planting.