Draft Local Plan Consultation

We are preparing a new Local Plan which will guide development in the district up to 2032. The Draft Local Plan contains planning policies and site allocations, including where new housing and employment development will take place.

You can find all supporting information to this consultation online via www.hart.gov.uk/draft-local-plan or hard copies of the consultation documents are available to view at the Hart District Council Offices, Town and parish council offices and public libraries across the district.

All valid comments (electronic or written) and the name(s) of the respondent will be made publically available. Personal contact details will remain confidential.

We encourage you to respond to our Draft Local Plan consultation using our online form available at www.hart.gov.uk/draft-local-plan-consultation. However if you wish, you can use this word version of the response form and email to planningpolicy@hart.gov.uk or post to Planning Policy, Hart District Council, Harlington Way, Fleet, GU51 4AE.

This form contains two comments sections. If you wish to make more than two comments please copy and paste the boxes as required.

All comments must be submitted no later than 5pm on Friday 9 June.

* Indicates a required field.

Response form

Are you a: *
☐ Resident
☐ Business
☐ Agent
☒ Other (i.e. Community interest group)

If Resident please complete:
Name* Click here to enter text.
Address* Click here to enter text.
Phone number Click here to enter text.
Email* Click here to enter text.
If Business please complete:

**Name** Click here to enter text.
**Organisation** Click here to enter text.
**Job title** Click here to enter text.
**Business address** Click here to enter text.
**Phone number** Click here to enter text.
**Email** Click here to enter text.

If Agent please complete:

**Agent details**
**Name** Click here to enter text.
**Organisation** Click here to enter text.
**Job title** Click here to enter text.
**Phone number** Click here to enter text.
**Email** Click here to enter text.

If Other please complete:

Please specify Community Interest Group representing approximately 1,000 Hook residents

**Name** Dermot Smith

Completing details on behalf of Hook Action Against overdevelopment
**Address**
**Phone number**
**Email**

☐ Please tick this box if you do not want to be contacted about Local Plan documents or updates

**Comment 1**

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☑ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

**Page number/s:** 25

**Section/Policy number:** 77

**Paragraph:** Objective 2
Do you support, oppose or have general comments about this part of the document? *
☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *

We disagree with the objective to create a new community at Murrell Green

Do you wish to comment on another part of the consultation? *
☒ Yes
☐ No

If Yes, please complete the comments section as before.

**Comment 2**

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 33

Section/Policy number:* 101

Paragraph: Click here to enter text.

Do you support, oppose or have general comments about this part of the document? *
☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *
The “affordable housing” uplift is arbitrary and not justified. Developments approved should provide the 40% affordable housing requirement or should not be permitted. The 40% policy as stated in policy SC8 should be enforced.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 3

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s: * 34

Section/Policy number: * 103

Paragraph: Click here to enter text.

Do you support, oppose or have general comments about this part of the document? *

☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *

The “affordable housing uplift” described in the previous paragraph is now being claimed to be a general - and very large - contingency figure. Including such a large contingency figure here under the pretext of being an affordable housing measure is procedurally incorrect. Including the number here will mandate that the houses are built even if they are not necessary. They will not necessarily even be “affordable” homes.
Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 4

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 36

Section/Policy number:* 112

Paragraph: Click here to enter text.

Do you support, oppose or have general comments about this part of the document?*

☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *

Delete the 87 homes identified as required to be allocated for Hook. With already approved and prior consent applications, Hook has already taken well over 1000 new dwellings in this plan period, enough homes to grow the village by more than 60%. Adding 87 more due to some arbitrary spread of a remaining number required across Hart is an insult.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No
Comment 5

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s: 36

Section/Policy number: 114

Paragraph: Click here to enter text.

Do you support, oppose or have general comments about this part of the document?
☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *

The statement in the document is factually incorrect. The most favoured option by the public in the 2016 Refined Housing Options consultation was “Approach 3: Focus growth on a new settlement at Winchfield”. Such distortion of the facts will lead to a loss of public confidence and will be exploited by developers’ counsel in front of a planning inspector to undermine the Local Plan.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 6
The option of a settlement at Murrell Green was not presented in the 2016 housing options and should therefore not have been considered for the draft Local Plan without a further interim consultation.
We disagree entirely that Murrell Green is the best option available and appropriate evidence for this claim has not been produced. The Sustainability Assessment compares a settlement of 1,800 homes at Murrell Green with one of 3,000 at Winchfield. Why was this not compared like for like of 1,800 at each? Murrell Green is not “separate to Hook”, it will compete with Hook when Hook’s Neighbourhood Plan is trying to improve Hook centre. With Murrell Green there is no scope for future post-2032 expansion and it cannot be assumed that development will stop at 2032. Murrell green was not the preferred choice of the 2016 housing consultation, indeed it was not proposed. Hart should look again for new settlements, including a smaller settlement of 1,800 at Winchfield which would have scope for expansion after 2032 if this were necessary.

Do you wish to comment on another part of the consultation? *

☒ Yes  ☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 8

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites  ☐ Sustainability Appraisal

Page number/s: * 37
We support the decision not to have Urban Extensions. Urban Extensions were emphatically rejected in the 2016 housing consultation. No school can be effectively provided in terms of land and funding through Urban Extensions. Any developer contributions to infrastructure such as roads, leisure and education and limited and fragmented with Urban Extensions.
☐ Oppose
☒ Comment

Please provide your comments below: *

Housing development Option 2 (Murrell Green) is a development in a local gap so would be contrary to this objective.

Do you wish to comment on another part of the consultation? *

☐ Yes
☒ No

If Yes, please copy and paste and complete the comments section as before.

Comment 10

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s: * 48

Section/Policy number: * 158

Paragraph: MG6 ix.

Do you support, oppose or have general comments about this part of the document?

☒ Support
☐ Oppose
☐ Comment

Please provide your comments below: *

We support Local Gaps to maintain distinct communities and recognise the high value of rights of way through local gaps. The Local Gap between Hook and Newnham must be preserved to keep the settlements separated by a significant
margin. No development should take place outside the existing western boundary of Hook encroaching on this already diminished Local Gap.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 11

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 51

Section/Policy number:* 169

Paragraph: Policy SCI

Do you support, oppose or have general comments about this part of the document?*

☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *

1,500 dwellings on this site is a far higher density than in any other settlement in Hart. We note that “Density (dwellings per hectare - dph)” is defined in the glossary but is never used with respect to any settlements in this document. The Hartland Village housing density is not in keeping with Hart's semi-rural character.

Do you wish to comment on another part of the consultation? *
Comment 12

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s: * 70

Section/Policy number: * 222

Paragraph: Policy SC5 Table 6

Do you support, oppose or have general comments about this part of the document? *
☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *

Delete the 87 homes identified as required to be allocated for Hook. With already approved and prior consent applications, Hook has already taken well over 1000 new dwellings in this plan period, enough homes to grow the village by more than 60%. Adding 87 more due to some arbitrary spread of a remaining number required across Hart is an insult.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 13
Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 71

Section/Policy number:* 224

Paragraph: Policy SC6 b)

Do you support, oppose or have general comments about this part of the document?*

☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *

A requirement for "2 & 3" bed properties is not specific enough for this policy. The SHMA indicates that the greatest need in hart is for 3 bedroom or larger properties and this would in any case in many cases release smaller properties to the market as larger properties become occupied. To avoid developments with no 3 bedroom properties at all, there should be separate and explicit policy statements for 2 bed and 3+ bed properties.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 14

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal
Do you support, oppose or have general comments about this part of the document?*
☒ Support
☐ Oppose
☐ Comment

Please provide your comments below: *

It is important that the Hook sites are protected for employment use to prevent Hook becoming a purely dormitory town with only housing provision. Retail in Hook is supported by employees of the businesses in these areas and any reduction will negatively affect the village centre.

Do you wish to comment on another part of the consultation? *
☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 15

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 84
Section/Policy number:* 273
Paragraph: Policy ED2 1(i.), 1(ii.), 1(v.)
Do you support, oppose or have general comments about this part of the document? *
☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *

Policy ED2 seeks to protect Bartley Wood, Bartley Point and Osborne Way, Hook as Strategic Employment Sites in which case office buildings in these areas should be protected from conversion to residential use urgently through an Article 4 directive.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 16

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 85

Section/Policy number:* 273

Paragraph: Policy ED2 2(xvii.)

Do you support, oppose or have general comments about this part of the document? *
☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *
The Rawlings Depot in Hook is listed as a Locally Important Employment Area, but Rawlings wish to vacate their site in favour of a more suitable location at Murrell Green Business Park. Murrell Green is a sensible commercial location and such a move would free up sustainable and centrally located brownfield space for retail and residential use in Hook rather than industrial. This opportunity to improve the centre of Hook should not be lost.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

**Comment 17**

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 93

Section/Policy number:* 312

Paragraph: Click here to enter text.

Do you support, oppose or have general comments about this part of the document?*

☐ Support
☒ Oppose
☐ Comment

Please provide your comments below: *

The Retail, Leisure and Town Centres Study (2015) recommends that the boundary of Hook District Centre is “revised” by reducing it in size. This is foolish at a time when Hook is growing by more than 60%. If the village centre is revised it should not be reduced in size.
Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

**Comment 18**

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 93

Section/Policy number:* 313

Please provide your comments below: *

It is accepted that Hook requires additional shops, financial and professional services, restaurants and cafes, drinking establishments, and hot food takeaway floorspace. Services required by Hook must be located in Hook, not in another separate settlement.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.
Comment 19

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☒ Draft Local Plan: Strategy and Sites
☐ Sustainability Appraisal

Page number/s:* 116

Section/Policy number:* 395

Paragraph: Click here to enter text.

Do you support, oppose or have general comments about this part of the document?*
☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *

This paragraph says "A draft of the IDP is available to view in conjunction with this draft local plan" but it has not been published and hart's Planning Policy manager has confirmed it will not be available during this consultation. Without an Infrastructure Plan it is not possible to quantify the impact of suggested housing developments and increases in population on the district.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 20

Please indicate the document and specific page, section or policy and paragraph you are commenting on:
To truly be a sustainability appraisal, this sustainability appraisal should consider the impact of the local plan beyond the current Local Plan period. For example where new settlements have scope for further expansion if required in future. Such a consideration could easily be the defining difference between two or more options.
Do you support, oppose or have general comments about this part of the document?*

☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *

There is a factual inaccuracy here. The Full Council meeting in 2014 decided on a new settlement at Winchfield as the preferred option for new housing, not “the Winchfield Area”. In the 2016 housing consultation, the New Settlement option was literally entitled "Approach 3: Focus growth on a new settlement at Winchfield" – not a settlement "in the Winchfield Area".

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

Comment 22

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☐ Draft Local Plan: Strategy and Sites
☒ Sustainability Appraisal

Page number/s: * 25

Section/Policy number: * 7.2.1

Paragraph: Table 7.1

Do you support, oppose or have general comments about this part of the document?*

☐ Support
☒ Oppose
☐ Comment
Please provide your comments below: *

The table comparing the options shows that in many case discarded options are better than chosen options on a number of counts. The conclusion and summary could quite easily be written in such a way to support any of the 6 options considered. There is no clear explanation for choices of one option over another and this is an entirely subjective assessment.

Do you wish to comment on another part of the consultation? *

☒ Yes
☐ No

If Yes, please copy and paste and complete the comments section as before.

**Comment 23**

Please indicate the document and specific page, section or policy and paragraph you are commenting on:

☐ Draft Local Plan: Strategy and Sites
☒ Sustainability Appraisal

Page number/s: *27*

Section/Policy number: *8.2*

Paragraph: 7

Do you support, oppose or have general comments about this part of the document? *

☐ Support
☐ Oppose
☒ Comment

Please provide your comments below: *

Options 2 to 5 (those which include Murrell Green) are not in line with the results of the earlier public consultation in 2016. The option chosen by the vast majority was for a new settlement at Winchfield of 3000+ houses (Option 6 in this current document). The dispersal strategy was a secondary choice, not the primary choice so little weight should be accorded to it. Winchfield could be re-
examined as an initial site for 1,800 homes which would provide the scope for future expansion beyond this Local plan period should it be necessary.

Do you wish to comment on another part of the consultation? *

☐ Yes  ☒ No  
If Yes, please copy and paste and complete the comments section as before.

Equality monitoring questions – Please note that these fields are not mandatory.

The information that you provide below will help us identify which different demographic groups have engaged with this consultation.

How would you describe your ethnic group?

☐ White  
☐ Mixed or Multiple Ethnic Groups  
☐ Asian or Asian British  
☐ Black or Black British  
☐ Other – please specify  

If White please complete:

☐ White British  
☐ White Irish  
☐ White Traveller (including Gypsy, Roma or Irish traveller)  
☐ Other White background  

If Mixed or Multiple Ethnic Groups please complete:

☐ White and Asian  
☐ White and Black African  
☐ White and Black Caribbean  
☐ Other Mixed background  

If Asian or Asian British please complete:

☐ Nepalese  
☐ Bangladeshi  
☐ Indian  
☐ Pakistani
If Black or Black British please complete:

- African
- Caribbean
- Other Black background

Do you consider yourself to have a disability as defined by the Disability Discrimination Act 1995 (2005)?

Definition: A person has a disability for the purposes of this Act if s/he has a physical or mental impairment, which has a substantial and long-term adverse effect on her/his ability to carry out day-to-day activities.

- Yes
- No
- Don’t know
- I would rather not answer

What is your gender?

- Male
- Female
- I would rather not answer

In which age category are you?

- Under 18
- 18 – 24
- 25 – 34
- 35 – 44
- 45 – 54
- 55 – 64
- 65 – 74
- 75 +
- I would rather not answer

Thank you for completing this form.

Please email this response to planningpolicy@hart.gov.uk or send it to Planning Policy, Hart District Council, Harlington Way, Fleet, GU51 4AE.