

# Sustainability Appraisal Report

Sustainability Appraisal (incorporating Strategic  
Environmental Assessment)

## **Core Strategy Development Plan Document**

Preferred Approach  
Regulation 25

July 2011

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## NON-TECHNICAL SUMMARY

- 1 The following non-technical summary is available as part of the Sustainability Appraisal (SA) Report, as an appendix to the Core Strategy Preferred Approach document, and as a stand alone document. It informs consultees and the general public about the process of Sustainability Appraisal in plain English, avoiding the use of technical terms. A list of acronyms and a glossary is provided in Table 6 at the end of this non-technical summary. The production of a non-technical summary is a requirement of the EU Directive known as the ‘SEA Directive.’

### Introduction

- 2 Hart District Council is preparing a set of planning documents which will collectively provide a long-term planning vision for the District and contain policies and guidance that will be used to guide development in Hart. This collection of planning documents is known as the Local Development Framework.
- 3 The Core Strategy will form part of the Hart District Local Development Framework. The Core Strategy is a Development Plan Document which contains overarching strategic policies and will influence development in the District until 2028. Other Development Plan Documents and Supplementary Planning Documents will contain more detailed policies and guidance, which must adhere to the policies of the Core Strategy.
- 4 As required by UK law in the form of the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal (SA) is being carried out of the Core Strategy to make sure that social, environmental and economic issues are taken into account at every stage of writing the Core Strategy. The requirements for SA also incorporate the requirements of the EU Strategic Environmental Assessment (SEA) Directive, therefore the SA incorporates SEA.
- 5 This document summarises the SA of the Core Strategy Preferred Approach Development Plan Document in non-technical terms. The full SA (incorporating SEA) entitled ‘Sustainability Appraisal Report: Sustainability Appraisal (incorporating Strategic Environmental Assessment) Core Strategy Development Plan Document Preferred Approach Regulation 25’ is available at [www.hart.gov.uk](http://www.hart.gov.uk).

### Scoping

- 6 A scoping stage is required as part of the SA which involves setting the context for the appraisal by considering current baseline information on the environment, local communities and the local economy, and relevant plans and programmes. This includes identifying key sustainability issues and characteristics, and outlining the SA framework which will be used to carry out the appraisal.

- 7 The SA framework consists of 21 SA objectives which cover a number of topics including a range of social, environmental and economic issues. The SA objectives are listed below.

**Table I SA Objectives**

<b>Hart District Council SA Objectives</b>	
<b>SA1</b>	To provide all residents with the opportunity to live in a decent home which meets their needs
<b>SA2</b>	To protect and enhance the health and well-being of the population
<b>SA3</b>	To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community
<b>SA4</b>	To reduce inequality, poverty and social exclusion
<b>SA5</b>	To improve community safety by reducing crime and the fear of crime
<b>SA6</b>	To create and sustain vibrant and locally distinctive settlements and communities
<b>SA7</b>	To protect and enhance the District's historic environment
<b>SA8</b>	To protect and enhance biodiversity
<b>SA9</b>	To protect and enhance the District's countryside and rural landscape
<b>SA10</b>	To maintain and improve the water quality of the District's rivers and groundwaters and other water bodies
<b>SA11</b>	To maintain and improve soil quality
<b>SA12</b>	To reduce the emissions of greenhouse gases and manage the impacts of climate change
<b>SA13</b>	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
<b>SA14</b>	To increase energy efficiency, security and diversity of supply and the proportion of energy generated from renewable sources
<b>SA15</b>	To promote the efficient use of land through the appropriate re-use of previously developed land
<b>SA16</b>	To improve the efficiency of resource use and achieve sustainable resource management
<b>SA17</b>	To improve accessibility to all services and facilities
<b>SA18</b>	To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel
<b>SA19</b>	To maintain and improve opportunities for everyone to acquire the education and skills they need to find and remain in work
<b>SA20</b>	To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness
<b>SA21</b>	To stimulate regeneration where appropriate and encourage urban renaissance

- 8 The scoping stage covering the Core Strategy and the LDF as a whole has been set out in an SA Scoping Report entitled 'Local Development Framework and Core Strategy Sustainability Appraisal Scoping Report (incorporating Strategic Environmental Assessment)' July 2011. A draft of that document was consulted upon from 1<sup>st</sup> April - 13<sup>th</sup> May 2011.

## Refining Options and Predicting Effects

- 9 During the evolution of the Core Strategy, a variety of options have been considered and tested using the SA framework set out above. The results of the options appraisal are presented in the SA Report and have informed the development of policies for inclusion in the Core Strategy. The sustainability of the different options was considered in choosing which options to take forward.
- 10 Options were considered for housing numbers; housing distribution (options for previously-developed land, including approach to employment land and options for greenfield development); and strategic locations.
- 11 In terms of housing numbers, although the Coalition Government has expressed its intention to revoke regional plans, the Council is still currently required to be in general conformity with the South East Plan, therefore the Council is required to plan for 220 homes per annum.
- 12 Notwithstanding the Council's obligation to be in conformity with the South East Plan, the Council has explored the options for setting its own housing target. The following options were considered for housing numbers:
- 1) Capacity-led i.e. the number which could be accommodated on sites within settlements;
  - 2) The draft South East Plan figures i.e. 200 per annum;
  - 3) South East Plan figures i.e. 220 per annum;
  - 4) Locally-generated growth figures (zero net migration<sup>1</sup>) i.e. approximately 302 per annum;
  - 5) Demand-led growth i.e. 1,542 per annum based on evidence from the Strategic Housing Market Assessment (DCA, 2009).
- 13 Major negative scores were awarded against options 1 and 5 therefore neither of these were considered appropriate targets. Option 4 could potentially have a significantly greater impact on the environment than options 2 and 3 as it proposes a greater amount of development, but is more likely to meet predicted housing needs.
- 14 Options 2 and 3 would involve less impact on the environment than Option 4, but would do less to meet housing need than Option 4. Comparing Options 2 and 3, both will have some impacts on the environment, though impacts of Option 3 would be slightly greater. Option 3 would meet slightly more housing need than Option 2.

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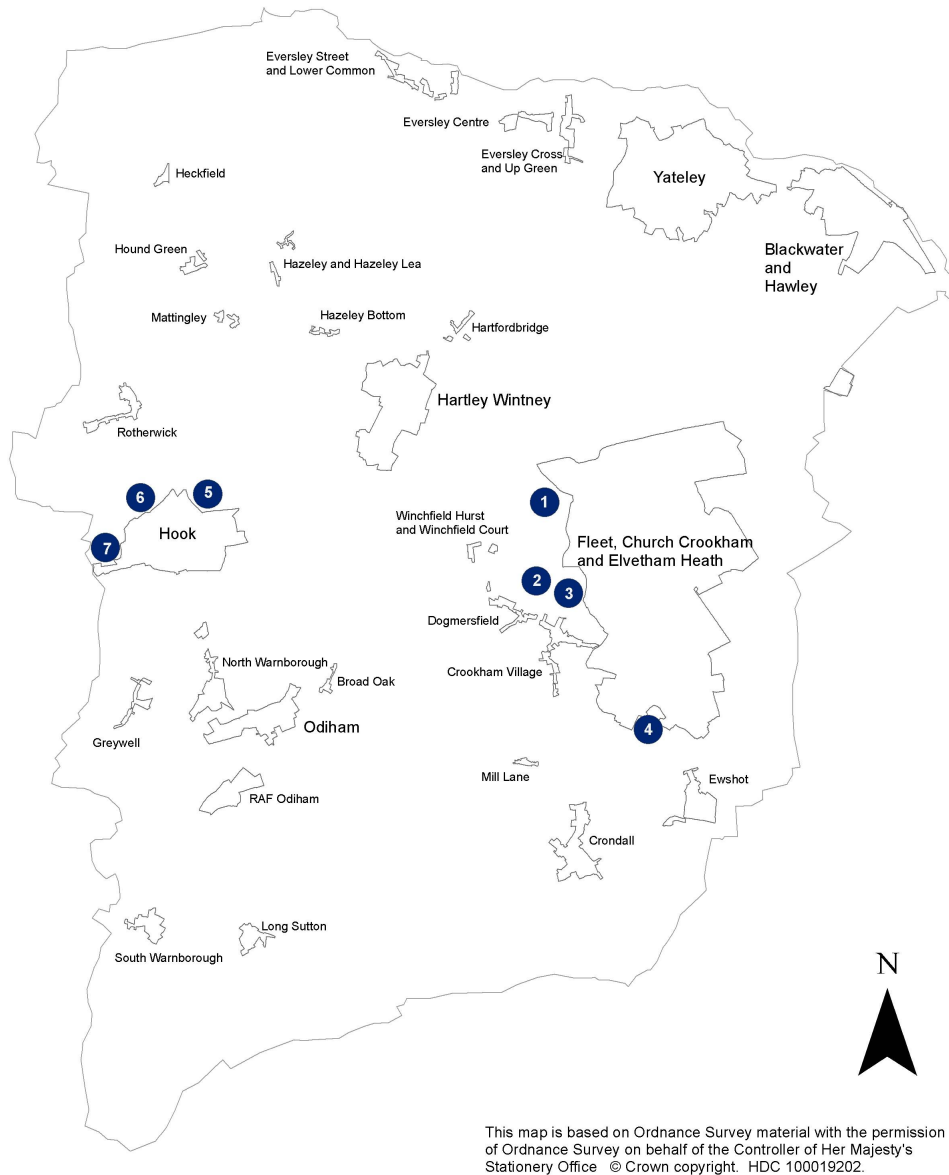
<sup>1</sup> Zero net migration is calculated by predicting how many households are likely to be formed from those already living in the District, taking into account how many people are likely to migrate out of the District, and cancelling out the figure for those migrating out of the District by allowing for the same number to migrate into the District. This results in a number of households, and therefore the number of new homes required.

- 15 The Council is required follow Option 3 i.e. the South East Plan target of 220 homes per annum over the period 2006-2028 (a total of 4,840), therefore the Core Strategy sets out plans for this level of development.
- 16 The options for housing distribution were considered in two parts, firstly options for the redevelopment of previously-developed land, then options for greenfield development.
- 17 The options for redevelopment of previously-developed land were:
- 1) Retain all employment land (as this is the main source of previously-developed land in the District); or
  - 2) Release some employment sites (whilst still retaining an adequate supply of employment land).
- 18 Option 2 scored significantly better than Option 1. The Council has decided to go for Option 2, therefore will aim to release some employment sites to help meet the District's housing target, but this will be limited to ensure that an adequate supply of employment land is still maintained. Notwithstanding the fact that there is a significant amount of out-commuting from Hart, it is still considered appropriate to release some employment sites, as evidence has indicated that there is a small surplus.
- 19 Having established that there was not an adequate supply of land available for housing development within existing settlement boundaries, or from releasing employment sites, it was decided that there was a need to develop some greenfield sites. Options for broad areas for greenfield developments were therefore considered as follows:
- 1) Extend Fleet;
  - 2) Extend Fleet, Blackwater, Yateley and Hook (Hart's four main settlements);
  - 3) Extend Fleet, Blackwater, Yateley, Hook, Hartley Wintney, and Odiham (Hart's six main settlements);
  - 4) Extend all settlements (broadly reflecting their current scale);
  - 5) Allocate a new settlement at Winchfield.
- 20 No single option clearly scored better than another. Options 1-4 were all considered appropriate options. Option 5 was not considered appropriate as the amount of development likely to be allocated at Winchfield would probably be insufficient to improve existing service provision to a standard required for a new settlement. There are very few existing services and facilities in Winchfield therefore significant improvements would be necessary, which may be at the expense of other Council objectives e.g. provision of affordable housing, and sustainable construction.
- 21 The Council has selected Option 4 as the most appropriate option for greenfield development as this is likely to make the best use of existing infrastructure capacity. This will allow significant resources to be targeted

at delivering the larger strategic allocations where maximum community gain and infrastructure improvements can be secured.

- 22 Having decided on the broad distribution of development, decisions then needed to be made on what sites might need to be allocated in the Core Strategy. The Council cannot allocate *all* sites in the Core Strategy, only ones which are fundamental to the delivery of the Core Strategy (referred to as “Strategic Locations” in Hart’s Core Strategy).
- 23 Strategic locations tend to be large-scale developments, and in line with the distribution approach (where development is distributed across the District’s settlements broadly reflecting the settlements’ current scales), these are focused at the larger settlements in the District. Smaller sites will be allocated in a later document to be prepared after the Core Strategy.
- 24 The following broad areas were considered for their potential for strategic locations (shown on map over the page):
- 1) North West Fleet (between the M3 and the railway line);
  - 2) West Fleet (west of Hitches Lane);
  - 3) West Fleet (east of Hitches Lane);
  - 4) South of Church Crookham (between Watery Lane and Queen Elizabeth Barracks);
  - 5) North East Hook (area around the A30 and Reading Road);
  - 6) North West Hook (towards Whitehouse Farm);
  - 7) West of Hook (between Hook and the District boundary).
- 25 Locations in Yateley and Blackwater were not considered in detail as they are constrained by flood risk, and their proximity to the Thames Basin Heaths Special Protection Area (SPA). Areas to the east of Fleet and the south of Hook were not considered to have any potential due to the presence of the SPA and a Site of Special Scientific Interest. The area to the north of Fleet was also considered to have little potential as the M3 forms the northern boundary to the settlement, and any development to the north of this would therefore be separated from the rest of the settlement by the M3.
- 26 It was clear that all the strategic locations had their disadvantages, and there was no perfect location for relatively large scale development. However, some of the strategic locations were considered better than others.
- 27 Around Fleet, Strategic Locations 1, 2 and 3 performed the best, but Strategic Location 1 could be considered isolated from the rest of the settlement in landscape terms, and there are several constraints at location 3 therefore location 2 was preferred. However, it was stressed that the northern parts of both locations 2 and 3 were preferred over the southern parts. Development of the northern parts of locations 2 and 3 would, amongst other things, retain a gap between Fleet and Crookham Village.

**Figure 1 Map of Strategic Locations**



**Key**

- Strategic Locations

- 28 Strategic Location 4 is a long distance from Fleet town centre and is adjacent to an area which is already due to have a large amount of development within the plan period. Although none of this is sufficient to exclude this location from further consideration, it is thought that Strategic Locations 1, 2, and 3 perform better in terms of locations around Fleet.
- 29 Around Hook, Strategic Location 5 is considered to be the best option as it scores better than several of the other locations on various issues, though there are traffic impacts which will need to be addressed. This location is

thought likely to have scope to connect into the rest of the existing settlement, and would essentially “round off” the settlement.

- 30 Strategic Location 6 has several Sites of Importance for Nature Conservation within it, and it is unlikely to be possible to avoid any negative effects on these if development were located here. It was therefore recommended that this location was not selected.
- 31 Strategic Location 7 scored poorly in many ways partly due to the fact that there are limited opportunities to create a good sense of place at this location and to integrate it into the established areas of western Hook. The location is considered too small to be likely to bring forward sufficient investment in infrastructure to alleviate the problems which exist here without compromising on other objectives of the Core Strategy, such as providing affordable housing. It has the least capacity for the provision of on-site open space, very poor access to services and facilities, and road capacity issues. It was therefore recommended that this location was not selected, as it would represent a piecemeal approach and there are better options available than this location.
- 32 The Council has selected strategic locations 2, 3 and 5 as the most appropriate areas for greenfield development to complement the developments on previously-developed land.

### Evaluation of Effects

- 33 The Core Strategy has been subject to SA throughout its development and has changed and evolved in response to this. This process will continue as the Core Strategy continues to evolve. Where negative effects are identified, the policies will be altered to minimise or exclude these effects or mitigation will be proposed. Also, where positive effects could be increased, changes will be made to the policies if appropriate.
- 34 The effects of the Core Strategy Preferred Approach policies have been assessed against the SA objectives, and the results have been recorded in tables showing the likelihood and spatial scale of the effects, whether they will be felt in the short, medium and/or long term, and the permanence of the effects. The tables are presented in the following manner in the appendices of the SA Report:

**Table 2 Example SA Table**

SA Objective	Assessment of Effect	Commentary
SA1 To provide all residents with the opportunity to live in a decent home which meets their needs	++	<p><b>Comments:</b> This policy will help to meet Hart’s housing needs.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Hart District</p> <p><b>Temporary/Permanent:</b></p>

		Permanent <b>Short, medium, long term:</b> Medium to long term
<b>SA2</b> To protect and enhance the health and well-being of the population	<b>etc</b>	

35 The assessment of effects column is scored using the following scoring system:

**Table 3 SA Scoring System**

Scoring	Explanation
+++	Major positive effect – proposed approach likely to contribute significantly to meeting this SA objective
++	Moderate positive effect – proposed approach likely to contribute moderately to meeting this SA objective
+	Minor positive effect – proposed approach likely to contribute slightly to meeting this SA objective
0	Neutral / No impact – proposed approach unlikely to have any effect on meeting this SA objective
-	Minor negative effect - proposed approach likely to slightly hinder meeting this SA objective
--	Moderate negative effect – proposed approach likely to moderately hinder meeting this SA objective
---	Major negative effect – proposed approach likely to significantly hinder meeting this SA objective
?	Uncertain – effects on the SA objective unclear

36 A brief summary of the assessment results of the Core Strategy Preferred Approach is provided below. **The full results and scores are available in the SA Report itself.**

**Table 4 Summary of the Predicted Effects of the Core Strategy Preferred Approach Policies**

Policy	Summary of Predicted Effects of the Policy
SSI: Spatial Planning Principles	Effects are generally predicted to be positive, but there are some negative effects predicted in relation to the SA objectives on the countryside <sup>2</sup> and rural landscape, soil quality, reducing emissions, and encouraging sustainable transport. These effects are unavoidable as it is necessary to build on some greenfield sites on the edge of settlements (in areas defined as countryside) in order to work towards meeting the District’s housing need. Mitigation will help to minimise the negative effects.
SS2: Housing	Effects are predicted to be positive, particularly in relation to

<sup>2</sup> For the purposes of this document, “Countryside” is defined as anywhere in Hart which is outside a settlement boundary (settlement boundaries are set out in the Council’s Local Plan).

Distribution and Delivery	meeting housing needs, and re-using previously developed land. However negative effects are predicted on landscape and the countryside as two of the strategic locations (housing sites) are in the countryside, and it is anticipated that further (smaller) sites will be allocated in the countryside. An increase in emissions of greenhouse gases is also anticipated due to increased housing development on the edge of settlements and in rural areas. Negative effects are unavoidable, but mitigation will help to minimise them.
SS3: Town, District and Local Centres	Effects are generally predicted to be positive, especially in terms of health and well-being, re-using previously developed land, and stimulating regeneration. Further clarity on how this policy will be implemented (which will develop as the plan progresses) may result in more positive scores.
SS4: Strategic Locations	Effects are generally predicted to be positive, but some scores could be improved further, for example providing details on energy efficiency/renewable energy generation at the strategic locations could result in positive scores against objective SA14. There are likely to be some negative effects on the environment, though these can be minimised and in some instances avoided through mitigation.
SS5: Employment Sites	Positive effects are predicted in terms of reducing crime and the fear of crime (as allowing alternative uses will mean that it is less likely that surplus employment sites become vacant and derelict), sustaining vibrant settlements, promoting efficient use of previously developed land, maintaining economic growth and competitiveness and stimulating regeneration. There are some minor negative effects predicted relating to meeting housing need and health and well-being as protecting employment land will mean there is less land available for housing development. However, this is unavoidable if Hart is to maintain an adequate supply of employment land. The approach taken will not help to address the high level of out-commuting in Hart, but evidence indicates that there is a small surplus of employment land, therefore allowing some release of employment sites in certain circumstances is considered appropriate.
SS6: Working Countryside	Although this policy may help meet housing needs of agricultural workers, allowing farm buildings to be converted to employment uses will mean that they cannot be converted into residential properties, which will not help to meet wider housing needs. However, this could benefit several other SA objectives. Supporting small-scale and appropriately designed community facilities within or adjacent to villages will also have positive effects on several SA objectives. It is difficult to predict effects of this policy on the environmental SA objectives, but any effects are likely to be minor negative effects. Effects on the historic environment could be both positive and negative if it results in the conversion and re-use of listed buildings. Conversion could cause harm, but finding a use for a building will mean it will continue to be maintained rather than falling into disrepair.
SS7: Major Facilities in	Effects of this policy are uncertain as they depend on the sites listed being redeveloped, and there is no certainty that they will be. Effects

the Countryside	could be positive against several of the SA objectives, particularly the objective on re-use of previously developed land. Effects could also be negative, though would be minor in terms of effects on biodiversity and water quality, but mitigation could help to avoid/minimise these effects which are likely to be only during the construction phase. Scores could be mixed in terms of the historic environment. The sites listed are in rather remote locations, so redevelopment of these sites could have some negative effects. In order to minimise these effects the use of sustainable transport modes should be encouraged if these sites are re-developed.
CPI: Infrastructure	Effects are generally predicted to be positive, but the policy may delay the delivery of much needed housing if infrastructure is not in place in time for it to be delivered. However, the approach taken is necessary as potential occupants of the new housing, and existing residents living near to new developments may suffer if they are not provided with adequate infrastructure.
CP2: Affordable Housing	Positive effects result from the increased provision of affordable housing, though even if all developments provide 40% affordable housing, this will not meet all predicted affordable housing needs. Further work is required to clarify what is meant by the statement that provision of less affordable housing will be permitted “where it would prejudice the need to secure other infrastructure priorities” otherwise there may be negative effects on meeting affordable housing needs.
CP3: Housing Mix	Effects depend on how successful this policy is at achieving the required mix of housing. If the policy results in needs being met then effects are likely to be positive, if the policy is not successful then there could be negative effects on meeting the housing needs of the local community.
CP4: Gypsies, Travellers and Travelling Showpeople	For those objectives which are considered relevant, and could be scored i.e. meeting housing need, health and well-being, and reducing inequality, poverty and social exclusion, the effects are predicted to be positive. Potential effects on several of the other objectives are unclear, particularly the environmental SA objectives, as it is impossible to predict which sites will be developed as a result of this policy.
CP5: Transport	Effects are predicted to be positive, though it is highlighted that when planning for new transport infrastructure, effects on the environment should be considered.
CP6: Green Infrastructure	Effects are mostly predicted to be positive, however some negative effects are predicted as protecting green infrastructure or providing new green infrastructure within settlements may mean that more development needs to be located on the edge of settlements, in the countryside. The Core Strategy Vision seeks to maintain Hart’s overall character as an essentially green and sylvan suburban set of towns, with an attractive and essentially rural hinterland. This policy helps to implement the Vision, and seeks to achieve a balance between protecting the countryside, and ensuring adequate provision of green infrastructure within settlements.

CP7: Biodiversity	Effects are mainly predicted to be positive, particularly in terms of protecting and enhancing biodiversity. However there are minor negative effects predicted in terms of meeting housing need and health and well-being as protecting biodiversity could be a barrier or delay to providing housing. However, this policy helps to strike a balance between meeting housing needs and protecting and enhancing biodiversity.
CP8: Thames Basin Heaths Special Protection Area	Positive effects are predicted in terms of protecting and enhancing biodiversity, with knock on effects on increasing recreation, and on access to services and facilities. Some negative effects are predicted as the policy places restrictions on housing development in certain areas of the District, which will not help to meet housing needs. However, these effects cannot be avoided.
CP9: Design Quality	Effects are mostly predicted to be positive, but are uncertain as it is unclear how the policy will be implemented. Further work will be necessary to clarify this issue.
CPI0: Renewable Energy	Effects are all predicted to be positive, however further work may be needed to clarify some parts of the policy.
CPI1: Sustainable Construction	Effects are all predicted to be positive, particularly in terms of health and well-being and providing “decent” homes.

- 37 There are likely to be some negative effects resulting from the Core Strategy. Many of these effects stem from the fact that it is necessary to allocate some greenfield sites for housing development in order to help meet local housing needs. Even with well-chosen sites, and the use of mitigation measures there will be some residual effects on the environment. However, there are also many positive effects predicted resulting from the implementation of the Core Strategy which are considered to out-weigh the negative effects predicted.

### Mitigation

- 38 Several suggestions for mitigation to help minimise the negative effects of the Core Strategy and maximise the positive effects have been made as part of the SA process.

### Consultation

- 39 There has been consultation on the scoping stage of the SA only so far. The SA Report gives details of the consultation responses received at the scoping stage and how the document has been amended in light of these responses. The SA Report for the Core Strategy Preferred Approach represents a further stage of consultation.
- 40 **The consultation on the SA Report will run until October 7<sup>th</sup> 2011**, in line with the consultation on the Core Strategy Preferred Approach document itself. See the Hart District Council website ([www.hart.gov.uk](http://www.hart.gov.uk))

for information on how to respond to the consultation. Any questions can be directed to the planning policy team by email on [planningpolicy@hart.gov.uk](mailto:planningpolicy@hart.gov.uk) or by telephone on 01252 774118.

## Monitoring

- 41 The success and effectiveness of the Core Strategy will be monitored by the continued collection of information. A draft monitoring schedule is set out in the SA Report, which is to be finalised for the next draft of the Core Strategy.

## Future Stages

- 42 There are several stages to the production of a Core Strategy and SA. The table below lists the various outputs of the SA and shows what stages have been, or are to be completed, and when.

**Table 5 SA Outputs at each stage of the Core Strategy process**

SA Output	Current Stage	Date Published
Local Development Framework and Core Strategy Draft SA Scoping Report	Completed	March 2011
Local Development Framework and Core Strategy SA Scoping Report	Completed	July 2011
SA Report Core Strategy: Preferred Approach	Completed – this report is the non-technical summary of that document	July 2011
SA Report Core Strategy: Publication	To be completed	Estimated July 2012
SA Report Core Strategy: Submission	To be completed	Estimated November 2012
SA of significant changes if recommended by an Inspector at Examination	To be completed	Estimated July 2013, for adoption Sept 2013
Monitoring of the Core Strategy	To be completed	Ongoing

- 43 The Core Strategy is currently at the Preferred Approach stage. The SA process has therefore only been completed up to that stage. SA Reports will be prepared to accompany subsequent versions of the Core Strategy as it goes through the publication and submission stages.
- 44 The Core Strategy will then undergo independent examination by an Inspector. The SA Report of the Core Strategy submission will be used to help assess the “soundness” of the Core Strategy. If the Inspector recommends any significant changes to the Core Strategy which are then made, those changes will also be assessed, and the SA Report accompanying

the adopted Core Strategy will show how these changes have been appraised.

- 45 Once the Core Strategy is adopted, the effects of implementing the plan will be monitored, and the results published on the Council’s website on an annual basis. If adverse effects are identified it will be necessary to respond, so this will be an ongoing, and evolving process.

**Table 6 Acronyms / Glossary**

Biodiversity	The existence of a wide variety of plant and animal species in their natural environments
Countryside	For the purposes of this report the Countryside is defined as anywhere in Hart outside a settlement boundary (settlement boundaries are set out in the Hart District Local Plan)
EU	European Union
Infrastructure	Fundamental facilities and systems serving an area e.g. transportation, communication systems, schools
LDF	Local Development Framework
Mitigation	Action taken to help minimise or avoid negative effects and maximise positive effects
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
Soundness	Core strategies are subject to examination where their soundness is tested. An independent inspector will determine if a core strategy is sound or not. To be sound a Core Strategy should be justified, effective and consistent with national policy. “Justified” means that the document must be: founded on a robust and credible evidence base, and the most appropriate strategy when considered against reasonable alternatives. “Effective” means that the document must be deliverable, flexible, and able to be monitored.
SPA	Special Protection Area
Strategic Location	Locations where larger scale housing and other uses are envisaged

## I INTRODUCTION

### Background

- 1.1 A Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of Hart District Council's Core Strategy Development Plan Document Preferred Approach (Regulation 25) has been carried out by the planning policy team at Hart District Council. The aim of SA/SEA is to ensure that the principles of sustainable development are considered in the preparation of the Core Strategy. Further detail on SA and SEA is given later in this chapter.
- 1.2 The Core Strategy will form part of the Hart District Local Development Framework (LDF). The LDF consists of a set of planning documents that collectively provide a long-term planning vision for the District and contain policies and guidance that will be used to guide the strategic direction of development in Hart.
- 1.3 The Core Strategy is a Development Plan Document (DPD) which contains the overarching strategic policies and will influence development in the District until 2028. Other DPDs and Supplementary Planning Documents (SPDs) will contain the more detailed policies and guidance, which must adhere to the policies of the Core Strategy.

### Sustainable Development

- 1.4 The term "sustainable development" has been used in policy-making since 1987 following the publication of the World Commission on Environment and Development Report 'Our Common Future'<sup>3</sup>, commonly referred to as the Brundtland Report. The report developed guiding principles for sustainable development as it is generally understood today, and contained the following definition of sustainable development:

***"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"***

- 1.5 The concept of sustainable development gained additional momentum after the Rio Earth Summit in 1992, which encouraged the UK government to develop its own themes for sustainable development. The initial themes for sustainable development were presented in a document entitled 'A Better Quality of Life: a Strategy for Sustainable Development in the United Kingdom'<sup>4</sup>. This was updated in 2005, when the Government produced a new UK framework for sustainable development 'Securing the Future'<sup>5</sup>. This document listed the following five principles of sustainable development

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<sup>3</sup> World Commission on Environment and Development (1987) 'Our Common Future'

<sup>4</sup> Department of the Environment, Transport and the Regions (1999) 'A Better Quality of Life: a Strategy for Sustainable Development in the United Kingdom'

<sup>5</sup> HM Government (2005) 'Securing the Future: Delivering UK Sustainable Development Strategy'

which are used to guide the implementation of sustainable development in the UK:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

## **Sustainability Appraisal and Strategic Environmental Assessment**

- 1.6 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004<sup>6</sup>. All Development Plan Documents (DPDs) are subject to SA. The Core Strategy, being a DPD, therefore requires SA. The SA considers how the principles of sustainable development have been taken into account in the development of the Core Strategy.
- 1.7 Strategic Environmental Assessment (SEA) is required in the EU by an EU Directive, commonly referred to as the “SEA Directive”<sup>7</sup>, on the assessment of the effects of certain plans and programmes on the environment. Plans and programmes with the potential to have significant environmental effects (positive or negative) are required to undergo SEA. All DPDs are considered to have the potential for significant environmental effects, therefore the Core Strategy is required to undergo SEA.
- 1.8 SA and SEA are required by separate legislation, however, as there are many cross-overs between the two processes, government guidance<sup>8</sup> has recommended that the two processes be undertaken together. This approach has been taken for the Core Strategy SA, therefore where SA is referred to, this incorporates the requirements of SEA. A Quality Assurance Checklist is provided in **Appendix I** to highlight how the requirements of the SEA Directive have been met.

## **Stages of the SA Process**

- 1.9 Government guidance on SA identifies the various stages of SA and how these relate to the different stages of preparing a Development Plan Document such as a Core Strategy. The stages are shown in **Table I.1** over the page, taken from the ODPM guidance:

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<sup>6</sup> HM Government (2004) ‘Planning and Compulsory Purchase Act 2004’

<sup>7</sup> EU (2001) ‘Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment’

<sup>8</sup> ODPM (2005) ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’

**Table 1.1 Incorporating SA within the DPD Process** (Taken from Figure 5 of the ODPM Guidance<sup>9</sup>)

<b>DPD Stage 1: Pre-production – Evidence Gathering</b>
<b>SA stages and tasks</b>
<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b></p> <ul style="list-style-type: none"> <li>• <b>A1:</b> Identifying other relevant policies, plans and programmes, and sustainability objectives.</li> <li>• <b>A2:</b> Collecting baseline information.</li> <li>• <b>A3:</b> Identifying sustainability issues and problems.</li> <li>• <b>A4:</b> Developing the SA framework.</li> <li>• <b>A5:</b> Consulting on the scope of the SA.</li> </ul>
<b>DPD Stage 2: Production</b>
<b>SA stages and tasks</b>
<p><b>Stage B: Developing and refining options and assessing effects</b></p> <ul style="list-style-type: none"> <li>• <b>B1:</b> Testing the DPD objectives against the SA framework.</li> <li>• <b>B2:</b> Developing the DPD options.</li> <li>• <b>B3:</b> Predicting the effects of the DPD.</li> <li>• <b>B4:</b> Evaluating the effects of the DPD.</li> <li>• <b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects.</li> <li>• <b>B6:</b> Proposing measures to monitor the significant effects of implementing the DPDs.</li> </ul>
<p><b>Stage C: Preparing the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>• <b>C1:</b> Preparing the SA Report</li> </ul>
<p><b>Stage D: Consulting on the preferred options of the DPD and SA Report</b></p> <ul style="list-style-type: none"> <li>• <b>D1:</b> Public participation on the preferred options of the DPD and the SA report.</li> <li>• <b>D2(i):</b> Appraising significant changes.</li> </ul>
<b>DPD Stage 3: Examination</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• <b>D2(ii):</b> Appraising significant changes resulting from representations.</li> </ul>
<b>DPD Stage 4: Adoption and monitoring</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• <b>D3:</b> Making decisions and providing information</li> </ul>
<p><b>Stage E: Monitoring the significant effects of implementing the DPD</b></p> <ul style="list-style-type: none"> <li>• <b>E1:</b> Finalising aims and methods for monitoring.</li> <li>• <b>E2:</b> Responding to adverse effects.</li> </ul>

1.10 This report represents stage C as it is the SA Report to accompany the Preferred Approach stage of the Core Strategy (the stage which has replaced the “preferred options” stage). It also reports on stage B. The following documents have already been prepared, to cover stage A:

<sup>9</sup> ODPM (2005) ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’

## SA Report Core Strategy: Preferred Approach July 2011

- Consultation Draft Core Strategy Sustainability Appraisal (SA) Scoping Report, May 2009;
- LDF and Core Strategy Draft SA Scoping Report, March 2011;
- LDF and Core Strategy SA Scoping Report, July 2011 (*which supersedes the previous Scoping Reports listed above*).

1.11 After a period of consultation, the Core Strategy will be finalised and the changes will be appraised. The next report to be published will therefore be the SA Report of the Core Strategy DPD – publication stage.

1.12 The following sections will outline in more detail the methodology followed for each stage of the SA, and will indicate what has been found at each stage.

## 2 STAGE A: SCOPING

### Introduction

2.1 This section of the report sets out how the scoping stage of the SA has been carried out, with reference to tasks listed under Stage A in **Table 1.1** in the previous section. The Consultation Draft Core Strategy SA Scoping Report published in May 2009 represents stage A of the SA process, was updated by the Draft LDF Core Strategy SA Scoping Report published in March 2011, and has subsequently been superseded by the LDF and Core Strategy SA Scoping Report, July 2011. The content of the latter report will be heavily drawn upon.

### Task A1: Identify relevant policies, plans and programmes, and sustainability objectives

2.2 This task requires a review of policies, plans and programmes relevant to the Core Strategy DPD to establish the sustainability objectives which need to be considered.

2.3 A comprehensive review of relevant policies, plans and programmes for the Hart Core Strategy, highlighting their key sustainability objectives was undertaken as part of the LDF and Core Strategy SA Scoping Report (July, 2011), and is also provided in **Appendix 2** of this document. **Table 2.1** below lists all the documents included, separated into the categories of: international, national, regional, sub-regional and local.

**Table 2.1 Key Plans and Programmes Relevant to the Hart District Core Strategy**

International
EU (1991) Directive 91/271/EEC concerning urban waste-water treatment
EU (1991) Directive 91/676/EEC concerning the protection of waters against pollution caused by nitrates from agricultural sources
EU (1992) Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna
EU (2000) Directive 2000/60/EC establishing a framework for the Community action in the field of water policy
EU (2008) Directive 2008/50/EC on ambient air quality and cleaner air for Europe
EU (2008) Directive 2008/98/EC on waste and repealing certain Directives
EU (2009) Directive 2009/28/EC on the promotion of the use of energy from renewable sources
EU (2009) Council Directive 2009/147/EC on the conservation of wild birds
UNFCC (1997) Kyoto Protocol to the UN Framework Convention on Climate Change
National
CLG (2007) Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1
CLG (2009) Planning Policy Statement 4: Planning for Sustainable Economic Growth
CLG (2010) Planning Policy Statement 5: Planning for the Historic Environment

CLG (2010) Planning Policy Statement 25: Development and Flood Risk
CLG (2011) Planning Policy Guidance 13: Transport
CLG (2011) Planning Policy Statement 3: Housing
HM Government (1994) UK Biodiversity Action Plan
HM Government (2005) Securing the Future: delivering UK Sustainable Development Strategy
ODPM (2002) Planning Policy Guidance 17: Planning for open Space, Sport and Recreation
ODPM (2003) Sustainable Communities: Building for the Future
ODPM (2004) Planning Policy Guidance 24: Planning and Noise
ODPM (2004) Planning Policy Statement 7: Sustainable Development in Rural Areas
ODPM (2004) Planning Policy Statement 22: Renewable Energy
ODPM (2004) Planning Policy Statement 23: Planning and Pollution Control
ODPM (2005) Planning Policy Statement 1: Delivering Sustainable Development
ODPM (2005) Planning Policy Statement 9: Biodiversity and Geological Conservation
ODPM (2005) Planning Policy Statement 10: Planning for Sustainable Waste Management
<b>Regional</b>
GOSE (2009) The South East Plan: Regional Spatial Strategy for the South East of England
SEEDA (2006) The Regional Economic Strategy 2006-2016: A Framework for Sustainable Prosperity
SEERA (et al) (2008) The South East Regional Sustainability Framework
<b>Sub-Regional</b>
Environment Agency (2009) Thames River Basin Management Plan
Hampshire Biodiversity Partnership (1997) The Biodiversity Action Plan for Hampshire
Hampshire County Council (2006) Hampshire Local Transport Plan 2006-2011
Hampshire County Council (2011) Hampshire Local Transport Plan 2011-2031
Thames Basin Heaths Joint Strategic Partnership Board (2009) Thames Basin Heaths Special Protection Area Delivery Framework
<b>Local</b>
Basingstoke and Deane Borough Council (2010/11) Core Strategy Issues Consultation
Bracknell Forest Borough Council (2008) Core Strategy (adopted) and Site Allocations DPD Preferred Options (2010)
East Hampshire District Council (2009) Core Strategy Preferred Policies
Hart District Council (2007) Hart District Council Corporate Plan and Medium Term Financial Strategy 2007-2011
Hart District Council (2008) Hart Sustainable Community Strategy
Hart District Council (2009, incl. amendments) Interim Avoidance Strategy for the Thames Basin Heaths Special Protection Area
Rushmoor Borough Council (2010) Core Strategy (submission)
Surrey Heath Borough Council (2010) Core Strategy (submission)
Waverley (2011) Core Strategy Preferred Options
West Berkshire Council (2010) Core Strategy (submission)
Wokingham Borough Council (2010) Core Strategy (adopted)

2.4 As other documents for the LDF are prepared, which may cover different topics and go into more detail than the Core Strategy, the SA of those

documents can include the consideration of additional plans and programmes which are specifically relevant to those documents; there is no need to cover all documents relevant to the whole LDF in the SA of the Core Strategy.

### **Task A2: Collecting baseline information**

- 2.5 This task requires the collection of baseline information about the plan area, and anywhere outside the plan area which may be relevant. This will help to set out the current situation in the District and how conditions are likely to evolve over time. This information can then be used to help identify the key issues and problems facing the District, and can inform the assessment of the plan, in this case the Core Strategy.
- 2.6 Baseline information has been collected from a number of sources, notably the Council's Geographical Information System (GIS), and the evidence base which has been collected to inform the preparation of the Core Strategy. Up-to-date information is used where possible, but only information which was readily available could be used.
- 2.7 There is a vast amount of information available about the District, and rather than repeat this in this document, the key aspects have been drawn out, and are presented as the key issues and problems facing the District under the next section (Task A3). More detailed information, including maps of constraints, is provided in **Appendix 3**. Gaps in information are identified where they exist.

### **Task A3: Identifying sustainability issues and problems**

- 2.8 This task requires the identification of key sustainability issues and problems relevant to the plan in question, based on the review of plans and programmes and the baseline information collected as part of the previous tasks. The key sustainability issues and characteristics which have been identified are listed in Table 2.2 below.

**Table 2.2 Key Sustainability Issues and Characteristics in Hart**

<b>Settlements</b>
Residents rely on areas outside the District for some facilities, services, and shops
<b>Population &amp; Housing</b>
The population is increasingly ageing
House prices are high and there is a shortfall of affordable housing
There is a need for homes suitable for people with a disability and/or older people
Additional provision of sites for gypsies, travellers and travelling showpeople may be required
<b>Health and Well-Being, Cultural Activity, Leisure, and Recreation</b>
There is a need for additional cultural, leisure, and recreational facilities
<b>Poverty and Crime</b>
Generally wealthy population – the least deprived District in the Country
Low and decreasing crime rates but fear of crime remains particularly after dark
<b>Character, Vitality and Viability</b>

The centres of some of Hart's main settlements would benefit from regeneration
The vitality and viability of Hart's settlements is threatened by the presence of larger centres outside the District
There is a need for additional convenience floorspace, particularly in Fleet
For rural facilities to remain these will require continued use by local communities
<b>Historic Environment</b>
There are important historical assets in the District's settlements, particularly in Hartley Wintney and Odiham, and some of the smaller rural settlements
<b>Biodiversity</b>
The Thames Basin Heaths Special Protection Area is a significant constraint to development, particularly in and around Yateley and Blackwater
There are various sites designated for nature conservation across the District which affect all the main settlements
<b>Landscape</b>
The landscape is largely rural and encompasses a range of landscape types; there are no statutory landscape designations
<b>Water Quality</b>
The quality of water in waterbodies needs to be improved to meet the requirements of the Water Framework Directive
<b>Soil Quality</b>
There are large areas of best and most versatile land (high grade agricultural land)
<b>Air Quality and Climate Change</b>
Carbon dioxide emissions per capita per household are high compared to the South East and UK averages
<b>Flooding</b>
There are small areas with a higher risk of fluvial flooding and these affect all of Hart's main settlements, particularly Yateley and Blackwater
There are some areas which are more susceptible to surface water and groundwater flooding than others
<b>Energy and Resource Use and Renewable Energy Generation</b>
There is a high demand for gas and electricity in homes in Hart compared to the South East and UK averages, but significant scope for renewable energy provision
Hart is in an area of serious water stress
<b>Previously Developed Land</b>
There is a limited supply of brownfield land available for development
<b>Transport</b>
More than half of residents commute <i>out</i> of Hart for work, but half of the District's workforce commute <i>into</i> the District from nearby areas
The rural nature of the District and commuting patterns make sustainable travel difficult, therefore most commuting is done by car
Travel demand is increasing leading to congestion on the roads and trains, and at railway car parks
<b>Education</b>
There is adequate provision of school places but many of these are not in the locations where they are needed
<b>The Economy</b>
The employment rate is high compared to national, regional and county averages, and the unemployment rate is low

Wages are high compared to the Hampshire and South East averages, but some people commute out of the District for higher paid work
There is a surplus of office space, some of which is outdated/obsolete but there is a small shortfall of industrial space

#### Task A4: Developing the SA Framework

- 2.9 The SA framework is made up of a number of SA objectives which are then used to test the policies and options of the plan against. The SA objectives have been produced based on the review of plans and programmes and the baseline information mentioned in the previous tasks. They also closely follow the regional objectives from the South East Regional Sustainability Framework<sup>10</sup> (2008).
- 2.10 In some cases, SA objectives can be scoped out as not being relevant to a particular document, but in the case of the Core Strategy, it is thought that all the SA objectives are relevant, therefore the full list of 21 objectives have been used to make up the SA framework. The SA objectives are listed below in Table 2.3.

**Table 2.3 SA Objectives**

<b>Hart District Council SA Objectives</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs
<b>SA2</b> To protect and enhance the health and well-being of the population
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community
<b>SA4</b> To reduce inequality, poverty and social exclusion
<b>SA5</b> To improve community safety by reducing crime and the fear of crime
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities
<b>SA7</b> To protect and enhance the District's historic environment
<b>SA8</b> To protect and enhance biodiversity
<b>SA9</b> To protect and enhance the District's countryside and rural landscape
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters and other water bodies
<b>SA11</b> To maintain and improve soil quality
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
<b>SA14</b> To increase energy efficiency, security and diversity of supply and the proportion of energy generated from renewable sources
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of

<sup>10</sup> SEERA, GOSE, SEEFA, EA, Dept of Health, South East Forum for Sustainability, Regional Action and Involvement South East, NHS South Central Strategic Health Authority, NHS South East Coast Strategic Health Authority, English Heritage, Social Inclusion Partnership for the South East (2008) The South East Regional Sustainability Framework: Towards a Better Quality of Life

previously developed land
<b>SA16</b> To improve the efficiency of resource use and achieve sustainable resource management
<b>SA17</b> To improve accessibility to all services and facilities
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel
<b>SA19</b> To maintain and improve opportunities for everyone to acquire the education and skills they need to find and remain in work
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance

2.11 When the policies or options of the plan are assessed, scores are awarded against each of the SA objectives. The scores are chosen from the following:

**Table 2.4 Scoring Mechanism**

Scoring	Explanation
+++	Major positive effect – proposed approach likely to contribute significantly to meeting this SA objective
++	Moderate positive effect – proposed approach likely to contribute moderately to meeting this SA objective
+	Minor positive effect – proposed approach likely to contribute slightly to meeting this SA objective
0	Neutral / No impact – proposed approach unlikely to have any effect on meeting this SA objective
-	Minor negative effect - proposed approach likely to slightly hinder meeting this SA objective
--	Moderate negative effect – proposed approach likely to moderately hinder meeting this SA objective
---	Major negative effect – proposed approach likely to significantly hinder meeting this SA objective
?	Uncertain – effects on the SA objective unclear

2.12 The assessment of the policies and options of the plan uses the SA objectives listed in Table 2.3 above and is informed by the information collected at previous stages, notably the review of plans and programmes, and the baseline data. However, it is also based on the professional judgement of officers at Hart District Council.

2.13 The SA scoring is not a quantitative process but a qualitative one, and therefore does not entail simply adding up how many pluses an option has over another, it also involves in-depth analysis which accompanies the assessment in order the help interpret the results and to inform decision-making. A single negative score against an objective could be so significant that even if other scores are positive, an option may be rejected, or a policy may require amendment. Alternatively a negative score could be justifiable, and not require any changes to be made.

2.14 The full results of the SA are provided in tables such as the one in Table 2.5 below, including an explanation as to why each score has been awarded, how likely the effects are to occur, the spatial scale of the effects predicted, the permanence of the effects predicted, and how long term they are thought likely to be.

**Table 2.5 Example Scoring Table**

SA Objective	Assessment of Effect	Commentary
<p><b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs</p>	<p><b>++</b></p>	<p><b>Comments:</b> This policy will help to meet Hart’s housing needs.  <b>Likelihood of effect:</b> Likely  <b>Spatial Scale:</b> Hart District  <b>Temporary/Permanent:</b> Permanent  <b>Short, medium, long term:</b> Medium to long term</p>
<p><b>SA2</b> To protect and enhance the health and well-being of the population</p>	<p><b>etc</b></p>	

**Task A5: Consulting on the Scope of the SA**

2.15 The Draft LDF and Core Strategy SA Scoping Report was consulted upon in March 2011. The statutory environmental consultees (Environment Agency, Natural England, English Heritage) were consulted as well as other relevant organisations for a minimum of five weeks (1<sup>st</sup> April-13<sup>th</sup> May). The report was also available for anyone to view on the Council’s website during the consultation period. A summary of the consultation responses relating to the SA Scoping Report and what actions have been taken as a result is provided in **Appendix 4**, and also in Appendix 4 of the LDF and Core Strategy SA Scoping Report, July 2011.

### 3 STAGE B: DEVELOPING AND REFINING OPTIONS AND ASSESSING EFFECTS

#### Introduction

3.1 This section sets out how Stage B tasks of the SA have been carried out as set out in **Table I.1** in section I of this document. This explains much of the methodology behind the appraisal process itself.

#### Task B1: Testing the DPD objectives against the SA Framework

3.2 In order to ensure that the principles of sustainability are adequately enshrined within the DPD, it is important for the Core Strategy DPD objectives to be tested for compatibility with the SA objectives. The aim of this process is to help refine the Core Strategy objectives where necessary, and identify potential areas of conflict which need to be addressed. The Core Strategy Objectives are listed below in Table 3.1.

**Table 3.1 Core Strategy Objectives**

<b>A</b>	<b>To maintain and/or improve the built and natural environment and to avoid and/or suitably mitigate the effects of new development on the natural environment</b>
<b>B</b>	<b>To mitigate and adapt to current forecast effects of climate change</b>
<b>C</b>	<b>To plan for the provision of 4,840 homes between 2006 and 2028</b>
<b>D</b>	<b>To aid the delivery of housing which meets the needs of all sectors of the community</b>
<b>E</b>	<b>To foster economic development that meets the needs of the local economy</b>
<b>F</b>	<b>To support and facilitate the provision of community facilities and infrastructure</b>
<b>G</b>	<b>To promote a living, working countryside</b>
<b>H</b>	<b>To promote the use of sustainable transport</b>
<b>I</b>	<b>To ensure good design is incorporated into all new development</b>
<b>J</b>	<b>To protect and enhance the separate and distinctive character of Hart's settlements and countryside</b>
<b>K</b>	<b>To promote the sustainable use of resources and the generation of energy from renewable sources</b>
<b>L</b>	<b>Reduce the probability and impacts of flooding</b>

3.3 Table 3.2 is a compatibility matrix which assesses the compatibility of the Core Strategy objectives against the SA Objectives. A tick indicates compatibility, a cross indicates incompatibility, and "N" indicates neutral. Where there are two symbols there is the possibility that it could be either.

**Table 3.2 Compatibility Matrix Assessing the Core Strategy Objectives against the SA objectives**

	A	B	C	D	E	F	G	H	I	J	K	L
SA1	N	N	√	√	N/X	N/X	√	N	√	√/X	N	N
SA2	√	√	√/X	√/X	√	√	√	√	√	√	N	√
SA3	N	N	N	N	N	√	N	N	N	N	N	N
SA4	N	N	√/X	√/X	√/X	√	√/X	√	N	√/X	N	N
SA5	√	N	N	N	√	N	√	N	√	√	N	N
SA6	√	N	√/X	√/X	√	√	√	√	√	√	N	N
SA7	√	√/X	X	X	X	N	X	N	√	√	X/N	N
SA8	√	√	X	X	X	N	X	N	√	√	N	N
SA9	√	N	X	X	X	N	√/X	N	√	√	N	√
SA10	√	√	N	N	N	N	N	N	√	N	N	√
SA11	√	√	X	X	X	N	X	N	N	√	N	N
SA12	√	N	N	N	N	N	N	√	√	N	√	√
SA13	√	√	X	X	X	N	X	N	√	N	N	√
SA14	N	N	N	N	√	√	N	√	√	N	√	N
SA15	N	N	√/X	N	√/X	N	√/X	N	N	N	N	N
SA16	N	N	N	N	√	N	N	√	√	N	√	N
SA17	N	N	√/X	N	√/X	√	√/X	√	N	N	N	N
SA18	N	N	√/X	N	√/X	√	√/X	√	N	N	√	N
SA19	N	N	√/X	N	N	N	√/X	N	N	N	N	N
SA20	N	N	√	√	√	√	√	N	N	N	N	N
SA21	√	N	√/X	N	√	√	√/X	N	√	√	N	N

- 3.4 Table 3.2 demonstrates that there are several Core Strategy objectives which have the potential to conflict with the SA objectives. This mostly depends on the nature of the new development proposed. This exercise highlights that it is important to strike a balance between new housing, employment, retail, protecting the environment, and paying for the provision of infrastructure.
- 3.5 The compatibility matrix highlights that some aspects of sustainable development are not clearly covered by the Core Strategy objectives.
- 3.6 There are no Core Strategy objectives on crime, but as crime levels are low in Hart, it may be that crime can be considered as part of several of the existing objectives rather than it being necessary to change the objectives to incorporate the issue of crime. However, further work will be required on the objectives to ensure that the issue of cultural heritage is more fully addressed, and that further clarity is provided regarding mitigating against the causes of climate change (rather than just the current forecast effects), i.e. reducing emissions of greenhouse gases. To cover all aspects of sustainable development some minor adjustments to the wording of the Core Strategy objectives are needed.

## **Task B2: Developing the DPD Options**

- 3.7 There are various different strategic options to consider when preparing a DPD such as the Core Strategy. The nature of the different options was considered carefully before they were formulated. There are groups of options for various different elements of the Core Strategy. The full appraisal tables and analysis for the options are provided in Appendices 5 - 7, but summary tables, and a summary of the analysis of the results are provided below. Where SA objectives are missing from the summary tables, this is because there were considered to be no effects, or it was unclear what the effects were.
- 3.8 The topics where options have been assessed are as follows:
- Housing Numbers;
  - Housing Distribution (options for redevelopment of previously-developed land – including approach to employment land; and options for greenfield development);
  - Strategic Locations.
- 3.9 The options for employment development are considered as part of the housing distribution assessment as the evidence does not suggest significant new employment development is necessary, but does indicate a small surplus of employment land, which could potentially be released for housing development. A report documenting how decisions have been made on which employment sites are protected from release (subject to various criteria) will be published as a background paper to the Core Strategy.
- 3.10 In terms of retail and transport, there were no real options to consider; the recommendations in the evidence base studies have broadly been followed, and there are no significant changes proposed. It was therefore not considered necessary to assess options for these topics.

### ***Housing Numbers***

- 3.11 The first set of options to be considered relate to how much housing to plan for. Although the Coalition Government has demonstrated its intention to revoke Regional Spatial Strategies in the Localism Bill, and it is anticipated that the South East Plan will have been revoked by the time the Core Strategy is adopted, the District Council is still required to be in general conformity with the South East Plan (GOSE, 2009)<sup>11</sup>.
- 3.12 Notwithstanding the Council's obligation to be in conformity with the South East Plan, the Council has explored the options for setting its own housing target.

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<sup>11</sup> This results from the Cala Homes appeal decision May 2011: R (Cala Homes (South) Ltd) v Secretary of State for Communities and Local Government and another [2011] EWCA Civ 639 (29 May 2011)

3.13 The targets set out in the South East Plan run from 2006-2026. However, Core Strategies are required to run for a period of at least 15 years. Hart's Core Strategy is due to be adopted in 2013, therefore it will need to run up until 2028. The plan period will therefore be 2006-2028.

3.14 The following options for housing numbers were considered initially:

- Capacity-led, i.e. the number which could be accommodated on sites within settlements;
- Draft South East Plan figure, i.e. 200 per annum;
- South East Plan figure, i.e. 220 per annum;
- Housing Register-led, i.e. calculating the overall housing figure based on the level of affordable housing the Council wishes to provide;
- Locally-generated growth, i.e. zero net migration;
- Demand-led growth, i.e. 1,542 per annum based on evidence from the Strategic Housing Market Assessment (DCA, 2009); and
- Infrastructure-led, i.e. derived from identifying the infrastructure improvements wanted and calculating how much housing would be needed to fund those infrastructure improvements through a developer contributions policy.

#### Capacity-Led Option

3.15 The Capacity-led option would rely solely on all new housing being accommodated within existing settlements. Approximately 2,400 homes have been identified in the Strategic Housing Land Availability Assessment (December, 2010) as either having been built since 2006 (the start of the plan period), having outstanding planning permission, or as likely to gain planning permission over the next 5-10 years. Additional sites could potentially be identified to increase this figure, e.g. town centre or employment sites.

#### Draft South East Plan Option

3.16 The draft South East Plan figures were based on an assessment of the evidence available at the time which concluded that 2,000 homes could be accommodated in the District from 2006-2026 (4,400 in total 2006-2028). The Council supported this figure for inclusion in the South East Plan.

#### South East Plan Option

3.17 When the South East Plan was finalised an additional 400 homes were added to Hart's housing figure, giving Hart a total of 4,400 homes to plan for from 2006-2026 (4,840 in total 2006-2028). The reasons given for this<sup>12</sup> was as follows:

- Hart's housing trajectory showed anticipated completions of significantly more than 200 dwellings per year up to 2015/16 as major

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<sup>12</sup> As noted in the LDF Steering Group Report 'LDF Growth Targets' 15<sup>th</sup> Sept 2010

- sites were to be built, and a planning application for another major site (Queen Elizabeth Barracks) was going through appeal at the time;
- Household projections in 2004 showed rates of household formation as twice that of the suggested allocation;
  - Job forecasts for the District significantly outstripped the draft housing allocations; and
  - The draft South East Plan target was significantly lower than the rate set out in the Hampshire Structure Plan (though it was noted that this ran up to 2011 only, and that the Thames Basin Heaths Special Protection Area meant that past rates of development could not be sustained).

#### Housing Register-Led Option

- 3.18 The housing register-led option requires the Council to determine affordable housing need based on the number of people on the housing register, and then determine what percentage of the total amount of housing built they would like to be affordable (the overall number being the same as the number on the housing register). Having worked out what percentage of affordable housing is required, the remaining number up to 100% will need to be market housing, so an overall figure can be determined.
- 3.19 Due to the fact that the number of people on the housing register changes frequently, and that viability for the provision of affordable housing varies on a site-by-site basis, applying a figure to this option is very difficult. It was therefore decided that this option was not a realistic option, and it would not be taken forward in the Core Strategy.

#### Locally-Generated Growth Option

- 3.20 The locally-generated growth option uses zero net migration projections, known as the “Chelmer Model”. This predicts how many households are likely to be formed from those already living in the District, takes into account how many people are likely to migrate out of the District, and cancels out the figure for those migrating out of the District by allowing for the same number to migrate into the District. This results in a figure for the number of households, and therefore the number of homes required.
- 3.21 Hampshire County Council has undertaken zero net migration projections for Hart (calculated in 2010) which indicates that 6,653 homes would be needed from 2006-2028.

#### Demand-Led Option

- 3.22 The demand-led growth option is based on the evidence in the Strategic Housing Market Assessment (SHMA) (DCA, 2009). The SHMA uses information from the Housing Needs Survey (DCA, 2008) to establish demand for market and affordable housing in Hart allowing for the flow of existing stock.

3.23 The SHMA anticipates a shortfall of 1,123 market homes per annum, and 419 affordable homes per annum. Combining the market and affordable housing statistics together, this adds up to a total demand of 1,542 homes per annum (33,924 homes from 2006-2028).

Infrastructure-Led Option

3.24 The infrastructure-led option would derive a housing figure based on identifying all the infrastructure improvements needed and calculating how many homes would need to be built to fund that infrastructure through a developer contributions policy. It would be difficult to formulate a housing figure based on this approach due to the difficulties in determining exactly what infrastructure would be required, and the exact cost of all the infrastructure, particularly without knowing exactly when the housing would be built/infrastructure provided, and what infrastructure might cost in the future.

3.25 The infrastructure-led approach would be un-related to housing need or demand, and could be at odds with national planning policy. For these reasons, as well as those set out in the previous paragraph, it was therefore decided that this option was not realistic, and it would not be taken forward in the Core Strategy.

Final Set of Options Considered

3.26 Having rejected two of the options as being unrealistic, this left five remaining:

- Option 1) Capacity-led
- Option 2) Draft South East Plan figure
- Option 3) South East Plan figure
- Option 4) Locally-generated growth
- Option 5) Demand-led growth

3.27 These options were appraised against the SA objectives. The full appraisal tables are presented in **Appendix 5** along with a full analysis, but a summary table of the scores is provided below, accompanied by a summary of the analysis.

**Table 3.4 Options for Housing Numbers Assessment Summary Table**

SA Objective <sup>13</sup>	Option 1	Option 2	Option 3	Option 4	Option 5
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	---	--	-	++	++ / ?
<b>SA2</b> To protect and enhance the health and	---	--	-	++ / - / ?	++ / --

<sup>13</sup> SA Objectives as listed in Table 2.3

well-being of the population					
<b>SA4</b> To reduce inequality, poverty and social exclusion	---	--	-	+/?	++/?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	++/?	++/?	++/?	++/?	--
<b>SA7</b> To protect and enhance the District's historic environment	--/?	-/?	-/?	-/?	--/?
<b>SA8</b> To protect and enhance biodiversity	-/?	-/?	-/?	--/?	---/?
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	++	-	-	--	---
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters	-/?	-/?	-/?	-/?	-/?
<b>SA11</b> To maintain and improve soil quality	++	-/+	-/+	--/+	---/+
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and the economy	-/?	-	-	--	---
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	++/?	+/?	+/?	+/?	+/?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+/?	+/?	+/?	++/?	+++/?
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	++	?	?	?	?

- 3.28 Option I has three major negative scores as it is unlikely to meet housing needs for market and affordable housing, which would have knock on effects on health and well-being and inequality, poverty and social exclusion, particularly due to the lack of affordable housing likely to be built with this option (as this option is likely to deliver the smallest amount of housing of all the options).
- 3.29 Scores are mostly positive for Option I against the environmental SA objectives due to the fact that this option is likely to deliver the least amount of housing of all the options and it is limited to areas within settlements. The main positive effects (as assessed against the SA objectives listed in Table 2.3) are on protecting the District's countryside and soil quality, and promoting the use of previously-developed land which are clear advantages of this option.
- 3.30 There are some negative effects on the environment predicted as any amount of development (wherever it takes place) may have some effects, notably on biodiversity, water quality, and flood risk. Mitigation can often be implemented to prevent or minimise some of these effects, and the smaller-scale the development, the less impact there is likely to be.
- 3.31 However, option I may cause negative effects on the historic environment as many of the District's cultural heritage assets, such as listed buildings and

conservation areas are located within settlements. The more pressure there is to build within settlements, the more development may occur around these assets with associated impacts. Negative effects on health and well-being could also result from intensifying development within settlements as this could potentially result in the loss of green space.

- 3.32 Options 2 and 3 score fairly similarly to each other as there is not a great deal of difference between the two options. Both options score negatively in terms of meeting housing need, with associated impacts on health and well-being, inequality, poverty and social exclusion. However these effects are less negative than those for Option 1 as there is more housing likely to be delivered under Options 2 and 3. The only difference in scoring between Options 2 and 3 are the scores against SA1, SA2 and SA4 - as Option 3 proposes slightly more homes, it will meet housing needs to a greater extent than Option 2.
- 3.33 There are several minor negative scores for Options 2 and 3 as any development will have negative effects on meeting the environmental objectives, notably on the historic environment, biodiversity, water quality and flood risk. However, there is likely to be a greater impact on the environmental objectives with both these options than Option 1 as these will undoubtedly require the expansion of settlements onto greenfield sites given the lack of previously developed land available in the District. These options therefore have negative effects on the countryside and on soil quality, and have less of a positive effect on promoting the efficient use of land than Option 1.
- 3.34 More differences between Option 2 and 3 might be drawn out if they were compared directly with each other rather than with another three options. Therefore although very few differences are highlighted in the scoring between these two options, this does not mean that there are no *subtle* differences between the options. It is likely that Option 3 would have more of an impact on the environment than Option 2 simply because it proposes more development, and consequently would inevitably involve the loss of more greenfield sites with associated impacts than Option 2. However, Option 3 scores more positively in terms of meeting housing needs than Option 2.
- 3.35 Option 4 scores positively in terms of meeting housing needs, with associated positive impacts on health and well-being, inequality, poverty and social exclusion, though adequate amounts of affordable housing will need to be provided as part of this option to ensure that these effects occur. There may also be negative effects on health and well-being as the amount of development proposed under this option could harm health and well-being, for example if large amounts of countryside are lost, and the rural character of the area is altered, and if development within settlements is overly-intensified.
- 3.36 Effects on the environment are predicted to be greater under Option 4 than under options 1-3 as more development is likely to be delivered. However,

positive effects on economic growth are thought to be greater under this option than options 1-3 due to the increased level of development likely to be delivered. Increased development is likely to benefit the construction and development industry, will bring more people to support local retail services, and will provide more housing for employees who work in the Hart area.

- 3.37 Option 5 has three major negative scores as it is likely to have significant negative effects on biodiversity, the countryside and flood risk due to the large scale of the development proposed. Development at the scale proposed under this option would potentially double the number of homes currently in the District, with consequential impacts on the character and rural nature of the District, and on the sylvan, suburban nature of the District's settlements. It would also be difficult to provide sufficient mitigation against effects on the Thames Basin Heaths Special Protection Area for development at this scale.
- 3.38 There are some positive scores awarded for Option 5, for example on meeting housing needs, with associated impacts on health and well-being and inequality, poverty and social exclusion, but there are also likely to be negative impacts on health and well-being due to the large scale loss of countryside that would inevitably result from this option, and the impacts on the character of the District and its settlements. This option may have the most positive impacts on economic growth, but this would be at the expense of the environment and health and well-being of the population.
- 3.39 Notwithstanding the requirement for the Council to follow Option 3, even if the Council could choose its own housing target, given the extreme negative scores awarded against Options 1 and 5 it is suggested that neither of these are appropriate targets for Hart. This leaves only Options 2-4. Option 4 could potentially have a significantly greater impact on the environment than Options 2 and 3 as it proposes a greater amount of development, but it is more likely to meet housing needs.
- 3.40 Options 2 and 3 would involve less impact on the environment than Option 4, but would do less to meet housing need than Option 4. Comparing Options 2 and 3, both will have some impacts on the environment, though impacts of Option 3 would be slightly greater. Option 3 would meet slightly more housing need than Option 2.
- 3.41 The Council is required to follow Option 3, i.e. the South East Plan target of 220 homes per annum over the period 2006-2028 (a total of 4,840). If the Council were free to consider housing numbers, it would depend what the priorities of the Council were as to which option would be most appropriate for the District. Options 2-4 seem to be the most appropriate options, but it depends which the Council weights as more important – the environment, or meeting housing need, as to which option is selected as most appropriate. Option 4 would be the best of the three in terms of meeting housing need, but Option 2 is likely to be the best of the three in terms of minimising impact on the environment, though the differences between Option 2 and 3 are potentially minimal.

### **Housing Distribution**

- 3.42 National policy provides guidance as to where development should go, notably in Planning Policy Statement 3 (PPS3): Housing (CLG, 2006); Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas (ODPM, 2004); Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth (CLG, 2010); and Planning Policy Guidance Note 13 (PPG13): Transport (ODPM, 2001).
- 3.43 PPS3 highlights that new housing development should be focused on locations which offer a range of community facilities with good access to jobs, key services and infrastructure, and should help to create communities of sufficient size and mix to justify the development of, or sustain, existing community facilities, infrastructure and services. This suggests that strategic options for growth should be focused on the existing main settlements.
- 3.44 PPS3 also stresses the priority for development to be accommodated on previously-developed land, which is re-iterated in PPS7 and PPS4. PPS7 does however state that although priority should be given to the re-use of previously-developed sites in preference to greenfield sites, there is an exception if there are no brownfield sites available or if the brownfield sites perform badly in terms of sustainability (e.g. remoteness from settlements and services) in comparison with greenfield sites.
- 3.45 PPS4 highlights the importance of access by stipulating that development plans should locate or co-locate developments which generate substantial transport movements in locations that are accessible, avoiding congestion and preserving local amenity as far as possible.
- 3.46 PPG13 contains objectives to promote sustainable modes of travel; promote accessibility to jobs, leisure facilities and services by public transport, walking and cycling; and to reduce the need to travel, especially by car. It states that urban growth should be managed to make fullest use of public transport, that housing should be principally accommodated within urban areas, planning for increased intensity of development in highly accessible locations, and that in rural areas most development should be located in local service centres acting as focal points for housing, transport and other services.
- 3.47 The Sustainable Community Strategy for Hart does not give a clear direction as to where housing growth should be focused. It does however seek to ensure that development addresses the climate change issue, that town and local centres remain healthy and that commercial development is focused in those locations. It also aims to encourage the development of a sustainable and accessible transport system.
- 3.48 National policy and the Hart Sustainable Community Strategy influenced the formulation of the options for housing distribution. The options have evolved over time, and altered to reflect findings and/or new

evidence/approaches which emerged. The first options appraised were as follows:

- Option 1) Development to be focused in and if necessary adjacent to the tier 1 settlement (Fleet / Church Crookham / Elvetham Heath);
- Option 2) Development to be focused in and if necessary adjacent to settlements in tiers 1 & 2 (Fleet / Church Crookham / Elvetham Heath, Blackwater / Hawley, Yateley, Hook);
- Option 3) Development to be focused in and if necessary adjacent to settlements in tiers 1-3 (Fleet / Church Crookham / Elvetham Heath, Blackwater / Hawley, Yateley, Hook, Hartley Wintney, Odiham/North Warnborough/RAF Odiham 'group'); and
- Option 4) Focus development at a single location at a currently small settlement (tier 5 settlement) based around a railway station (Winchfield).

- 3.49 These options were based around the settlement hierarchy (part of the LDF evidence base, Hart District Council, 2011) which divides all Hart's settlements into tiers based on various factors such as population and availability of services and facilities. The main urban areas are in tier 1, the primary local service centres are in tier 2, and the secondary local service centres are in tier 3, then the main villages are in Tier 4, and smaller villages in Tier 5.
- 3.50 Settlements in tiers 4 and 5 are villages, therefore the options concentrated only on tiers 1-3 as these are considered to be the main settlements in the District. However, one settlement in tier 5 (Winchfield) was considered as a separate option due to the presence of a main line railway station with links to London being located there.
- 3.51 The results of this assessment are not presented here but were discussed at LDF Steering Group on 21<sup>st</sup> December 2009. Following this initial assessment, as the plan evolved, the options also evolved and new sets of options were then considered.
- 3.52 Having established (via the Strategic Housing Land Availability Assessment) that there was a lack of available sites within existing settlement boundaries which would meet current policy requirements, two sets of options were considered, firstly options for previously-developed land, and secondly options for greenfield development.

#### Options for the Redevelopment of Previously-Developed Land

- 3.53 National policy indicates that priority should be given to previously-developed land therefore the potential for development on such sites was considered before considering greenfield development. The Strategic Housing Land Availability Assessment indicates that there are some previously-developed sites within the District available for development, or

likely to become available during the plan period, though the supply is limited. These mostly consist of employment sites.

3.54 Evidence on the need for employment land (Employment Land Review, Nathaniel Lichfield and Partners, 2009) indicates that Hart has a surplus of office space (24,100m<sup>2</sup>), and a small shortfall of industrial space (5,300m<sup>2</sup>). With this in mind, and given the need for housing, options for releasing employment land for housing development were considered as follows:

- Option 1) Retain all employment land;
- Option 2) Release some employment sites (whilst still retaining an adequate supply).

3.55 The option of accommodating all housing on employment sites was not considered to be a realistic option as this would not enable the District to retain an adequate supply of employment land.

**Table 3.5 Options for Redevelopment of Previously-Developed Land Summary Table**

SA Objective	Option 1	Option 2
<b>SA2</b> To protect and enhance the health and well-being of the population	- / ?	+ / ?
<b>SA5</b> To improve community safety by reducing crime and the fear of crime	- / ?	+ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	- / ?	+ / ?
<b>SA7</b> To protect and enhance the District's historic environment	- / ?	+ / - / ?
<b>SA8</b> To protect and enhance biodiversity	--	--
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	--	++
<b>SA11</b> To maintain and improve soil quality	--	++
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	- / ?	+ / ?
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and the economy	- / ?	+ / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	--	++
<b>SA17</b> To improve accessibility to all services and facilities	- / ?	+ / ?
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	- / ?	+ / ?

<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+	+
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	--	++

- 3.56 Option 2 clearly scores better than option 1 against all the SA objectives, apart from SA8 and SA20 where the scores are the same. Retaining all employment land might help to address the issue of out-commuting from the District, but as there is a surplus of employment land, i.e. areas which are vacant, there seems to be little reason to retain all employment land. Retaining a surplus of supply may result in surplus employment sites falling into disrepair (and most likely remaining in a poor condition) and more housing development having to be located on greenfield sites at the edge of settlements than would otherwise be necessary. Conversely, releasing surplus employment sites whilst still retaining a sufficient supply of employment land is likely to have many beneficial effects.
- 3.57 Having considered the results of this appraisal it was decided that some employment sites would be released to help meet the District's housing target. The amount of land released would be limited so that an adequate supply of employment land could be maintained.

#### Options for Greenfield Development

- 3.58 Having ascertained that there would not be an adequate supply of land available for housing development within existing settlement boundaries, or from releasing employment sites (given that there is only a small excess in supply), it was established that there would be a need to develop some greenfield sites in order to meet the District's housing target.
- 3.59 The options for greenfield development involved either extensions to settlements, or development of a new settlement based around a railway station, where land has come forward for development. It was not considered sustainable to consider new settlements or stand alone developments in areas remote from existing settlements apart from at Winchfield, where there is a main line train station. The options considered were:
- Option 1) Extend Fleet;
  - Option 2) Extend Fleet, Blackwater, Yateley, and Hook (Hart's four main settlements);
  - Option 3) Extend Fleet, Blackwater, Yateley, Hook, Hartley Wintney, and Odiham (Hart's six main settlements);
  - Option 4) Extend all settlements (broadly reflecting their current scale);
  - Option 5) Allocate a new settlement at Winchfield.
- 3.60 The five options were assessed against the SA objectives. The full assessment tables are provided in **Appendix 6** along with a full analysis, but a summary

table of the scores is provided below in **Table 3.5**, accompanied by a summary of the analysis.

**Table 3.5 Options for Greenfield Development Summary Table**

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	++	++	++	++	++
<b>SA2</b> To protect and enhance the health and well-being of the population	++ / -	++ / -	++ / -	++ / -	++ / -
<b>SA4</b> To reduce inequality, poverty and social exclusion	++ / ?	++ / ?	++ / ?	++ / ?	++ / ?
<b>SA7</b> To protect and enhance the District's historic environment	- / ?	- / ?	-- / ?	-- / ?	- / ?
<b>SA8</b> To protect and enhance biodiversity	- / ?	- / ?	- / ?	- / ?	- / ?
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	-	-	-	- / +	-- / +
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters	- / ?	- / ?	- / ?	- / ?	- / ?
<b>SA11</b> To maintain and improve soil quality	--	--	--	--	--
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	- / ?	-- / ?	-- / ?	--- / ?	-- / ?
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and the economy	- / ?	- / ?	- / ?	- / ?	- / ?
<b>SA14</b> To increase energy efficiency, security and diversity of supply and the proportion of energy generated from renewable sources	++ / ?	++ / ?	++ / ?	++ / ?	++ / ?
<b>SA16</b> To improve the efficiency of resource use and achieve sustainable resource management	++ / ?	++ / ?	++ / ?	++ / ?	++ / ?
<b>SA17</b> To improve accessibility to all services and facilities	++ / ?	++ / ?	++ / ?	+++ / ?	+ / ?
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	++ / ?	++ / ?	++ / ?	++ / ?	++ / ?
<b>SA19</b> To maintain and improve opportunities for everyone to acquire the education and skills they need to find and remain in work	+	+	+	+	+
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	++	++	++	++	++
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+ / ?	+ / ?	+ / ?	+ / ?	+ / ?

- 3.61 There is no single option which clearly scores better than the others. The options score equally apart from against SA7, SA9, SA12, and SA17. For SA7 on protecting and enhancing the historic environment, options 1, 2 and 5 have been awarded minor negative scores as there are some historic assets which may be affected by each of these options, but effects can probably be avoided/mitigated.
- 3.62 Options 3 and 4 have been awarded moderate negative scores against SA7 as they will involve development around Hartley Wintney and Odiham/North Warnborough, and for option 4, the rural villages. Hartley Wintney and Odiham/North Warnborough and some of the rural villages have many historic assets which could be affected therefore it may be more difficult to avoid effects on these than it would be under options 1, 2 and 5, though effects could probably be mitigated. For all options, the presence of historic assets will need to be taken into account when deciding which are the best sites.
- 3.63 For SA9 (protecting and enhancing the countryside and rural landscape) Option 5 has scored more negatively than the other options as it is considered that one large development in the countryside, at a very small settlement, would have more of an impact on the countryside than a few, smaller developments extending other settlements. Positive scores (in addition to the negative scores) have been awarded to options 4 and 5 only as they have the potential for positive impacts on helping sustain rural settlements. Bringing development to rural villages will help to sustain existing services, which might otherwise be forced to close.
- 3.64 For SA12 on reducing emissions of greenhouse gases and managing the impacts of climate change, all options score negatively as development is likely to increase car use, particularly in a district like Hart, which has limited public transport services. Option 1 scores the least negatively as Fleet probably has the best public transport facilities in the District. Options 2, 3 and 5 score more negatively than option 1 as the other settlements involved in these options have fewer public transport facilities than Fleet, but do still have railway stations (apart from Yateley, Hartley Wintney, and Odiham/North Warnborough).
- 3.65 Option 4 scores the most negatively against SA12 as it involves development in rural villages, which have very limited public transport facilities. The level of existing provision has been considered as the baseline because the amount of development proposed under all the options is relatively small, and so is unlikely to bring forward large scale improvements to existing transport infrastructure.
- 3.66 Scores for SA17 are perhaps the most important. Objective SA17 relates to improving accessibility to all services and facilities. All the options are likely to help meet this objective in some way, as they will all involve development which will bring investment in the form of developer contributions. However, only option 4 will spread these benefits across the District, all the

other options restrict them to certain settlements. Option 4 therefore scores the most positively.

- 3.67 Option 5 is likely to be particularly problematic in terms of service provision as the amount of development which would be allocated to Winchfield were this option selected (and once the most had been made of previously developed land), is likely to be insufficient to improve the existing service provision to a standard required for a new settlement. There are very few existing services and facilities in Winchfield, therefore significant improvements would be needed to bring them up to the standards required of a larger settlement. If sufficient improvements were to be made, this may be at the expense of other Council objectives, such as the provision of affordable housing, and sustainable construction. Option 5 has therefore been scored the lowest of the five options.
- 3.68 Scores for option 5 against SA17 may preclude this option from being chosen as the access to services and facilities is likely to be poorest with this option. Given the relatively small amount of development which would need to be accommodated here, and the level of existing service provision being very low (akin to the location of a small rural village), it is unlikely that sufficient facilities could be paid for by the development to serve the development adequately, without other objectives (such as the provision of affordable housing, and sustainable construction) being neglected. A small development at Winchfield would therefore result in a settlement being created with poor access to services and facilities.
- 3.69 Option 4 might be a good option as it scores the best in terms of access to services and facilities (SA17) as this option would potentially help to improve (or at least retain) services and facilities across all the District's settlements, rather than at one settlement, or just a few. It also scores the best against SA9 (protecting and enhancing the District's countryside and rural landscape).
- 3.70 By spreading development around the District, including at the rural settlements (so long as this is proportionate to their current size), existing facilities at these settlements will have more people supporting them, so will hopefully be retained, and new facilities may also be delivered in some of the larger settlements if they accommodate sufficient growth to support this. People living in all settlements are likely to benefit from this option if existing facilities are improved/retained as a result.
- 3.71 However, option 4 scores the most negatively out of all the options against SA12 on reducing emissions of greenhouse gases as the rural villages have little provision for sustainable transport compared to some of the larger settlements, and compared to Winchfield. Planning to add development to the rural villages will most likely result in those residents travelling mostly by car as the alternatives are limited.
- 3.72 Options 1, 2, 3 and 4 are all considered to be appropriate options, though the advantages of option 4 have been set out, along with the disadvantage. If options 2, 3 or 4 are selected, it has been highlighted through carrying out

this assessment that the settlements of Yateley and Blackwater will be unable to accommodate significant amounts of new development due to the SPA constraints to the south, and the flooding constraints to the north.

- 3.73 The Council has selected option 4 as the most appropriate option for greenfield development as it is thought that this will make the best use of existing infrastructure capacity. This will allow significant resources to be targeted at delivering the larger strategic allocations where maximum community gain and infrastructure improvements can be secured.
- 3.74 The approach that has been followed has been essentially to spread the housing distribution across the District with all areas taking some share of the District's needs. The principle behind this is a 'Manage and Invest' strategy, with delivery arrangements focusing on two elements of implementation that impact on infrastructure delivery. These are:
- Delivering efficiency through better use of existing infrastructure; and
  - Providing additional capacity by extending or providing new infrastructure.
- 3.75 This strategy essentially seeks to distribute new development into areas where there is still capacity in existing infrastructure to accommodate growth, but then to target certain key strategic allocations where the scale of growth proposed will provide sufficient critical mass to secure significant capital investment into any identified infrastructure improvements where those improvements would bring wider community benefits.

### ***Strategic Locations***

- 3.76 Having decided on the broad distribution of development, the next step was to decide what sites should be allocated in the Core Strategy. The Council cannot allocate *all* sites in the Core Strategy, only ones which are fundamental to the delivery of the Core Strategy (referred to as "Strategic Locations" in Hart's Core Strategy).
- 3.77 Strategic locations tend to be large-scale developments, and in line with the distribution approach (where development is distributed across the District's settlements broadly reflecting the settlements' current scales), these are focused at the larger settlements in the District. Smaller sites will be allocated in a later document to be prepared after the Core Strategy.
- 3.78 The methodology selected for housing distribution requires the consideration of release of surplus employment sites and any vacant and available brownfield sites, and then (when this has been maximised whilst maintaining an adequate supply of employment land) the extension of settlements across the District, broadly reflecting their current scale.

- 3.79 There were limited options for the release of employment land, any sites considered appropriate were therefore taken forward<sup>14</sup>. There were however, several options to consider for greenfield sites. Only locations which had sites available<sup>15</sup>, and were not significantly constrained could be considered as potential options (this therefore excluded most of Yateley and Blackwater). The smaller settlements (i.e. those below tier 2 in the settlement hierarchy) were not considered suitable for strategic locations as, if development is to broadly reflect current scales, they will only see relatively small scale development which would not be considered “strategic”. For this reason, only locations around the settlements of Fleet and Hook were considered for potential for strategic locations.
- 3.80 There are various options for greenfield extensions to Fleet and Hook. However, areas to the east of Fleet and the south of Hook were not considered to have any potential as environmental constraints (the Thames Basin Heaths SPA, and a Site of Special Scientific Interest) prevent these areas from being developed. The area to the north of Fleet was also considered to have little potential as the M3 forms the northern boundary to the settlement, and any development to the north of this would therefore be severed from the rest of the settlement by the M3.
- 3.81 The following broad areas were therefore assessed for potential strategic locations (greenfield):
- Option 1) North West Fleet (between the M3 and the railway line);
  - Option 2) West Fleet (west of Hitches Lane);
  - Option 3) West Fleet (east of Hitches Lane);
  - Option 4) South of Church Crookham (between Watery Lane and Queen Elizabeth Barracks);
  - Option 5) North East Hook (area around the A30 and Reading Road);
  - Option 6) North West Hook (towards Whitehouse Farm);
  - Option 7) West of Hook (between Hook and the District boundary).
- 3.82 The SA objectives were used as a framework for assessing the sites. However, several of the objectives were not suitable for using to assess sites, or would not help to differentiate between sites, therefore were not used. The full assessments and analysis of the sites can be found in **Appendix 7**, but a summary of the scores, and analysis is provided below.
- 3.83 The options for strategic locations have been assessed in a different way to the other sets of options as assessing sites is quite different to assessing policy approaches.

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<sup>14</sup> A background paper on employment land will explain why sites are being released and why others are being retained. This will partly be based on information in the LDF Steering Group Paper ‘Release of Employment Sites’ 22<sup>nd</sup> March 2011

<sup>15</sup> Details of available sites are available in the Council’s Strategic Housing Land Availability Assessment (Dec 2010), but there have been further sites which have been submitted to the Council since that document was prepared.

**Table 3.6 Options for Strategic Locations (Greenfield) Summary Table**

<b>SA Objective</b>	<b>Strategic Location 1: North West Fleet</b> (between the M3 and the railway line)	<b>Strategic Location 2: West Fleet</b> (west of Hitches Lane)	<b>Strategic Location 3: West Fleet</b> (east of Hitches Lane)	<b>Strategic Location 4: South of Church Crookham</b> (between Watery Lane and Queen Elizabeth Barracks)	<b>Strategic Location 5: North East Hook</b> (area around the A30 and Reading Road)	<b>Strategic Location 6: North West Hook</b> (towards Whitehouse Farm)	<b>Strategic Location 7: West of Hook</b> (between Hook and the District boundary)
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	+++	+++	+++	+++	+++	+++	+
<b>SA7</b> To protect and enhance the District's historic environment	-	-	--	-	-	--	0
<b>SA8</b> To protect and enhance biodiversity	---	--	--	-	--	---	--
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	--	--	--	-- (east) / --- (west)	--	---	-
<b>SA11</b> To maintain and improve soil quality	-	-	-	-	-	-	--
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and the economy ( <i>Fluvial flooding</i> )	-	-	0	0	--	--	0
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and the economy ( <i>Surface water and Ground water flooding</i> )	---	--	--	--	--	-	-
<b>SA17</b> To improve accessibility to all services and facilities	0	0	--	--	--	-	---
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	0	-	-	-	---	---	--

- 3.84 It is important to note that the results and recommendations of the assessment are not based on a mathematical analysis of the scores provided in the table above. Some scores are more significant than others, and some negative effects can be overcome, therefore the results do not involve simply adding up how many pluses and minuses a location has. Strategic Locations have been considered in terms of what infrastructure is there now and is currently in the pipeline, rather than what could theoretically be provided, as all locations will necessitate improvements in infrastructure provision.
- 3.85 At Strategic Location 1: North West of Fleet (between the M3 and the railways line), the Sites of Importance for Nature Conservation (SINCs) within the strategic location could be a constraint which cannot be overcome if appropriate mitigation cannot be implemented. Issues relating to groundwater and surface water flooding are highlighted, but it is thought that these could be overcome with mitigation.
- 3.86 In terms of landscape, although the location could be visually contained, it may feel isolated from the rest of Fleet (in landscape terms).
- 3.87 At Strategic Location 2: West Fleet (west of Hitches Lane) there could be effects on the Dogmersfield Conservation Area if development greatly extends into the southern part of this location. There are some ecological issues raised relating to the SINCs within the location, but it is thought that effects on these can be avoided or mitigated. Issues are also highlighted relating to groundwater and surface water flooding, but these are also likely to be overcome with mitigation.
- 3.88 The location is considered to have issues relating to the roads to the south of the location which would need mitigation in order to be overcome, as the A287 is currently at 80-90% capacity. Traffic movement to the east will also join roads that are congested. Development at this location would also have some visual impact on the wider countryside surrounding the River Hart, which will have an effect on the design of any development at this location.
- 3.89 At Strategic Location 3: West Fleet (east of Hitches Lane) raises some of the same issues as Strategic Location 2, but issues relating to the historic environment have also been raised as there are Conservation Areas nearby and two listed buildings within the location which could be affected if development were to occur at the southern end of this location. The design and layout of any development at this location would be influenced by the historic features present.
- 3.90 There are also issues raised relating to biodiversity, as there are SINCs within the site and a Site of Special Scientific Interest (SSSI) nearby. Effects on these could possibly be avoided if development was kept away from those areas, and mitigation was used. Groundwater flooding issues will need to be overcome with mitigation.
- 3.91 The location is considered to have poor access to services and facilities but these could be overcome if improvements are made to links between this

area and Fleet town centre, as the northern part of this location is in relative close proximity to Fleet town centre. This area is already undergoing change as a result of the Edenbrook development which is likely to help improve links between this area and the town centre. There are issues relating to the roads to the south of the location which would need mitigation in order to be overcome, as the A287 is currently at 80-90% capacity. Traffic movement to the east will also join roads that are congested.

- 3.92 At Strategic Location 4: South of Church Crookham (between Watery Lane and Queen Elizabeth Barracks), issues have been highlighted relating to groundwater flooding, but these will need to be overcome with mitigation. The location is considered to have poor access to services and facilities but it may be that these could be overcome if improvements are made to links between this area and Fleet town centre. However, this location does sit some distance away from the town centre. There are also issues relating to the roads to the south of the location which would need mitigation in order to be overcome, as the A287 is currently at 80-90% capacity. Traffic movement to the north will also join roads that are congested.
- 3.93 In terms of landscape it is thought that development at this location could cause significant harm to the high quality landscape if it were to be developed. The effect of developing the western portion of this location is considered particularly significant as this could result in an increased feeling of coalescence with Crookham Village.
- 3.94 It is also worth highlighting that the area next to this location is planned for a large development of some 872 homes (Queen Elizabeth Barracks), which is due to begin construction in 2011/2012. If further development was planned for this area this would be a lot of development in one place over a relatively short period of time.
- 3.95 At Strategic Location 5: North East Hook (area around the A30 and Reading Road), there are some issues relating to biodiversity as there is a SINC within the location. However, because this is a hedgerow, it is thought that effects on this can generally be avoided if this is retained, and development built around it sensitively.
- 3.96 Flooding issues have also been highlighted, as there are areas of the location which are at risk of flooding. However, development can be directed away from these areas, or less sensitive uses located there, therefore negative effects can be avoided and/or mitigated. Similarly, the issues relating to surface water and groundwater flooding will need to be overcome with mitigation and appropriate design.
- 3.97 The location is considered to have poor access to services and facilities as it is on the edge of the settlement, and most facilities are located in the centre. However, if improvements are made to the links to the centre of Hook, this should not be a significant problem, and could not be avoided with the choice of another location as there are no strategic locations near the centre of Hook.

- 3.98 A more significant problem is that of road capacity. The key junctions around this location are already operating close to capacity, therefore any additional development could make this worse. However, although this is a significant constraint, and mitigation would have to be included in any development at this location, transport studies have not indicated that this is insurmountable.
- 3.99 In terms of landscape, any potential development in this location should make full use of the gently undulating topography and established field boundaries to keep to a minimum any impact on the wider countryside. Views from nearby rights of way should also be considered.
- 3.100 At Strategic Location 6: North West Hook (towards Whitehouse Farm), there are some historic assets located nearby, including a Conservation Area, and Historic Park and Garden. Mitigation could probably be used to minimise effects on these, and development could be directed to the southern parts of the strategic location. The issues relating to biodiversity are unlikely to be possible to overcome. There are several SINC's within the site, which are likely to be harmed if development was built around them.
- 3.101 Flooding has been raised as an issue, and although development could be avoided in this area, this would then create a gap between the existing settlement boundary of Hook and this development. Issues of surface water and groundwater flooding must be overcome with mitigation.
- 3.102 This location is considered to have average to weak access to services and facilities. However, a more significant problem is that of road capacity. The key junctions around this location are already operating close to capacity, therefore any additional development could make this worse, though transport studies have not indicated that this is a showstopper.
- 3.103 Effects on landscape are likely to be significant given that the area is considered to be a high quality landscape, and as such is well-used for recreational purposes.
- 3.104 Strategic Location 7: West of Hook (between Hook and the District boundary), is thought to have the least potential for new open space / recreational facilities due to the small scale of development which could be accommodated here compared to other strategic locations. There are also issues relating to biodiversity, as there is a SINC to the north of the location, but impacts on this could possibly be avoided or mitigated.
- 3.105 This strategic location has the highest soil quality of the strategic locations, being grade 3 throughout, therefore there would be some loss of high grade agricultural land.
- 3.106 This strategic location also has the poorest access to services and facilities of all the strategic locations, and there are issues with the capacity of the road network nearby. Given the relatively small scale of development which

would be possible at this location, it may be that development would not be on a big enough scale to be able to pay for sufficient improvements to the transport network to address the issues raised without compromising meeting other objectives, such as the provision of affordable housing.

- 3.107 In terms of landscape, any potential development at this strategic location is likely to appear detached and lack the required integration to the existing fabric of Hook.
- 3.108 It is clear that all the strategic locations have their disadvantages, and there is no perfect location for relatively large scale development. However, some of the strategic locations are considered better than others.
- 3.109 Around Fleet, Strategic Locations 1 (north west of Fleet), 2 (West Fleet, west of Hitches Lane) and 3 (West Fleet, east of Hitches Lane) perform the best, but Strategic Location 1 could be considered isolated from the rest of the settlement in landscape terms, and there are several constraints at location 3 therefore location 2 is preferred. However, it is stressed that the northern parts of both locations 2 and 3 are preferred over the southern parts, due to the northern areas being closer to Fleet town centre than southern parts and the potential effects on historic assets and increasing coalescence which would occur if the southern parts were developed.
- 3.110 Strategic Location 4 (south of Church Crookham) is a long distance from Fleet town centre and is adjacent to an area which is already due to have a large amount of development within the plan period. Although none of this is sufficient to exclude this location from further consideration, it is thought that Strategic Locations 1, 2, and 3 perform better in terms of locations around Fleet.
- 3.111 Around Hook, Strategic Location 5 (north east Hook) is considered to be the best option as it scores better than several of the other locations on various topics, though there are traffic impacts which will need to be addressed. This location is thought likely to have scope to connect into the rest of the existing settlement, and would essentially “round off” the settlement.
- 3.112 Strategic Location 6 (north west Hook) has several SINC’s within it, and it is unlikely to be possible to avoid any negative effects on these if development were located here. It is therefore recommended that this location is not selected.
- 3.113 Strategic Location 7 (west of Hook) scores poorly in many ways partly due to the fact that there are limited opportunities to create a good sense of place at this location and to integrate it into the established areas of western Hook. The location is considered too small to be likely to bring forward sufficient investment in infrastructure to alleviate the problems which exist here without compromising on other objectives of the Core Strategy, such as providing affordable housing. It has the least capacity for the provision of on-

site open space, very poor access to services and facilities, and road capacity issues. It is therefore recommended that this location is not selected.

- 3.114 The Council has selected strategic locations 2, 3 and 5 as the most appropriate areas for greenfield development to complement the developments on previously-developed land.

**Tasks B3 – B5: Predicting and Evaluating the effects of the DPD, and Considering ways of mitigating adverse effects and maximising beneficial effects**

- 3.115 Having tested the Core Strategy objectives for compatibility against the SA framework, and completed the assessment of the various options, the next stage for the SA is to assess the effects of the Core Strategy, i.e. the effects of the policies of the Core Strategy.
- 3.116 The full appraisal tables and analysis for each policy are provided in **Appendix 8**, but summary tables, and a summary of the analysis of the results are provided below. Where SA objectives are missing from the summary tables, this is because there were considered to be no effects, or it was unclear what the effects of the policy were.

***Policy SSI Spatial Planning Principles***

- 3.117 Policy SSI: Spatial Planning Principles is set out below.

**Policy SSI: Spatial Planning Principles**

**In planning for new development in Hart, the Council will adopt the following key principles:**

- a) **The distribution of new development will reflect the best use of existing infrastructure capacity and target strategic growth to where investment in new infrastructure brings with it wider community gain.**
- b) **To reflect Hart's settlement hierarchy, most development will take place within, or on the edge of, Hart's main settlements, with more limited levels of development within, or at the edge of, the smaller settlements.**
- c) **The redevelopment of previously-developed land will generally be encouraged providing the context, scale and location of development is acceptable and there is no conflict with other policies in this Plan.**
- d) **Within defined settlement boundaries new development will be acceptable in principle, provided the quality of the environment within settlements is protected or enhanced and proposals comply with other plan policies.**
- e) **Outside defined settlement boundaries, there is a presumption against new development unless it accords with policies relating to the countryside, or if sites are allocated for development in the countryside.**

3.118 Table 3.6 below shows the summary of the scores of policy SSI.

**Table 3.6 Policy SSI Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	++
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	++
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	++ / -
<b>SA11</b> To maintain and improve soil quality	-
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	+ / - -
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	++
<b>SA17</b> To improve accessibility to all services and facilities	+
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	+ / -
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+

3.119 The effects of policy SSI on most of the SA objectives are generally predicted to be positive, particularly in terms of health and well-being, creating and sustaining vibrant and locally distinctive settlements, and promoting the efficient use of land. However, there are some negative effects predicted. These are in relation to effects on the countryside<sup>16</sup> and rural landscape, soil quality, reducing emissions, and encouraging sustainable transport.

3.120 By allowing development on the edge of settlements (part b of this policy) this will involve building on areas currently classified as countryside. However, it is unlikely that these effects can be prevented, as there is insufficient capacity to accommodate all of Hart's growth within existing settlements. In order to minimise effects on soil quality, it is recommended that when considering which sites to develop, the soil quality at those sites is considered, and sites with lower quality soil are given preference over those of a higher grade.

3.121 Effects on reducing emissions of greenhouse gases and encouraging sustainable transport are also related to part b of this policy, which indicates that development will take place on the edge of settlements, including at the smaller rural villages. The further away development is from the town and village centres, the longer the journeys are likely to be to key services and facilities. In the case of the rural settlements, journeys may need to be made to other settlements in order to access some key services and facilities. The rural settlements do not tend to be well served by public transport, so allowing development in these areas is unlikely to help increase sustainable

<sup>16</sup> For the purposes of this document, "Countryside" is defined as anywhere in Hart which is outside a settlement boundary (settlement boundaries are set out in the Council's Local Plan).

travel. However, these negative effects may be offset to some extent; allowing development in rural areas may bring investment to those areas which will help sustain and possibly improve existing services and facilities in those areas.

- 3.122 It has not been possible to assess the effects of this policy on some of the objectives, as it is not clear what effects this policy will have on them. It is likely however, that other policies of the LDF will influence the effects on these objectives.

### **Policy SS2 Housing Distribution and Delivery**

- 3.123 Policy SS2: Housing Distribution and Delivery is set out below.

#### **Policy SS2: Housing Distribution and Delivery**

**The Council will make provision for the delivery of at least 4,840<sup>17</sup> net additional dwellings between 2006 and 2028 through:**

- a) **660 completions between 2006 and 2010**
- b) **1,740 dwellings from ‘deliverable’ and ‘developable’ sites<sup>18</sup>**
- c) **At least 2,440 homes to be provided broadly in accordance with the following distribution:**

<b>Fleet / Church Crookaham/Elvetham Heath</b>	<b>1040</b>
<b>Hook</b>	<b>550</b>
<b>Guillemont Park, Hawley</b>	<b>150</b>
<b>Yateley / Frogmore / Darby Green</b>	<b>100</b>
<b>Hartley Wintney</b>	<b>100</b>
<b>Odiham &amp; North Warnborough</b>	<b>150</b>
<b>Rural Areas</b>	<b>350</b>
<b>Total</b>	<b>2,440</b>

**This will be delivered through:**

- i) **At least 1,450 homes at the following strategic locations between 2013 and 2023:**
  - **North East Hook – up to 500 dwellings**
  - **West Fleet – approximately 700 dwellings**
  - **Guillemont Park – at least 150 dwellings**
  - **Fleet Town Centre – at least 100 dwellings**
- ii) **Approximately 990 dwellings on unplanned ‘windfall’ sites where they accord with policies of the development plan and on sites allocated in a subsequent Development Plan Document<sup>19</sup>.**

<sup>17</sup> This reflects the legal obligation on the Council to deliver housing in accordance with the housing targets as set out in the South East Plan.

<sup>18</sup> Deliverable sites are defined in national policy (PPS3: Housing) as sites that are suitable, available and achievable, and expected to be built out within 5 years. Developable sites are defined in national policy (PPS3: Housing) as sites that are suitable, available and achievable where there is a reasonable prospect that these will be developed beyond the next 5 years at a specific point in time.

<sup>19</sup> Site Allocations and Development Management Development Plan Document to be prepared after the Core Strategy is adopted.

3.124 Table 3.7 below shows the summary of the scores of policy SS2.

**Table 3.7 Policy SS2 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	<b>++</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	<b>+ / -</b>
<b>SA4</b> To reduce inequality, poverty and social exclusion	<b>+ / ?</b>
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	<b>+ / ?</b>
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	<b>- -</b>
<b>SA11</b> To maintain and improve soil quality	<b>-</b>
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	<b>- -</b>
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	<b>+</b>
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	<b>+</b>
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	<b>++</b>

3.125 It has been impossible to predict the effects of policy SS2 on some of the SA objectives as it will depend on how this policy is implemented, but this does not mean that these issues are not important. When considering which other sites to allocate, and the details of the strategic locations, the issues covered by all the SA objectives should be considered. In some cases, where it has not been possible to assess effects against this policy, it will be done so via the assessment of other policies in the Core Strategy.

3.126 This policy scores positively against SA1 because it is helping to meet housing need. However, it cannot be awarded a major positive score as it can be argued that it does not meet all projected housing needs. Effects on health and well-being are also thought to be positive due to some of the housing need being met, but the effects may also be negative if people whose housing need is already met do not welcome the new development proposed.

3.127 Negative effects on landscape and the countryside are predicted as two of the strategic locations are in the countryside, and it is anticipated that further sites in the countryside will need to be allocated in subsequent DPDs. However, as there is limited potential for accommodating Hart's growth within existing settlement boundaries, these negative effects are considered unavoidable. By careful selection of sites, the effects on landscape and the countryside can be minimised.

3.128 As this policy proposes additional housing development, there is likely to be an increase in emissions of greenhouse gases from people travelling by car. However, it is not possible to avoid these effects without failing to meet

housing need. In order to minimise effects this policy should be complemented by measures to improve sustainable transport.

- 3.129 Positive effects are predicted against the objectives on maximising the use of previously-developed land, and on stimulating regeneration as a result of allocating the strategic locations of Guillemont Park and Fleet Town Centre. Other aspects of the policy are also considered likely to help meet those objectives.

**Policy SS3 Town, District and Local Centres**

3.130 Policy SS3: Town, District and Local Centres is set out below.

**Policy SS3: Town, District and Local Centres**

**The proposed hierarchy of centres in Hart is:**

- a) **Town Centre: Fleet**
- b) **District Centres: Blackwater, Hook, Yateley**
- c) **Local Centres: Elvetham Heath, Church Crookham (including the future facilities at Queen Elizabeth Barracks), Hartley Wintney and Odiham.**

**The vitality and viability of the town, district and local centres will be maintained through the positive encouragement of new town centres uses. This will be achieved by encouraging mixed-use development appropriate to the scale and function of the centre.**

**Fleet Town Centre will be the main focus of both new convenience (food) and comparison (non-food) retail floorspace, and proposals for civic, cultural and community facilities which are planned to serve a district catchment.**

3.131 Table 3.8 below shows the summary of the scores of policy SS3.

**Table 3.8 Policy SS3 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	++
<b>SA5</b> To improve community safety by reducing crime and the fear of crime	+ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	++ / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	+
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+ / ?
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+

3.132 The effects of this policy on some of the SA objectives is likely to depend on the state of the economy, for example, the vitality and viability of centres will only be maintained if the economy is not in decline. However, it is recognised that there may be little the Council can do to influence the economy as a whole.

3.133 On the whole the effects of this policy are positive, notably in terms of health and well-being, re-using previously developed land, and stimulating regeneration. However it has not been possible to predict the effects against some of the objectives.

3.134 Further work may be required to clarify how this policy will be implemented. Once the Council has determined how it will implement this policy, which will require consultation with its various partners (such as infrastructure providers), further clarity can be given to this policy and the supporting text which may result in more positive scores.

**Policy SS4 Strategic Locations**

3.135 Policy SS4: Strategic Locations is set out below. This is followed in the Core Strategy by strategic site profiles for each of the strategic locations, but these are not replicated below.

**Policy SS4: Strategic Locations**

**The strategic locations are critical to achieving the Core Strategic vision and objectives. The Council will permit development at the following strategic locations in accordance with the development requirements set out in the strategic site profiles:**

- a) **Fleet Town Centre**
- b) **West Fleet**
- c) **North East Hook**
- d) **Guillemont Park, Hawley.**

**The Council will use its powers of compulsory purchase if necessary to ensure the delivery of these key Core Strategy strategic locations.**

3.136 Table 3.9 below shows the summary of the scores of policy SS4.

**Table 3.9 Policy SS4 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	<b>++</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	<b>++ / -</b>
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	<b>++</b>
<b>SA4</b> To reduce inequality, poverty and social exclusion	<b>++</b>
<b>SA5</b> To improve community safety by reducing crime and the fear of crime	<b>+ / ?</b>

<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / ?
<b>SA7</b> To protect and enhance the District's historic environment	- / ?
<b>SA8</b> To protect and enhance biodiversity	- / + / ?
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	- / +
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters and other water bodies	- / ?
<b>SA11</b> To maintain and improve soil quality	-
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	+ / -
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	++
<b>SA17</b> To improve accessibility to all services and facilities	++
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	+
<b>SA19</b> To maintain and improve opportunities for everyone to acquire the education and skills they need to find and remain in work	+ / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	++

- 3.137 The scores for policy SS4 are generally positive, though there are some negative scores as well, and some scores which could be improved.
- 3.138 Effects on SA1, meeting housing need are predicted to be positive. However, in order to make the effects on meeting housing need more certain, it is recommended that the strategic locations are converted into allocated sites with boundaries at the next stage of the Core Strategy.
- 3.139 The new facilities proposed as part of the strategic locations are likely to have positive effects on several of the SA objectives, notably health and well being, reducing poverty, increased engagement in cultural, leisure and recreational activities, and access to services and facilities.
- 3.140 There are likely to be some negative effects on the environment, including on cultural heritage, biodiversity, landscape, water quality, and soil quality. It is likely that these can be mitigated / minimised, and in some instances avoided, but there will be some residual effects which cannot be avoided.
- 3.141 Improvements to the transport network, particularly those relating to sustainable transport modes will have positive impacts on several objectives, notably the emissions of greenhouse gases, the use of sustainable transport, and access to services and facilities. Scores could be improved if further improvements were proposed, though it is recognised that improvements to

services such as buses may be difficult to provide and sustain in a rural district such as Hart.

- 3.142 No effects are predicted on SA14 on energy efficiency and renewable energy generation. Further work on the strategic sites will be required to ensure that opportunities are not missed to include specific requirements for the strategic locations (in addition to those required on all sites). Larger developments are often the best opportunities for this as they can make use of economies of scale, and some renewable technologies only work on larger scales, or work more efficiently at larger scales. It may be possible to have higher requirements of the strategic locations than of other sites without having much of an effect on viability.
- 3.143 Effects of the two previously developed locations (Fleet town centre and Guillemont Park) are likely to be positive on making efficient use of land, and on stimulating regeneration. Though all strategic locations have the potential to help stimulate regeneration as they will bring investment to the area.
- 3.144 Detailed assessments of the greenfield strategic locations have been considered as part of the options appraisal (see **Appendix 7**), though in some cases the areas considered were larger than the area that will eventually be allocated in the Core Strategy. Detailed assessments of the two brownfield strategic locations (Fleet town centre and Guillemont Park) can be found in **Appendix 9**.

#### **Policy SS5 Employment Sites**

- 3.145 Policy SS5: Employment Sites is set out below.

#### **Policy SS5: Employment Sites**

**The key employment sites in Table 4 will be retained for employment use in the plan period. The Council will seek to rebalance the overall supply of office and industrial floorspace by encouraging the redevelopment of these sites through intensification of use and new buildings which meet modern business needs.**

**Proposals which result in an increase in the overall supply of flexible small and medium scaled units for office, research and development and light industrial uses which support new businesses and/or innovative commercial sectors will be encouraged.**

**Land within the key employment sites will only be released in exceptional circumstances for alternative uses if:**

- a) The proposed uses are either ancillary or small-scale and support the operation of the employment area; or**
- b) It is demonstrated that an employment use on the site is no longer viable or is not needed to balance the demand for and**

**supply of employment land in the district, in which case other forms of economic development<sup>20</sup> should be explored. If no other forms of economic development are viable or suitable then alternative uses will be considered provided they have other clear community benefits and can be successfully integrated within the site in terms of accessibility, townscape, design, layout and amenity. Such proposals must not compromise the operation of adjoining employment areas.**

**Outside the key employment sites planning permission will be granted for the redevelopment of employment land to other uses if the site is no longer suitable or viable for employment uses.**

3.146 Table 3.10 below shows the summary of the scores of policy SS5.

**Table 3.10 Policy SS5 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	- / + / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	- / + / ?
<b>SA5</b> To improve community safety by reducing crime and the fear of crime	+ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	+
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+

3.147 It is difficult to assess the effects of this policy against several of the objectives, particularly the environmental objectives, without knowing the detail of which sites will be redeveloped and how they will be redeveloped. The policy is also unlikely to have any effects on some of the objectives.

3.148 There are two potential negative effects which may occur as a result of this policy. These relate to meeting housing need and health and well-being. Protecting employment land for release will mean that there is less land available for housing development, which could have negative effects on these objectives. However, it is acknowledged that an adequate supply of employment land should be retained, therefore this approach is necessary. It is also recognised that this policy does allow some flexibility, and will allow the release of employment land in certain circumstances which could help benefit these objectives.

<sup>20</sup> As defined in Planning Policy Statement 4: Planning for Sustainable Economic Growth. This is a much wider definition of development than that covered by the B use classes.

3.149 The approach taken will not help to address the high level of out-commuting in Hart, but evidence indicates that there is a small surplus of employment land, therefore allowing some release of employment sites in certain circumstances is considered appropriate.

3.150 Positive effects are predicted in terms of reducing crime and the fear of crime (as allowing alternative uses will mean that it is less likely that surplus employment sites become vacant and derelict), sustaining vibrant settlements, promoting efficient use of previously developed land, maintaining economic growth and competitiveness, and stimulating regeneration.

**Policy SS6 Working Countryside**

3.151 Policy SS6: Working Countryside is set out below.

**Policy SS6: Working Countryside**

**The strengthening and diversification of Hart’s rural economy through sensitively designed and appropriately scaled proposals will be encouraged.**

**The strategy is to:**

- a) **Retain existing rural employment sites for uses that support the local economy**
- b) **Support local business development, particularly those with little environmental impact, by allowing the re-use of suitable rural buildings outside settlements for commercial uses where they would not be detrimental to the landscape and local built character**
- c) **Encourage agricultural, horticultural, forestry enterprises and farm diversification proposals that respect the local environment and support more sustainable and environmentally friendly husbandry**
- d) **Support small-scale and appropriately designed community facilities within or adjacent to villages**
- e) **Allow limited small scale residential development where it is essential to the operation of a rural business, such as agricultural workers’ dwellings**
- f) **Support proposals to provide high quality IT services in rural areas such as enhanced broadband access.**

3.152 Table 3.11 below shows the summary of the scores of policy SS6.

**Table 3.11 Policy SS6 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	<b>+ / - / ?</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	<b>++ / - / ?</b>

<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	+ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / ?
<b>SA7</b> To protect and enhance the District's historic environment	- / + / ?
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	- / + / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	+
<b>SA17</b> To improve accessibility to all services and facilities	+ / ?
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	- / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+

- 3.153 Although this policy may help meet the housing needs of agricultural workers, only allowing farm buildings to be converted to employment uses will mean that they cannot be converted into residential properties, which could have a negative effect on objectives 1 and 2. However, encouraging the re-use of farm buildings for employment uses could benefit several other SA objectives – sustaining vibrant settlements, promoting the re-use of previously developed land, and promoting economic growth, and stimulating regeneration. If residential conversions were incorporated into this policy there would be similar benefits.
- 3.154 Supporting small-scale and appropriately designed community facilities within or adjacent to villages may benefit some of the SA objectives, i.e. health and well-being; encouraging cultural activity, leisure, and recreation; access to services and facilities.
- 3.155 It is difficult to predict the effects of this policy on most of the environmental objectives, but if there are any effects it is thought likely that these will be minor negative effects. For the historic environment objective however, it is predicted that effects could be both positive and negative. Farm buildings converted to employment use could be old buildings, and could be listed. Allowing the conversion of these buildings could cause them some harm, but could also benefit them, by ensuring that the buildings are maintained in the long term, rather than falling into disrepair.
- 3.156 Effects on emissions of greenhouse gases depend on who works in the employment sites created as a result of this policy. If local people work at these locations then the effects could be positive, but if people commute into these areas then effects could be negative, particularly as public transport services in the rural areas tend to be fairly poor.

**Policy SS7 Major Facilities in the Countryside**

3.157 Policy SS7: Major Facilities in the Countryside is set out below.

<p><b>Policy SS7: Major Facilities in the Countryside</b></p> <p><b>At the following major facilities, reasonable levels of operational development will be permitted in the countryside provided that visual impact is minimised:</b></p> <ul style="list-style-type: none"> <li>a) <b>RAF Odiham</b></li> <li>b) <b>Gibraltar Barracks</b></li> <li>c) <b>Minley Manor</b></li> <li>d) <b>Policy Staff College at Bramshill</b></li> <li>e) <b>Blackbushe Airport</b></li> </ul> <p><b>In the event that any of these sites become redundant and available, in part or in whole, for redevelopment, the Council will work with the operators and local communities to prepare a development brief for the site. Redevelopment should not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity or provide other significant benefits.</b></p>
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3.158 Table 3.12 below shows the summary of the scores for policy SS7.

**Table 3.12 Policy SS7 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	+ / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	+ / ?
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	+ / ?
<b>SA4</b> To reduce inequality, poverty and social exclusion	+ / ?
<b>SA5</b> To improve community safety by reducing crime and the fear of crime	+ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / ?
<b>SA7</b> To protect and enhance the District's historic environment	+ / - / ?
<b>SA8</b> To protect and enhance biodiversity	- / ?
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters and other water bodies	- / ?
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	- / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	+++ / ?
<b>SA16</b> To improve the efficiency of resource use and achieve sustainable resource management	+ / ?
<b>SA17</b> To improve accessibility to all services and facilities	- / + / ?

<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	- / + / ?
<b>SA19</b> To maintain and improve opportunities for everyone to acquire the education and skills they need to find and remain in work	+ / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+ / ?
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	++ / ?

3.159 All effects of this policy are uncertain as they depend on the sites listed being redeveloped, and there is no certainty that they will be. There could be positive impacts on several of the SA objectives, depending on what the sites are redeveloped for – housing, leisure facilities, educational facilities, or revenue-making facilities (employment etc). Effects will generally be positive on some of the SA objectives as it will be better to redevelop the major sites listed than for them to become vacant and derelict.

3.160 Effects on the historic environment could be both positive and negative, as conversion of a historic building could cause damage, but could also mean the building has a long-term use, and an occupier who maintains the building. There could be some minor effects on biodiversity and water quality, but mitigation is likely to be possible to avoid/minimise these effects, which are likely to be only during the construction phase. Effects are positive on the redevelopment of previously developed land and on stimulating regeneration.

3.161 The sites listed are generally in rather remote locations which are often less sustainable than others. Redevelopment of these sites could therefore have some negative effects on various SA objectives, for example on reducing emissions of greenhouse gases, and on promoting the use of sustainable transport. If any of these sites are redeveloped then access to them by sustainable transport modes should be improved, and this issue should be considered when deciding what uses would be most appropriate for these sites.

3.162 Further investigation may be required to determine what area the redevelopment of these sites is limited to, or if it should be limited at all, otherwise the policy could be too restrictive.

### **Policy CPI Infrastructure**

3.163 Policy CPI: Infrastructure is set out below.

#### **Policy CPI: Infrastructure**

**The scale and pace of development will depend on sufficient capacity being available in existing infrastructure to meet the needs of new development. Where this cannot be demonstrated the scale and pace of development will be dependent on additional capacity being released**

through demand management measures or better management of existing infrastructure, or through the provision of new infrastructure. Where new development creates a need for additional infrastructure a programme of delivery must be agreed before development begins.

The phasing of and delivery of development will be closely related to the provision of infrastructure. Hart District Council will work with providers with the overall aim of ensuring the delivery of adequate infrastructure and services. Proposals for new and improved infrastructure and green infrastructure will generally be supported subject to their environmental impact.

Infrastructure used by the community should, where feasible, be:

- a) accessible to all and well-related to public transport
- b) multifunctional
- c) re-used for alternative uses when it has reached the end of its useful life.

Development proposals will be required to provide on-site or reasonable costs towards off-site infrastructure, facilities and/or mitigation necessary to address needs arising from the proposal, including the mitigation of cumulative development. Provision may also be required for subsequent maintenance where contributions are secured for facilities which are predominantly for the benefit of users of the development concerned.

The phasing and delivery of infrastructure must be agreed with the Council in partnership with relevant partners. The Council may impose conditions to ensure that development does not proceed in advance of appropriate and necessary infrastructure improvements. In order to secure effective delivery of the Core Strategy, an Infrastructure Delivery Plan (IDP) will be prepared.

3.164 Table 3.13 below shows the summary of the scores for policy CPI.

**Table 3.13 Policy CPI Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	- / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	++ / - / ?
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	++ / ?
<b>SA4</b> To reduce inequality, poverty and social exclusion	++
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	++
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	+ / ?
<b>SA14</b> To increase energy efficiency, security and diversity of supply and	+ / ?

the proportion of energy generated from renewable sources	
<b>SA17</b> To improve accessibility to all services and facilities	<b>++</b>
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	<b>+ / ?</b>
<b>SA19</b> To maintain and improve opportunities for everyone to acquire the education and skills they need to find and remain in work	<b>+ / ?</b>
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	<b>++</b>
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	<b>+ / ?</b>

3.165 Although the effects of this policy are generally predicted to be positive, there are two objectives this policy may have negative effects on – SA1 and SA2. This is due to the fact that it may delay the delivery of much needed housing if infrastructure is not in place in time for it to be delivered. However, it is not recommended that the policy is changed, as potential occupants of the new housing may suffer if they are not provided with adequate infrastructure, as may existing residents living near to these new developments.

3.166 Several objectives benefit from the provision of infrastructure, but many of these depend on the type of infrastructure provided. For example, SA3 will only have a positive score if the infrastructure provided includes cultural/leisure/recreational facilities. However, some effects will definitely be positive, notably on economic growth and access to services.

3.167 Aiming for infrastructure to be accessible to all will help to reduce inequality and social exclusion if this is successful.

3.168 It has not been possible to predict effects on several of the SA objectives, particularly the environmental objectives, without knowing what infrastructure will be provided and where. When planning for new infrastructure it will be important to consider the potential impacts on the environment.

**Policy CP2 Affordable Housing**

3.169 Policy CP2: Affordable Housing is set out below.

<b>CP2: Affordable Housing<sup>21</sup></b>
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<sup>21</sup> For the purposes of this policy, affordable housing includes social rented, affordable rented and immediate housing provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
- include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision

**The Council will seek to meet the affordable housing needs of Hart’s population by:**

- a) **Negotiating on all developments of 1 or more net additional dwellings<sup>22</sup> to make provision for 40% affordable housing subject to the provision of infrastructure and viability.**
  - i) **This will be provided on-site and/or by financial contributions of a broadly equivalent value to providing on site.**
  - ii) **On site provision will be expected on sites of 5 or more dwellings.**
  - iii) **Lower provision may be permitted if it is demonstrated that 40% cannot be achieved due to the viability or where it would prejudice the need to secure other infrastructure priorities.**
- b) **Seeking to achieve an appropriate mix of tenures of affordable homes as recommended in the Council’s most recent evidence study.**
- c) **Allowing for rural exception sites.**

3.170 Table 3.14 below shows the summary of the scores for policy CP2.

**Table 3.14 Policy CP2 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	+ / - - / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	+ / - - / ?
<b>SA4</b> To reduce inequality, poverty and social exclusion	+ / - - / ?
<b>SA5</b> To improve community safety by reducing crime and the fear of crime	+ / - / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / - / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+ / - / ?

3.171 As this policy is very specific, and does not influence the amount of development taking place or its location, there are no effects predicted against several of the SA objectives.

3.172 Scores are predicted to be either positive or negative. Positive effects result from the increased provision of affordable housing, though it is acknowledged that even if all developments provide 40% affordable housing, this will not meet all of the estimated need. However, evidence suggests that 40% is an appropriate figure to have for this policy, so it is accepted that this should not necessarily be increased.

3.173 The negative effects from this policy result from the policy saying that a provision of lower than 40% would be permitted either due to viability

<sup>22</sup> This applies to all development in Use Class C3 (Dwelling Housing), and therefore excludes those in Use Class C2 (Residential Institutions).

(which is an acceptable approach) or “where it would prejudice the need to secure other infrastructure priorities.” More information is needed as to what the implications of this are as this could have an impact on the amount of affordable housing provided. If it results in significantly less affordable housing being provided, then there will be negative effects on several of the SA objectives, notably meeting housing needs (SA1), health and well-being (SA2), inequality, poverty and social exclusion (SA4), reducing crime and the fear of crime (SA5), sustaining vibrant communities (SA6), and maintaining economic growth (SA20). Further work will be required to clarify this issue.

3.174 Although not picked up in the scoring, the threshold of 5 dwellings for on site provision of affordable housing is arbitrary. It would be possible to provide an affordable dwelling on site (using a 40% requirement) for developments of 3 or more homes, therefore the District may be losing out on some potential on site provision by having the threshold higher than 3. Further work is required to ascertain what the most appropriate threshold would be, or if a threshold is needed at all.

**Policy CP3 Housing Mix**

3.175 Policy CP3: Housing Mix is set out below.

<p><b>CP3: Housing Mix</b></p> <p><b>To create mixed and sustainable communities and meet projected future household needs in Hart, the mix of housing on developments of 5 or more dwellings should have regard to:</b></p> <p>a) <b>Evidence of housing need and demand in terms of size, and specialist accommodation</b></p> <p>b) <b>The size of the site, accessibility to services and public transport, and the character of the surrounding area.</b></p>
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3.176 Table 3.15 below shows the summary of the scores for policy CP3.

**Table 3.15 Policy CP3 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	+ / - / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	+ / - / ?
<b>SA4</b> To reduce inequality, poverty and social exclusion	+ / - / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / - / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+ / - / ?

- 3.177 As this policy is very specific, and does not influence the amount of development taking place or its location, there are no effects predicted against several of the SA objectives. However, for the objectives which are considered relevant the effects depend on how successful the policy is. If the policy results in needs being met in terms of sizes of dwellings and specialist accommodation, then the effects are likely to be positive against the relevant objectives.
- 3.178 There is a risk that this policy will not succeed in delivering the required mix of dwellings as it only requires developers to “have regard to” evidence of housing need and demand in terms of size and specialist accommodation. However, it is recognised that the Council cannot be overly restrictive. The success of the policy may also be limited by the threshold of 5 which has been applied as there is no evidence to suggest that this threshold should be used. Further work is required to determine whether a threshold is needed at all.

#### ***Policy CP4 Gypsies, Travellers and Travelling Showpeople***

- 3.179 Policy CP4: Gypsies, Travellers and Travelling Showpeople is set out below.

#### **Policy CP4: Gypsies, Travellers and Travelling Showpeople**

**Existing permanently permitted Gypsy and Traveller and Travelling Showpeople sites will be retained unless it can be demonstrated that there is no longer a current need or likely future need for these sites. They will also be protected from restrictive neighbouring development.**

**Proposals for permanent sites and transit sites for Gypsies, Travellers and Travelling Showpeople will be permitted where all of the following criteria are met:**

- a) **They are necessary to meet local need as demonstrated by the most recent evidence**
- b) **Adequate provision can be made for access, parking, turning and services of vehicles**
- c) **The site is capable of accommodating the number of caravans proposed together with any proposed equipment for business activities and required amenity buildings**
- d) **The site is or can be adequately landscaped to mitigate visual impacts on its surroundings as necessary**
- e) **The site is capable of being provided with essential services and can meet local infrastructure requirements**
- f) **They provide proportionate mitigation to address any impact upon infrastructure (including meeting local educational needs, open space requirements and mitigation for any possible impact on the Thames Basin Heaths Special Protection Area)**
- g) **In the case of transit sites, they have good access to the main transit routes through the district.**

3.180 Table 3.16 below shows the summary of the scores for policy CP4.

**Table 3.16 Policy CP4 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	+
<b>SA2</b> To protect and enhance the health and well-being of the population	+
<b>SA4</b> To reduce inequality, poverty and social exclusion	+

3.181 As this policy is very specific, there are no effects predicted against several of the SA objectives. As it is unknown what sites might end up being developed as a result of this policy, it has not been possible to assess the effects against several of the SA objectives, particularly the environmental objectives. However, it is recognised that various elements of the policy will help to ensure that effects on the environment are minimised, e.g. specifying that mitigation relating to the SPA will be required, and requiring the site to be landscaped to mitigate visual impacts.

3.182 The effects predicted against relevant objectives are positive, as this policy will help to meet the housing needs of gypsies, travellers and travelling showpeople, which will benefit their health and well-being, and help to reduce inequality and social exclusion of this group.

### **Policy CP5 Transport**

3.183 Policy CP5: Transport is set out below.

<p><b>CP5: Transport</b></p> <p><b>The Council will support improvements that help to reduce congestion, increase accessibility, make travel safer and reduce emissions of greenhouse gases as long as this does not compromise meeting wider sustainability objectives or conflict with the Hampshire Local Transport Plan.</b></p> <p><b>The Council will also seek improvements to transport provision and/or minimise impacts from development on the district's transport network by:</b></p> <p><b>a) Requiring new development to:</b></p> <ul style="list-style-type: none"> <li><b>i) provide or contribute towards improvements to sustainable transport provision and/or the road network to help mitigate any adverse effects on the local and strategic transport networks that either arise from the development proposed or from the cumulative effects of development</b></li> <li><b>ii) include measures to encourage sustainable modes of transport</b></li> <li><b>iii) provide appropriate parking in accordance with the</b></li> </ul>
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<b>Council's most recent parking standards.</b>
<p><b>b) Encouraging local businesses and organisations to consider how they can reduce the need to travel, and/or travel more sustainably, and encourage flexible working to help reduce travel during peak hours which can be demonstrated by producing effective travel plans</b></p> <p><b>c) Encouraging community-based transport.</b></p>

3.184 Table 3.17 below shows the summary of the scores for policy CP5.

**Table 3.17 Policy CP5 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	+
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	+ / ?
<b>SA4</b> To reduce inequality, poverty and social exclusion	+ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / ?
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	++ / ?
<b>SA17</b> To improve accessibility to all services and facilities	+ / ?
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	++ / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+ / ?
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+ / ?

3.185 As this policy is very specific it is unlikely to have any effects on some of the objectives, but as it is unknown what developments may occur as a result of this policy it is not possible to predict the effects on some of the objectives, particularly the environmental objectives. When planning improvements to transport infrastructure in response to this policy it will be important to consider the potential impacts on the environment, and to ensure negative effects are avoided and/or mitigated.

3.186 For those objectives against which the effects can be predicted, the scores are all predicted to be positive, though for some objectives this will depend on how successful the policy is in ensuring the provision of improvements to transport infrastructure, particularly sustainable transport infrastructure. It is recognised that it is not entirely within the Council's power to deliver significant improvements, and that they will to some extent rely on other partners to do this.

3.187 The effects of this policy are predicted to be particularly positive on reducing emissions and enhancing the proportion of travel by sustainable modes. No negative effects are predicted.

**Policy CP6 Green Infrastructure**

3.188 Policy CP6: Green Infrastructure is set out below.

<p><b>Policy CP6: Green Infrastructure</b></p> <p><b>A diverse network of accessible, multi-functional green infrastructure across the district will be protected and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change.</b></p> <p><b>Proposals for new development should:</b></p> <ul style="list-style-type: none"> <li>a) <b>avoid the loss, fragmentation, or functionality of the green infrastructure network</b></li> <li>b) <b>provide green infrastructure features within the development site and provide green connections beyond the site. Where this is not feasible, make appropriate contributions towards other strategic enhancement, restoration and creation projects where the proposal will result in additional pressure on the green infrastructure network</b></li> <li>c) <b>maximise opportunities for improvement to the green infrastructure network including restoration of fragmented parts of the network.</b></li> </ul>
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3.189 Table 3.18 below shows the summary of the scores for policy CP6.

**Table 3.18 Policy CP6 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	+
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	+
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+
<b>SA7</b> To protect and enhance the District's historic environment	+
<b>SA8</b> To protect and enhance biodiversity	++
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	+ / -
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters and other water bodies	+
<b>SA11</b> To maintain and improve soil quality	+ / -
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	+ / ?
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+ / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	- / ?
<b>SA16</b> To improve the efficiency of resource use and achieve sustainable resource management	- / ?
<b>SA17</b> To improve accessibility to all services and facilities	+ / ?

<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	+ / ?
<b>SA20</b> To maintain high and stable levels of employment and promote sustainable economic growth and competitiveness	+ / ?
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+ / ?

3.190 Positive effects have been predicted against most of the SA objectives, including those relating to health and well-being, leisure and recreational activity, and most of the environmental objectives, particularly biodiversity. However, some negative effects have been predicted as protecting green infrastructure or providing new green infrastructure within settlements may mean that more development needs to be located on the edge of settlements in the countryside. The Core Strategy Vision seeks to maintain Hart's overall character as an essentially green and sylvan suburban set of towns, with an attractive and essentially rural hinterland. This policy helps to implement the Vision, and seeks to achieve a balance between protecting the countryside, and ensuring adequate provision of green infrastructure within settlements.

3.191 Further work will be needed so that supporting text can be provided to go with this policy. This will explain which areas will be protected by this policy, in what circumstances it would not be feasible to provide green infrastructure on site, and how you determine which developments result in additional pressure on the green infrastructure network.

### **Policy CP7 Biodiversity**

3.192 Policy CP7: Biodiversity is set out below.

<p><b>Policy CP7: Biodiversity</b></p> <p><b>Locally important biodiversity resources will be protected and enhanced. These include locally designated sites; Biodiversity Action Plan (BAP) species and habitats; and other notable ecological features of conservation value such as ancient woodland, hedgerows, trees and habitats that are important for buffering or connectivity.</b></p> <p><b>New development should be designed to protect and enhance existing biodiversity. Where damaging impacts cannot reasonably be avoided, appropriate mitigation, restoration or compensation measures will need to be agreed and implemented.</b></p>
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3.193 Table 3.19 below shows the summary of the scores for policy CP7.

**Table 3.19 Policy CP7 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	- / ?

<b>SA2</b> To protect and enhance the health and well-being of the population	- / + / ?
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	+
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+ / ?
<b>SA8</b> To protect and enhance biodiversity	+++
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	+ / ?
<b>SA10</b> To maintain and improve the water quality of the District's rivers and groundwaters and other water bodies	+ / ?
<b>SA11</b> To maintain and improve soil quality	+ / ?
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	+ / ?
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+ / ?

3.194 The effects of this policy are mainly predicted to be positive, and are particularly positive in terms of protecting and enhancing biodiversity. There are no effects predicted against several of the SA objectives. There are two minor negative effects predicted, in relation to meeting housing need and health and well-being. This is because protecting and enhancing biodiversity may be a barrier or delay to providing much-needed housing. However, this policy helps to strike a balance between meeting housing needs and protecting and enhancing biodiversity.

#### **Policy CP8 Thames Basin Heaths Special Protection Area**

3.195 Policy CP8: Thames Basin Heaths Special Protection Area is set out below.

<b>Policy CP8: Thames Basin Heaths Special Protection Area</b>
<b>New development which either alone, or in combination with other plans or projects, is likely to have a significant adverse effects on the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.</b>

3.196 Table 3.20 below shows the summary of the scores for policy CP8.

**Table 3.20 Policy CP8 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	- / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	- / ?
<b>SA3</b> To encourage increased engagement in cultural activity, leisure, and recreation across all sections of the community	++
<b>SA8</b> To protect and enhance biodiversity	++
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	+ / -
<b>SA15</b> To promote the efficient use of land through the appropriate re-use	-

of previously developed land	
<b>SA17</b> To improve accessibility to all services and facilities	+ / ?
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	-

3.197 There are no effects predicted against several of the SA objectives, but positive effects are predicted against the objective on biodiversity (though the effects will be specific to the SPA). There are also knock on positive effects on increasing engagement in leisure and recreation and access to services and facilities due to the provision of SANG which will result from the Council's Avoidance Strategy.

3.198 Some negative effects have been predicted as the Council's Avoidance Strategy does not allow residential development within 400m of the SPA, and requires mitigation for developments between 400m and 5km of the SPA. This could mean that housing delivery is prevented or delayed. There could also be negative impacts on landscape as preventing residential development within 400m of the SPA may mean that more development has to take place on greenfield sites in the countryside. There are similar effects predicted on the efficient use of land and on regeneration for the same reason. Preventing residential development within 400m of the SPA will mean that efficient use of land within that area will be difficult in terms of housing development, as will regeneration.

3.199 Although there are some negative effects predicted, no mitigation is proposed as it is accepted that this policy is required in order to protect the European designated site that is the Thames Basin Heaths SPA. The negative effects predicted can therefore not be avoided.

3.200 Clarification will be required on what mitigation is necessary for non-residential developments (if any).

### **Policy CP9 Design Quality**

3.201 Policy CP9: Design Quality is set out below.

#### **Policy CP9: Design Quality**

**New development will be required to be designed to a sustainable high quality that respects the individual character and identity of Hart's towns, villages and landscapes. All proposals must create a sense of place and contribute positively to local distinctiveness.**

**Matters that will be considered when assessing design quality include the extent to which the proposed development:**

- a) is accessible, and well laid out so that all the space is used efficiently and safely
- b) provides, or enables good access to, community and green and

	<b>open amenity and recreational space (including play space) as well as private outdoor space such as gardens, patios and balconies</b>
<b>c)</b>	<b>is well integrated with, and complements, the neighbouring buildings and the essential character of the local area more generally in terms of scale, density, layout and access and does not have an adverse effect upon the amenities of adjoining or nearby properties</b>
<b>d)</b>	<b>facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change</b>
<b>e)</b>	<b>takes a design-led approach to the provision of car-parking space, that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly</b>
<b>f)</b>	<b>creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity</b>
<b>g)</b>	<b>provides for the retention or re-establishment of the biodiversity within new development</b>
<b>h)</b>	<b>when located on the edge of the settlement, sensitively treats the transition from settlement to countryside.</b>

3.202 Table 3.21 below shows the summary of the scores for policy CP9.

**Table 3.21 Policy CP9 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	+ / ?
<b>SA2</b> To protect and enhance the health and well-being of the population	++ / ?
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	++
<b>SA7</b> To protect and enhance the District's historic environment	+ / ?
<b>SA8</b> To protect and enhance biodiversity	+
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	+ / ?
<b>SA12</b> To reduce the emissions of greenhouse gases and manage the impacts of climate change	+ / ?
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+ / ?
<b>SA14</b> To increase energy efficiency, security and diversity of supply and the proportion of energy generated from renewable sources	+ / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	+ / ?
<b>SA16</b> To improve the efficiency of resource use and achieve sustainable resource management	+ / ?
<b>SA17</b> To improve accessibility to all services and facilities	+ / ?
<b>SA18</b> To improve efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel	+ / ?
<b>SA20</b> To maintain high and stable levels of employment and promote	+ / ?

sustainable economic growth and competitiveness	
<b>SA21</b> To stimulate regeneration where appropriate and encourage urban renaissance	+ / ?

3.203 Positive effects are predicted against several of the SA objectives as good design could benefit them. However, effects are mostly uncertain as it will depend on how the policy is implemented. There are no set standards for applicants to follow in order to demonstrate they are meeting the requirements of this policy, therefore it may be difficult to determine whether a development is meeting the requirements of the policy or not. Further work may be required to clarify these issues.

### **Policy CPI0 Renewable Energy**

3.204 Policy CPI0: Renewable Energy is set out below.

<p><b>Policy CPI0: Renewable Energy</b></p> <p><b>The Council will look favourably on new designs for energy efficiency.</b></p> <p><b>Applications for low carbon and renewable energy installations and other development that supports the delivery of Hart's Energy Opportunities Plan will generally be supported.</b></p> <p><b>Renewable energy development, particularly wind and biomass should be located and designed to minimise adverse impacts on landscape, wildlife, heritage assets and amenity. Outside settlements, priority should be given to less sensitive parts of the countryside including on previously development land and in major transport areas. The location and design of all renewable energy proposals should be informed by the most recent landscape character assessments.</b></p>
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3.205 Table 3.22 below shows the summary of the scores for policy CPI0.

**Table 3.22 Policy CPI0 Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA2</b> To protect and enhance the health and well-being of the population	+
<b>SA6</b> To create and sustain vibrant and locally distinctive settlements and communities	+
<b>SA7</b> To protect and enhance the District's historic environment	+
<b>SA8</b> To protect and enhance biodiversity	+
<b>SA9</b> To protect and enhance the District's countryside and rural landscape	+
<b>SA11</b> To maintain and improve soil quality	+ / ?
<b>SA14</b> To increase energy efficiency, security and diversity of supply and the proportion of energy generated from renewable sources	+ / ?
<b>SA15</b> To promote the efficient use of land through the appropriate re-use of previously developed land	+ / ?

3.206 Several of the SA objectives are unlikely to be affected by this policy. Effects on those objectives which are considered relevant are all positive. However, further work may be required to clarify some elements of this policy. For example, some explanation is required of what is meant by “less sensitive parts of the countryside” and “major transport areas”, and why these areas are being prioritised.

**Policy CPI I Sustainable Construction**

3.207 Policy CPI I: Sustainable Construction is set out below.

**Policy CPI I: Sustainable Construction**

**All development proposals must demonstrate how they will incorporate sustainable construction techniques.**

**Unless it can be demonstrated that it would not be technically feasible or financially viable, new housing should meet at least Code Level 3 of the Code for Sustainable Homes (or any future equivalent of the CSH) in full, and a least Code Level 4 in full once updates to Part L of Building Regulations have come into effect<sup>23</sup>.**

**Major non-residential developments<sup>24</sup> should achieve BREEAM ‘Very Good’ standard (or any future equivalent of BREEAM).**

**Compliance with this policy will require submission of final Code certificates and post-construction BREEAM certificates as appropriate.**

3.208 Table 3.23 below shows the summary of the scores for policy CPI I.

**Table 3.23 Policy CPI I Summary Table**

<b>SA Objective</b>	<b>Score</b>
<b>SA1</b> To provide all residents with the opportunity to live in a decent home which meets their needs	++
<b>SA2</b> To protect and enhance the health and well-being of the population	++
<b>SA8</b> To protect and enhance biodiversity	+ / ?
<b>SA10</b> To maintain and improve the water quality of the District’s rivers and groundwaters and other water bodies	+
<b>SA11</b> To maintain and improve soil quality	+
<b>SA13</b> To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+
<b>SA16</b> To improve the efficiency of resource use and achieve sustainable resource management	+

3.209 Several objectives are likely to be unaffected by this policy. To some extent this relates to the nature of the Code for Sustainable Homes credits system. To achieve the full code levels developers will have to meet mandatory

<sup>23</sup> Currently scheduled for October 2013

<sup>24</sup> This currently applies to non-residential developments over 1000m<sup>2</sup>

requirements on energy and carbon dioxide emissions, water, materials, waste, surface water run-off and pollution. Therefore there are likely to be positive effects on objectives relating to those where they go above building regulations.

- 3.210 Although one would expect positive scores against SA12 and SA14 on reducing greenhouse gas emissions and increasing energy efficiency, no effects are predicted as the policy does not exceed the requirements of current Building Regulations.
- 3.211 For all relevant objectives, the scores are predicted to be positive, particularly in terms of health and well-being and providing “decent” homes.

### ***Overall Effects, and Cumulative and Synergistic Effects***

- 3.212 The overall primary and secondary effects of the Core Strategy are a mix of positive and negative effects, as shown in the previous sections. The Core Strategy helps to meet each of the SA objectives. However, even with mitigation there will be some residual negative effects, some of which are cumulative and synergistic effects, i.e. the effects of several parts of the plan added together, working in combination.
- 3.213 There will be some residual negative effects on the environment as a result of development being proposed on the edge of settlements, on greenfield sites in the countryside (policies SS1, SS2, SS4). Mitigation measures can be employed to minimise these, but effects cannot be avoided entirely. However, this is balanced against the need for housing in the District, and set in the context of a shortage of previously developed land being available. The Core Strategy also includes some policies to help deal with these issues (policies CP5, CP6, CP7, CP8, CP9, and CPI1).
- 3.214 Retaining employment sites (except in certain circumstances) and promoting the use of agricultural buildings for employment uses (policies SS5 and SS6) will benefit the economic objectives, but will not then help significantly towards meeting housing need, and will result in more greenfield developments being required. However, this is balanced against a need to maintain an adequate supply of employment land.
- 3.215 Pressure will be placed on existing infrastructure as a result of the development proposed. However, policies CPI, CP5, and CP6 aim to help address this, and further work will be carried out to determine what infrastructure will be needed to support the development proposed.
- 3.216 Some of the effects of Core Strategy will be exacerbated by development occurring in neighbouring authorities. Further investigation may be necessary into what the cumulative effects are of Hart’s Core Strategy together with the development proposed in neighbouring authorities. Much of this work is already underway and the results can feed into the SA of the next version of the Core Strategy.

**Task B6: Proposing measures to monitor the significant effects of implementing the DPD**

3.217 A draft monitoring schedule is included in **Appendix 10**. This is only a draft document and will be worked up in more detail when the policies of the plan have been finalised, and when the Council has decided upon more of its targets.

## 4 CONCLUSIONS, CONSULTATION, AND FUTURE TASKS

### Conclusions

- 4.1 There are likely to be some negative effects resulting from the Core Strategy. Many of these effects stem from the fact that it is necessary to allocate some greenfield sites for housing development in order to help meet local housing needs. Even with well-chosen sites, and the use of mitigation measures there will be some residual effects on the environment. However, there are also many positive effects predicted resulting from the implementation of the Core Strategy which are considered to out-weigh the negative effects predicted.
- 4.2 Several suggestions for mitigation to help minimise the negative effects of the Core Strategy and maximise the positive effects have been made as part of the SA process.

### Consultation

- 4.3 This document represents Stage C and DI of the SA process (as set out in Table 1.1) as it is the SA Report for the Core Strategy: Preferred Approach July 2011. This document will now be subject to consultation in parallel with the Core Strategy: Preferred Approach.
- 4.4 **The consultation on the SA Report will run until October 7th 2011.** See the Hart District Council website ([www.hart.gov.uk](http://www.hart.gov.uk)) for information on how to respond to the consultation. Any questions can be directed to the planning policy team by email on [planningpolicy@hart.gov.uk](mailto:planningpolicy@hart.gov.uk) or by telephone on 01252 774118.

### Future Tasks

- 4.5 The table below lists the SA outputs, indicates what has been completed so far, and what is still to be completed. The Core Strategy is currently at the Preferred Approach stage. The SA process has therefore only been completed up to that stage.

**Table 4.1 SA Outputs**

SA Output	Current Stage	Date Published
Local Development Framework and Core Strategy Draft SA Scoping Report	Completed	March 2011
Local Development Framework and Core Strategy SA Scoping Report	Completed	July 2011
SA Report Core Strategy: Preferred Approach	Completed – this report	July 2011
SA Report Core Strategy: Publication	To be completed	Estimated July 2012
SA Report Core Strategy: Submission	To be completed	Estimated

		November 2012
SA of significant changes if recommended by an Inspector at Examination	To be completed	Estimated July 2013, for adoption Sept 2013
Monitoring of the Core Strategy	To be completed	Ongoing

- 4.6 Following the consultation period the Core Strategy will be amended to take account of consultation responses. The Core Strategy will then be re-issued for publication and submission. It will be necessary to appraise any significant changes to the Core Strategy made as part of publication and submission, and to finalise the monitoring schedule. Further SA Reports will therefore be prepared to accompany the publication and submission versions of the Core Strategy. Such reports will represent Stage D2(i) of the SA process (as set out in Table I.1).
- 4.7 Following publication and submission, the Core Strategy will then undergo independent examination by an Inspector. The SA Report of the Core Strategy submission will be used to help assess the “soundness” of the Core Strategy. If the Inspector recommends any significant changes to the Core Strategy which are then made, those changes will also be assessed, and the SA Report accompanying the adopted Core Strategy will show how these changes have been appraised.
- 4.8 Following adoption it will be necessary to monitor the significant effects of implementing the Core Strategy (Stage E of the SA process, as set out in Table I.1). If adverse effects are identified it will be necessary to respond. This will be an ongoing, and evolving process. The results of monitoring will be published via the Council’s Annual Monitoring Report which will be published on the Council’s website every year.

## 5 GLOSSARY AND ACRONYMS

5.1 The following table sets out an explanation of technical words used in this document, and lists any acronyms which have been used in full.

**Table 5.1 Glossary and Acronyms**

<b>Term / Acronym</b>	<b>Explanation</b>
AHVS	Affordable Housing Viability Study
AMR	Annual Monitoring Report
AOD	Above Ordnance Datum
BAP	Biodiversity Action Plan
Baseline Information	Background information including maps, statistics etc showing the current situation, how things have changed over time, and any trends predicted for the future
Biodiversity	The existence of a wide variety of plant and animal species in their natural environments
BOAs	Biodiversity Opportunity Areas
CLG	Communities and Local Government: Government department
Core Strategy	A DPD which contains the overarching strategic policies which will influence development in an authority area for 15 years
Countryside	For the purposes of this report the Countryside is defined as anywhere in Hart outside a settlement boundary (settlement boundaries are set out in the Hart District Local Plan)
Cumulative effects	Result from a series of actions which have an effect greater than the sum of their individual effects
DfT	Department for Transport: Government department
DPD	Development Plan Document: contains policies and proposals and may include site allocations, part of the LDF
ELR	Employment Land Review
EU	European Union
Fluvial flooding	Flooding from rivers and/or streams
GIS	Geographical Information Systems: computerised mapping of information
Greenfield land	Areas which have not been previously developed
Groundwater flooding	A rise in groundwater level sufficient for the water table to rise above the surface and flood low lying areas
GTAA	Gypsy and Traveller Accommodation Assessment
HBIC	Hampshire Biodiversity Information Centre
HCC	Hampshire County Council
HDC	Hart District Council
Infrastructure	Fundamental facilities and systems serving an area e.g. transportation, communication systems, schools
LDF	Local Development Framework: a set of planning documents that collectively provide a long-term planning vision for an authority area and contain policies and guidance that are used to guide the strategic direction of development

LNR	Local Nature Reserve
LTP	Local Transport Plan
Mitigation	Action taken to help minimise or avoid negative effects and maximise positive effects
NNR	National Nature Reserve
ODPM	Office of the Deputy Prime Minister: Former Government department, now CLG
ONS	Office of National Statistics
PPG13	Planning Policy Guidance Note 13: Transport
PPS3	Planning Policy Statement 3: Housing
PPS4	Planning Policy Statement 4: Planning for Sustainable Economic Growth
PPS7	Planning Policy Statement 7: Sustainable Development in Rural Areas
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This includes defence buildings but excludes: <ul style="list-style-type: none"> <li>- agricultural / forestry buildings;</li> <li>- minerals and waste sites where provision for restoration has been made;</li> <li>- land in built up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed;</li> <li>- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). [Definition taken from PPS3]</li> </ul>
PSZ	Public Safety Zone
QEB	Queen Elizabeth Barracks
RIGS	Regionally Important Geological Sites
SA	Sustainability Appraisal: An assessment process required in the UK which considers how the principles of sustainable development have been taken into account in the development of certain planning policy documents
SANG	Suitable Alternative Natural Greenspace: Open space provided for mitigation of effects on the SPA
SEA	Strategic Environmental Assessment: An assessment process required in the EU. This is carried out on all plans which have the potential to have significant environmental effects (positive or negative)
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
Soundness	Core strategies are subject to examination where their soundness is tested. An independent inspector will determine if a core

	strategy is sound or not. To be sound a Core Strategy should be justified, effective and consistent with national policy. “Justified” means that the document must be: founded on a robust and credible evidence base, and the most appropriate strategy when considered against reasonable alternatives. “Effective” means that the document must be deliverable, flexible, and able to be monitored.
SPA	Special Protection Area
SPD	Supplementary Planning Document: contains detail and guidance on implementing policies and proposals set out in DPDs
SSSI	Site of Special Scientific Interest
Strategic Location	Locations where larger scale housing and other uses are envisaged
SUDS	Sustainable Urban Drainage Systems
Surface water flooding	Rainfall-generated overland flow, usually associated with high intensity rainfall
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland, 1987)
Synergistic effects	Effects resulting from various policies / actions working in combination
TA	Transport Assessment
Viability	Viability in relation to development is the ability to develop a piece of land in a practical and useful way. Viability may be compromised if the costs of delivering the development become so high that little or no profit can be made.