

HART LOCAL PLAN (REPLACEMENT) 1996-2006 SAVED POLICIES



1 MAY 2020

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INTRODUCTION

1. This document sets out those policies from the Hart District Local Plan (Replacement) 1996-2006 (adopted 23 December 2002) *that continue to remain saved* following adoption of the Hart Local Plan (Strategy and Sites) 2032 (HLP 2032) on 30 April 2020.
2. The Planning and Compulsory Purchase Act 2004 had the effect of automatically saving Local Plan policies for 3 years, either from the date the Act commenced (28th September 2004) or from the date the policy was adopted, whichever is later.
3. In 2007 the Secretary of State agreed to save a number of policies in the 'Replacement Plan' beyond the 3 year period (see Appendix A).
4. A number of those policies have now been superseded by the Hart Local Plan 2032. Those that remain saved are set out in this document and continue to form part of the development plan for Hart. Appropriate weight will be given to these policies in accordance with the prevailing national policy.
5. In 2009 the Council made a second application to save policies from the 'First Alterations' to the Replacement Plan, adopted in June 2006. The Secretary of State did save those policies. However all of the 'First Alterations' policies have been superseded by the HLP 2032.

GEN 1 General Policy for Development

GEN 1 Proposals for development which accord with other proposals of this Plan will be permitted where they:

- (i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;**
- (ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;**
- (iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;**
- (iv) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;**
- (v) Include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;**
- (vi) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;**
- (vii) Have adequate arrangements on site for access, servicing or the parking of vehicles;**
- (viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;**
- (ix) Do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;**
- (x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;**
- (xi) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;**
- (xii) Take account of the proximity of overhead cables and power lines;**

(xiii) Avoid the installation of lighting, which is visually damaging to the character of the area.

Hart District is a high quality environment in which to live, work and enjoy recreation. The District Council is committed to protecting the District's environment and the quality of life of its residents. This does not however mean that no change should take place. The control of development provides the opportunity to manage change positively by ensuring that new developments are sustainable, in keeping with the surrounding area, and that the overall quality of the environment is maintained. The local planning authority is only able to refuse planning permission where it would cause demonstrable harm, but when considering applications it will negotiate with developers in order to ensure the best standards of development possible.

Landscaping schemes will be requested in conjunction with new developments, paying attention to the existing character of the landscape and to the provision of new wildlife habitats where appropriate. Standards of design in urban and rural areas will be a material consideration in determining planning applications.

The environment is important not only for its aesthetic value. The conservation of a wide range of biological species, and the promotion of energy efficiency in order to help combat acid rain and global warming, can assist in maintaining a way of life that is sustainable long into the future. This is emphasised in the Government's White Paper "This Common Inheritance" and in the UK Strategy for Sustainable Development.

GEN 2 General policy for changes of use

GEN 2 Changes in the use of buildings will be permitted provided that neither the proposed conversion nor its access and servicing arrangements are detrimental to the character or setting of the building or adjoining buildings. The building should be of permanent and substantial construction and capable of conversion without major or complete reconstruction.

Changes in the use of buildings may have an impact on their appearance and surroundings, in terms of visual intrusion, scale, amenity, design, use of materials and external alterations. Where such impact is detrimental to the character and setting of the building or its surroundings, permission will not normally be granted.

GEN 6 Policy for noisy/un-neighbourly developments

GEN 6 Proposals for development which could create, intensify or expand noisy or noxious uses or which would generate volumes or types of traffic unsuited to the local area will only be permitted where:

- (i) The site is not located where the proposal would have a serious adverse effect on the amenities of existing housing and other sensitive uses such as schools, or the recreational amenity of quiet areas of countryside; or**
- (ii) The proposal incorporates adequate noise abatement measures to alleviate any material loss in amenity.**

Sporadic development can result in several different land uses becoming established within close proximity, some of which may be detrimental to the quality of the environment and a nuisance to other land uses. The District Council is anxious to ensure that new development is appropriately sited so that it does not cause a nuisance through noise to other users in the area.

This policy, together with the following policy GEN 7, is therefore included for amenity reasons. In granting planning permission, the local planning authority may impose conditions and seek legal agreements to control the occupier, hours of operation and arrangements for minimising disturbance by noise, dust, smoke, fumes or other pollutants, and for establishing and maintaining landscape works.

Examples of noisy uses include some types of commercial uses, as well as recreation uses including water sports, shooting, motor sports and war games. The Council will encourage land management agreements, drawn up in consultation with the relevant bodies, where this can lead to the co-existence of conservation and development.

The District Council will apply the advice contained in Circular 10/73 and PPG24, the Planning Policy Guidance Note on "Planning and Noise", and any subsequent guidance supplementing, revoking or re-enacting that advice. In addition, due regard will be given to advice from the Department of the Environment, Building Research Establishment, Transport and Road Research Laboratory or any other appropriate public body (including the Council's Environmental Health section) advising on noise which falls within the scope of a material consideration as outlined in the 1990 Town and Country Planning Act.

CON 7 Riverine Environments

CON 7 Development proposals which would have a significant adverse affect on the nature conservation, landscape or recreational value of riverine environments (which include those of the rivers Hart, Whitewater and Blackwater), wetlands and ponds will not be permitted.

River corridors are of great importance for water resources, nature conservation, fisheries and recreation and often make a significant contribution to the landscape. This is recognised in RPG9, Regional Planning Guidance for the South East, in para 4.25. Rivers, groundwater, ponds, wetlands, appropriate public access and water-related recreation all deserve conservation, restoration or enhancement where appropriate. It is important that development should not lead to pollution, which could adversely affect water quality. The National Rivers Authority (now the Environment Agency) has prepared a Catchment Management Plan for the Blackwater River Catchment, which includes all the rivers within Hart. The more isolated Rivers Whitewater and Hart currently have high standards of water quality, which should be protected, and the Environment Agency aims to improve water quality along the River Blackwater. The Council will generally encourage initiatives which seek to conserve and restore or enhance the natural elements of river corridors, as indicated on the Proposals Map for the Rivers Whitewater, Hart and Blackwater, and other waterside areas, or which encourage appropriate water-based and water recreation.

The Council is concerned about the level of demand for water abstraction in the District, as this can seriously reduce the flow of rivers. There is already a problem of low flow on the River Whitewater. Water supply for new development should come from a sustainable source. The Environment Agency will be consulted on any development proposals that could affect rivers.

See also proposal CON 10 specifically protecting the Basingstoke Canal, a watercourse of national importance, which should be protected from pollution or other matters, which could affect its water quality. See also Policy GEN 3, which addresses the avoidance of adversely affecting the character of the landscape, including the Hart, Whitewater and Blackwater Landscape Character Areas.

CON 8 Trees, Woodland & Hedgerows: Amenity Value

CON 8 Where development is proposed which would affect trees, woodlands or hedgerows of significant landscape or amenity value planning permission will only be granted if these features are shown to be capable of being retained in the longer term or if removal is necessary new planting is undertaken to maintain the value of these features. planning conditions may be imposed to require the planting of new trees or hedgerows to replace those lost.

Much of the character of Hart is due to the large areas of woodland and the substantial numbers of trees and fine hedgerows in its towns and villages. Ecologically and visually, trees and hedgerows are an important part of the environment and the loss of trees and other features, which contribute to the character of the District, will be resisted. Management of woodlands and groups of trees will be encouraged by the Council. It should be noted that felling of individual trees, if carried out as part of an overall conservation management plan for the woodland, may be of positive benefit.

Ancient woodland or other woodland of ecological value will already be protected through the nature conservation policies CON 1-6. This policy aims to protect trees and woodlands for their public amenity and landscape value.

Where individual trees or groups of trees are considered to be of particular amenity value, the Council will protect them by the designation of Tree Preservation Orders. It is an offence to fell or carry out works to a protected tree without informing the Council. All trees within conservation areas are also protected. Further information is given in the Council's advice notes on Protected Trees and Conservation Areas.

The local planning authority will request the submission of a tree survey, showing the position, spread and condition of all trees, together with a proposed landscaping scheme and management plan. Where the local planning authority does not receive adequate information it may not be able to determine an application. Development proposals affecting trees will be considered against British Standard BS5837: 1991.

When preparing landscape schemes for development in rural settlements and greenfield sites, the developer will be requested to plant indigenous tree species. This will help to soften the impact of development in rural areas. The management of existing woodland areas will also be encouraged by the Council as this can enhance their ecological and amenity value.

CON 10 Basingstoke Canal

CON 10 Development which would adversely affect the landscape, architectural or ecological character, setting or enjoyment of the Basingstoke Canal or which would result in the loss of important views in the vicinity of the canal will not be permitted.

The Basingstoke Canal was constructed in the 1790s. It is an important historic and landscape feature of exceptional ecological value and a valuable recreational resource. The Canal and its associated bridges, nearby buildings and other structures are designated as a conservation area. A Conservation Area Proposal Statement has been prepared for the Fleet section of the canal, and this includes detailed policies for its protection. The whole length of the Canal within the District is designated as a Site of Special Scientific Interest. The Greywell Tunnel in particular is of international importance as a bat roost.

The local planning authority is anxious to preserve the character of the canal environs and to soften the impact of any development around the Canal. Proposals will be expected to show a high standard of design. To this end, the local planning authority has made a number of Directions under Article 4 of the Town and Country Planning, General Development Order 1988 (as amended) to extend planning controls to cover operations which do not normally require permission. Three Article 4 Directions relate to properties within the Basingstoke Canal Conservation Area: Part of the Basingstoke Canal Conservation Area within Crookham Village made 12th January 2000; Broad Oak, Odiham made 28th September 1998; and North Warnborough Conservation Area made on 28th January 1998. Further information regarding properties affected by these directions and the permitted development rights removed by them, may be obtained by contacting Hart's Development Control section. Further directions may be made under any subsequent review of the conservation areas.

Proposals for development which would be unduly prominent from the Canal towpath, or which would restrict or adversely affect views of the Canal from surrounding roads, footpaths or public places, will be resisted in order to protect the special character of the conservation area.

See also Proposal RUR 32, which covers recreational developments associated with the Canal.

CON 23 Development affecting Public Rights of Way

CON 23 Development will not be permitted which would seriously detract from the amenity and consequent recreational value of well-used footpaths and other public rights of way in the countryside close to main settlements by reducing their rural character or detracting from significant views.

Walking in the countryside is an extremely popular activity. Many areas in which there are good networks of footpaths and bridleways, with opportunities for circular routes, within easy reach of main settlements are of particular value and amenity to local residents. Development that would have an adverse impact on views from such routes, or which would suburbanise their surroundings, will therefore normally be resisted. Examples of areas currently important for countryside walking are the Hook Woods (north-west of Hook) and the countryside around the Crookham Village / Basingstoke Canal area. Informal recreation is also one of the aims of the Forest of Eversley Partnerships. See also Proposal RUR 30, which provides for small-scale developments to facilitate informal recreation.

Rights of way also include bridleways, byways open to all traffic (BOATS), roads used as public paths (RUPPS), and unclassified county roads. They can be important for a range of recreational uses as well as walking.

Note that whilst much of the MoD land in the District is currently used by the public for informal recreation subject to military bylaws, this cannot be assumed to provide for open space deficiencies, as public use is only permitted where this is compatible with current training requirements.

RUR 1 Definition of areas covered by RUR policies

RUR 1 The policies in this section of the plan apply to the rural settlements of Bartley Heath, Broad Oak, Crookham Village, Crondall, Dogmersfield, Eversley Centre, Eversley Cross, Eversley Street, Lower Common, Up-Green, Ewshot, Greywell, Hartfordbridge, Hazeley, Hazeley Bottom, Hazeley Lea, Heckfield, Hound Green, Long Sutton, Mattingley, Mill Lane Crondall, RAF Odiham, Rotherwick, South Warnborough, North Warnborough, Winchfield Court (formerly Winchfield Hospital) and Winchfield Hurst as defined in this plan, and to the open countryside.

The settlement boundaries have been drawn:

- i) To enclose the built fabric of the settlement or the separate clusters of dwellings;
- ii) To reflect the built form of the settlement or cluster of dwellings;
- iii) To use wherever possible physical features on the ground that are identifiable on Ordnance Survey maps.

Normally settlement boundaries include gardens, but where domestic curtilages extend well beyond the built fabric, they may be drawn more closely around the dwellings themselves to avoid opening too widely the opportunities for further development and arousing unreasonable expectations as to the development that might be acceptable. An exception is where land is allocated in the Plan for development, when it is included in the defined boundary in anticipation of its incorporation into the built fabric of the settlement.

RUR 8 Advertisements in the countryside

RUR 8 Proposals for advertisements in the open countryside and rural settlements will not be permitted unless they respect the interests of public safety and of amenity assessed in the context of the local characteristics of the area, including the scenic, historic, architectural or cultural features which contribute to the distinctive character of the locality.

The quality of the environment can be adversely affected by the introduction of shop and other signs which are out of character in design, colour, materials or illumination. This problem is particularly acute in the countryside and in villages, which have historic and interesting streets containing shops and commercial properties. In assessing the impact on amenity, the local characteristics of the neighbourhood will be taken into account. In particular the proposed sign should be:

- i) Sympathetic to the character of the countryside in terms of its siting, height, materials and illumination; and
- ii) Appropriately sited in relation to the means of access serving the business, and would not be visually intrusive or result in clutter.

In terms of public safety, particular care should be given to avoid an adverse effect on road safety.

The District Council will encourage the method of advertising most appropriate to the business and character of the buildings, and the grouping together of information on one sign will be encouraged.

RUR 10 Telecommunications

RUR 10 Proposals for the siting of telecommunication installations and equipment will be permitted provided that:

- (i) The location is the optimum necessary to satisfy technical, operational and legal requirements and at the same time minimise the need for additional apparatus elsewhere;**
- (ii) Subject to technical, operational or legal requirements, the proposal is as sympathetic as possible in design, materials, colour, scale and location with the surrounding environment;**
- (iii) It has been established that the following options are impracticable for technical, operational or legal reasons:**
 - a) Using an existing mast belonging to the licensee or any other person;**
 - b) Replacing an existing mast belonging to the licensee or any other person;**
 - c) Erecting in co-operation with any other operator of a personal telecommunications system a mast for the joint use of the licensee and that other operator.**
- (iv) There are no other suitable masts within the area that could be shared.**

Telecommunications are playing an increasingly important role in today's society, and an up to date and efficient network is essential for the effective operation of business and commerce. The evolution of a number of different telecommunication networks however has an impact on the physical environment. Telecommunication equipment usually requires location on high ground, remote from interference from buildings or trees. This often means open landscapes of high quality, such as the Downlands in the south of Hart District. The General and Conservation policies of this plan will be taken into account in assessing applications.

Central Government advice on telecommunications is provided in Planning Policy Guidance Note 8, and the local planning authority will take this into account in determining applications. This states that local planning authorities should allow for the efficient development of the telecommunications network, but that general policies controlling external appearance and siting should be used.

There are several ways in which the visual effect of telecommunications can be minimised. The sharing of masts can reduce the number in a particular area, though there may be technical restrictions preventing this in some cases. Landscaping and screening of the base of the mast, and control over materials, colour and design can reduce their impact. Pole masts are generally preferable to tower or lattice masts, and height should be kept to a minimum wherever possible (under 20 metres). Independent technical assessments of requirements may be sought in connection with specific requirements.

Telecommunication installations need to have adequate access for the development of the site, though the construction period is usually short and little maintenance is required. Small country lanes are not always suitable for large vehicles and this should be taken into account by the operator. Careful site management during construction can minimise this intrusion.

Negotiation with the Civil Aviation Authority or Ministry of Defence should take place at an early stage to ensure that disruption to flying aircraft by tall masts is minimised.

RUR 32 Basingstoke Canal

RUR 32 Recreational, navigational and ancillary facilities will be permitted along the Basingstoke Canal, where the local planning authority is satisfied that the proposal would conserve the historic and ecological character of the waterway and its setting.

The Basingstoke Canal, its associated bridges and structures and a surrounding corridor has been designated as the Basingstoke Canal Conservation Area, and the whole length of the canal within the District is also a designated Site of Special Scientific Interest. Proposals for any development will also be subject to Proposals CON 1, CON 2, CON 3 and CON 10 of the conservation chapter of this plan.

The restoration and ongoing maintenance and improvement of the Basingstoke Canal is a major project which will continue for several years. It is the policy of the local authorities to encourage its maintenance and use for navigational and recreational purposes following restoration, and to provide facilities in selected locations provided that the character of the canal is protected. It is important to maintain a balance between the different recreational uses and environmental interests. The strategy for the restoration and after use of the canal is being co-ordinated by a Joint Management Committee comprising local authority and interest group representatives, and a management plan for the whole canal has recently been prepared.

RUR 33 Camping and Caravanning

RUR 33 Proposals for touring camping and caravanning facilities will only be permitted where they:

- (i) Do not conflict with any conservation policies by causing any detrimental effect on interests of acknowledged importance, including ecology, archaeology or sites of historic interest;**
- (ii) Do not have a significantly detrimental impact on the landscape, do not cause inappropriate traffic volumes on rural lanes and are well related either to existing settlements, existing groups of buildings or suitable landscape screening.**

Where stationed for any length of time or on a regular basis, caravans and tents can have an intrusive effect on the appearance of the open countryside, and may unduly disturb important interests such as ecology or agricultural land of the best and most versatile quality. Where planning permission is required and harmful effects can be avoided however, a limited number of small-scale touring camping and caravanning facilities may be appropriate to enable visitors to enjoy the area's countryside and historic features. This can be an appropriate means of farm diversification. Such facilities should be well screened within the landscape so as to cause minimal impact on the countryside.

RUR 34 Horse Related Development

RUR 34 Proposals for development in association with the breeding, keeping and riding of horses (including stables, riding schools, equestrian centres and stud farms, and associated buildings such as tack rooms) will only be granted planning permission if the following requirements are satisfied:

- (i) The proposal does not create the need for an additional dwelling in the countryside;**
- (ii) Adequate provision can be made for off-road exercising of horses, either within the site or using official bridleways, without undue impact on the wider rural environment including ecological interests and the amenity of other recreational uses;**
- (iii) Any outdoor arena or hard surface for exercise purposes would not be detrimental to the character of the countryside by virtue of its scale, prominence, surface treatment and siting;**
- (iv) Any new buildings are essential to the use and are not significantly harmful to the open character of the countryside.**

Horse riding and related leisure activities are becoming increasingly popular particularly in the more prosperous south-east of England. The increase in population in Hart as a result of additional housing growth is likely to increase demand in the District for horse-related activities.

Horse keeping and associated activities can give rise to a number of issues:

- i) Decline in management of good quality agricultural land;
- ii) Demand for additional dwellings in the countryside;
- iii) Visual impact on the rural environment and the deterioration in landscape due to keeping a large number of horses on a small area, or inadequate land management. Design and maintenance can help to reduce impact. Any buildings should be designed to blend in with their surroundings, and jumps and equipment should be put away when not in frequent use;

- iv) Pressure placed by horse riders on public open space, common land, bridleways, footpaths and forest trails, and conflicts which can arise with other recreational interests, conservation and farming. Erosion and damage to vegetation can be a problem particularly in ecologically sensitive areas such as heathland habitats. There may be conflict with other recreational uses and the maintenance of footpaths and bridleways can help to alleviate this. In some cases footpaths may need to be physically closed off to horse riders;
- v) Potential dangers to horse riders and other road users in situations where inadequate riding areas are available close to riding establishments;
- vi) Proximity of activities to residential areas and possible loss of amenity through noise, traffic and floodlighting as well as loss of visual amenity;
- vii) Demands for intensification of use and the erection of large buildings, which would be prominent in the landscape. Wherever possible, the re-use of existing buildings will be encouraged rather than the provision of new ones.

This proposal is designed to minimise the impact of this activity on the countryside. Specific advice on development involving horses is given in Annex F of PPG7. The welfare of horses, taking into account recommended standards for their comfort and safety, will be a material consideration.

See also Proposal RUR 28, which covers additional dwellings required in association with equestrian activities.

RUR 36 Motor sports

RUR 36 In exceptional circumstances, planning permission may be granted for use of land for motor sport (not involving attendance by members of the public) provided that the following criteria can be met:

- (i) The site has a hollow land-form which can be adapted to direct noise in an upward direction away from neighbouring properties and other areas of countryside providing opportunities for informal tranquil recreation;**
- (ii) Activities will not have a material adverse effect on interests of acknowledged importance covered by other policies of the plan in CON 1 to CON 23;**
- (iii) No spectator events will be held on site;**

- (iv) Proposals must include appropriate measures for the collection and disposal of waste materials (including oil, fuel, components, vehicles and general rubbish arising).**

It is expected that the use of sites would be by recognised motor sports clubs or organisations and conducted in accordance with the relevant rules and codes of conduct.

RUR 37 Use of dwellings for B1 use

RUR 37 In the rural settlements and open countryside, planning permission will be given for the use of part of a dwelling house and/or ancillary buildings within its curtilage for business (b1) uses provided that:

- a) The principal use of the property remains as a dwelling house; and**
- b) No more than 25% of the property (including ancillary buildings) is used for business purposes, subject to a minimum allowance of 20 sq. m. and a maximum allowance of 50 sq. m.; and**
- c) There will be no outside storage; and**
- d) There will be no material increase in traffic as a result of the proposal.**

The local planning authority wishes to encourage and facilitate people working from home in accordance with advice in PPG13 and to encourage a greater and more diverse provision of employment in rural areas. Proposals not falling within the limits prescribed in Criterion (b) of the Policy will be considered on their merits.

Where a business use is strictly ancillary in planning terms to the residential use of the dwelling planning permission is not required. Prospective applicants are advised to seek clarification with the local planning authority to confirm a “de-minimis” use of the property.

URB 1 Definition of areas covered by URB policies

URB 1 The policies in this section of the plan apply to the urban areas and rural centres of Blackwater/Hawley, Fleet, Hartley Wintney, Hook, Odiham and Yateley, as defined on the proposals map and inset maps, unless otherwise stated.

URB 11 Shop fronts

URB 11 Development proposals for the provision, alteration or replacement of shop fronts will be permitted provided that:

- (i) Traditional shop fronts are not destroyed;**
- (ii) Design, materials and detailing of new shop fronts or alterations of existing shop fronts are in scale and keeping with the character of the building and its surrounding shopping frontage;**
- (iii) They preserve separate access to upper floors where this exists.**

The design of shop fronts, if not controlled, can lead to significant changes in the visual character of both historic towns and village centres. A design guide for shop fronts, as well as specific guidance on roller shutters and security blinds, has been prepared by the Council. It is in the interests of developers to make provision for internal security blinds, if necessary, as part of their initial permission, as permission for external blinds or other security features which are incompatible with existing designs at a later date will not normally be granted. The proliferation of large, obtrusive external shutters can seriously detract from the character of town centres, and reduce their attractiveness after shopping hours. The protection of traditional shop fronts is particularly important within the conservation areas of Hartley Wintney and Odiham. See also proposals CON 13-16, which apply to listed buildings and conservation areas. The preservation of separate access to upper floors is a key factor in maintaining residential or separate commercial uses on the upper floors of shops.

URB 18 Residential densities in North Fleet Conservation area

URB 18 In order to retain the high quality of the residential environment within the specific areas of north Fleet defined on the Fleet inset map, residential development at the following densities will be permitted where the local planning authority is satisfied that this would not result in any demonstrable harm to the character and visual amenity of that area in accordance with proposal GEN 4:

- (i) Area A - dwellings on plots of more than approximately 0.2 hectares (0.5 acres);**
- (ii) Area B - dwellings on plots of more than approximately 0.1 hectares (0.25 acres);**
- (iii) Area C - development at a density of less than approximately 17 per hectare (7 per acre);**
- (iv) Area D - development at a density of less than approximately 25 per hectare (10 per acre).**

These densities represent the typical current densities within the specific areas, which are considered to be an important element of the character of these areas. The area is notable for its low-density development, and in many parts the dwellings are relatively evenly spaced, in plots of similar size. Higher densities would detract from the distinctive character of the street scene as well as resulting in the loss of the trees and large gardens, which contribute to the overall appearance. Infill development, which would be acceptable in other residential areas, will be more strictly controlled within this area in order to protect its character.

Density of new development is not however the only factor to be considered when assessing the impact of a proposal on the area, and the wider impact on the area's character, considered in relation to Proposal GEN 4, will also be a principal factor involved.

A Conservation Area Proposal Statement has been prepared for the North Fleet Conservation Area, describing its character and interest in more detail.

The local planning authority acknowledges that Government Guidance has changed during the preparation of this local plan. When the plan is next altered/reviewed there will be a need to review this policy in the light of PPG3: Housing, paragraph 57, which advises authorities to avoid the inefficient use of land. This will be done whilst having regard to the character of the conservation area.

URB 19 Yateley Conservation Areas

URB 19 Within the three Yateley Conservation Areas development that would adversely affect the semi-rural character of the area, particularly by increasing the density of development, will not be permitted.

The conservation areas within Yateley (Yateley Green, Cricket Hill and Darby Green) provide good quality accommodation in a pleasant environment and need to be protected from "town cramming" which would substantially change their environment. Infill development, which would be permitted in other residential areas of the District, will be more strictly controlled in these particular areas.

In assessing the acceptability of development proposals on the conservation areas, an analysis of the effect of proposals on their character will be required. The special characteristics of each of the Conservation Areas are set out in Conservation Area Policy Statements. Plans showing the boundaries of all three conservation areas can be obtained from the Planning Department of the Council.

The local planning authority acknowledges that Government Guidance has changed during the preparation of this local plan. When the plan is next altered/reviewed there will be a need to review this policy in the light of PPG3: Housing, paragraph 57, which advises authorities to avoid the inefficient use of land. This will be done whilst having regard to the character of the conservation area.

URB 24 Signs and advertisements

URB 24 The erection or replacement of signs and advertisements will be permitted provided that:

- (i) The sign is well related to the scale and character of the building and its setting in terms of its siting, size, materials, degree of illumination and visual intrusion;**
- (ii) The siting, size and illumination of the sign do not have an adverse impact on highway safety.**

The quality of the environment can be adversely affected by the introduction of shop and other signs which are inappropriate in design, colour, materials or illumination. This can be particularly acute in historic towns or villages such as Odiham and Hartley Wintney. It is the Council's intention to declare Special Advertisement Areas in Odiham and Hartley Wintney in order to control advertisements in these centres. The District Council will encourage the method of advertising most appropriate to the business and character of the buildings, and the grouping together of information on one sign will be sought wherever possible.

Supplementary Planning Guidance on Illuminated Advertisements has been approved by the Council.

T6 Safeguarding land for Schemes

T6 Pending a review, land will be safeguarded for:

- (i) A33 corridor between the Berkshire County Boundary and the Basingstoke District Boundary;**
- (ii) A327 Eversley bypass.**

A33 Strategy

The need for major improvements on the A33 is being reviewed as part of the route/corridor study currently under way. Construction of the A33 major highway scheme from Basingstoke to Riseley is subject to the development of the Strategy. The study is looking at road and rail links in the Reading/Basingstoke corridor and will examine travel needs and the environmental consequences of any infrastructure proposals (See Hampshire County Structure Plan Review Policy T21).

A327 Eversley Bypass

The County Structure Plan Review initially proposed the abandonment of a bypass for Eversley because its benefits were limited and there were serious environmental concerns associated with its construction. However it is now recognised that there are significant environmental concerns for local residents concerning the volume, type and speed of vehicles which travel through Eversley. T19 of the adopted Hampshire County Structure Plan Review confirms, subject to review, that the Eversley Bypass scheme will be safeguarded. Before any scheme is implemented a study will take into account the environmental and visual impact of improvements on the environment and approaches from Hart to Wokingham. It will also have regard to road safety and highway issues within Wokingham District in the vicinity of these improvements (See Hampshire County Structure Plan Review Policy T19).

APPENDIX A: LETTER FROM GOSE – SAVED POLICIES 26 SEPTEMBER 2007

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26 September 2007

Our Ref:

Your Ref: SP/LDS

Dear Mr Clarke

PLANNING AND COMPULSORY PURCHASE ACT 2004 HART DISTRICT LOCAL PLAN (REPLACEMENT) 1996 - 2006 SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Hart District Council of 5 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Hart District Local Plan (Replacement) 1996 – 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State’s assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston
Senior Planning Officer

**Direction under paragraph 1(3) of Schedule 8 to the
Planning and Compulsory Purchase Act 2004
Policies contained in the Hart District Local Plan
(Replacement) 1996-2006
Adopted December 2002**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

26 September 2007

Schedule

Policies contained in the Hart District Local Plan (Replacement)
1996 – 2006

Policy Number	Policy Title/Purpose
GEN1	General policy for development
GEN2	General policy for changes of use
GEN3	General policy for landscape character areas
GEN4	General design policy
GEN6	Policy for noisy/unneighbourly developments
GEN7	Policy for noise sensitive developments
GEN8	Pollution
GEN9	Contaminated land
GEN10	Renewable Energy
GEN11	Areas affected by flooding or poor drainage
GEN12	Design against crime
CON1	European Designations
CON2	National Designations
CON3	Local Designations
CON4	Replacement and Habitats
CON5	Species Protected by Law
CON6	Heathlands
CON7	Riverine Environments
CON8	Trees, Woodland & Hedgerows: Amenity Value
CON10	Basingstoke Canal (general policy)
CON11	Archaeological Sites and Scheduled Ancient Monuments
CON12	Historic Parks and Gardens
CON13	Conservation Areas – general policy
CON14	Conservation Areas – demolition of buildings

Policy Number	Policy Title/Purpose
CON17	Listed Buildings – extension or alteration
CON18	Listed Buildings – Change of Use
CON19	Strategic Gaps: general
CON20	Strategic Gaps: Blackwater Valley
CON21	Local Gaps
CON22	Setting of settlements & recreation
CON23	Development affecting Public Rights of Way
RUR1	Definition of areas covered by RUR policies
RUR2	Development in open countryside – general
RUR3	Development in open countryside – control
RUR4	Re-use of rural buildings – general
RUR5	Re-use of rural buildings – residential
RUR8	Advertisements in the countryside
RUR10	Telecommunications
RUR11	Agricultural developments
RUR12	Business in rural settlements
RUR13	Business in open countryside (exceptions)
RUR16	Loss of employment uses
RUR17	Protection of rural shops and post offices
RUR18	Small scale shopping development
RUR20	Housing in rural settlements
RUR22	Affordable housing: exceptions policy
RUR23	Replacement of existing dwellings
RUR24	Renovation & extension of existing dwellings
RUR30	Informal recreation facilities
RUR31	Blackwater Valley
RUR32	Basingstoke Canal

Policy Number	Policy Title/Purpose
RUR33	Camping and Caravanning
RUR34	Horse related development
RUR35	Social infrastructure and services
RUR36	Motor sports: exceptions
RUR37	Use of dwellings for B1 Business Uses
RUR38	Provision of gypsy sites
URB1	Definition of areas covered by URB policies
URB2	Business development – general
URB3	Town, district and Local Centres: Business above ground floor level
URB4	Town, district centres: Business at ground floor level
URB5	Provision of small businesses
URB6	Expansion of employment uses
URB7	Loss of employment uses
URB8	Shopping in the urban areas and rural centres
URB9	Retail: Local needs
URB10	Out of centre retailing
URB11	Shop fronts
URB12	Residential development: criteria
URB15	Town, district and local centres
URB16	Extensions
URB17	Annexes for dependent relatives
URB18	Residential densities in North Fleet and Yateley Conservation Areas
URB19	Yateley Conservation Area
URB20	Retention and provision of local services and community facilities
URB21	Loss of amenity & recreation open space

Policy Number	Policy Title/Purpose
URB22	Change of use of small open space areas
URB23	Open space requirements with new developments
URB24	Signs and advertisements
F1	Fleet Town Centre - general policies
F2	Fleet Town Centre - Primary retail centre
F3	Fleet Town Centre - Secondary retail area
F4	Fleet Town Centre – Area F4
F5	Fleet Town Centre – Area F5
F6	Fleet Town Centre – Area F6
F7	Fleet Town Centre – Area F7
F8	Fleet Town Centre – Area F8
F9	Church Road car park
F10	Victoria Road car park
F11	Fleet Town Centre – Rear servicing
Y1	Yateley Town Centre: general policies
Y2	Yateley Town Centre: Harpton Parade: first floor uses
Y3	Yateley Town Centre: Gayton House
Y4	Yateley Town Centre: Uses
Y5	Yateley Town Centre: Redevelopment
Y6	Yateley Town Centre: Martins Parade: Uses
Y7	Yateley Town Centre: Rear of Royal Oak
Y8	Yateley Town Centre: South of Reading Road: redevelopment
B1	Blackwater Town Centre: Retention of retail uses
B2	Blackwater Town Centre: redevelopment of Green Lane public car park
B3	Blackwater Town Centre: redevelopment of White Hart Parade

Policy Number	Policy Title/Purpose
B4	Blackwater Town Centre: redevelopment of garage site
H1	Hook Village Centre: Area H1 – upper floors
H2	Hook Village Centre: The Acorn: uses
H3	Hook Parade: redevelopment
H4	Hook Village Centre Area H4: redevelopment & uses
H5	Hook Village Centre Area H5:uses
T1	Land use and transport
T2	Public transport: general
T3	Public transport: Fleet Town centre
T5	Highway Network
T6	Safeguarding land for schemes
T7	Fleet inner relief road
T8	Highway network east of Fleet
T9	Road and junction Improvements
T10	Safeguarding land for cycleway & footpath networks
T11	Public access for mobility impaired
T12	Public car parking: safeguarding
T13	Traffic Management
T14	Transport and Development
T15	Development requiring new or improved access
T16	Improvements made necessary by development
T17	Ewshot Lane/QE Barracks link road
DEV2	Queen Elizabeth Barracks & Wakefords Copse, Church Crookham: Housing
DEV3	Land adjacent to Redfield Industrial Estate, Church Crookham (industry and business)
DEV4	Martin Lines, Church Crookham (industry)

Policy Number	Policy Title/Purpose
DEV5	Hitches Lane, Fleet (leisure)
DEV6	East of Holt Lane, Hook (housing)
DEV7	Holt Lane, Hook & Whitewater Valley (open space and nature conservation)
DEV8	Queen's Road, North Warnborough (Housing)
DEV10	Guillemont Barracks, Hawkey (Business)
DEV11	Land – B3014 Fleet to Cove Road (Roadside Facilities)
DEV12	Pyestock: Area A: employment Uses
DEV13	Pyestock: Area B: employment uses
DEV14	Blackwater Industrial Estate: Redevelopment (B1)
DEV15	Redfields Garden Centre, Church Crookham
DEV16	Waterfront Business Park, Fleet (B1)
DEV18	RAF Odiham
DEV19	Robert Mays School, Odiham: Public Recreation
DEV20	Jubilee Fields, Hartley Wintney: public recreation
DEV21	Land off Sandhurst Road, Yateley (employment and leisure)
DEV22	Sandhurst Road, Yateley Employment
DEV23	West of Hitches Lane: Reserve Site (housing)



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