



# **Crondall Parish Neighbourhood Plan**

## **2017 – 2032**

### **Referendum Plan**

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*“Working on behalf of the entire community, to enhance and protect the inherent historic, rural and social character of Crondall as a thriving and sustainable rural Parish, for the benefit of residents and future generations.”*

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**The Evidence Base is a separate document**

## 1. Chairman's Foreword

Crandall Parish is a unique place to live. It is one of the largest parishes by area in Hart District with an ancient core to its main village of Crandall, dating from the 9<sup>th</sup> Century Saxon period and is mentioned in the Domesday Book. The rural Parish of Crandall is both distinctive and exceptional and is located in Hart which has been designated the "Best Place to Live in the UK" for 4 consecutive years from 2011 to 2015. Both the village and wider Parish have a vibrant community atmosphere with many active clubs, organisations and activities. Residents have a deep sense of pride in their Parish evidenced through their active support of local events and working parties to maintain the overall appearance and mitigate some of the issues such as localised flooding that we all face.

The location of Crandall Parish allows residents rapid access to: schools, work, leisure, shopping, transport links and rural tranquillity in equal measure. The sense of community and rural nature of the Parish were the most popular reasons for living in Crandall, as expressed in the Questionnaire that underpins this Neighbourhood Plan. It is a special place and worthy of careful protection to preserve that unique balance of features which make it one of the most sought-after locations in which to live.

People do very much "live" in Crandall rather than lodge and hence some modest expansion of the number of dwellings in the Parish is necessary to continually re-vitalise the village and ensure a variety of homes at a range of affordable prices. The Neighbourhood Plan Working Group has worked closely with Hart District Council and residents to achieve a balanced set of proposals that manage a wide range of expectations within a challenging policy framework and evolving planning environment.

The key to success in the Neighbourhood Plan process has been the Working Group. The members have brought their professional expertise, knowledge, local connections and enthusiasm to the process. Difficult conclusions about development locations are bound to raise strong passions but these have been managed through a combination of rigorous and objective approach, clear communications, polite discussions and an open attitude. I would like to thank all the members of the Neighbourhood Plan Working Group and supporters for their diligent and selfless work in making this such a success.

The result is this Neighbourhood Plan, which provides a clear and sustainable proposal for the future of Crandall Parish. The plan has seen active engagement from across the Parish, high response rates and detailed submissions from residents and potential developers alike that has clearly demonstrated that people care and Crandall matters.

I believe we share a common view of a mixed and sustainable rural community that will thrive in the ever-evolving future. This Neighbourhood Plan is the start of that process and I have great pleasure in commending it to the Parish of Crandall and trust everyone will be able to support it during the referendum to come and afterwards.

**Chris Dorn**  
**Chairman, Crandall Parish Council**

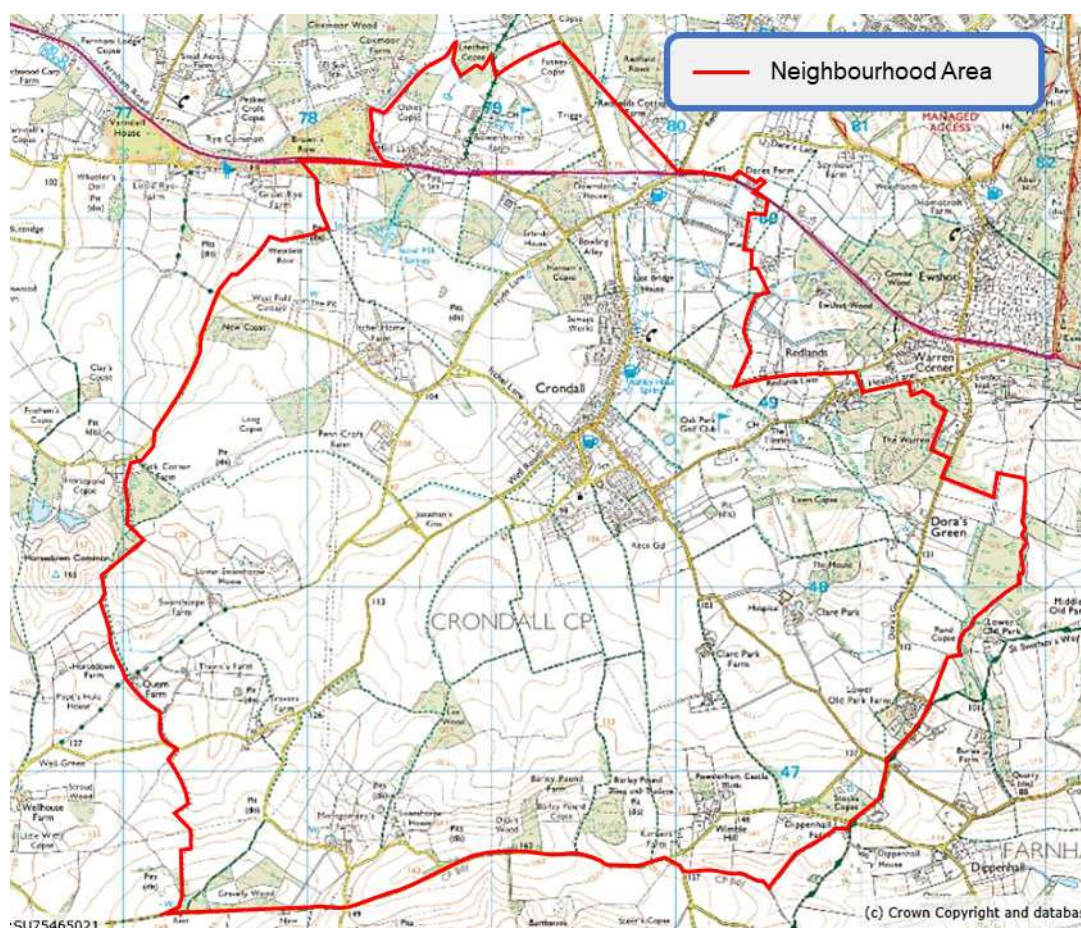
## 2. Introduction and Background

### 2.1 What is a Neighbourhood Plan?

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (The Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Plan which can establish general planning policies for the development and use of land in the Neighbourhood Plan area.

This Neighbourhood Plan has been prepared by Crandall Parish Council which is a qualifying body as defined by the Localism Act 2011. The Plan applies to the Neighbourhood Area, which comprises the whole of the Crandall Parish.

In accordance with requirements, Hart District Council (HDC) the local planning authority, publicised the application for Crandall Parish Council and advertised a consultation that ended on 12 August 2016. The application was approved and the whole of Crandall Parish was designated as the “Neighbourhood Plan Area” on 1<sup>st</sup> September 2016. This is shown in Figure 1 below.



**Figure 1: Crandall Neighbourhood Plan Area**

Once approved at a referendum and adopted by Hart District Council, the Neighbourhood Plan becomes a statutory part of the development plan for our Parish area and will carry significant weight in how planning applications are decided. Policies must only relate to land use planning matters.

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There may be important issues of interest to the community that cannot be addressed by land use planning policies. The Neighbourhood Plan identifies these issues and addresses them in the section on Community Aspirations.

Although there is considerable scope for the local community to decide on its planning policies, the Neighbourhood Plan must comply with a number of conditions, known as the Basic Conditions. These require that the Plan:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State,
- Contributes to the achievement of sustainable development,
- Is in general conformity with the strategic policies contained in the relevant development plan for the area of the authority,
- Does not breach and is compatible with European Union (EU) obligations, and
- Is compatible with Convention Rights defined in the Human Rights Act 1998.

In addition, the qualifying body for the Neighbourhood Plan must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Neighbourhood Plan and has followed the Regulations.

The Plan period is from 2017-2032, The end date has been chosen so that it relates to the end date for the emerging Hart District Local Plan. This is addressed further in Section 2.3 below.

Crandall Parish Council, as the qualifying body for the Neighbourhood Plan, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery. Progress against the Plan will be reviewed by Crandall Parish Council at least annually and the Plan may be periodically revised when necessary to ensure it continues to meet the needs of Crandall parishioners and the relevant District and National planning regulations.

## 2.2 The Planning Policy Context

### National Planning Policy Framework 2018 (Updated 2019)

The Neighbourhood Plan must have regard to national policy and be in general conformity with local strategic policy. At the national level, these are set by the National Planning Policy Framework (NPPF) revised in 2018 and further updated in 2019, which is complemented by the Planning Practice Guidance. These documents set out the key national planning principles that apply to preparing plans and managing development proposals across the country.

NPPF paras 29 and 30 state *“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”*

*“Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*



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The following paragraphs and sections of the NPPF are especially relevant to the Crandall Neighbourhood Plan:

- Promoting healthy and safe communities (Para 91 & 92)
- Protecting local open and green spaces (paragraph 97);
- Achieving well-designed places (Chapter 12)
- Conserving and enhancing the natural environment and biodiversity (paragraph 170 & 174);
- Conserving and enhancing the historic environment (paragraph 184 & 185);

### Hart District Local Plan

At the local level, the key documents are the 'saved' policies from the adopted Hart District Local Plan (Replacement) 1996-2006 and the First Alterations, and the emerging Hart District Local Plan Strategy and Sites 2014 to 2032. This emerging Local Plan is nearing adoption (anticipated to be early in 2020). The Neighbourhood Plan has taken into account the policies of and evidence supporting the emerging Local Plan.

Crandall is a small settlement within Hart's rural area and consultation found that preservation of the rural nature of the Parish is a major priority for residents.

Hart District Council considers Hart's housing requirement to be 423 homes per annum across the District. This equates to 7,614 homes over the plan period 2014 to 2032. This requirement comprises: Hart's objectively assessed housing need (OAHN) of 382 homes per annum identified in the Joint Strategic Housing Market Area Assessment for Hart, Rushmoor and Surrey Heath, November 2016 (SHMA); plus an additional 41 houses per annum (731 homes) to address an unmet housing need in Surrey Heath under the duty to cooperate (Surrey Heath is part of the Hart, Rushmoor and Surrey Heath Housing Market Area).

The number of houses originally allocated to Crandall Parish by Hart in their draft (Regulation 18) Local Plan published in 2017, was 66. This number was derived from a notional allocation to one registered SHLAA site. However, the emerging Hart Local Plan does not give a target for Crandall and leaves the yield decision to the Neighbourhood Plan. A Neighbourhood Plan does not need to allocate land. At its meeting on 29<sup>th</sup> January 2018 the Parish Council agreed to continue with the Neighbourhood Plan by allocating land for close to the original number (i.e. 66) but on the basis that, whilst an allocation of 66 houses might be justifiable for Crandall Parish, it should be seen as an upper limit.

In calculating Crandall's need for housing to be met by the Neighbourhood Plan, we have allowed for permissions granted but not yet built and an allowance for expected future windfalls. The number of permissions granted since the start of the Plan period is 15 and a conservative expectation of windfall sites is 12.<sup>1</sup> Details confirming the approved applications and how the windfall number was arrived are included in the Evidence Document.

The Neighbourhood Plan supports the provision of affordable housing in line with District - wide policy.

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<sup>1</sup> This supply increased by 30 dwellings with the grant of planning permission on appeal in February 2020 at Broden Stables, Crandall (Ref. APP/N1730/W/17/3185513).

### 2.3 Developing the Neighbourhood Plan

The Parish Council decided to produce a Neighbourhood Plan at their meeting in July 2016. Councillor O'Connor was appointed to lead a Working Group<sup>2</sup> created from a group of resident volunteers from across the Parish. A consultant expert in Neighbourhood Planning was contracted to support the group.

The housing need and preferences were informed by considering the views of residents who responded to the initial questionnaire and who attended the village engagement sessions and in considering data from Hart DC on land supply and noting the housing numbers in the draft Hart Local Plan (drawing on the Strategic Housing Market Assessment 2016).

This Neighbourhood Plan has been prepared in accordance with all relevant primary and secondary legislation which is principally Schedule 4B of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, and the Neighbourhood Planning (general) Regulations 2012 (as later amended). This ensures that the Neighbourhood Plan policies meet the 'basic conditions'.

This Neighbourhood Plan is supported by the submission of the following documents:

- A Basic Conditions Statement showing how the Neighbourhood Plan meets the necessary legal requirements
- A Consultation Statement summarising the engagement with residents and stakeholders and how their input was used
- An Evidence Document providing supporting evidence for the policies included in this Plan

### 2.4 The Pre-Submission Plan

The Pre-Submission Plan (PSP) and supporting documents were approved by the Parish Council to be published for a statutory public consultation for a six-week period from 3<sup>rd</sup> November 2018 to 16 December 2018 in accordance with Regulation 14 of the Neighbourhood Planning Regulations.

The representations received on the Pre-Submission Plan were reviewed by the Neighbourhood Plan Working Group, with advice from its Planning Consultant, and, where appropriate, changes were made for the Submission Plan.

In May 2019, Crandall Parish Council approved the Submission Plan for submission to Hart District Council under Regulation 15.

### 2.5 Community Engagement

The Neighbourhood Plan Working Group (NPWG) has consulted the local community extensively. A Consultation Statement is published along with the Plan and this document provides a

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<sup>2</sup> Technically a "Working Party" as defined in accordance with Standing Orders, but Working Group was adopted as a clearer title.



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comprehensive report showing who was consulted and how, along with evidence of how comments were considered and then taken into account in the preparation of the Plan.

Overall, engagement can be summarised as: -

Type of engagement	Date
Public “kick off” meeting	July 2016
Public Consultation on issues (Questionnaire) ○ Including 2 exhibitions	January 2017
Annual Parish Meeting	April 2017
Site Assessment Consultation ○ Including 2 exhibitions	October 2017
Annual Parish Meeting	April 2018
Pre-Submission Plan Consultation ○ Including 2 exhibitions	November and December 2018
Reporting to Crandall Parish Council	Monthly
Publication of updates on the Parish Council Website	Monthly
Publication of minutes of the NPWG meetings	Ad hoc
Publication of Articles in the Crandall Society magazine	Ad hoc
Annual Parish Meeting	April 2019

### Questionnaire

The first stage of the programme was to create a survey that would be issued to every household and business in the Parish. This was designed to

- Promote appropriate awareness of the project
- Invite all residents to contribute to the development of the Plan and volunteer support;
- Solicit the views of parishioners to understand their thoughts and views on life in Crandall

The questionnaire was delivered to every house and business in the Parish during January 2017 and was publicised widely across the Parish. The survey was also made available online using Survey Monkey and was supported by 2 separate Open Forums in the Crandall Church Rooms where people were encouraged to meet the team, view the background information, ask questions about the process and receive support on completing the questionnaire.

Nearly 400 responses were received over a four-week period, representing a response rate of approximately 40% of households.

The responses to the plan were then summarised in a presentation at the Annual Parish meeting on 11 April 2017 to which all parishioners were invited and the presentation was subsequently made available on the Parish Council Website. Full details are included in the Consultation Statement.

The responses to the questionnaire formed the basis of the information needed to formulate the plan and to identify potential development sites across the Parish. The detailed Vision and Objectives were also created based on the responses provided.

The initial stage of developing the plan was to complete the Call for Sites process, identifying any potential development sites within the Parish over and above those already registered as SHLAA sites by the District Council. Meetings were held with developers and/or landowners to understand the availability of land and potential outline plans. Work was then carried out to assess the sites against a set of objective criteria developed to reflect the views of the parishioners as set out in the response to the questionnaire and to link in with the National Planning Policy Framework (NPPF) 2012 as was in existence at that time. Similar criteria have been used for other Neighbourhood Plans.

### **Sites Exhibition**

A Sites Exhibition was held on 2 separate dates in October 2017 in the Crandall Church Rooms to update the parishioners and other stakeholders on progress up to that point and to provide detailed information about each of the possible 22 sites. Each site was shown in a standard format giving details of the location, possible site layout and details of the development proposal along with an indication of the site's suitability in line with the agreed scoring criteria. The information was also made available on the Parish Council Website and was again publicised widely.

Parishioners were asked to provide feedback on a standard form or using an online tool, Survey Monkey, over a two-week period. 137 valid responses were received showing overwhelming support for the process being followed, the Vision and Objectives statement and the assessment work undertaken. Technical comments from developers and other professional respondents were also carefully reviewed with the NP Consultant.

The responses to the consultation were summarised in a document along with recommended amendments to the site scoring. Full details are included in the Consultation Statement.

All the data from the questionnaire responses and the consultation feedback has been placed on the Parish Council website.

### **Regulation 14 Consultation**

The draft PSP was submitted for the statutory period of 6 weeks Regulation 14 Pre-Submission consultation on 3<sup>rd</sup> November 2018. Paper copies of the draft PSP were made available throughout the Parish and all the documents were available to read on the Parish Council website. Feedback was able to be made either through a Survey Monkey link on the website, email or by paper copy.

The publication of the PSP was widely publicised and in accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter or email. In addition, a range of parties that the NPWG considered likely to be interested were also notified. Further details are included in the Consultation Statement.

Two public exhibitions were held in Crandall Church rooms on Wednesday 21<sup>st</sup> November 2018 and Saturday 1<sup>st</sup> December 2018 at which full details of all the policies in the plan were exhibited along with background information showing how the plan had been produced. Members of the Parish Council and the NPWG were available to answer questions and provide further information.

### 2.6 Strategic Environmental Assessment (SEA)

The Neighbourhood Plan is supported by a SEA.

The SEA framework is set out below. It comprises four objectives, each with a number of measures to help decide if the proposed policies will have any effects:

- To protect and enhance the local historic environment.
- To protect and enhance biodiversity.
- To protect and enhance the local countryside and rural landscape.
- To avoid and mitigate the risks to existing and new development from flooding.

The SEA assesses the emerging policies of this Neighbourhood Plan. (Its conclusions have informed the final choice and wording of land use policies to ensure the Neighbourhood Plan can avoid or minimise its impacts on the local environment.). In particular it assesses a series of reasonable alternatives to the approach to be taken in the Plan. As part of this process it identifies the basis on which proposed housing sites have been included in the Plan and which sites have been considered and not pursued further.

### 2.7 Habitats Regulations Assessment (HRA)

The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. The TBHSPA was designated under the European Birds Directive in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance. This protection was codified in UK law through the Conservation of Habitats and Species Regulations 2010.

Under the emerging Hart Local Plan, NBE4 sets out the approach to the protection of the SPA, the basis of which is the South East Plan saved overarching policy (Policy NRM6) and the Thames Basin Heaths Special Protection Area Delivery Framework agreed by all the affected local authorities and Natural England. These set out the principles of avoidance and mitigation to avoid harm to the TBHSPA arising from new development.

Crandall Parish falls within the 5km boundary of the TBHSPA. Natural England has indicated that within 5km of the SPA, additional residential development will have a significant effect on the SPA. Therefore, mitigation measures are required for all new dwellings and these must be delivered prior to occupation and in perpetuity. In order to achieve this, all new developments must secure or provide Suitable Alternative Natural Greenspace (SANG) and provide funding for Strategic Access Management and Monitoring (SAMM) in line with the District Council adopted TBHSPA Mitigation and Avoidance Strategy.

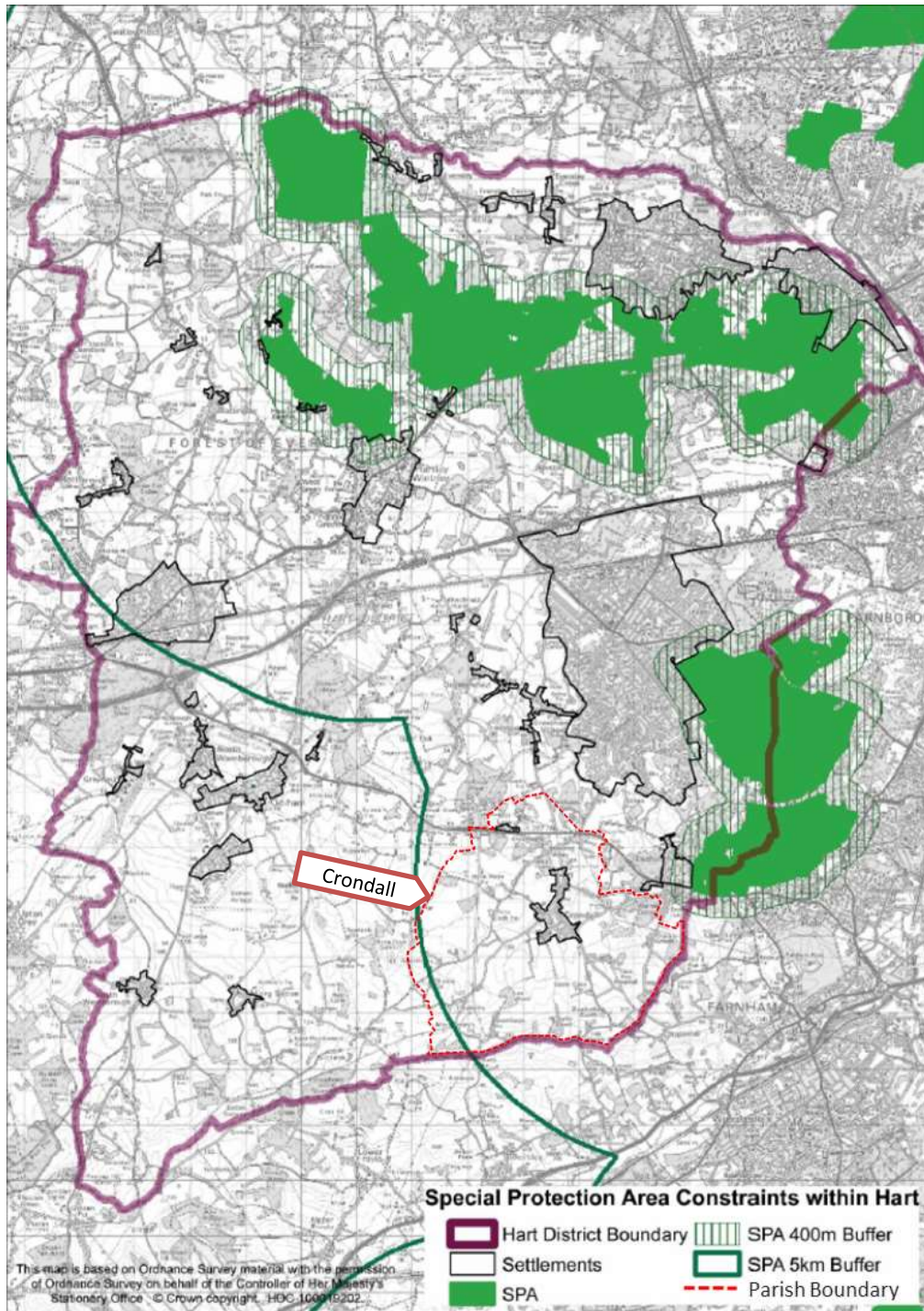


Figure 2: Map showing extent of Thames Heath Basin Special Protection Area and Parish boundary



### 3. History of Crandall

Crandall Parish is an attractive rural area in the southern part of Hart District comprising Crandall village and the Mill Lane settlement. The village of Crandall is located in a bowl to the south of the A287 Farnham to Hook road. The settlement of Mill Lane lies just to the north of the A287. This road forms a clear distinction between the Fleet suburbs to the north and the rural landscape in which Crandall village nestles. The southern boundary is the North Downs along which ran the prehistoric Harrow Way, thought to be the oldest road in Britain which ran from the Cornish tin mines to Dover in Kent. Remains of Roman and Norman settlements have been found close beside the Harrow Way near Barley Pound.



*Figure 3. Rural view of village in the downland bowl.*

Crandall is the largest Parish in the district covering more than nine square miles and is all that remains of the old Hundred of Crandall referred to in the Domesday Book of 1086.

The larger village of Odiham lies approximately 5 miles to the west and the Georgian town of Farnham lies approximately 3.5 miles to the south east.

Of note are the views out of the village over gently rolling chalk down land, with the eastern horizon being defined by the large areas of woodland which surround the village of Ewshot. The diminutive River Hart rises in a natural spring, within the village on the east side of Pankridge Street.

The name 'Crandall' is derived from the Old English *crundel*, meaning chalk pit or quarry. Many of these can be found around the village, the chalk being used by farmers to marl the arable fields.

Crandall has for centuries been rich farming land. A great variety of soils appear in the area because it lies on the edge of the London Basin. These soils include chalk, clay and heavy fertile loam called Hampshire Clunch. Hops, widely renowned, were grown here for two hundred years until the last war.

The development of a village may have started as early as the third century AD as coins dating to this period were found in 1869. Seventh Century coins (the 'Crandall Hoard') were found in 1828 and are now in the Ashmolean Museum in Oxford. Settlement was no doubt helped by the naturally occurring springs, which provided clean water, and the good farming land. A Saxon settlement called 'Crundellan' was recorded by the sixth Century, and at about this time a small Saxon Church may have been built on the same site as All Saints' Church, overlooking the meadows and down land to the west.

The Saxon legal and administrative system of tithings, hundreds, and shires continued until the 19<sup>th</sup> Century. The Hundred of Crandall was divided into the tithings of Crandall, Ewshot, Dippenhall,

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Swanthorpe, Crookham, Hawley, Yateley, Long Sutton, Sutton Warblington and Aldershot. The Hundred was comprised of manors or landed estates such as Crondall (where the manor boundary matched the tithing boundary), Itchel (Ewshot), Dippenhall, Clare (Badley), Eastbridge, Swanthorpe, Crookham, Cove and Farnborough. The Manor House, now The Court, adjoining the Church, was last rebuilt in about 1680, a much smaller house than the original.



Before the Norman Conquest the Hundred was formed into an Ecclesiastical District, and placed under the supervision of the Rector of Crondall. All Saints' Church was extended and largely rebuilt in the 12<sup>th</sup> Century and has, because of its size been called the "Cathedral of North Hampshire". A Saxon font can be seen in the nave, which is also notable for its chancel arch and the imposing arcades and foliate capitals. The Church has an impressive mid-17<sup>th</sup> Century brick tower and has been restored twice – once in 1847 by the architect Benjamin Ferrey, and secondly in 1871 by George Gilbert Scott. Two other religious buildings can also be found in Crondall, the former Congregational Chapel of 1798 located in The Borough (now the Baptist Church) and a mid-19<sup>th</sup> Century chapel now converted into a house (Chapel House) in Pankridge Street.

*Figure 4 All Saints' Church*

The village developed around the manor farm, leaving the south-west of Dippenhall Street undeveloped until the 20<sup>th</sup> Century, with the exception of the 17<sup>th</sup> Century property The Close, next to Greensleeves. The tenanted farms were on the north-east side of Dippenhall Street, in Dippenhall tithing and included Byron's Farm, Chaundler's Farm and, around the former in Pankridge Street, Garrett's Farm. The present Chaundler's Farm House was built in the late 17<sup>th</sup> Century using bricks from the old Tudor Manor House, which was rebuilt at this time. On the north side of The Borough and Pankridge Street in Itchel and Ewshot tithings, Hannam's Farm House and Green's Farm House remain, these dating from the 16<sup>th</sup> and 17<sup>th</sup> Centuries.

In all about 23 houses of the 15<sup>th</sup> Century survive including The Plume of Feathers. Nearly all of these are now brick-fronted, as are about the same number of 16<sup>th</sup> Century oak-framed houses.



*Figure 5 The Plume of Feathers, Timber Framed*



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By the 17<sup>th</sup> Century brick and tile replaced wattle-and-daub and thatch. The manor houses of Crondall and Itchel were rebuilt at about this time. The 17<sup>th</sup> and 18<sup>th</sup> centuries, a time of prosperity, saw much building activity, infilling the village framework with houses, extensions and farm and trade buildings.

By contrast, the 19<sup>th</sup> Century was a period of decline, so 6 pairs of semi-detached villas, a terrace of 6 cottages, one of 3, and one detached house were all that were built up to the First World War, plus the Methodist Chapel in Pankridge Street. In 1878 the village school took on part of the Croft. After the Great War, in the 1920's Croft Lane was formed out of a farm track and some houses were built, followed in 1926 by Glebe Road with 9 pairs of houses built by the Council. After the Second World War the remainder of the Croft was built upon by the Council and some private houses were built on the Dippenhall Street frontage. The Greensprings estate off Pankridge Street was also built at this time.

Agriculture was always the main occupation, with hop growing developing after the 16<sup>th</sup> Century along with a local brewing industry. Much of the surrounding woodland was also managed in a sustainable way, such as hazel coppicing, the wood being used to produce baskets and other products with reeds from the osier beds in Redlands Lane. The balloon baskets for the Royal Engineers at Farnborough were made this way. Watercress was also extensively grown in the clear, clean water of local springs.

During the 19<sup>th</sup> Century, an important brick and tile industry developed with several sites around Crondall, the most significant of which was Chaundlers Brick and Tile Works known as the Brick Yard, and owned by Redlands Tiles. This was built in 1857 on a site to the east of Crondall which lay over the junction of the Reading Beds and the London Clay, providing the raw materials for the brick and tile making. Various changes to the village in the 19<sup>th</sup> Century include the provision, in 1818, of a new school in Croft Lane, which lasted until the new Board School was built in 1878. The old school building is now used as the Church Rooms. In 1948 Hook Meadow was first made available for public use. The first village hall was built by the Brandons (where Brandon Bungalows now are) in memory of their son who was killed in the First World War. The current Village Hall was built in Hook Meadow in the 1970s. Modestly sized developments of new houses were added to Crondall mainly from the 1960s onwards. Chaundlers Brick and Tile Works were closed in 1957.

Today, Crondall retains some 80 statutory listed buildings, many of them houses or cottages dating from the 15<sup>th</sup>, 16<sup>th</sup> or 17<sup>th</sup> centuries, within a central core of medieval streets. The mature trees and green open spaces, both in and around the Conservation Area, also make a major contribution to its special interest.

### 4. Key Issues for Crandall Parish

The 2011 census records a population of 1,741 residents living in 738 houses. The village has a number of community facilities and services that support the Parish such as a doctor's surgery with dispensary, a village shop with Post Office, Primary School and two nursery providers, two Churches and Church rooms, a village hall and two public houses. In the wider Parish there is a petrol station with a convenience stores, three business parks and further business units. There is an extensive farming community and a number of small units providing business opportunities.

The information collated from the initial questionnaire showed that the sense of community within the Parish is highly valued and that the community cherishes the far-reaching views both into and out of the settlements and wishes to protect them. There is a wish to preserve access to open spaces and green spaces in and surrounding the settlements and to ensure that local footpaths are maintained. Recreation spaces are highly valued. The existing Conservation Area was strongly supported. Residents value the local amenities and the location of Crandall in terms of its accessibility.

There is a strong desire to preserve a gap to the north of Crandall village settlement between the pinch point to the village and the A287 and to avoid coalescence between the settlements of Crandall and Mill Lane.

During consultation, concerns were expressed about the availability of affordable housing for those wishing to remain in the village, particularly young adults wishing to move home and for young families. A mixture of housing types particularly 2- and 3-bedroom houses rather than large 5-bedroom houses is required. There is also a need for housing for older residents to downsize to.

Factors such as location, design, character, density, affordability and housing mix are all important with regards to any future development. Residents confirm that they would like dispersed developments of small numbers of houses within the existing boundaries rather than on greenfield sites although they recognised the practical limitations of this approach. There was a desire to preserve the distinct character of the village and protect the Conservation Area.

Traffic was one of the main areas of concern highlighted in the initial questionnaire. Crandall has narrow roads often with no pavements and is served by narrow lanes to the south from Farnham, east from Church Crookham and Aldershot and west from Alton and Odiham. The volume of traffic and the size of lorries cause traffic flow problems at peak times, which is exacerbated by the need for residents' on street parking. There is a feeling that vehicles often drive too fast through the village and that it is used as a 'rat run' for passing traffic, particularly from Farnham.

Mill Lane residents are concerned about the number of heavy vehicles entering into the Mill Lane industrial park from the A287. There are also concerns about large heavy goods vehicles driving through the narrow roads. It was clear that the pressure of traffic and safety concerns must be taken into account when considering future development.

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Flooding was another major area of concern. The UK Environment Agency maps parts of Cron dall village as areas of high and medium risk of flooding. There was strong support for improved flood management to address the underlying problem of the aged infrastructure and its capacity for foul waste and surface water. There was concern that any new development must address drainage and sewage as part of their proposals and not exacerbate the problems with the existing core infrastructure.

Reference was also made to the need for improved high-speed broadband across the Parish.

The Village profile from the 2011 Census is shown in Appendix 3.

### 5. Vision and Objectives

The vision for the Parish that was formulated based on the responses to the initial questionnaire is as follows:

***“Crandall will continue to be a thriving and sustainable community, with its inherent historic, rural and social character as a rural Parish, nurtured, enhanced and protected for the benefit of residents and future generations”***

The objectives for the Neighbourhood Plan were also based on the responses to the questionnaire and are as follows:

- To have maintained and improved a sense of community as evidenced by commitment and involvement in village activities
- To have achieved a stable and flourishing rural Parish with excellent access to the countryside and prosperous village and farming communities
- To have retained the active Churches, School, Village Hall, two pubs and the village shop in a supportive society
- To have achieved a reasonable balance between the supply and the demand for the types of housing required in the Parish
- To have improved the infrastructure to all the properties in the Parish in terms of roads, electricity, gas, water, and drainage
- To have preserved or enhanced the Conservation Area with its historic assets
- To have maintained the rural character of the Parish and the significant views into and out of the village
- To have influenced a reduction in the volume and speeding of through traffic of vehicles in the village and the narrow lanes in the Parish
- To have supported existing, and encouraged additional small businesses and home working, especially through the provision of high-speed broadband

What was clear from the responses to the questionnaire was that Crandall Parish is a popular and vibrant community and that residents tend to commit to living in the village for a long time and invest in the community. Some 70% of respondents to the Neighbourhood Plan have lived in the Parish for more than 10 years. This longer-term residency is to be encouraged as it helps to nurture a stable, yet dynamic, community. Households need to be able to grow in size (with an increase in the number of children) or downsize (e.g. as children leave home). It is appropriate, and consistent with views expressed by respondents to the Questionnaire, for the Neighbourhood Plan to seek provision of additional housing within the Parish that facilitates this.

### 6. Policies

This part of the Plan contains the policies that will help meet the community's vision for Crandall Parish and address the key issues that have been raised during consultation. All the policies relate to the use and development of land.

The policies will be considered by the local planning authority, Hart District Council, when determining planning applications. Applications will also be determined with reference to National Planning Policy in the NPPF (2018) and the Hart District Local Plan. In this context a 'made' Neighbourhood Plan will be part of the development plan.

Each policy section contains details of the policy, the objectives to be achieved through the policy and the evidence and justification for the policy. They refer to relevant evidence which is contained in supporting documents and other evidence material that is listed in Appendix 2.

The supporting documents are available to read on the Parish Council website. The website also provides links to the remaining evidence base.

The overall policies are shown on the map included as Appendix 4.

## Policy 1: Spatial Plan

*Over the Neighbourhood Plan period the focus for growth will be the settlements of Crandall and Mill Lane within which development will be supported. The boundaries of each settlement are defined on Figure 6 and Error! Reference source not found.7.*

*Development should respect and not obstruct views out of Crandall shown on Figure 233.*

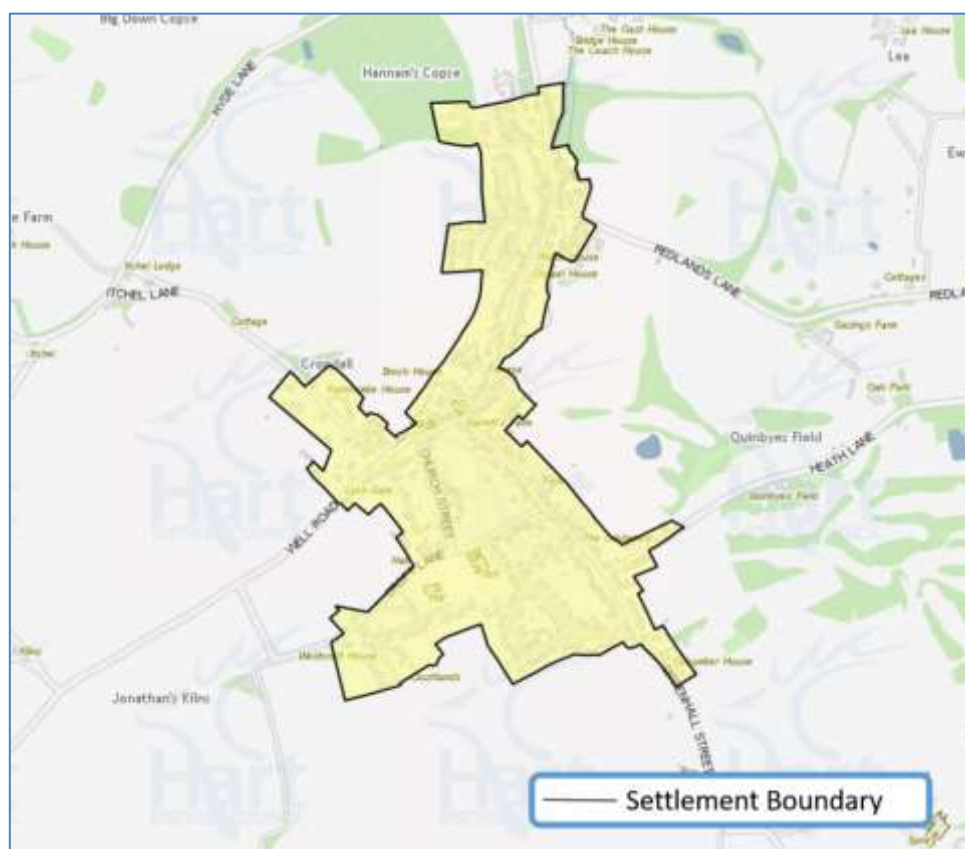
*Development outside the settlements of Crandall and Mill Lane should be appropriate to a countryside location.*

## Objectives

- To protect the local amenities, landscape, wildlife and countryside of the Parish
- To ensure Crandall and Mill Lane remain separate settlements and avoid coalescence with Church Crookham and Fleet

## Evidence and Justification

This policy directs future growth in the Neighbourhood Plan to the existing settlements of Crandall and Mill Lane.



**Figure 6: Crandall Settlement Boundary**





## Policy 2: Housing Site Selection

*During the Plan period the Neighbourhood Plan supports residential development at the sites below for the development of housing:*

*2a CRON 27 St Cross Road*

*2b CRON 21 The Bungalow*

*2c CRON 22 Marsh Farm*

*The detail of each allocated site is set out in in policies 2a to 2c.*

### **Evidence and Justification**

Crandall is an attractive place to live owing to the surrounding countryside and its geographic location to larger towns including London, travel hubs and employment areas. There are many long-term residents of the Parish, including families going back several generations. Older residents do not wish to move away from the Parish but a number would like to move to smaller homes that are more suitable for their circumstances. There is a need for affordable housing for local people, particularly young residents.

Consultation has shown that residents want Crandall to remain a rural Parish and that its character should not be harmed by inappropriate new housing development particularly that which might add to traffic and parking problems around the village or exacerbate the existing flooding and drainage issues.

There is limited space for new development within the existing settlement boundaries as many of the roads are narrow with no pavements limiting vehicular access. Many houses within the area have inadequate or indeed no parking provision leading to an increase in on-street parking.

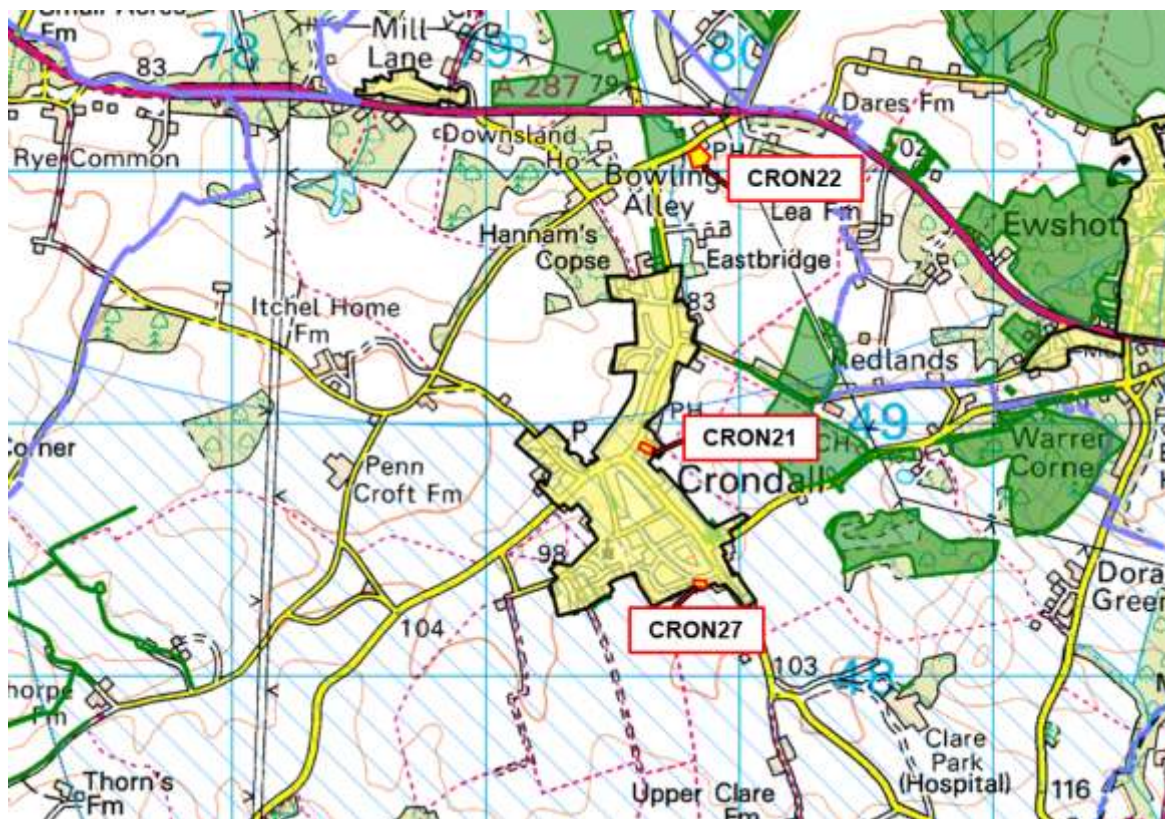
A majority of residents accept the need for new homes with a desire for a mixture of housing types, particularly two- and three-bedroom houses. Residents did not want large five-bedroom houses to be built. There is a shortage of affordable or social housing.

Residents value the countryside and wish to protect it from unsympathetic development. They also want to protect the Conservation Area.

Our Neighbourhood Plan seeks to ensure a supply of sufficient homes to meet local needs and contribute to the retention of a sustainable community. Valued parts of the landscape will be protected by building on brownfield sites where possible and on sites that will not have a harmful impact on the rural landscape.

### **Site Allocation**

The Site Assessment Report in the Evidence Document explains the methodology used and sets out the individual assessments of all the sites initially put forward either as existing SHLAA sites or those proposed as part of the Call for Sites process. These were identified as CRON sites. The findings of the Site Assessment Report are refined further in the SEA.



*Figure 8: Selected Sites*

Each of the site allocation policies have a number of criteria designed to ensure that any new development reflects and respects the character of Crondall and enables it to integrate into the prevailing character of the locality. This will help ensure that a high standard of development and design is achieved. By definition the approach adopted will discourage development that looks out of place and is poorly integrated with its surroundings.

### **Windfall**

Windfall sites are those not specifically identified or allocated directly for housing purposes. All new developments within the Parish in recent years have been windfall sites. It is therefore anticipated that windfall sites will continue to provide a steady supply of housing over the Plan period given the past historic trend. It is expected that at least 12 windfalls will be approved over the plan period. This is on the basis of the historic Windfall build rate in Crondall Parish (2001 – 2017) being 2.0/yr. Hence over the remaining plan period (2018 – 2032) a total of 28 might be expected. However, as these are not certain and a particularly high saturation has already been achieved within the village settlement boundary a more conservative and realistic windfall allowance of 12 dwellings has been assumed for the purpose of plan- making.

## Policy 2a CRON 27 St Cross Road

### CRON 27 St Cross Road

*This is a 0.020-hectare site between existing houses in St Cross Road that is currently occupied by garages.*

*The site has the capacity for 2 small two to three bed roomed semi-detached properties.*

*Development proposals should comply with all the following criteria*

- *Provide safe access from St Cross Road;*
- *Its layout and design should respect neighbouring properties and be no more than 2 storeys high; and*
- *Its layout should include off-street parking and provide garden space in keeping with the surrounding area.*



This site is located to the south of the village at the southern edge of the St Cross Estate.

*Figure 9: Location and extent of St Cross Road site 2a (CRON 27)*

### Site Background

This is an infill site situated between existing properties. The site is suitable for smaller houses which meets the preferences of local parishioners.

This site scored highly against all the criteria used to evaluate all the sites. It is within the village settlement boundary, is a brownfield site, has existing infrastructure services in place and has access to key village amenities. It also does not impact on the character or appearance of the Conservation area. It is addressed in Table 4.8 of the SEA.



## Policy 2b CRON 21 The Bungalow

### CRON 21 The Bungalow

*This 0.084-hectare site is the location of an existing bungalow on Pankridge Street and has capacity for approximately 2 semi-detached dwellings giving net 1.*

*Development proposals should comply with all the following criteria*

- *Provide safe access from Pankridge Street;*
- *Its layout and design should respect neighbouring properties and be no more than one and a half storeys high; and*
- *Its layout should include off-street parking and provide garden space in keeping with the surrounding area.*



The site is centrally located in Crondall village to the east of Pankridge Street.

**Figure 10: Location and extent of site 2c (CRON 21)**

### Site Background

This is the site of an existing bungalow. The site is suitable for smaller houses which meets the preferences of local parishioners.

This site scored highly against the majority of the criteria used to evaluate all the sites. It is within the village settlement boundary, has existing infrastructure services in place and has access to key village amenities. The existing property has fallen into disrepair and would benefit from improvement or replacement. This would have a positive impact on the character and the appearance of the adjacent Conservation Area and street scene.

The site lies within flood zone 1 and marginally within flood zone 3. A proposed development of the site would need to be located outside flood zone 3 to mitigate this issue, despite no known flooding ever having occurred since its construction in 1967. Should a developer wish to develop the site to include flood zone 3, then a successful sequential test would likely need to be performed.

The site has access directly from Pankridge Street. It is addressed in Table 4.3 of the SEA.

## Policy 2c CRON 22 Marsh Farm

### CRON 22 Marsh Farm

*This is a 0.48-hectare brownfield site off the eastern side of Bowling Alley that is currently let as commercial premises. The site has capacity for approximately 7 dwellings from the conversion of existing buildings.*

*Development proposals should comply with all the following criteria:*

- *Provide safe access from Bowling Alley;*
- *Provide a mix of housing sizes and types suited to small households;*
- *Be in keeping with neighbouring properties*
- *Its layout should include off-street parking and provide garden space in keeping with the surrounding area and*
- *Its layout should include trees and planting to screen the site and maintain the rural character of the area.*

The site is located to the north of the Parish, on Bowling Alley.



*Figure 11: Location and extent of site 2d (CRON 22)*

### Site Background

This is the site of an existing commercial business premises. The site proposes a low number of smaller houses which meets the preferences of local parishioners.



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This site scored well against most of the criteria used to evaluate all the sites. Access is good and the location is deemed to be sustainable being within a mile of the village centre. Although it is outside the village settlement boundary, it is a brownfield site with infrastructure services in place.

The site offers a positive opportunity to redevelop a brownfield site for residential purposes. It is also well-positioned in relation both to Crondall and Mill Lane. The site originally scored higher than Windamoor Farm but was not down selected owing to a potential loss of employment.

Since the original site selection process, the owner of this site has applied for, and received, Prior Approval for a Change of Use from premises in Light Industrial Use (Class B1 c) and any land within its curtilage to dwelling houses (Class C3), on two of the three locations at Marsh Farm. In spite of conversion from B1c to C3, notice to relocate existing businesses may not directly lead to a loss of employment.

A small part of the site falls within the Environment Agency's flood zone 3. A proposed development of the site would need to mitigate this issue, despite no known flooding ever having occurred.

It is addressed in Table 4.4 in the SEA.

### Policy 2d Thames Basin Heaths Special Protection Area

#### Thames Basin Heaths Special Protection Area

*New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will be required to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects.*

*All net new housing development within Crandall Parish will need to:*

- *Demonstrate that appropriate SANG capacity is in place and*
- *Make an appropriate contribution to Strategic Access Management and Monitoring measures (SAMM)*

#### Evidence and Justification

Crandall lies within 5km of the Thames Basin Heath Special Protection Area (TBHSPA). A net increase in the number of homes is likely to lead to increased recreational use of the TBHSPA. Visitor surveys produced by Natural England demonstrate that 70% of visitors to the TBHSPA come from within this distance. To ensure that new homes will not lead to increased recreational pressure on the SPA, new development must secure or provide Suitable Alternative Natural Greenspace (SANG) and provide funding for Strategic Access Management and Monitoring (SAMM) in line with the Hart Local Plan adopted TBHSPA Avoidance and Mitigation Strategy.

SANGs are semi-natural public open spaces that mitigate the impact of new homes on the TBHSPA by providing land that can be used for recreation as an alternative to visiting the TBHSPA. No new housing can be inhabited until the SANG to which it has been allocated is functional to ensure that recreational pressure is diverted from the Thames Basin Heaths SPA.

Proposals for new SANGs must be approved by Hart District Council following advice from Natural England and will be expected to follow Natural England's SANG guidelines. Applicants may propose bespoke SANGs that provide mitigation for their own developments, either within the development site or off-site in an appropriate location. The requirements of the SANG guidelines often mean that SANGs cannot be delivered on smaller sites.

SANGs as a publicly accessible open space must also conform to all the usual criteria and standards associated with a high-quality open space provision (see the Hart Open Space Study, 2016). This will mean that the site must have regard to the suitability for a diverse range of user groups, with a variety of social and physical needs and abilities. The SANGs must have an agreed, detailed management plan that has regard to both the needs of the visitor as well as the practical management of the site and have the financial resources to run the SANGs in perpetuity.

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Strategic Access Management and Monitoring (SAMM) refers to measures undertaken to reduce the impact of visitors on the TBHSPA by promoting the use of SANG, providing on site wardens, a TBHSPA education programme and undertaking monitoring of both visitors and bird populations. Access management measures are provided strategically across the whole of the TBHSPA to ensure that adverse impacts are avoided and that SANGs function effectively. This is funded through developer contributions and co-ordinated by Natural England in partnership with landowners and other stakeholders.

## Policy 3: Good Design

*Development in the Neighbourhood Area should demonstrate high design quality. Development should, where appropriate, take into account the following design principles:*

- *Development should complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, mass, separation, layout, materials and access;*
- *Development should be locally distinctive. It should take opportunities to reflect the local vernacular, to appear in keeping with its surroundings – taking account of traditional local materials; and to reference high quality local design;*
- *The height of new buildings should be in keeping with neighbouring properties and roof pitches, complementing the existing street scene;*
- *Strong building lines should be respected and soft landscaped front gardens and landscaped front boundaries should be retained or enhanced;*
- *Development should seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity;*
- *Development affecting the transitional edges between a settlement and countryside should be softened by landscaping to complement the character of the adjacent or surrounding countryside;*
- *Parking on development sites should be well integrated within its wider curtilage so as not to dominate the public realm and should adhere to Hart District Council's adopted parking standard or guidelines;*
- *All heritage assets should be conserved in accordance with their significance;*
- *Development should not restrict access for cyclists or pedestrians, including those with limited mobility.*

## Objectives

- To ensure that housing design reflects the distinctive character of Crandall, in scale, proportion, style and materials.
- To encourage new development to deliver a high-quality standard of design, that sits comfortably with the existing built and natural environments
- To ensure that there is limited loss of existing mature trees and hedgerows.

## Evidence and Justification

The overall character of the historic buildings in Crandall is domestic and vernacular. As such most of the buildings are modestly sized (one, one and a half, or two storeys high) with steeply pitched roofs of a single room width, often with substantial brick stacks. Typically, houses are built in earth-based colours of orange-red and rich terracotta as derived from local clays used for bricks and tiles. Generally housing is set back from the road with small front gardens surrounded by picket fences.

The character of the village derives from the dominant 17<sup>th</sup> Century or earlier houses, and scale is based on timber lengths available at the time. Similarly roof pitch was 45 degrees but even with

modern construction it is preferable to limit roof pitch to 40 degrees and make use of hipped gable ends (typical of tile replacements for thatched roofs).

This policy establishes important design principles for all new development across the Parish. The Hart District Council Urban Characterisation and Density Study 2010 and Crandall's Conservation Area Character Appraisal Document recognise and describe the distinct character of different parts of the Parish and its valued features. These documents provide an invaluable reference in understanding the local design context of different parts of the Parish.

The policy requires development proposals to demonstrate that they have acknowledged their location in relation to their surroundings and how they have responded positively to the design references prevailing in adjacent parts of the settlements. More recent developments have generally met these requirements. This need not mean that the design of all proposals should replicate existing buildings, nor does it require uniformity in design. However, where proposals intend to depart from the established character of the area, the onus will be on the applicant to demonstrate how this will be successful and how they will contribute to the overall quality of the area and reflect and reinforce local distinctiveness. This supports the NPPF's requirement to establish a "strong sense of place" and to "respond to local character and history, and reflect the identity of local surroundings and materials".

Paragraph 124 of the revised NPPF (2019) Chapter 12 (Achieving well designed places) specifies that 'being clear about design expectations, and how these will be tested, is essential' for achieving sustainable development. Effective engagement e.g. with local communities (including through workshops), the use of 'local design standards or style guides', and the refusal of permissions for developments of poor design are some of the ways the revised NPPF (2019) aims to achieve this objective.

## Policy 4: Crondall/Mill Lane Local Gap

*The Neighbourhood Plan designates a Local Gap, to the North of Crondall*

*Development proposals within the Local Gap should not result in coalescence or harm the separate identities of Crondall and Mill Lane.*

### Local Gap - North of Crondall

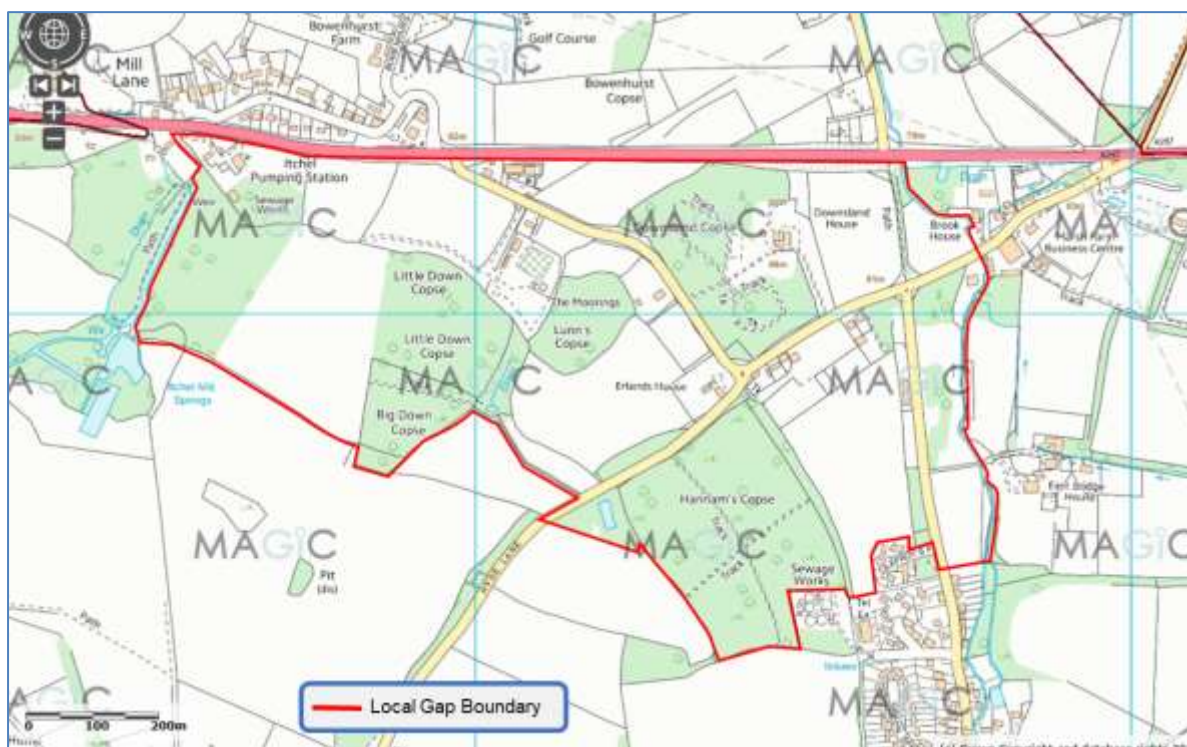


Figure 12: Local Gap Location Map

### Objectives

- To prevent coalescence or damage to the integrity and identity of the settlements of Mill Lane and Crondall Village.

### Evidence and Justification

Through Neighbourhood Plans, local communities are provided with the opportunity to define existing and/or designate new Gaps.

Hart District Council's emerging Local Plan does not seek to include a Gaps policy, but does support the designation of Gaps through Neighbourhood Plans. The proposed Local Gap is designated with the purpose of safeguarding the separate identities of Crondall and Mill Lane.

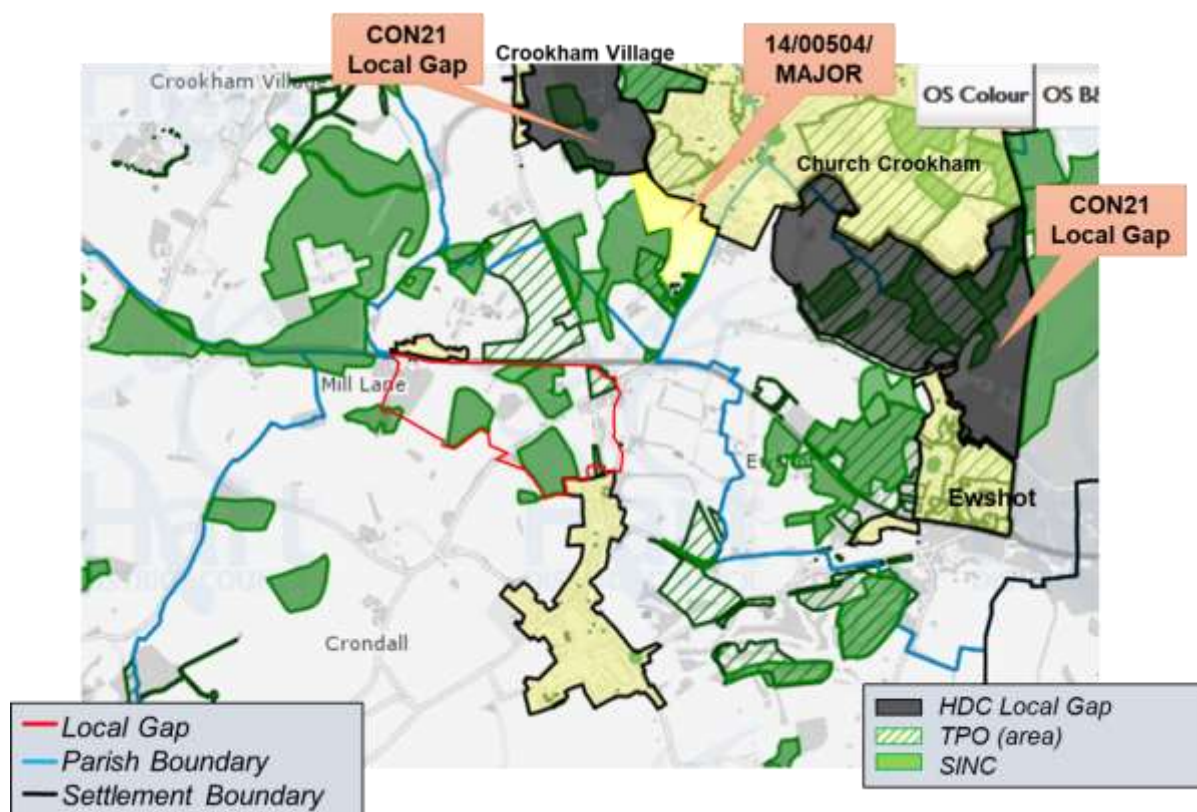
The Local Gap, as shown in Figure 12, has been progressively refined throughout the plan-making process. Whilst the concept of a Local Gap has not changed, the Parish Council has reduced its size



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so that it is the minimum needed to perform the function of a local gap between the settlements of Crondall and Mill Lane. It reflects the respective sizes of the two settlements and the development pressures that arise from the A287 as it runs through the neighbourhood area.

The work on refining the boundaries of the proposed Local Gap so that they relate to built and natural features has been an important part of the changed definition of the Gap. The community's ambition is that the Local Gap is readily-identifiable to local residents and developers/landowners alike. The refined boundary has also been designed to assist Hart District Council as it implements the development management process.



*Figure 13: Local Gap in the context of adjacent conurbation areas, existing Local Gaps and major developments*

The landscape character within and beyond the Gap aligns with the typical high quality and attractive character of Hampshire countryside, namely the rolling Hampshire chalk down lands associated with Odiham and Crondall Parishes.

Indeed, the area is defined in the Hart District Landscape Assessment owing to its high amount of woodland and strong hedgerow structure. There are extensive views over farmland, chalk landscape and the protected historic woodland at Hannams Copse. The open arable landscape has an attractive rural and distinctive character which is impacted by the occasional sight of overhead power lines. This Landscape Assessment has stood the test of time and is still valid.



### Policy 5: Local Green Spaces

*The sites below, identified on Error! Reference source not found. to 22, are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.*

*1 Hook Meadow – 3.08 hectares to the North of Croft Lane and to the south of Well Road*

*2 Farnham Road Recreation Ground – 1.56 hectares of land on Dippenhall Street*

*3 Old Parsonage Meadow – 1.25 hectares of land adjoining Croft Lane*

*4 Church Graveyard and Burial Ground – 1.26 hectares of land within the curtilage of All Saints' Church, south of Croft Lane*



**Figure 14: Crondall Local Green Spaces**

#### Evidence and Justification

This policy designates four Local Green Spaces that are demonstrably special to the local community. It does not change the ownership or management of the land, nor does it change existing rights of public access (or lack of). This designation has the same status as Green Belt land.

Planning policies and decisions should aim to achieve healthy, inclusive and safe places. The NPPF (2018) in Section 8 (Promoting Healthy and Safe Communities) paragraph 96 states that “Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”.

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Paragraph 99 goes on to state that *“the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period”*.

It goes on to state within paragraph 100 that the Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Note that policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

## 1: Hook Meadow



*Figure 15: Hook Meadow (CLGS 1) south of Well Road, north of Croft Lane*

### Location

Hook Meadow is within the settlement boundary and is located to the west of the village centre.

### Significance

Hook Meadow is an important open space that is used by the whole community. It is widely used as a recreational space with an extensive playing field used largely for cricket, a bowling club and a tennis court. The recently refurbished children's playground is also located in Hook Meadow and is extensively used by parishioners and visitors on a daily basis. Various community facilities are accessed via Hook Meadow including the Village Hall, The Old Gym, the Church and the Church Rooms. Hook Meadow is often used as an extension to the Village Hall for events. Additionally, Hook Meadow is home to many community events such as the annual Village Fete, Party in the Park and a visiting open-air theatre.

The land is also an important open space within the village. There are important historical views across the site and the Meadow is home to the line of established Poplar trees on the norther boundary that are a local landmark.



*Figure 16: View across Hook Meadow*

This site is owned by the Parish Council which in itself should afford a level of protection of this area for the community.

### Size

Hook Meadow is 3.08 hectares

## 2: Farnham Road Recreation Ground



*Figure 17: Farnham Road Recreation Ground (CLGS 2) west of Dippenhall Street*

### Location

The field is located to the west when approaching the village from the south just before the entrance to the village. It is close to the settlement boundary of Crondall.

### Significance

The recreation field is widely used as a recreational ground for local and visiting football teams of all ages, for dog agility meetings and more recently is being regularly used by a club for drone racing. There is a small pavilion which was renovated by the Parish Council in 2018. Further opportunities to develop the recreational use of the site are always under consideration by the Parish Council.

This site is owned by the Parish Council which in itself should afford a level of protection of this area for the community.



*Figure 18: The Recreation Ground viewed from the south-east*

### Size

The Recreation Ground is 1.56 hectares



## 3: Old Parsonage Meadow



Figure 19: Old Parsonage Meadow – (CLGS 3)

### Location

Old Parsonage Meadow is in the heart of the village at the centre of the Conservation Area.

### Significance

The historic significance of this land makes it an important space that contributes to the locally distinctive character of the area. The land has historical significance relating to the Crandall Tithing and All Saints’ Church and provides striking vistas towards the Grade 1 listed Church. It is the last surviving element of secure ancient farmland within the inner village around which the village developed. In the first millennium the site would have provided for the protection and domestication of animals. Many of Crandall’s listed buildings surround the historic meadow including the Manor House and the Home Farm (The Old Parsonage) and also the Steward’s house (Greensleeves).<sup>3</sup> The land is privately owned.



Figure 20 : Views towards The Borough & Itchel hillside to the north

In addition to its heritage value and Conservation Area status, the Meadow helps to maintain the rural character at the heart of the village owing in part to its uncultivated nature. It is sustaining a large variety of wildlife including rodents, foxes, owls and nesting birds and is home to a variety of local hedgerows and trees.

Several planning applications for development of the site have been refused locally and at appeal, specifically APP/N1730/A/03/1120690.

### Size

<sup>3</sup> Crandall – Evolution of a Hampshire Village ISBN: 978-1-5272-2421-6



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Old Parsonage Meadow is 1.25 hectares

## 4: Churchyard and Burial Ground



*Figure 21: All Saints' Churchyard (CLGS 4)*

### Location

The Churchyard is in the centre of the village at the heart of the Conservation Area.

### Significance

The Churchyard has historical significance in relation to All Saints' Church, a Grade 1 listed building. That part of the churchyard immediately surrounding the Church is closed for burials whilst the portion to the east is managed for burials by the Parish Council. The Church is a significant space in the Conservation Area and is set upon a high point in the Parish with the churchyard surrounding the ancient building. All Saints' Church is a cruciform church of late Saxon /early Norman period and is notable by the flint and mortar wall on the line of the south aisle arcade. The north aisle window and fragmentary string course is Norman. The south doorway with roll moulding is 12<sup>th</sup> century, as is the west door. The chancel and clerestory are early English (or early 13<sup>th</sup> century).



*Figure 22: All Saints' Churchyard viewed from the south-east*

### Size

The Churchyard is 1.26 hectares

## Policy 6: The Natural Environment

*The protection and enhancement of wildlife areas, measures to sustain and improve biodiversity and net biodiversity gains will be supported. Development should respect important views and the distinctive local character of the Neighbourhood Area's landscape. The enhancement of public rights of way will be supported, as will measures to mitigate the impacts of, and adapt to climate change.*

*Inappropriate development in areas at risk of flooding should be avoided. Where development is demonstrated to be necessary such areas, it should be made safe for its lifetime without increasing flood risk elsewhere. The provision of sustainable drainage systems will be supported.*

### Objective

- To protect the natural environment of the settlements, their ecosystems, and to conserve and enhance biodiversity;

### Evidence and Justification

Paragraph 170 of the NPPF (2018) Chapter 15 (Conserving and enhancing the natural environment) states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes sites of biodiversity or geological value
- Recognising the intrinsic character and beauty of the countryside and the wider benefits of ecosystem services
- Minimising impacts on and providing net gains for biodiversity
- Preventing unacceptable levels of soil, air, water or noise pollution
- Remediating contaminated land

Paragraph 171 of the NPPF states that land should be allocated for development “*with the least environmental or amenity value*”.

Environmental issues for relevance to Crandall include:

- Wildlife area
- Landscapes
- Footpaths and public rights of way
- Climate change impacts
- Flood mitigation
- Pollution

Crandall attracts walkers and cyclists to the area owing to its attractive location and easy access to the countryside. The Parish can improve its footpaths and cycle-ways that connect settlements, amenities, green space and historic attractions in an environmentally sustainable way.

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Crondall also attracts bird watchers and other nature enthusiasts to the area. Although the surrounding countryside is intensively farmed, pocket wildlife areas remain, the Parish Council would like to maintain and preserve the pocket wildlife areas that remain.

Flooding is an issue in the Neighbourhood Area. National and local planning policy sets out clear requirements and a clear methodology for how development proposals must address flood risk. The Parish Council is keen to ensure that all development fully abides by this.

## Policy 7: Conservation

*Crandall Conservation Area and its setting must be conserved or enhanced in a manner appropriate to its significance. The enhancement of the Conservation Area or its setting will be supported.*

### Objective

- Conserve or enhance the Conservation Area and its setting

### Evidence and Justification

Crandall has a significant Conservation Area which was designated by Hart District Council in 1977 and updated in December 2016. The Conservation Area encompasses the historic village centre around the Borough and stretches out along Pankridge Street to the north and Dippenhall Street to the south east. To the south, the designated area surrounds the important medieval Church of All Saints' and Hook Meadow. (See Figure 23 below).

The Conservation Area is notable for its various historic buildings, both listed and locally listed. These buildings, which include several 15<sup>th</sup> century former hall houses tend to be vernacular in terms of their layout, built form and the selection of materials used. There are also a number of more substantial houses, some previously used as farmhouses, also dating from the 15<sup>th</sup> century. All Saints' Church is the largest and most impressive building and displays the use of a very wide variety of historic materials.

There are many significant views into, out of and within the Conservation Area which contribute to its character and appearance. These relate to views into and out of the village at the settlement edges, views back towards the many historic buildings, as well as many views within the Conservation Area itself.

A formal Crandall Conservation Area Character Appraisal and Management Proposals report (CCACAM) was prepared in July 2010 following which the Parish Council established a Conservation Area Monitoring Group. The report outlines the key characteristics of the area and makes recommendations for the maintenance of the Conservation area. The report was updated during 2016 and was formally adopted by Hart in December 2016 following public consultation.

The CCACAM proposes a number of recommendations including the need to:

- Preserve and enhance Crandall and its rural landscape setting;
- Protect and enhance the views within, into and out of the village;
- Care for the pond in Well Road and the River Hart watercourse;
- Preserve and enhance important trees in the Conservation Area – and encourage conservation of trees;
- Ensure future development considers impact to traffic flows and review enhancements with Hampshire County Council Highways; particularly limiting traffic speed, vehicle size and parking impact to the village centre



## Crundall Parish Neighbourhood Plan: Referendum Plan

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- Encourage high quality new development in the Crundall Conservation Area which maintains its character and appearance and where possible promotes enhancement of the area's character and appearance;
- Protect existing open spaces including private gardens from inappropriate new development which harms the character of the Conservation Area;
- Support development only where the rural character of the village is maintained

This document defines the character of the Area and provides an important source of evidence that can inform the design rationale of development in the Conservation Area.

Conservation Areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A Conservation Area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in deciding on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The NPPF (2018) Chapter 16 (Conserving and enhancing the historic environment) advises that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. It recognises that these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

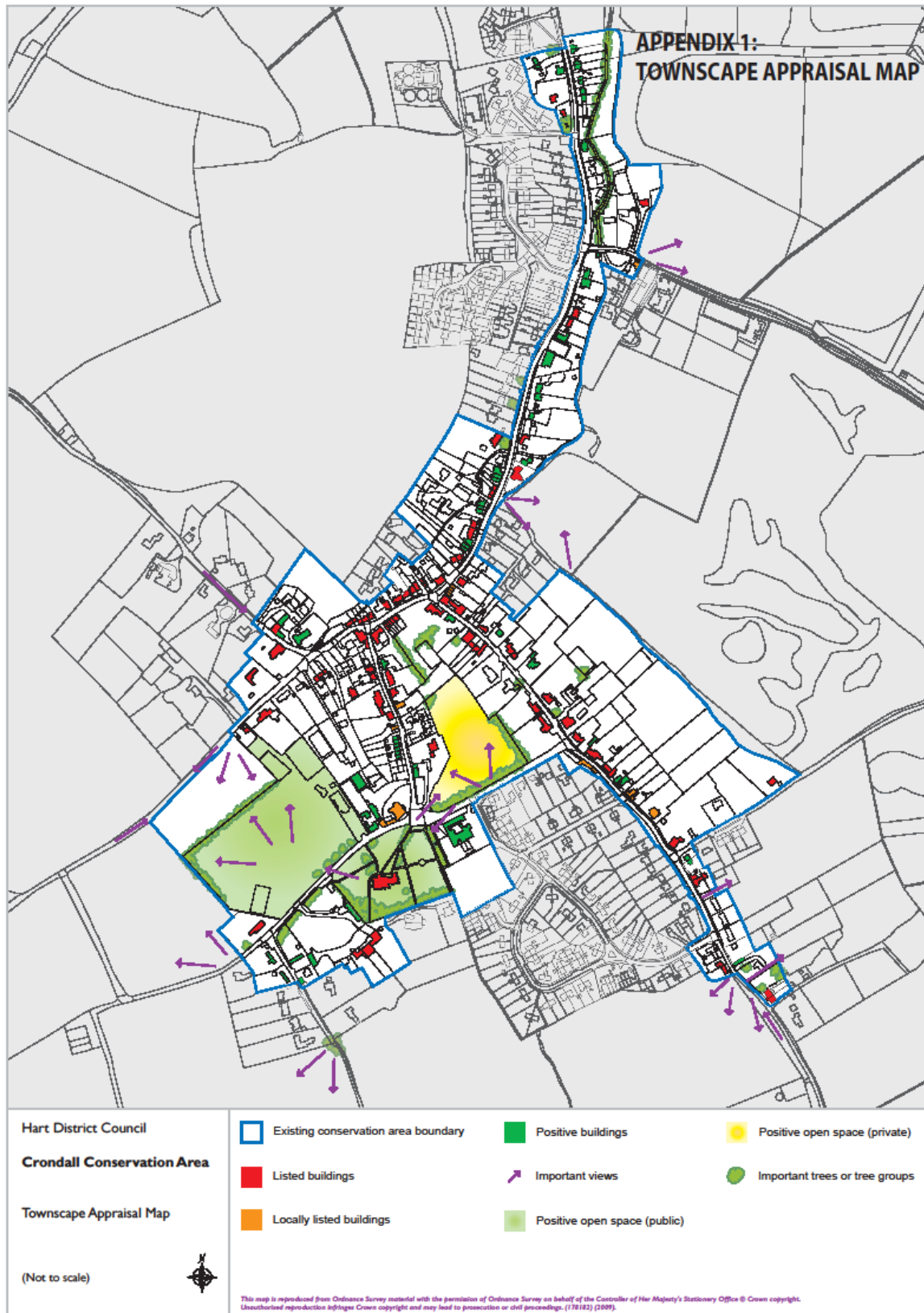


Figure 23: The Conservation Area Map

## Policy 8: Community Facilities

*The following Facilities are identified as key community facilities in the neighbourhood area:*

- All Saints' Church
- The Baptist Church
- The Primary School
- Crondall New Surgery
- The Village Shop and Post Office
- The Village Hall
- The Scout Hut
- The Church Rooms
- The Old Gymnasium
- The Football Pavilion
- The Plume of Feathers
- The Hampshire Arms
- Oak Park Golf Club

*Proposals to develop key community facilities will be supported, subject to respecting local character, residential amenity and highway safety. The loss of a key community facility will not be supported unless one of the following requirements is met.*

- 1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided on an alternative site within the village boundary; or*
- 2. It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility, and there is either no community need/demand or no reasonable prospect of securing an alternative community use of the land or premises.*

### Objective

- Community facilities and services are an important part of any community and encourage community involvement.

### Evidence and Justification

The consultation identified that the community facilities within the village were highly valued by the community and provided useful spaces to provide social activities across a wide range of ages. Not all facilities are classified as critical to support growth but there are some services and facilities that do support new development and are used on a regular basis and should therefore be identified as key services and facilities to enable the Parish to retain as many of these important services as possible.

### Policy 9: Recreation Areas

*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on, unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.*

#### Objective

- To create a sustainable community that provides opportunities for all its members to thrive, through as many cultural, sporting and leisure interests as is reasonably practical.

#### Evidence and Justification

The areas of open space in Crandall are used frequently and a number of groups within the village use the spaces for sports and informal recreation which helps improve the health of the population.

Paragraph 91 of the revised NPPF (2019) in section 8 Promoting Healthy and Safe Communities states that *“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which ....enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”*.

Paragraph 102 goes on to state that *“.... planning policies should especially guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to-day needs.”*

Hook Meadow provides a community recreational area and sports hub. The Parish Council would like to see the area being continually improved and protected for the benefit of the community.

## Crondall's Network of Footpaths

Crondall has a good network of footpaths and bridleways, that enable access to the surrounding countryside and the striking landscapes of the Parish. These offer opportunities for circular routes within easy reach of the main settlement which are of particular value and amenity to local residents.

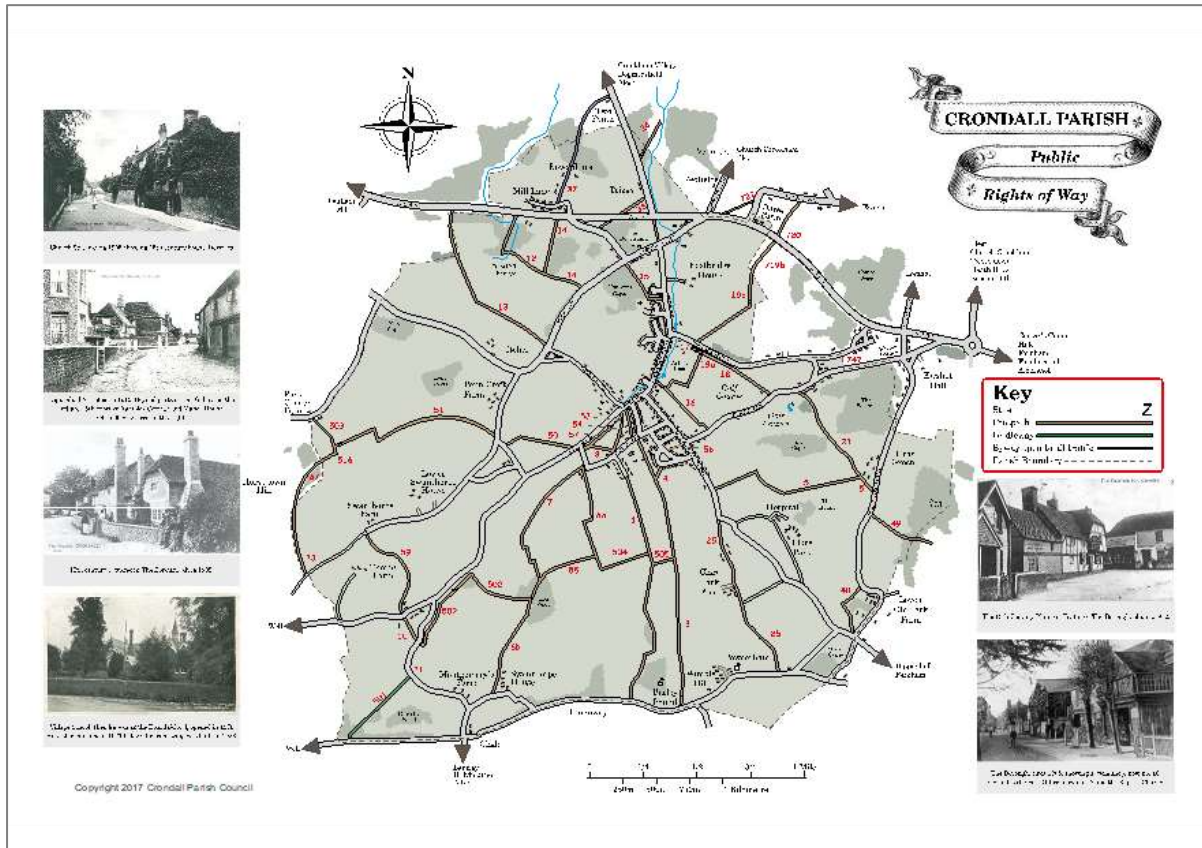


Figure 24: Map of the public footpaths and bridleways



### 7. Community Aspirations

A Neighbourhood Plan may only contain land use policies that can be used by Hart District Council to determine planning applications. However, during its consultation process the Neighbourhood Plan has identified other matters of local importance that are not directly related to planning applications and development. These are listed below. The Neighbourhood Plan has no role in delivering these proposals but the Parish Council may consider delivery of these in due course through the democratic process governing its activities.

#### 1. Traffic, Parking and Safety

Traffic is reported as the second biggest concern in the Parish with 3-times more respondents raising this than the third rated issue. Traffic issues are focussed at 2 locations: -

- Crondall Village (Pankridge Street, Dippenhall Street and The Borough)
- The A287 at Mill Lane (especially crossing and right turns across traffic)

People raised concerns about the speed and volume of vehicles at both locations and size (especially lorries) in the narrow streets of Crondall village, Mill Lane and Doras Green Lane.

The absence of street lighting along Redlands Lane was noted.

The Parish Council will develop a traffic policy and work more closely with the local Traffic Partnership, Hampshire County Council and police to reduce speeds, dissuade over-sized vehicles and improve junction safety.

#### 2. Infrastructure

Respondents to the NP Questionnaire raised concerns about parking, especially in the narrow centre of Crondall and around Hook Meadow.

New developments will need to ensure adequate parking provision (especially in central locations) to minimise on-street parking. With limited and infrequent public transport, most dwellings operate at least one vehicle if not two as there are simply no other transport options in a rural village. The third highest concern was public transport, but the current view is that this is outside the control of the Parish.

The Parish Council will develop a Parking policy to press for parking improvement where possible and ensure new developments meet Hart District Councils' Parking Standards. Parking solutions around Hook Meadow should be investigated in collaboration with other locally involved groups.

### 3. Flooding

Flood risk and associated mitigation was the fourth major concern. The Parish Council operates a Flood Action Group which will be maintained and its activities enlarged. It is recommended that the Action Group develops a Flooding Protection and Prevention policy.

### 4. Infrastructure Projects

Based on the existing S106 contribution framework and the expected introduction of the Hart's Community Infrastructure Levy with the adoption of its Local Plan, more funding will be available for local infrastructure projects. Projects suggested during the course of the Neighbourhood Plan's consultation process included (selected for broad appeal and being within the remit of Parish Council):

- Improvements to Hook Meadow amenities (teen facilities, skate park, sporting facilities, café and others)
- Improved parking around Hook Meadow
- Improved maintenance of footpaths
- Improved signage to reduce HGVs
- Speed reduction physical measures
- Flood mitigation works
- Toilet facilities on Hook Meadow

### 5. Local Businesses

The results of the Questionnaire showed support for shops and small businesses (e.g. working from home) supported by better broadband. The Parish Council will continue to encourage broadband providers to install higher capacity systems sooner.

### 6. Education

Access to secondary schools was noted as a concern. The Parish Council will continue to highlight the disadvantages of being at the edge of the catchment area to Hampshire County Council, not least the impact of the capacity demands on secondary schools owing to significant development in the Fleet district.

## Appendix 1: Hart Local Policies

### Existing Plan Policies

- GEN1 General Policy for Development
- GEN3 General Policy for Landscape Character Areas
- GEN4 General Design Principles
- ALT GEN13 Affordable Housing
- CON1 European Designations (see ref to South East Plan Policy NRM6)
- CON2 National Designations (Nature Conservation)
- CON3 Local Designations (Nature Conservation)
- CON7 Riverine Environments
- CON11 Archaeological Sites and Scheduled Monuments
- CON12 Historic Parks and Gardens
- CON13 Conservation Areas – general policy
- CON19 Strategic Gaps – general policy
- CON21 Local Gaps
- CON22 Setting of Settlements and Recreation
- RUR1 Definition of Rural Settlements
- RUR2 Development in the open countryside – general
- RUR20 Housing in rural settlements
- RUR22 Affordable Housing
- RUR32 Basingstoke Canal
- RUR35 Social Infrastructure and Services
- URB1 Definition of areas covered by URB policies
- URB12 Residential Development Criteria
- ALTURB14 Sheltered and Supported Accommodation
- URB15 Town, district and local centres
- T1 Land use and Transport
- T5 Highway Network
- T14 Transport Development
- T15 Access

### New Plan Policies

- SD1 Sustainable Development
- SS1 Spatial Strategy: Scale and Distribution of Growth
- SS2 Hartland Village
- SS3 New Settlement
- H1 Housing Mix
- H2 Affordable Housing
- H3 Rural Exception Sites
- H4 Specialist Housing
- H5 Gypsies Travellers and Travelling Show people
- ED1 New Employment
- ED3 Safeguarding Employment Land and Premises
- ED3 The Rural Economy
- ED4 Town, District and Local Centre
- NBE1 Development in the Countryside
- NBE2 Gaps between Settlements
- NBE3 Landscape
- NBE4 Thames Basin Heaths Special Protection Area
- NBE5 Biodiversity and Geodiversity
- NBE6 Managing Flood Risk
- NBE7 Water Quality
- NBE9 Historic Environment
- NBE11 Renewable and Low Carbon Energy
- NBE12 Pollution
- 11 Infrastructure
- 12 Green Infrastructure
- 13 Transport
- 14 Open Space and Recreation
- 15 Community Facilities
- 17 Phoenix Green Flood Alleviation
- 18 Safeguarded Land for Education

## Appendix 2: Reference Documents

### Hart Saved Plan and Policies

[https://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Local\\_Plan%20-%20Saved\\_Policies.pdf](https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan%20-%20Saved_Policies.pdf)

### Hart Local Plan 2018 and related documents

<https://www.hart.gov.uk/Local-Plan-Publication-2018>

### Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version

[https://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Local\\_Plan/Hart%20Local%20Plan%20Strategy%20and%20Sites%20Reg%2019%20v1.5.pdf](https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/Hart%20Local%20Plan%20Strategy%20and%20Sites%20Reg%2019%20v1.5.pdf)

### Interactive Maps

<http://maps.hart.gov.uk/hart.aspx>

### Hart Landscape Assessment

[https://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Landscape%20Assessment%20Merged.pdf](https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape%20Assessment%20Merged.pdf)

### Crandall Conservation Area Character Appraisal and Management Proposals Report December 2016

[https://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Crandall%20Conservation%20Area%20Appraisal%20adopted%20Dec16.pdf](https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Crandall%20Conservation%20Area%20Appraisal%20adopted%20Dec16.pdf)

### National Planning Policy Framework 2012

[webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2](http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2)

### National Planning Policy Framework 2019

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779771/NPPF\\_Feb\\_2019\\_print.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779771/NPPF_Feb_2019_print.pdf)

### Natural England's Green Infrastructure Guidance

<http://publications.naturalengland.org.uk/publication/35033>

### A history of Crandall

Crandall – Evolution of a Hampshire Village ISBN: 978-1-5272-2421-6

### Appendix 3: Parish Profile

Crandall Parish is a small, predominantly rural area consisting of Crandall village and Mill Lane. Whilst there is a small convenience store and a primary school located in Crandall, residents need to travel further to access employment areas, further shops and secondary schools. Crandall has no bus services. Residents access Fleet and Farnham stations mainly by car, with both having train stations enabling residents to travel to London, Guildford and Basingstoke.

#### Population & Households

	2001	2011 Census	Change	Percentage change
Current population	1,648	1,741	93	6%
Number of households	687	738	51	7%

	Owner Occupier	Shared Ownership	Social rented	Private rented	Living rent free
Household tenure 2011	526 (74%)	8 (1%)	115 (16%)	54 (8%)	8 (1%)

#### Economically Active Residents - 2011

There are 1,243 people aged between 16 and 74 in the parish

Economically Active			Economically Inactive (nearest %)		
<i>All economically active</i>	841	68%	<i>All economically inactive</i>	402	32%
Employee: Part-time	150	12%	Retired	234	19%
Employee: Full-time	423	34%	Student (including full-time students)	46	4%
Self-employed	210	17%	Looking after home or family	79	6%
Unemployed	38	3%	Long-term sick or disabled	19	2%
Full-time Student	20	2%	Other	24	2%

#### Car & Van Availability - 2011

Households with no car or van	42 (6%)
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#### Parish Employment Areas

Mill Lane Industrial Estate (and environs: BP Garage, Bowenhurst golf course, Peppone's restaurant)

Marsh Farm Industrial Estate, Bowling Alley

Crandall School

All Saint's Church

Crandall Village Shop, Phantom Motors, Old Parsonage, 2 public houses

Oak Park Golf Course

Crandall Parish Council

## Crandall Parish Neighbourhood Plan: Referendum Plan

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Clare Park Farm (and industrial units)

Clare Park retirement home

Clare Park BUPA hospital

Penn Croft Farm (and industrial units)

Numerous “technology” and consultancy business run from homes.

### Recreation

Farnham Road Recreation Ground (1.59Ha) and Hook Meadow Recreation Ground (2.84Ha) contribute to Crandall Parish’s 4.44 ha of parks and gardens. Hook Meadow has a play area, tennis court, bowls green and cricket pitch facilities. There are a football pitch and pavilion at the Farnham Road Recreation Ground. There are two golf clubs within the Parish – Bowenhurst and Oak Park, also a Petanque Club based at Bowenhurst. Numerous riding stables operate around the village and there is a thriving Scout Group.

### Community Services & Facilities

Post Office	Convenience Store	Comparison Store	Food & Drink	Public House	Services	Village / Community Hall
1	2	0	0	2	2	1

GP Surgery	Dental Surgery	Primary School	Secondary School	Place of Worship
1	0	1	0	2

Crandall Primary School lies within the settlement boundary, with the village hall located nearby. A mobile fish & chip van visits once per week.

### Accessibility & Transport

There is no rail station. Hook and Winchfield are both approximately 5 miles north and Farnham station is 4 miles east. Many residents access London via Fleet station (6 miles north).

Crandall is south of the M3 and north of the A31.

There is no bus service. There is also a pre-bookable Taxi-share service available to take residents to Fleet or Farnham when booked.



## Appendix 4: Overall Policies Map

