



Viability Appraisals for New Development Supplementary Planning Document (SPD)

Consultation Statement

May 2023

Introduction

1. Hart is consulting on a Draft Viability Appraisals in New Development SPD. The SPD will provide guidance to support policies in the Hart Local Plan (Strategy & Sites) 2032.
2. The consultation runs for six weeks from 12th May and 23rd June 2023. This is two weeks longer than the statutory minimum 4 weeks.
3. The consultation is taking place under Regulations 12 and 13 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).
4. The consultation will be publicised through a press release, the Council's website, and posts across the Council's social media platforms. County and Parish Councillors will also be notified via a Councillor Connect newsletter email. Organisations and individuals on the Planning Policy database will be notified directly by email or letter.
5. The draft SPD and supporting documents can be viewed on the Council's [website](#) or in person during office hours at: Hart District Council's Offices, Harlington Way, Fleet, Hampshire, GU51 4AE, Monday – Thursday 8.30am – 5pm, Friday 8.30am – 4.30pm
6. Representations must be made in writing by email to planningpolicy@hart.gov.uk or by post to: Planning Policy Team, Hart District Council, Harlington Way, Fleet, Hampshire, GU51 4AE

Considering comments made

7. Representations received between 12th May and 23rd June 2023 will be considered when finalising the SPD.
8. Before adopting the SPD, the Council will prepare a statement setting out:

- The persons the local planning authority consulted when preparing the supplementary planning document;
- A summary of the main issues raised by those persons; and
- How those issues have been addressed in the supplementary planning document.

Consultation carried out to date

9. The Draft SPD has not been subject to any previous consultation. However, by way of background, Hart Council officers have had dialogue with different viability consultants, through both the development management process, and when preparing a Community Infrastructure Levy Draft Charging Schedule in late 2021, which has helped with the drafting of the SPD.

Screening for Strategic Environment Assessment (SEA)

10. The Council consulted Natural England, Historic England and the Environment Agency for five weeks (from 5 April 2023 to 11 May 2023) on its SEA Screening Opinion. No objections were raised to the Council's conclusion that the SPD is unlikely to result in any significant environmental effects and so does not require a Strategic Environmental Assessment (or a Habitat Regulations Assessment).