



Hart District Council

Authority Monitoring Report 2022/23

December 2023

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Introduction

- 1.1 Planning authorities are required to publish an Authority Monitoring Report - AMR (previously known as an Annual Monitoring Report) each year. This AMR covers the period 1 April 2022 to 31 March 2023, unless otherwise stated.
- 1.2 The main purpose is to provide information on key planning matters including:
 - the implementation of policies in the [Hart Local Plan \(Strategy & Sites\) 2032 \(HLP32\)](#), which was adopted in April 2020;
 - progress on Neighbourhood Plans; and
 - activity under the Duty to Cooperate.
- 1.3 The AMR helps provide transparency for the public, developers, and other stakeholders with regards to the Council's key planning-related activities. It also provides an opportunity to convey other relevant activities and achievements under the various themes.

Context

- 1.4 The [Hart Corporate Plan 2023-2027](#) has a range of key activities under three priorities, namely:
 - **Planet** – tackling climate change is central to all our activities and we plan to lead our community to carbon neutrality. We will produce and implement an action plan. Our ambition is to become a carbon neutral and climate-resilient council by 2035, and district by 2040.
 - **People** – we are committed to fair treatment for all, help for those in need and a sustainable economy that makes Hart a great place to live, work and enjoy. We need to continue our people-centred approach which directs wealth back into the local economy and places control and benefits in the hands of people. We will work with our key local partners such as Hampshire County Council, the voluntary sector, local businesses, the Community Safety Partnership, police, NHS, and education providers to provide more local sustainability.
 - **Place** – we will work to deliver warmer, better homes in sustainable locations that people can afford to live in. Our homes have a huge influence on the quality of all our lives and health. By promoting access to safe, secure, and affordable housing, we can help support people's wellbeing and create sustainable communities where they can live and work.
- 1.5 In April 2021 the Council [declared a climate emergency](#) and pledged to make the district carbon neutral by 2040, and areas under the full control of Hart District Council carbon neutral by 2035. The importance of this declaration has been made clear, especially during the summer months of 2022 when UK

temperatures soared and exceeded 40°C for the first time on record. These climatic conditions prompted the Met Office's declaration of the first ever Red Extreme Heat Warning in July for large parts of south-east and central England. Additionally, water droughts were recorded in August which brought about hosepipe bans across the district.

- 1.6 Meanwhile, the district has endeavoured to recover from the social and economic impact of the Covid-19 pandemic. Whilst the last Covid-19 legal restrictions were lifted in July 2021, the pandemic has brought about lasting changes to society including more home/remote working, and an acceleration of the transition to online shopping and services. On the one hand, these changes provide opportunities, such as for reducing carbon emissions through fewer car journeys. On the other hand, new challenges may arise regarding the future of town centres and changes to where people want to live and work.
- 1.7 February 2023 marked the one-year anniversary of the outbreak of war in Ukraine. As part of a national response, the Council has continued the Homes for Ukraine Scheme to provide support for refugees fleeing the conflict. A significant number of Ukrainian families have been welcomed to Hart and sponsored by local residents.

Levelling Up & Regeneration Bill/Act

- 1.8 The Government has been considering significant changes to the planning system for the past few years. The Levelling Up & Regeneration Bill (LURB) has been described as the scaffolding for a new planning system and has sought to deliver against some of the ambitions set out in the Levelling Up White Paper and incorporate some of the proposals for planning reform outlined in the earlier Planning for the Future White Paper (August 2020). It was published in May 2022.
- 1.9 A Written Ministerial Statement (WMS), issued on 6 December 2022 by the Secretary of State for Levelling Up, Housing and Communities, Michael Gove stated that he *“will be making further changes to the planning system, alongside the Levelling Up and Regeneration Bill, to place local communities at the heart of the planning system.”*
- 1.10 On December 2022 the Government published a consultation document on its proposed reforms to National Planning Policy (Levelling-up and Regeneration Bill: reforms to national planning policy). The consultation covered the following summarised matters:
 - NPPF amendments intended to be made quickly,
 - the potential scope of a future NPPF consultation, to be carried out alongside a consultation on the first National Development Management policies,
 - proposed policies and legislation that would be enabled by Royal Assent of the Levelling Up and Regeneration Bill, and
 - policy and legislation related to other primary legislation and topics.

- 1.11 The LURB received Royal Assent on 26 October 2023 and is now referred to as the Levelling Up and Regeneration Act (LURA). The Act brings in some major reforms to the planning system including:
- the Government will introduce National Development Management Policies with the same status as local plans, and publish a revised NPPF,
 - introduce changes aimed at speeding up the local plan process to 3 years,
 - replace Supplementary Planning Documents with Supplementary Plans (which require examination, unlike SPDs),
 - neighbourhood Priority Statements as an easier means of parishes influencing local plans than full Neighbourhood plans,
 - replace Strategic Environmental Assessment of local plans, and Environmental Impact Assessment of major applications, with a new system of Environmental Outcome Reports,
 - introduce an Infrastructure Levy system to replace the current Community Infrastructure Levy (this will take at least 10 years to fully implement),
 - promote digitisation in planning,
 - replace the legal 'duty to cooperate' in plan-making with a 'policy test',
 - design codes must be prepared for the whole area.

Census 2021

- 1.12 The first datasets from the [2021 Census](#) were published in June 2022 with further releases ongoing throughout and beyond the end of the monitoring period. The findings provide a valuable insight into the demographics of Hart and how this is expected to change over time.
- 1.13 The Census 2021 data have been used to compile a profile for Hart with the headline figures reported below.

Population

- 1.14 In 2021 Hart had a total population of 99,400, up from 91,000 in 2011. This represents a 9.2% increase - slightly above the levels of growth in the South East (7.5%) and England as a whole (6.6%).
- 1.15 Hart has a relatively low population density with 462 people per square kilometre (3 residents for every football pitch-sized area of land). Out of 64 local authority areas in the South East it is the 29th least densely populated.

Table 1: Populations of the Hart Parishes in 2021

Parish	Population
Fleet	23,500
Yateley	20,300
Church Crookham	11,200
Hook	9,100
Blackwater and Hawley	5,900
Hartley Wintney	5,900
Odiham	5,600
Elvetham Heath	5,300
Crookham Village	4,000
Crondall	1,800
Eversley	1,700
Ewshot	940
Winchfield	710
South Warnborough	620
Mattingley	590
Rotherwick	590
Long Sutton	570
Heckfield	490
Dogmersfield	330
Greywell	240
Bramshill	170
Total	99,400

Households and dwellings

- 1.16 There are 39,964 households in Hart district and an estimated 41,348 dwellings.

Age

- 1.17 The median age in Hart district has risen from 41 years in 2011 to 43 years in 2021.
- 1.18 19.7% of people in Hart district were aged 65 and over in 2021. Further analysis by Hampshire County Council's [Joint Strategic Needs Assessment](#) (JSNA) identifies that the population of Hart is ageing with increases predicted mainly amongst the older population aged 80 and older, as well as those aged 60 to 69.
- 1.19 19.2% of people in Hart district were aged 15 years and under in 2021 and the JSNA forecast this to decrease by 2029.
- 1.20 10.2% of people in Hart were aged 15 to 24 in 2021 and the JSNA projects this to increase to 2029.

Disability

- 1.21 At the 2021 Census, 4.2% of Hart district residents were identified as being disabled and their daily activities limited a lot, this is a decrease from 5.1% in 2011. 8.6% of Hart residents were identified as being disabled and their daily activities limited a little, compared with 8.2% in 2011.

Ethnicity

- 1.22 3.6% of Hart residents identified their ethnic group within the “Asian, Asian British or Asian Welsh” category, up from 2.7% in 2011 (this is a smaller increase than that seen across the South East and England).
- 1.23 92.5% of people in Hart identified their ethnic group within the “White” category compared with 94.9% in 2011.
- 1.24 2.2% identified their ethnic group within the "Mixed or Multiple" category compared with 1.6% the previous decade.
- 1.25 The percentage of people who identified their ethnic group within the "Other" category ("Arab" or "Any other ethnic group") increased from 0.3% in 2011 to 0.8% in 2021.

Housing tenure

- 1.26 Housing tenure is whether a household rents or owns the accommodation that it occupies.
- 1.27 At the 2021 Census, the percentage of households in the social rented sector increased in Hart but fell across England. In Hart, the percentage of households in the social rented sector rose from 7.7% in 2011 to 8.8% in 2021, while across England it fell from 17.7% to 17.1%. During the same period, the regional percentage fell from 13.7% to 13.6%.
- 1.28 Private renting in Hart district increased from 12.1% to 13.6%, while the rate of home ownership decreased from 78.1% to 75.7%.

Household composition

- 1.29 Hart district saw the South East's joint third-largest percentage-point rise (alongside Woking) in the percentage of lone-parent households (from 6.7% in 2011 to 8.1% in 2021). Across the region, only Tandridge (from 8.0% to 9.6%) and Runnymede (from 7.9% to 9.4%) saw a greater increase in the percentage of lone-parent households.
- 1.30 Despite the increase, Hart was in the lowest 10% of English local authority areas for the share of lone-parent households in 2021.
- 1.31 At the 2021 Census, 12.4% of households in Hart were one person households aged 66 years and over. In 2011, 10.5% of households were one person households aged 65 years and over (note slight difference in age category between 2011 and 2021 Census).

Armed forces

- 1.32 4,017 Hart residents have served in the UK armed forces (includes both regulars and reserves). This constitutes 5% of the Hart population aged 16 and over.

Using the data

- 1.33 The insights provided by the 2021 Census provides a very useful insight to assist with the implementation of the Local Plan and help the Parish and Town Councils prepare any emerging Neighbourhood Plans. More information on emerging Neighbourhood Plans is provided in Chapter 6 of this document.

Providing new homes

- 2.1 The HLP32 contains policies which aim to deliver the right number of homes, of the right type, in the right place, at the right time. This includes affordable homes and accommodation that meets specific needs, such as specialist accommodation for the elderly and self-build plots.

Delivery of new homes

- 2.2 Policy SS1 of the HLP32 requires 7,614 homes to be built in the 18-year period between 2014 and 2032 – an average of 423 new homes per year.
- 2.3 Table 2 shows the net number of new homes built in Hart district since the start of the plan period and a comparison against the annual requirement.

Table 2: Annual completions of new homes (net)

Year	Annual average number of homes required	Net number of completions	Deficit or surplus
2014/15	423	338	-85
2015/16	423	705	282
2016/17	423	623	200
2017/18	423	551	128
2018/19	423	608	185
2019/20	423	607	184
2020/21	423	581	158
2021/22	423	582	159
2022/23	423	574	151
Total	3,807	5,169	+1,362

- 2.4 Between 2014 and 2023, there has on average been 574 homes built each year, exceeding the requirement for that period by 1,362 homes.

Housing delivery test

- 2.5 The [Housing Delivery Test](#) compares housing delivery over the previous 3 years against the number of homes required over the same period. A score of over 95% is the benchmark for adequate performance where no remedial actions are deemed necessary.
- 2.6 The [2022 Housing Delivery Test](#) measurement for Hart was 207%. This covered the years 2019/20, 2020/21 and 2021/22. For the 2022

measurement, the Government compared three years of completions against the number required for 2 years and 7 months. This made it slightly easier to pass the test to account for disruption to housing delivery caused by the Covid-19 pandemic.

Five-year housing land supply

- 2.7 The five-year housing land supply considers whether there are sufficient homes coming forward over the next five years to meet the requirement in the Local Plan. The Council publishes a [Five-Year Housing Land Supply Position Statement](#) each year and at present can demonstrate well in excess of a five year supply.
- 2.8 For a long time it has been necessary to demonstrate a five-year land supply. The new [National Planning Policy Framework, December 2023](#) continues this requirement but with an important change: *it is not necessary to demonstrate a five-year supply if the adopted plan is less than five years old, and a five-year supply was identified when the plan was examined.*
- 2.9 Hart's local plan (HLP32) was adopted in April 2020 and so, in light of the new NPPF, the Council does not currently need to identify a five-year supply. This means that local plan policies to protect the countryside cannot be deemed out of date by virtue of housing land supply.
- 2.10 A housing trajectory for the plan period is included at [Appendix 1](#) of this report. A surplus of approximately 160 homes is predicted by the end of the plan period. The details behind that trajectory are set out in the [Five-Year Housing Land Supply and Trajectory, April 2023](#).

Homes on previously developed land

- 2.11 The terms Brownfield Land and Previously Developed Land are relatively interchangeable. It refers to land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- 2.12 National and local policy seeks to encourage the effective and efficient reuse of brownfield land. The most recent update to the [Brownfield Land Register](#) was published in December 2023.
- 2.13 A largest brownfield site, allocated under Policy SS2 of the HLP32, is Hartland Village. Updates on the delivery of Hartland Village are set out at [Appendix 2](#).
- 2.14 Table 3 shows the numbers of homes built on previously developed land since the start of the plan period.

Table 3: Completions on previously developed land 2014-23

Year	Homes completions (net)	Completions on previously developed land	% of completions on previously developed land
2014-15	338	228	67%
2015-16	705	507	72%
2016-17	623	295	47%
2017-18	551	346	63%
2018-19	608	348	57%
2019-20	607	238	39%
2020-21	581	392	67%
2021-22	582	233	40%
2022-23	574	212	36%
Total	5,169	2,799	54%

Dwelling mix

- 2.15 Policy H1 requires an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing needs, and the size, location and characteristics of the site and surroundings.
- 2.16 The [Strategic Housing Market Assessment \(SHMA\) 2016](#) identified the following mix of market homes needed across the study area comprising Hart, Rushmoor and Surrey Heath districts:
- 7% 1-bed; 28% 2-bed; 44% 3-bed; 21% 4-bed
- 2.17 Table 4 sets out the mix of market homes delivered in Hart district since 2014. This table refers to market homes (including older persons housing falling within use class C3) only. The SHMA had separate mixes for affordable homes. There is more up to date evidence of the need for different types and sizes of affordable homes from a range of sources including the housing register, housing needs surveys, and the help to buy register.
- 2.18 The data suggests that more 1-bed homes and fewer 3-bed homes have been completed than might be expected. This is most likely due to permitted development rights for office to residential conversions, and the inclusion of older persons housing falling within use class C3 (e.g. extra care schemes) in these figures. These types of development tend to produce smaller homes for smaller households.

Table 4: Market homes dwelling mix (including older persons housing in use class C3)

Home size	SHMA target	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
1 bed	7%	18%	24%	11%	21%	27%	7%	29%	15%	21%	19.6%
2 bed	28%	17%	33%	23%	27%	37%	23%	30%	31%	32%	28.8%
3 bed	44%	30%	21%	37%	25%	18%	44%	23%	25%	18%	26.4%
4 bed	21%	25%	18%	25%	19%	15%	18%	14%	24%	23%	19.6%
5+ bed	No target	10%	3%	4%	8%	4%	8%	4%	5%	6%	5.6%

2.19 Comparing the sizes of homes delivered against the SHMA mix is helpful to a degree, but the SHMA mix is indicative for the 3 districts of Hart, Rushmoor and Surrey Heath area, and site-specific factors will often influence the most appropriate mix on any given site. The past over-provision of 1-bed units may be relevant when determining the appropriate mix for a given scheme, depending on the site, the size and nature of the development, and the goal of achieving mixed and balanced communities.

New affordable homes

2.20 A core aim of the UK planning system is the provision of mixed and balanced communities, which is also fully reflected in the HLP32. The provision of affordable homes supports the creation of integrated, mixed and balanced communities.

2.21 Table 5 sets out affordable housing delivery since the start of the plan period.

Table 5: Affordable homes completed (net)

Year	Total homes completed (net)	Affordable homes completed (net)
2014-15	338	70
2015-16	705	155
2016-17	623	131
2017-18	551	152
2018-19	608	118
2019-20	607	224
2020-21	581	106
2021-22	582	201
2022-23	574	172
Total	5,169	1,329

2.22 Policy H2 requires 40% of homes on major sites (10 or more homes, or greater in area than 0.5 hectares) to be affordable. In addition, Policy H3

supports rural exception sites, where new affordable homes outside of settlement boundaries to meet local needs can be justified.

2.23 During 2022/23 there were 4 applications in which affordable homes were secured under Policy H2:

- **Hartland Village, Fleet (21/02871/REM)** – on 29 April 2022, permission was granted for:
reserved matters for the appearance, landscaping, layout and scale in relation to application 17/00471/OUT for the erection of 331 units, retail and commercial space, a community building, with associated internal access roads, car parking, open space, landscaping and drainage (Phase 3 of the development).
Phase 3 will deliver 331 homes in total, including 67 affordable housing units comprising 40 affordable rented homes and 27 shared ownership homes.
- **Land at Crownfields, Odiham (21/00777/OUT)** – on 29 September 2022 permission was granted for the:
Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access.
The development will deliver 12 affordable housing units, including 8 affordable rented homes and 4 affordable ownership homes.
- **Rawlings Building, Hook (21/00030/FUL)** – on 24 February 2023, permission was granted for the:
Erection of four buildings to provide 75 enhanced sheltered apartments for older persons (C3 use), 36 retirement living apartments for older persons (C3 use) and 7 residential units (also C3 use) with associated communal facilities, parking and landscaping. (Additional lighting and noise information submitted 11.08.2022).
(Planning permission 21/0030/FUL was a variation of previous planning permission 18/00110/FUL).
The development will deliver 7 market homes and 111 homes for the elderly (use class C3), of which 45 have been secured by legal agreement for affordable ownership. In addition, the developer has entered into a separate agreement with a registered provider to deliver an additional 30 units as affordable rent for older persons. In total, this represents a significant uplift on the 19 affordable homes that would have been delivered under previous permission 18/00110/FUL.
- **Land north of Netherhouse Copse (21/02782/OUT)** – on 17 October 2023 permission was granted for a:
Hybrid planning application seeking Full Planning Permission for the erection of 185 residential dwellings (Use Class C3) with access, parking, landscaping, public open space and other associated works and Outline Planning Permission for the erection of up to 126 residential dwellings (Use Class C3) and a flexible mixed-use neighbourhood store/cafe coworking space of up to 150sqm (Use Class E) with all matters reserved except for access
(Phases 3-5 of the development).

The development will deliver 120 affordable homes in total; comprising 97 affordable rented homes and 23 shared ownership. This is an additional 42 affordable homes compared to the 2016 outline permission granted on appeal (16/01651/OUT).

Rural Exception Sites

- 2.24 National planning policy and Policy H3 of the HLP32 support the delivery of affordable homes in rural areas through rural exception sites. These sites are small scale and seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.
- 2.25 In May 2023, the proposals in relation to the rural exception site at Roughs Cottage, North Warnborough (19/01749/FUL) were completed delivering 9 affordable rented homes and 3 shared ownership homes.
- 2.26 Whilst no new planning permissions were granted for rural exception sites during the monitoring year, work has been taking place to bring forward several sites across the district.
- In February 2023, a planning application was submitted for a rural exception site at Hares Lane, Hartley Wintney (23/00408/FUL). Subject to a positive decision the proposals would deliver a total of 9 homes, including 5 homes for affordable rent and 3 homes for affordable ownership.
 - [Winchfield Parish Council](#) held a public consultation on two shortlisted rural exception sites between 20 February 2023 and 5 March 2023. The need for rural exception sites in the parish is highlighted in Policy BE2 of the Winchfield Neighbourhood Plan 2022-2037 which passed referendum on 23 November 2023.
 - Following a public consultation, [Eversley Parish Council](#) have identified a suitable site for 9 affordable homes. A pre-application request was submitted in June 2023 for the proposed scheme at Land at Eversley Centre, Eversley (23/01351/PREAPP).

First Homes

- 2.27 First Homes are a discounted affordable ownership product available to eligible 'first-time' buyers. They must be discounted by a minimum of 30% against the market value, and after the discount has been applied, the first sale must not be at a price higher than £250,000.
- 2.28 First Homes were introduced through a [Written Ministerial Statement](#) on 24 May 2021 with the changes coming into effect from 28 June 2021. The Government wanted First Homes to account for 25% of all affordable housing units delivered by developers through section 106 planning obligations.
- 2.29 Consequently, in December 2021, the Council published a [First Homes: Interim Planning Policy Statement](#) setting out how the First Homes policy would be implemented in Hart alongside the Council's preferred affordable

housing mix set out at Policy H2 Affordable Housing in the HLP32 (i.e. 65% affordable homes for rent, 35% affordable home ownership).

- 2.30 Although the First Homes policy is a material consideration in the determination of planning applications it is understood that nationally the take-up has thus far not been strong. In Hart, no permissions have been granted for First Homes; a planning application for 65 homes at Hook, received in July 2022, did include seven First Homes, but was refused for other reasons (land west of Brown Croft Ref: 22/01506/FUL).

Specialist and Supported Homes

- 2.31 Prior to 2020/21, the delivery of older persons specialist accommodation was compared against the assessment of need published in the 2016 Strategic Housing Market Assessment (SHMA). In 2021 the Council commissioned up to date advice on the need for specialist accommodation for older people. For full details please see the full [Housing LIN Report](#).
- 2.32 The new study identified a decrease in need for residential care and nursing care accommodation (use class C2), and older person housing e.g. sheltered and enhanced sheltered housing (use class C3) compared to the SHMA targets. It also found that an increase of provision of extra care housing (use class C3) was needed to meet the projected growth in demand by 2035.
- 2.33 Table 6 presents the position on need for different types of specialist and supported accommodation.
- Columns B, C and D show the levels of need from 2020 to 2035 (as identified in the 2021 update by Housing LIN). Note that columns C and D are cumulative level needs from the 2020 base date.
 - Column E shows new supply (completions and outstanding planning permissions) since March 2020, updated to 27 November 2023. For details of the new supply see [Appendix 3](#).
 - Columns F, G and H show the remaining need after the new supply is taken into account.

Table 6: Older persons' housing need up to 2035

Column A: Accommodation type	Column B: Net need 2020 to 2025	Column C: Net need 2020 to 2030	Column D: Net need 2020 to 2035	Column E: New Supply March 2020 to 27 November 2023	Column F: Updated net need to 2025	Column G: Updated net need to 2030	Column H: Updated net need to 2035
Housing for Older People (also commonly referred to as sheltered or enhanced sheltered units)	128	286	431	89	39	197	342
Housing with Care / Extra Care (units)	100	155	217	72	28	83	145
Residential / Nursing care (bedspaces)	149	215	290	250	-101	-35	40

- 2.34 It can be seen that good progress has been made in addressing the needs, particularly for residential/nursing care bedspaces where needs have been met to 2030. As needs are addressed through sites within settlements, so the case weakens to release sites in the countryside under Policy H4 Specialist and Supported Accommodation.
- 2.35 Regarding Table 6, it should be noted that the categories of residential care and nursing care have been combined as it is not always possible to distinguish between the two when assessing a planning application before the site is operational. For more information, please refer to the [Older Persons Specialist Accommodation Position Statement](#).
- 2.36 Over the monitoring period an additional 31 retirement apartments (use class C3) and 12 residential/nursing care bedspaces (use class C2) were completed at;
- Old Raven House, Hook (19/02739/FUL) where an extension provided an additional 13 residential/nursing care bedspaces (use class C2).
 - The Former Police Station, Fleet (19/02659/FUL) where 31 retirement apartments were delivered (use class C3).
- 2.37 During the monitoring period permissions were granted for 140 residential/nursing care bedspaces (Use Class C2), 4 extra care dwellings (Use Class C3), 75 enhanced sheltered apartments (Use Class C3) and 36 retirement living apartments (Use Class C3). This new provision for older persons will be delivered at;

- Grey House, Hartley Wintney (21/00630/FUL) permission was granted in May 2022 and will deliver a 65-bedspace care home (use class C2) and 4 x 2-bed extra care dwellings (use class C3).
- Crownfields, Odiham (21/00777/OUT) permission was granted in September 2022 and will provide a 60-bedspace care home (use class C2).
- Rawlings Building, Hook (21/00030/FUL) permission was granted in February 2023 for 75 enhanced sheltered apartments (use class C3) and 36 retirement living apartments for older persons (use class C3). (Application 21/0030/FUL is a variation of previous planning permission 18/00110/FUL.)
- Derriford House, Fleet (22/01226/FUL) permission was granted in October 2022 to build a 2-storey extension that will provide an additional 15 bedspaces (use class C2).

2.38 Construction is underway at:

- Rawlings Building, Hook (21/00030/FUL), which will provide 75 enhanced sheltered apartments (use class C3) and 36 retirement living apartments for older persons (use class C3).
- Fleetwood Lodge, Fleet (22/01226/FUL) which has been demolished to create space for a new 60 bedspace care home (use class C2).

2.39 Since the end of the monitoring period:

- A 70 bed C2 care home was allowed on appeal in November 2023 at Silverlea, Cove Road, Fleet (22/02520/FUL).
- A scheme providing 22 C3 sheltered apartments was granted permission at Motoright, Village Way, Yateley (22/01062/FUL) in September 2023.
- A pre-application request was submitted regarding a proposal to provide approximately 52 C3 sheltered apartments at Lismoyne Hotel, Fleet (23/00892/PREAPP) in April 2023.

Accommodation for travellers

2.40 Policy H5 of the HLP32 sets criteria against which planning applications will be judged. These criteria reflect the approach set out in the national [Planning Policy for Traveller Sites](#).

2.41 In accordance with Policy H5, the Council commissioned a new [Gypsy and Traveller Accommodation Assessment](#) (GTAA) published in March 2020. This identified a need for the following, between 2020 and 2034:

- 24 pitches for Traveller households that meet the planning definition;
- 20 pitches that meet the need for households that do not meet the planning definition;
- 5 plots for Travelling Showpeople households that meet the planning definition (there was no need for any plots for Travelling Showpeople that do not meet the planning definition).

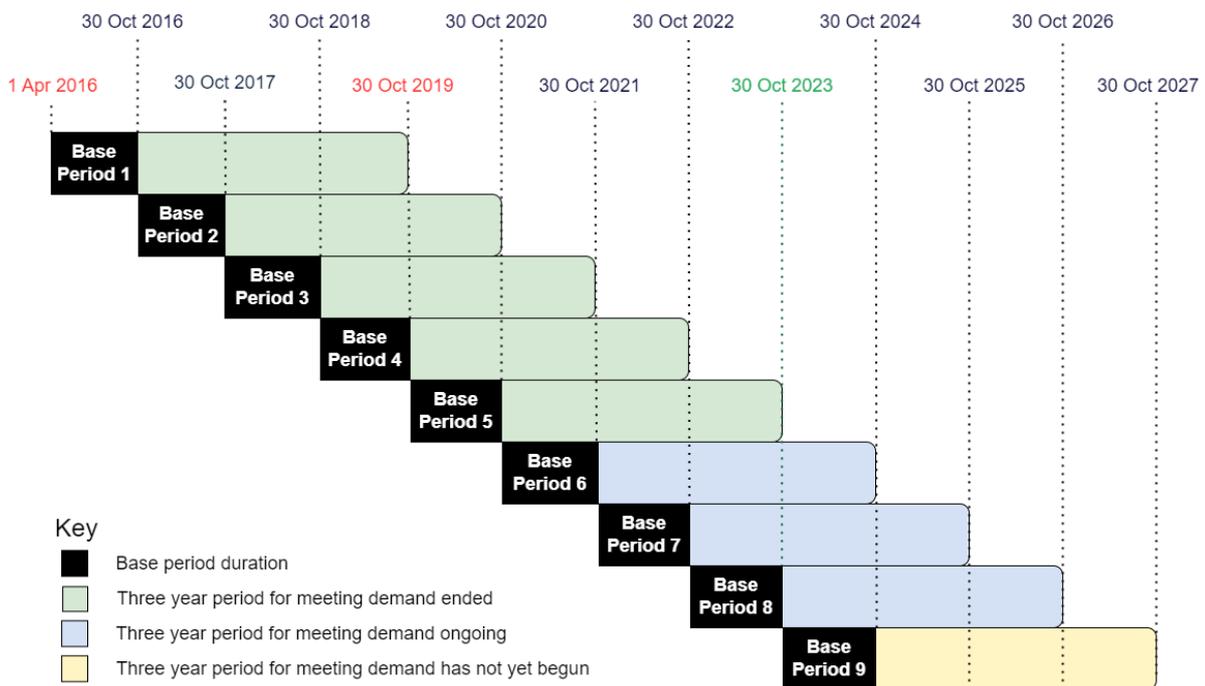
- 2.42 Since the GTAA report was published 2 pitches for gypsies and travellers have been granted permission in Hart and 0 plots have been granted permission for travelling showpeople. The 2 pitches for gypsies and travellers were granted at Farnham Lodge, Odiham (20/00580/FUL). The Council's decision to grant this permission was challenged and subject to a judicial review (CO/1755/2021). The judge upheld the Council's interpretation of [Policy H5\(a\) of the HLP32](#) (in short, that the applicant did not need to demonstrate a need for the site since the Council had already done so through the new GTAA).
- 2.43 In January 2022 Policy H5 was rendered out of date because the Council did not submit a Traveller Development Plan Document (DPD) for examination as was required by the policy. The reasons for this are set out in Section 7 of this report in relation to the Local Development Scheme (see paragraphs 7.1 to 7.7). Any planning applications for gypsy and traveller sites will therefore be determined on their own merits having regard to the national [Planning Policy for Traveller Sites](#) (PPTS). The PPTS sets out a number of criteria designed to ensure that gypsy and traveller sites meet an identified need, are suitably located, well-planned and landscaped, protect local amenity and protect the local environment.

Self and custom build

- 2.44 Self-build refers to an individual or association of individuals seeking to organise the design and construction of their own homes. Custom-building can refer to an individual working alongside a developer to construct their own homes.
- 2.45 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 2.46 The register is divided into two parts:
- Part 1 – comprises local demand for plots. Applicants must meet all eligibility criteria including a local connection test.
 - Part 2 – comprises all other demand. Applicants must meet all eligibility criteria except for the local connection test.
- 2.47 As at 31 October 2023, there were 5 individuals and 3 associations recorded on Part 1 of the Register and 1 individual recorded on Part 2.
- 2.48 Further information on the Register, including fees to join the register, is published on the Council's [Self Build & Custom Build Webpages](#).
- 2.49 Planning authorities must give suitable development permission to enough suitable serviced plots of land to meet the quantum of demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period (note that an 'entry' can be for an association seeking more than one plot on a site).

- 2.50 The first base period began on the day on which the register was established, 1st April 2016, and ended on 30 October 2016. Subsequent base periods run from 31 October to 30 October each year.
- 2.51 At the end of each base period, relevant authorities have 3 years in which to grant permission for an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 2.52 As of 30 October 2023, there have been 8 base periods completed. It is possible to assess whether Hart has met its duty in the first 5 base periods.
- 2.53 An example of how this works in practice is set out in Figure 1 below.

Figure 1: Diagram illustrating the function of base periods in assessing whether demand recorded on the Register has been met



- 2.54 [Appendix 4](#) shows the number of entries added to Part 1 of Hart’s Register during each base period. It also shows the number of self/custom builds known to have been permitted during each base period demonstrating the extent to which needs for each base period have been met.

- 2.55 [Appendix 4](#) shows that whilst the demand for 2 plots arising in 2015/2016 was not met within 3 years, the Council has granted more than enough permissions for self and custom build in each subsequent base period.
- 2.56 Policy H1(d) of the HLP32 requires that “on sites of 20 or more dwellings, 5% of plots are for self and custom build homes, subject to site suitability and the need shown on the self and custom build register”.
- 2.57 The legal agreement for Crownfields, Odiham (21/00777/OUT) was signed in September 2022 securing 1 custom housebuilding plot. This marks the first self and custom housebuilding plot to be delivered by Policy H1(d).
- 2.58 On 17 October 2023 permission was granted for phases 3-5 of the development at Land north of Netherhouse Copse, Fleet (21/02782/OUT). In phases 4 and 5 the development will supply a total of 6 self and custom housebuilding plots. The 6 plots have therefore been recorded as permissions granted in base period 8 (2022/23).
- 2.59 An additional 2 permissions meeting the definition of self and custom housebuilding were granted during base period 8. This brings the total number of permissions granted in the base period to 8.

Economic development

- 3.1 The HLP32 contains policies to promote the vitality and viability of town and village centres, and to ensure an adequate supply of economic development land to promote economic growth. Since the Covid-19 pandemic and during the monitoring period work continues to taking place to boost skills to help local people into local jobs.
- 3.2 This section of the report has been compiled using monitoring data provided by Hampshire County Council, unless stated otherwise.

Town and village centres

- 3.3 Policy SS1 of the HLP32 supports the provision of 5,900m² of net additional convenience retail floorspace and 3,960m² of net additional comparison floorspace over the plan period, the majority to be focused in Fleet.
- 3.4 Retail completions since 2014 amount to 14,587m² - set out at [Appendix 5](#).
- 3.5 During 2022/23 a total of 5,451m² of retail floorspace was completed including:
- 370m² of convenience retail floorspace at Redfields Lane, Church Crookham
 - 5,081m² of retail floorspace at Land on the north side of London Road, Hook.
- 3.6 In terms of future supply, as at 31 March 2023 the retail floorspace proposed within the village centre of Hartland Village will provide a further 1,355m² of floorspace (see [Appendix 6](#)). Planning permission for the phase of development which includes the village centre was granted in April 2022.
- 3.7 A planning application for a Lidl supermarket (2,061 sqm) with a drive-thru coffee shop at Elvetham Heath was submitted in August 2022 but was subsequently withdrawn in December 2022 (Reference 22/01876/FUL).

Hotels

- 3.8 At 31 March 2023, a 71-bedroom hotel located within Fleet's Town Centre at 329 Fleet Road (18/00574/FUL) had been completed.
- 3.9 A 16-bedroom property that includes hotel rooms and hotel suites is under construction at Wintney Court, Hartley Wintney (17/00596/FUL) at 31 March 2023.
- 3.10 On 20 July 2022, an application to alter and extend the Elvetham Hotel, Hartley Wintney (21/02743/FUL) to provide 60 additional bedrooms was granted by Hart's Planning Committee. The scheme will also provide new events and spa floorspace.
- 3.11 In November 2022, an application (22/02183/LBC) was submitted to change the use of Minley Manor, Blackwater to a hotel, restaurant and wedding venue. As at 31 March 2023 the application had not yet been determined.

- 3.12 A pre-application request was submitted regarding a proposal to provide approximately 52 C3 sheltered apartments at Lismoyne Hotel, Fleet (23/00892/PREAPP) in April 2023.

Employment land and premises

- 3.13 Policy ED2 seeks to protect the district’s portfolio of employment land and premises to help retain existing and attract new business. ‘Strategic’ and ‘locally important’ employment sites are specifically identified for protection under this policy. Policy ED3 promotes the rural economy and allows development in the countryside subject to certain criteria.

Changes in employment floorspace

Table 8: Changes to employment floorspace –f net change (m²) 2014-2023

Floorspace type	Total change 2014-2023 (m ²)
Offices – Use class E(g)(i)	-114,478
Research and development – Use class E(g)(ii)	-6,033
Light industry – Use class E(g)(iii)	-35
General industry – Use class B2	7,192
Storage and distribution – Use class B8	22,248
Flexible use – Use classes E(g)(i)-(iii)/ B2/B8	40,322

- 3.14 The changes year by year are set out at [Appendix 7](#).
- 3.15 The loss of office floorspace since 2014 is in part due to the rise of office to residential conversions through permitted development rights. The Council sought to prevent this on its strategic and locally important employment sites through an Article 4 Direction removing permitted development rights for conversion of offices to new homes. The direction took effect on 6th May 2019.
- 3.16 The Government then sought to restrict the use of Article 4 Directions in its [July 2021 update to the National Planning Policy Framework](#) (paragraph 53). This has continued into the [December 2023 version of the NPPF](#). On 31 July 2022 the Council’s Article 4 Direction expired by virtue of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2021.

New employment floorspace

- 3.17 During the monitoring period 31,188m² of employment floorspace was completed across the district including.
- Building A50 & A57, Cody Park, Ively Road (19/00352/FUL) where a 19,461m² data centre (use class B8) was completed.
 - the construction of 7,292m² of general industrial units (use class B2) at Rye Logistics Park, Fleet (19/02871/FUL)
 - 4,246m² of mixed employment floorspace at Quantum Park, Church Crookham (18/00694/OUT)
 - 200m² of mixed employment floorspace at Arlots Farm, Elvetham (19/02290/FUL).
- 3.18 New development has started at:
- Building A105, Cody Park (21/01886/FUL) where an extension to an existing data centre will provide an additional 726m² of floorspace (use class B8).
 - Wintney Court, Hartley Wintney - the erection of 500m² of office floorspace (use class E(g)) at (17/00596/FUL)
 - Building 260, 270 and 270, Bartley Wood, Hook (21/01800/FUL) to provide 14,122m² mixed use employment floorspace (E(g)/B2/B8) and
 - Hartland Village, Fleet (17/00471/OUT) which will provide 1,300m² of floorspace (use class E(g) office).
- 3.19 A pre-application request for a large logistics centre at Lodge Farm, North Warnborough (22/01355/PREAPP) was received in June 2022. A new pre-application request was submitted in October 2023 (23/02242/PREAPP). An illustrative masterplan shows that the proposed site would include approximately 105,000m² of floorspace (use class B2/B8) across 5 warehouses and an electric car charging facility with capacity for 200 vehicles.

Employment floorspace losses

- 3.20 In 2022/23 a total 1,401m² of E(g) employment floorspace was lost across the district. This included the loss of:
- 433m² of office floorspace at Vantage House, Hook (17/00525/PRIOR).
 - Located within a strategic/locally important employment site.
 - Converted to residential apartments (permitted development).
 - 429m² of E(g)(iii) light industrial floorspace at Pool & Sons, Hartley Wintney (17/02430/FUL) – not within a designated employment site.
 - 320m² of E(g)(i) office floorspace at 57 Danetree House, Odiham (20/01099/FUL) – not within a designated employment site.

- 219m² of E(g)(i) office floorspace at 156 Fleet Road, Fleet (20/01104/PRIOR) – not within a designated employment site.

3.21 A full summary of outstanding planning permissions for offices, industry and storage/distribution uses can be found at [Appendix 8](#).

Employment and skills

3.22 The following information is sourced from [Nomis](#). Figures published by Nomis are rounded to the nearest thousand.

- From 2009 the number of jobs in Hart district (employees, self-employed, government supported trainees and HM Forces) rose steadily from 41,000 to a peak of 53,000 in 2015 before gradually returning to 41,000 in 2020. The number of jobs remained stable in 2021 at 41,000 as indicated by the most recent dataset.
- Of the total jobs in the district in 2022, 35,000 are employee jobs (24,000 full-time, 11,000 part-time). By comparison, there were 33,000 employee jobs in 2021 and 38,000 employee jobs in 2015. These figures exclude farm-based agriculture.
- [Appendix 9](#) shows the change in employee jobs between 2015 and 2022 by sector. Over this period of economic challenges there has been a change in the complexion of the district's industries.
 - Accommodation and Food Service Activities remains the district's largest employment industry comprising 17.1% of all jobs. This is significantly above both regional (7.5%) and national (8%) levels.
 - Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles (14.3%) and Administrative and support service activities (12.9%) are also key industries in the district, as the second and third largest employers respectively.
 - The district has seen strong growth in the number of employee jobs in Water Supply; Sewerage, Waste Management and Remediation Activities (55.6%), Administrative and Support Services Activities (28.6%), and Human Health and Social Work Activities (28.6%) since 2015.
 - Meanwhile, there has been a continued decline in both the Electricity, Gas, Steam and Air Conditioning Supply sector and Information and Communications sector with employee jobs falling by 50% since 2015.
 - Over the last year there has been strong employee jobs growth in the Arts, entertainment and recreation sector (87.5%), Administrative and support service activities sector (50%) and Manufacturing sector (40%).
- The district has seen low unemployment rates for many years, falling from 3% of the economically active population in June 2014 to 1.7% in December 2019. During the pandemic unemployment rose to a high of 4.3% in June 2021 before falling to 1.4% in July 2023. This is lower than

unemployment rates in the South East (2.8%) and Great Britain as a whole (3.7%).

- 3.23 Claimant data from April 2023 (ONS Monthly Claimant Count) provides greater insight into unemployment across the district's electoral wards both pre and post pandemic – see Table 9. Unemployment rates increased in April 2021 as a result of the pandemic but have since fallen below pre-pandemic levels in all wards.

Table 9: Claimant data at April 2022 by Ward

Ward	Unemployment rate April 2020	Unemployment rate April 2021	Unemployment rate April 2022	Unemployment rate April 2023
Blackwater & Hawley	2.4%	4.2%	2.2%	2.3%
Crookham East	1.7%	2.7%	1.5%	1.3%
Crookham West & Ewshot	1.8%	2.7%	1.2%	1.5%
Fleet Central	2.5%	4.1%	2.2%	1.9%
Fleet East	1.6%	2.6%	1.2%	0.9%
Fleet West	1.8%	2.4%	1.1%	1.0%
Hartley Wintney	2.1%	3.5%	2.1%	1.5%
Hook	2.3%	2.7%	2%	1.6%
Odiham	1.6%	2.7%	1.4%	1.1%
Yateley East	2%	3.8%	1.6%	1.6%
Yateley West	1.9%	3.2%	1.3%	1.2%

Infrastructure

- 4.1 Local Plan infrastructure policies in the HLP32 help to secure necessary infrastructure with new development, either on-site or off-site through financial contributions secured by planning obligations. It also contains policies which safeguard land for infrastructure improvements and protect open space, green infrastructure and community facilities.

Developer contributions from S106 planning obligations

- 4.2 The Council publishes a separate Infrastructure Funding Statement (IFS) each year with detailed information on developer contributions secured through Section 106 Planning Obligations. Please see the [Council's Developer Contributions and CIL webpage](#).
- 4.3 Hampshire County Council also publish an IFS each year on its [Developer Contributions page](#).

Viability appraisals for new development supplementary planning document

- 4.4 During 2022/23 work started on a [Viability Appraisals SPD](#) which was ultimately adopted on 2 November 2023. The purpose of the SPD is to provide clarity to developers, development management officers and other stakeholders regarding the basis on which viability assessments will be considered. The SPD will support Hart Local Plan 2032 Policies H2 Affordable Housing and INF1 Infrastructure.

Community infrastructure levy (CIL)

- 4.5 In September 2020, Cabinet decided to proceed with preparation of a Community Infrastructure Levy (CIL). A consultation on a preliminary draft charging schedule took place for six weeks from 5 November 2021 to 17 December 2021.
- 4.6 The new Levelling Up and Regeneration Act introduces a new, compulsory 'Infrastructure Levy' to replace the current Community Infrastructure Levy (CIL). However, it is understood that implementation of the new levy will not be for at least ten years whilst the operational details and secondary legislation is prepared and pilot projects take place.

Flood schemes

Phoenix Green

HLP32 Policy INF7 safeguards land at Phoenix Green for the implementation of a flood alleviation scheme. However, in recent years there has been an apparent reduction in flood risk in the area, with no reports of internal flooding. There have also been changes to drainage infrastructure associated with new development in the area. Cabinet decided in October 2023 that further modelling is undertaken to determine the current flood risk following changes

to the area that have improved the situation including the recent residential development at Dilly Lane.

4.7 Other flood-related projects and activity which are ongoing, but not mentioned in the local plan, are discussed briefly below:

- A decision was made at [Cabinet in October 2023](#) to continue with the Kingsway Property Flood resilience project.
- The Environment Agency granted funding for 2 flood alleviation schemes at Zebon Copse, Church Crookham and Eversley & Lower Common. These projects are in addition to 4 other Environment Agency funded schemes at Crondall, Yateley, at Mill Corner, North Warnborough and Griffin Stream, Hook. An initial assessment of the 6 schemes has been undertaken and the Environment Agency are currently preparing the final reports on each. These reports will include options for future flood alleviation works.
- A Multi-Agency Flood Forum was held in September 2023 with a focus on strategic flood issues that require a multi-agency response. The bi-annual event brings together district Councillors and the relevant external organisations for updates on local projects and to provide an opportunity for outstanding flood issues to be raised. The next Forum will be held in March 2024.
- During the monitoring period Hart's Flood Risk Management Officer has consulted on 342 planning applications, ranging from small household extensions to multi-home developments. Consultations through the planning system allow Hart to manage potential increases in flood risk caused by new development and ensure that existing residents and property are not harmed. Over the monitoring period there have been several applications refused with flood risk being cited as one of the reasons including Bull Yard Farm, Hartley Wintney (22/00806/FUL), Zenas, Hook (22/00765/FUL); and 21 Folly Close, Fleet (22/01297/FUL).

Local cycling and walking infrastructure plan

4.8 In September 2022, Hart District Council and Hampshire County Council (HCC) jointly instructed Sustrans to prepare a Local Cycling and Walking Infrastructure Plan (LCWIP). The plan identifies walking and cycling opportunities for the Hart district with recommendations made for infrastructure improvements and priorities for future investment. LCWIPs are a national initiative and are being prepared up and down the country in line with [national guidance](#).

4.9 Formal consultation on the draft LCWIP ran for 10 weeks between June and August 2023. Over the 10-week period, 249 responses to the walking zone survey and 283 responses to the cycling network survey were received, and 793 comments were placed on the interactive map, which is one of the highest response rates to any Hampshire LCWIP consultation. The LCWIP is scheduled for adoption in Spring 2024.

Built and natural environment

Climate change

- 5.1 In April 2021, the Council declared a climate change emergency. As part of the declaration, the Council pledged to make the district carbon neutral by 2040, and all areas under the direct control of Hart District Council carbon neutral by 2035. The declaration of a climate emergency is a material consideration in the determination planning applications.
- 5.2 The HLP32 contains a number of policies which deal with climate change adaptation and mitigation. Examples include NBE5 Flood Risk, NBE7 Water Efficiency, NBE9 Design, NBE10 Renewable and Low Carbon Energy, INF2 Green Infrastructure, INF3 Transport.

Cycle and car parking in new development SPD

- 5.3 In December 2023 Cabinet adopted a Cycle and Car Parking in New Developments SPD. The SPD converted and refined the previous Technical Advice Note (TAN) on Cycle and Car Parking in new developments published in August 2022.

Solar farms

- 5.4 A 17.87 MW solar farm was granted a 40-year permission on 20 July 2022 – Land to the north of Vicarage Lane, Hound Green, Hook (21/02749/FUL). The proposal will generate enough energy to power approximately 6,700 homes.

Energy storage facilities

- 5.5 Battery energy storage facilities help to balance out variations in the production of renewable energy by storing energy when climatic conditions are optimal, and supplementing periods of low production.
- An energy storage facility was granted at Penn Croft Farm, Crondall on 30th January 2023 (21/02937/FUL).
 - An energy storage facility was granted at Land at Blue Bell Lodge, Crondall on 22 May 2023 (22/02917/FUL)
 - An application for the installation of an energy storage system at Land at Ormersfield Farm (23/00823/FUL) was submitted in April 2023. The application has not yet been decided.

Sustainability in new developments

- 5.6 Some of Hart's more notable developments in terms of sustainable construction are discussed below.

Land on the north side of London Road, Hook (13/01145/MAJOR)

- Several construction and engineering innovations have been incorporated into the design of this new Sainsbury's store to make it one of the most energy efficient in the country. These include:
 - Over 700 solar panels installed on the roof to ensure the store is powered with 100% renewable electricity.
 - Low pressure taps and rainwater harvesting to reduce water consumption.
 - 100% LED lighting which adapts to natural lighting levels to ensure energy is not wasted.
 - The use of doors on chilled cabinets to reduce energy consumption by up to 60%.
 - An innovative cold aisle retrieval system will take cold air that has escaped from fridges and use it to cool other parts of the store. Similarly hot air can be taken from the backs of fridges and used to heat other areas. This will ensure that two-thirds of energy consumed is reused.

Roughs Cottage, North Warnborough (19/01749/FUL)

- The rural exception site at Rough's Cottage completed during the monitoring period delivering 12 affordable homes. Hastoe, the housing association, place great emphasis on energy efficiency to reduce carbon emissions and ensure that fuel bills are as low as possible for residents. Some of the features of this scheme include:
 - Optimal orientation of the homes to enhance heating from solar gain;
 - A fabric first approach which enhances the insulation of homes and reduces heat loss that occurs from thermal bridging and leakage of warm air;
 - Installation of Mechanical Ventilation Recovery Units to help heat homes and improve internal air quality;
- In combination, the energy efficient features of these homes are estimated to achieve a 15-20% improvement over the Part L Building Regulations in place at the time the application was submitted.

Phase 3 of Hartland Village (21/02871/REM)

- This phase will provide a 43% reduction in carbon dioxide emissions in homes compared to the building regulation standards at the time permission was granted. This will be achieved through the installation of efficient air source heat pumps in all properties, and a fabric-first approach to ensure homes have a high degree of thermal insulation and air tightness.

- A Green Travel Hub will be located in the heart of the village centre where residents will be able to access local bus services, car club vehicles, a bicycle repair shop and cycle hire. These services will facilitate the modal shift away from private car ownership and are supported by a network of off-carriageway pedestrian and cycle paths and the new Fleet Pond Corridor connection to Fleet Station. The Green Travel Hub will also provide electric vehicle charging points to support the use of cleaner private vehicles.
- All buildings within this phase, with the exception of apartments, will feature swift boxes to provide nesting sites for this at-risk species.

An outline application at Land north of Netherhouse Copse, Fleet (21/02782/OUT)

- The homes on phases 3-5 of the development will exceed the minimum fabric requirements of the building regulations in place at the time the application was submitted. This will be achieved through the implementation of thermally efficient materials, air tightness in line with building regulations and features to improve natural ventilation.
- Homes will include 100% low energy lighting, domestic appliances with a minimum A to A++ energy efficiency rating, the installation of air source heat pumps in all homes, and photovoltaic panels on some properties.
- Passive design measures will also be utilised to incorporate solar gain and shading to prevent overheating in summer.
- An off-site cycleway link will be provided to the north east to connect with Fleet town centre, in line with the Council's aims for securing a 'green grid' of cycling and walking routes for connectivity across the district.

Building regulations

- 5.7 In June 2022, updated building regulations came into effect which will update the standards required in new buildings. This includes:
- Part F: Ventilation – this has been updated as many buildings were becoming too hot;
 - Part L: Conservation of Energy – improved thermal performance, move away from gas boilers and new approach to calculating energy efficiency;
 - Part O: Overheating – a new part created where the orientation of the building can impact on internal heat gains; and
 - Part S: Electric Charging Points – a new part which requires all new homes to have an electric charging point (but with some exceptions relating to cost).
- 5.8 Under the new standards, new homes will need to produce at least 31% less carbon emissions compared to previous standards. Meanwhile, new non-residential buildings will need to reduce their emissions by 27%. This will be achieved by;

- using more efficient electric central heating systems;
- the use of renewable energy sources such as photovoltaic solar panels and ground source heat pumps;
- using building materials with higher thermal performance ratings; and
- the installation of electric car charging points at new homes and buildings.

Historic environment

- 5.9 An updated [Odiham and North Warnborough Conservation Area Appraisal](#) was adopted by Cabinet on 3 November 2022. Work on other Conservation Areas, led by Parish or Town Councils, is ongoing with progress made by Crondall, Crookham Village and Hartley Wintney Parish Councils.
- 5.10 Historic England holds a National Heritage List for England. Hampshire County Council maintain the Historic Environment Records (HER) on behalf of the District Council.
- 5.11 As at August 2023 Hart district had 947 listed heritage assets, with no changes over the monitoring period. The list comprises:
- 10 Scheduled Ancient Monuments (SAMs), which are ungraded;
 - 8 registered parks and gardens; and
 - 929 listed buildings comprising: 13 Grade I; 42 Grade II*; and 874 Grade II.
- 5.12 There were 3 listed assets on the Heritage at Risk Register:
- Warbrook House, Eversley;
 - Bramshill Park, Bramshill/Eversley/Mattingley; and
 - Garden walls and gateways north of Bramshill House, Bramshill.
- 5.13 The Heritage at Risk Register is unchanged from the previous year.
- 5.14 There are 32 conservations areas within Hart district, with no new conservation areas being added this year.

The Natural Environment

Biodiversity technical advice note

- 5.15 In June 2022 the Council published a [Biodiversity Technical Advice Note](#) with guidance on how to address biodiversity issues when preparing a planning application.

Biodiversity net gain

- 5.16 Following on from the Environment Act, developers will be required to deliver 10% “Biodiversity Net Gain” from January 2024 onwards when building new housing, industrial or commercial developments. This means that by law they must deliver a net positive for the local environment, for example by creating

new habitats and green spaces. Biodiversity Net Gain for small sites will still be applicable from April 2024.

Local nature recovery strategy

- 5.17 Also arising from the Environment Act, work has started on a Local Nature Recovery Strategy for Hampshire, led by Hampshire Council working with district and boroughs and other stakeholders. Consultation on a draft LNRS is expected early in 2024.

Designated sites

- 5.18 Table 10 provides information on the amount of land in Hart district designated as protected habitats. The information is provided by the Hampshire Biodiversity Information Centre (HBIC) - see [Annual Biodiversity Monitoring Report 2022/23](#).

Table 10: Habitat designations in Hart - (HBIC data)

Designation	Number of sites	Area (ha)	area (%)	Change since 2020/21 (ha)
Thames Basin Heath Special Protection Area (SPA)	1	2,099	9.75	0
Site of Special Scientific Interest (SSSI)	16	2,696	12.52	0
National Nature Reserve (NNR)	1	31	0.14	0
Local Nature Reserve (LNR)	3	76	0.35	0
Site of Importance for Nature Conservation (SINC)	290	2,036	9.46	11

- 5.19 Table 11 shows changes to Hart district's SSSIs during the monitoring period.

Table 11: Changes in the condition of SSSIs over the monitoring period - (HBIC data)

Condition	HDC area (ha)	HDC area (%)	Change in area (ha)
Favourable	1,594.96	59.2	0
Unfavourable Recovering	1,013.70	37.6	0
Unfavourable no change	35.75	1.3	0
Unfavourable Declining	44.81	1.7	0
Part Destroyed	6.34	0.2	0
Destroyed	0	0	0
Total	2,695.57	100.0	0

Thames basin heaths special protection area

- 5.20 The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Berkshire and Hampshire and Surrey. 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 is codified in UK law through the Conservation of Habitats and Species Regulations 2017.
- 5.21 Policy NBE3 of the HLP32 sets out the approach to the protection of the SPA, the basis of which is the saved South-East Plan 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 housing development which include:
- The establishment of a 400-metre exclusion zone around the TBHSPA within which no net new housing development will be supported;
 - The provision of mitigation through Suitable Alternative Natural Greenspace (SANG); and
 - Contributions towards Strategic Access Management and Monitoring (SAMM) measures.
- 5.22 The Council's planning guidance for the TBHSPA is published on the [Council's website](#). Further information about the Thames Basin Heaths, including the latest information on the numbers of birds (Woodlark, Nightjar and Dartford Warbler) are published on the [Thames Basin Heaths Partnership website](#).

Suitable alternative natural greenspace (SANG)

- 5.23 Some SANGs are provided with large scale developments, like the one at Hartland Village. Others, like Bramshot Farm, are provided so that smaller residential developments can purchase capacity within them to secure their SPA mitigation.
- 5.24 The number of homes that a SANG can mitigate (or to be more precise, the number of people associated with new homes) depends on the size of the SANG. As more developments purchase capacity from a SANG, its capacity decreases.
- 5.25 Updates of SANG capacity in Hart are published separately at [Hart's Planning guidance webpage](#).
- 5.26 For SANG within its control, the Council decides which development proposals can use its SANG for mitigation – see [Council SANG allocation criteria](#).
- 5.27 The Council has agreements with Surrey Heath and Rushmoor Borough Councils to share some of its SANG capacity. In December 2022 Cabinet re-

visited the SANG-sharing arrangement and authorised the Chief Executive to provide Surrey Heath with a greater share of the SANG capacity previously allocated to Rushmoor (see Item 78 of the [December 2022 Cabinet agenda](#)).

5.28 With regards to Council controlled SANG the following took place during the monitoring year:

- Moulsham Meadows SANG, delivered in conjunction with Moulsham Lane, Yateley (14/02281/MAJOR), has been completed and has entered its one-year maintenance period in Summer 2023.
- Hawley Park Farm SANG, Hawley (18/00344/FUL) is a popular open space well used by the public. Transfer of the SANG to the Council has been delayed while the developer rectifies some maintenance issues on site.
- The final pieces of infrastructure and site signage are being installed at Poulter's Meadow SANG, Church Crookham (14/00504/MAJOR). Work is ongoing to finish the SANG car park with the aim of fully opening to the public as soon as possible.
- Grove Farm SANG, built as part of the Hareshill development, Fleet (16/01651/OUT), is a well-used site and popular with residents. The one-year maintenance period ends on 31 December 2023 and the Council intends to adopt the site shortly after.
- A new play space was completed and opened at Whitewater Meadows SANG, Hook (14/00733/MAJOR) in September 2022.
- Both Edenbrook Country Park SANG and Hartland Park SANG have been awarded Green Flag Awards for their management this year. The scheme recognises high quality public parks and green spaces worldwide.

Strategic access management and monitoring (SAMM)

5.29 SAMM is a project to provide management of visitors across the entire TBHSPA and to undertake necessary monitoring. The Access Management Partnership (made up of landowners and managers of the SPA), with support from Natural England and Hampshire County Council, is implementing a programme of strategic visitor access management measures for the purposes of mitigating the impacts of new development on the SPA, funded by developer contributions (see SAMM tariff).

5.30 The Thames Basin Heaths Joint Strategic Partnership publishes regular [updates on the SAMM project](#).

Neighbourhood planning

- 6.1 There are 21 Parish and Town Councils across Hart district, all of which are able to seek designation as a Neighbourhood Area in order to produce a Neighbourhood Plan.
- 6.2 At 31 March 2023 there were 11 designated Neighbourhood Areas in Hart district with 10 of these areas having a 'made' Neighbourhood Plan.
- 6.3 Table 12 and Figure 2 below show the Parishes and Town Council areas within Hart district and whether they have a designated Neighbourhood Area or Neighbourhood Plan.
- 6.4 The key dates associated with the different Neighbourhood Plans are set out at [Appendix 10](#).
- 6.5 Key neighbourhood planning milestones achieved during 2022/23 are set below:

Yateley, Darby Green and Frogmore neighbourhood plan

- 6.6 The Yateley, Darby Green and Frogmore Neighbourhood Plan was submitted to the Council in November 2021.
- A six-week public consultation period took place, ending on 12 January 2022.
 - The Examiner's report was received on the 22 March 2022 and the decision was taken by Cabinet on 7 April 2022 to proceed to referendum.
 - The referendum was held on 30 June 2022 with a 15.3% turnout and 91.1% of people voting in favour of the Plan.
 - The Plan was 'made' on 28 July 2022.

Winchfield neighbourhood plan

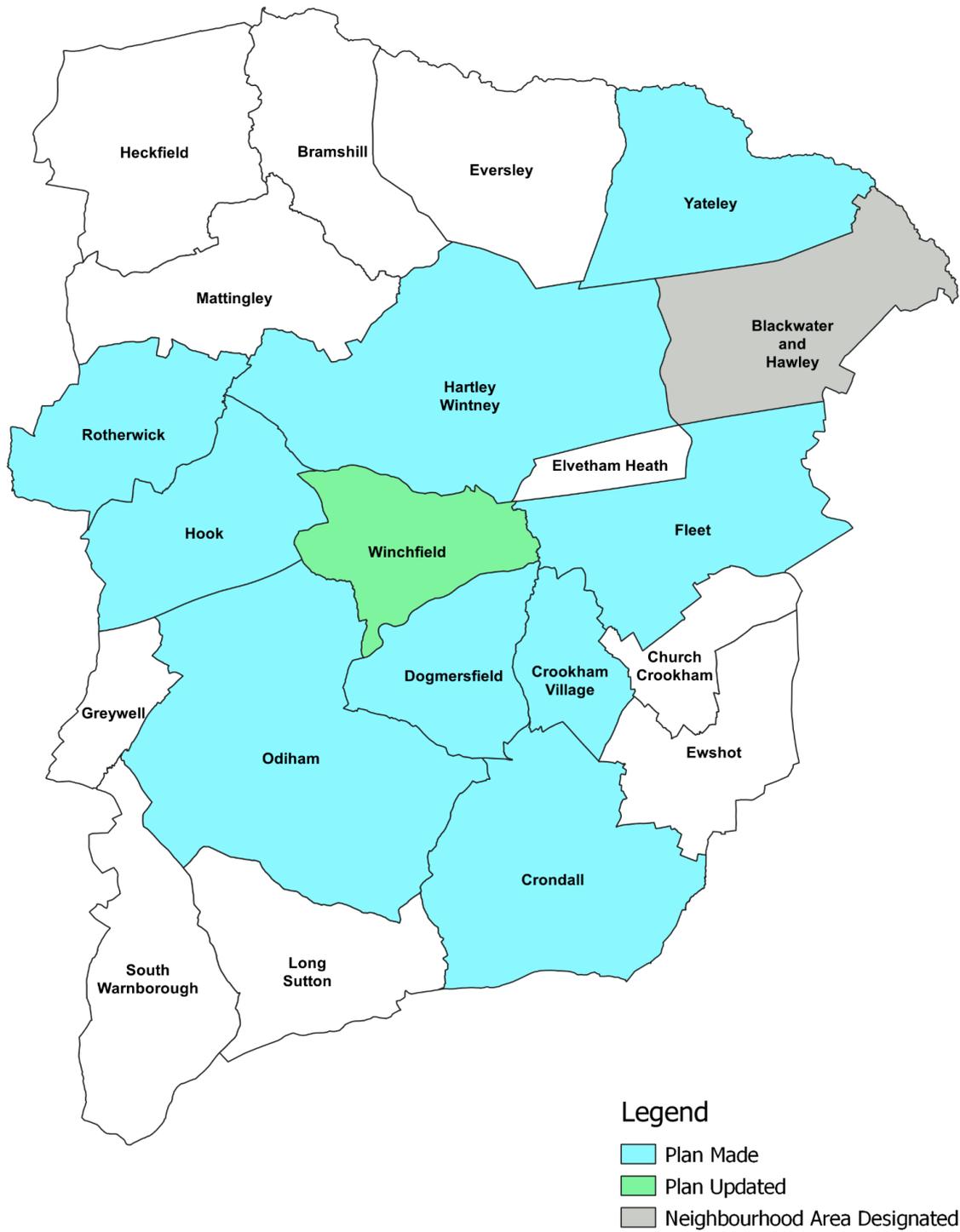
- 6.7 Following the adoption of HLP32 in 2020, Winchfield Parish Council decided that the Winchfield Neighbourhood Plan 2015–2032 should be reviewed and updated.
- Consultation on the new Draft Neighbourhood Plan (Regulation 14) was undertaken by Winchfield Parish Council from 29 October to 12 December 2022.
 - The Regulation 16 consultation ran from 12 May 2023 to 23 June 2023 with 25 representations received.
 - Following receipt of the Examiner's Report on 7 September 2023, Hart District Council decided at its Cabinet meeting on 5 October 2023 to accept the recommended modifications to the Neighbourhood Plan and to proceed to referendum.
 - The referendum was held on 23 November 2023 with a 44.4% turnout and 91.32% of people voting in favour of the Plan.

- The [Winchfield Neighbourhood Plan 2022-2037](#) now forms part of the Development Plan and is scheduled to be formally 'made' by the Council in January 2024.

Table 12: Neighbourhood planning status of Parishes and Towns in Hart district at December 2023

Parish	Neighbourhood Plan Status	Date 'made'
Blackwater & Hawley	Neighbourhood area designated	
Bramshill	Not designated	
Church Crookham	Not designated	
Crandall	Plan made	May 2021
Crookham Village	Plan made	May 2021
Dogmersfield	Plan made	September 2019
Elvetham Heath	Not designated	
Eversley	Not designated	
Ewshot	Not designated	
Fleet	Plan made	November 2019
Greywell	Not designated	
Hartley Wintney	Plan made	November 2019
Heckfield	Not designated	
Hook	Plan made	February 2020
Long Sutton	Not designated	
Mattingley	Not designated	
Odiham	Plan made	June 2017
Rotherwick	Plan made	December 2016
South Warnborough	Not designated	
Winchfield	Passed referendum on 23 November 2023	New Plan to be 'made' January 2024
Yateley	Plan made	July 2022

Figure 2: Status of Neighbourhood Planning areas at December 2023



Assets of community value (ACV)

- 7.1 An [Asset of Community Value](#) is land or buildings that have been nominated by a Parish or Town Council, or certain local voluntary or community groups, as furthering the social wellbeing or social interests of the local community.
- 7.2 The listing of land or buildings as an ACV gives the local community a 'right to bid' for the asset should it come up for sale.
- 7.3 At 27 November 2023 there were 14 assets on Hart's [Register of Assets of Community Value](#).

Over the monitoring period:

- The Falkners Arms Public House, Fleet was removed from the list having reached its 5-year expiry date;
- The WI Hall, Crookham Village and The Spice Merchant, Crookham Village were re-listed as ACVs;
- The Anchor Inn, Yateley was nominated by the Yateley Society and listed as an ACV for the first time.

Local development scheme

- 8.1 The Development Plan for Hart district comprises:
- [Hart Local Plan \(Strategy & Sites\) 2032](#);
 - [Saved Policies from the Hart Local Plan \(Replacement\) 1996-2006](#);
 - Saved [Policy NRM6: Thames Basin Heaths Special Protection Area of the South East Plan](#) – Regional Spatial Strategy for the South East (adopted May 2009);
 - [Hampshire, Portsmouth, Southampton, New Forest National Park & South Downs National Park Minerals and Waste Plan](#) (adopted October 2013);
and
 - Hart's made [Neighbourhood Plans](#).
- 8.2 The Local Development Scheme (LDS) is a project plan that sets out timescales for the preparation and revision of development plan documents (DPDs) and other planning policy documents. The LDS provides details on what each document will contain and the geographical area it will cover. This section of the AMR reports on the Council's progress in the production of any DPDs, judged against the timetables in the Local Development Scheme (LDS).
- 8.3 The most recent version of the LDS, the [9th revision to the LDS](#), was approved in May 2019. It set out the work programme for the new Hart Local Plan which would comprise three Development Plan Documents (DPDs):
- Hart Local Plan (Strategy & Sites) DPD
 - Traveller Sites Allocations DPD
 - Development Management Policies DPD
- 8.4 The first of these DPDs, the Hart [Local Plan \(Strategy & Sites\) 2032](#) was adopted on 30 April 2020.
- 8.5 The Council did commence work on the Traveller Sites Allocations DPD in 2019. This included consultation with the statutory environmental bodies on the SA/SEA scoping report took place in November 2019. A 'call for sites' was held between August and December 2019, and a new Gypsy and Traveller Accommodation Assessment was published in March 2020. However, the 'call for sites' did not generate any suitable site options and subsequent work was paused (this was also around the time of Covid-19 restrictions and lockdowns which severely impacted the Council's usual work as it responded to the crisis).
- 8.6 In August 2020 the Government launched consultation of major reforms to the planning system in 'Planning for the Future'.
- 8.7 This was followed by the Levelling Up & Regeneration Bill (LURB) in 2022 included many of the proposals set out in the White Paper. They included a proposal for 'national development management policies' which would mean

these did not need to be duplicated in Local Plans, in an aim to speed up the plan making process.

- 8.8 Given the potential radical changes proposed in the white paper it was decided to address the policies which would have been in a Traveller Site Allocations DPD and Development Management Policies DPD through a future update the local plan rather than separate DPDs.

Review of the Hart Local Plan (Strategy & Sites) 2032

- 8.9 Policies in local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. The HLP32 was adopted in April 2020, and so this review/assessment must be completed by April 2025.
- 8.10 In November 2021 Cabinet agreed: *“A Local Plan review assessment to be carried out once any ‘Planning Bill’ has passed through Parliament and the Government has issued any associated updated guidance.”*
- 8.11 Work on the HLP32 review assessment will commence either:
- Once any Levelling Up & Regeneration Bill (LURB) has passed through Parliament and the Government has issued any associated updated guidance; or
 - Prior to expiry of the 5-year period following the adoption of the HLP32, in April 2025.
- 8.12 The Council will update the Local Development Scheme (LDS) in light of the outcome of the HLP32 review and national changes to the planning system.

Other planning policy documents

- 8.13 In June 2022 the Council published a [Biodiversity Technical Advice Note](#).
- 8.14 In August 2022 Cabinet endorsed the [Cycle and Car Parking in New Development Technical Advice Note](#) and adopted the new parking standards.
- 8.15 In November 2023 a [Viability Appraisals for New Development Supplementary Planning Document](#) was adopted.
- 8.16 December 2023 saw the adoption of the [Cycle and Car Parking in New Development Supplementary Planning Document](#) (building on the work done to produce the TAN mentioned above).

Duty to cooperate

- 9.1 The duty to cooperate (DtC) is a legal test relating the preparation of local plans. It requires cooperation between local planning authorities and other public bodies to address strategic cross-boundary matters.
- 9.2 The Council is not currently preparing a local plan (it has a local plan adopted April 2020) but it has been engaging with neighbouring authorities on their local plans. It is also on the Thames Basin Heaths Joint Strategic Partnership Board, concerned with the implementation of planning policies regarding the Thames Basin Heaths Special Protection Area.
- 9.3 Table 13 below sets out the duty to cooperate activities during the monitoring year. It only captures local plan-related activity under the duty to cooperate; it does not capture all engagement with outside bodies. For example, the Council has engaged with the surrounding authorities of Basingstoke and Dean Borough Council, Rushmoor Borough Council, Surrey Heath District Council and Waverley Borough Council on their Local Cycling and Walking Infrastructure Plans.

Table 13: Duty to cooperate activity

Organisation	Duty to Cooperate Activity
Basingstoke & Deane Borough Council	21 st November 2023 – received a request to meet during December 2023 to discuss DtC issues.
East Hampshire District Council	February 2022, email exchange regarding scope of DtC issues for East Hampshire Local Plan and update on Traveller and Travelling Showpeople position in Hart district. June 2022 – EHDC consult on DtC framework 18 th August 2023 – EHDC request assistance from Hart to meet Traveller needs. HDC responded 15 th September 2023 confirming it could not assist as it has its own needs to address. 24 th November 2023 – EHDC submit a draft Statement of Common Ground for consideration by HDC.
Rushmoor Borough Council	RBC has undertaken a review of its current local plan and decided to commence work on a new local plan. RBC wrote to HDC An officer meeting with Hart and Surrey Heath is scheduled for 12 th December 2023.
Runnymede Borough Council	25 th May 2022 – HDC respond to Duty to Cooperate scoping consultation clarifying that housing is no longer a potential DtC matter as Hart does not neighbour Runnymede and no longer considers the Hart/Rushmoor/Surrey Heath housing market area (which adjoins Runnymede) as being relevant.

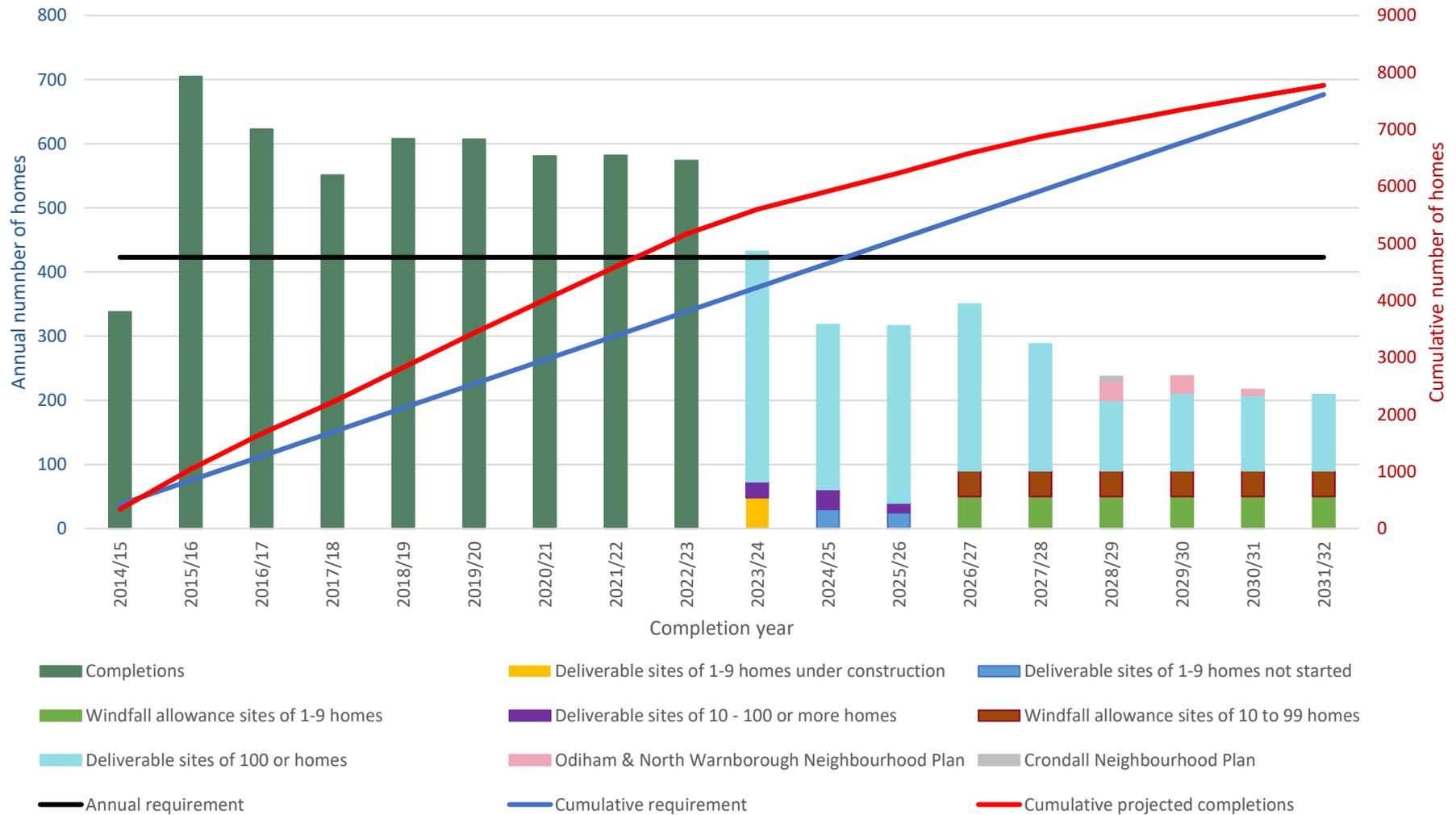
Organisation	Duty to Cooperate Activity
<p>Surrey Heath Borough Council (SHBC)</p>	<p>SHBC is preparing a new local plan.</p> <p>October 2021 - SHBC wrote to HDC seeking assistance in meeting unmet housing needs, unmet needs for Traveller accommodation, and assistance with the provision of SANG.</p> <p>December 2021 - HDC replied in confirming its local plan commitment to deliver 41 homes per annum between 2014 and 2032 but could promise no further assistance at this time. HDC also expressed its view that the Housing Market Area (Hart, Rushmoor and Surrey Heath districts) was no longer relevant and that SHBC should engage with all of its neighbours on an equal footing regarding unmet housing needs.</p> <p>A Statement of Common Ground (SoCG) was agreed between HDC on SHBC on March 2022. This will continue to be updated over the course of the SHBC local plan process.</p> <p>18 May 2022 - HDC responded to a draft 'Regulation 18' plan maintaining its position on its local plan housing matters.</p> <p>26th July 2022 – discussion between HDC, SHBC and Rushmoor BC regarding future SANG capacity and provision.</p> <p>August 2022 - SHBC write to HDC formally requesting assistance with SANG capacity, with evidence of why HDC's help is requested. In December 2022 HDC's Cabinet agree to provide SHBC with SANG capacity.</p> <p>September 2022 - HDC responded to a request for assistance with unmet needs for Travellers and Travelling Showpeople and submitted a formal Regulation 18 consultation response on a consultation regarding site allocations for Travellers and Travelling Showpeople. In short, Hart currently has its own unmet needs and is not in a position to agree to take any unmet needs from elsewhere.</p> <p>September 2023 – meeting with SHBC to discuss housing, travellers, SANGs, highways assessment and biodiversity net gain and employment capacity and needs.</p> <p>9th October 2023 – SHBC write to HDC requesting assistance in meeting the needs of gypsies and travellers. HDC responded 17th November 2023 explaining that we are not in a position to take unmet</p>

Organisation	Duty to Cooperate Activity
	needs from elsewhere as we have our own needs to address.
West Berkshire Council	<p>14th April 2022 email received from West Berks regarding unmet needs for employment land.</p> <p>16th June 2022 – DtC meeting focussing on economic development land and any scope for HDC to help address unmet needs.</p> <p>16th September 2022 – indicate that still likely to have a shortfall of employment land/space.</p> <p>The Local Plan was submitted or examination on 31st March 2023 and at the end of 2023 was still at examination.</p>
Wokingham Borough Council (WoBC)	<p>18th October 2023 WoBC wrote to adjoining Hampshire authorities including Hart with an update on its local plan process, discussing several DtC matters.</p> <p>29th November 2023 letter requesting whether HDC could assist in meeting unmet needs for Gypsy and Traveller accommodation. The Council responded on 1st December 2023 explaining that HDC cannot assist as it has unmet needs of its own to address.</p>
Thames Basin Heaths Joint Strategic Partnership	<p>The Council is party to the ongoing discussions and initiatives, focussed on the SAMM (Strategic Access Management and Monitoring) project which includes representatives from namely Guildford, Bracknell Forest, Elmbridge, Rushmoor, Runnymede, Surrey Heath, Waverley, Woking and Wokingham Borough Councils, Hart District Council and Royal Borough of Windsor and Maidenhead) along with Natural England (as the delivery body) and Hampshire County Council (as the administrative body), forming a Joint Strategic Partnership Board.</p> <p>In April 2022 and April 2023 the Council applied increases to the tariff for the SAMM project, with a further increase due in April 2024.</p>

Appendix 1: Housing trajectory: 1 April 2023

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals		
Completions	338	705	623	551	608	607	581	582	574											4,595	
Deliverable sites of 1-9 homes under construction										48										48	
Deliverable sites of 1-9 homes not started											30	25								55	
Windfall allowance sites of 1-9 homes													50	50	50	50	50	50	50	300	
Deliverable sites of 10 - 100 or more homes										25	31	15								71	
Windfall allowance sites of 10 to 99 homes													40	40	40	40	40	40	40	240	
Deliverable sites of 100 or more homes										359	257	276	260	198	110	121	118	119		1,818	
Sites allocated in ONWNP (see page 30)															30	27	9	0		66	
Sites allocated in CNP (see page 31)															7					7	
Total homes	338	705	623	551	608	607	581	582	574	432	318	316	350	288	237	238	217	209		7,774	
Annual requirement	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423		7,614
Cumulative projected completions	338	1043	1666	2217	2825	3432	4013	4595	5169	5601	5919	6235	6585	6873	7110	7348	7565	7774			
Cumulative requirement	423	846	1269	1692	2115	2538	2961	3384	3807	4230	4653	5076	5499	5922	6345	6768	7191	7614			

Hart District Housing Trajectory at 1 April 2023



Appendix 2: Hartland village

1. Hartland Village is the largest development site in Hart district allocated in the HLP32 under Policy SS2. It is a large, previously developed site located between Fleet and Farnborough. The vision for the site is for a sustainable, well designed new community with its own sense of place and identity, and with facilities to meet local needs. A hybrid planning application (part full, part outline) was granted planning permission in July 2018. This included 1,500 homes, a primary school, a village centre with retail, community use, open space and SANG (17/00471/OUT).
2. The site is being developed over 11 phases, starting at the southern end:
 - The hybrid planning application included full details in Phase 1 was granted planning permission was in July 2018.
 - The SANG was granted permission in January 2018.
 - Phase 2 reserved matters was granted permission in November 2020.
 - Phase 3 reserved matters was granted permission in April 2022. This phase will deliver 331 homes, retail and commercial space, a community building, with associated internal access roads, car parking, open space, landscaping and drainage. (21/02871/REM).
3. The approval of Phase 3 of Hartland Village (21/02871/REM) has secured measures to enhance the sustainability of the site and aid the Council in meeting its climate change objectives. New homes will achieve a 43% reduction in carbon emissions compared to building regulations through a fabric-first approach and the installation of efficient air source heat pumps. Residents will also be encouraged to reduce their transport emissions through the implementation of a Green Travel Hub in the village centre. Here, residents will be able to access local bus services, car club vehicles, electric vehicle charging, and bicycle hire and repair. The shift to active modes of travel will be facilitated through a network of on-site and off-site walking and cycling pathways.
4. In 2022/23, 66 new homes were completed on site. This brings the total number of completed homes at Hartland Village to 176. The latest delivery rate projections are set out below.

Table A1: Projected dwelling completions for Hartland Village

Completion year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total
Number of homes completed	46	64	66	64	87	126	110	96	110	121	118	119	122	123	128	1,500

5. During the monitoring period 16 affordable homes were completed comprising of 15 homes for affordable rent and 1 home for shared ownership. This brings the total number of affordable homes delivered on site at 1 April 2023 to 36.
6. A new primary school was secured as part of the outline permission to be located towards the eastern edge of the Phase 3 site. It will be delivered by Hampshire County Council in their role as Local Education Authority, and so does not form part of the developer's reserved matters application for Phase 3. The school will meet the primary education needs arising from the development. Existing secondary education facilities will be supported by a series of financial contributions made by the developers at specific points in the development.
7. In July 2022, works to improve connectivity for walking and cycling between Hartland Village and Fleet Station via Fleet Pond and Hartland County Park were completed. Phase 1 of the enhancements, which were partially funded by financial contributions from Hartland Village developer, St Edward, included a widening of the footpath and cycle calming measures. Phase 2 of the works saw the completion of upgrades to the car park and access from Cove Road.

Appendix 3: Supply of specialist and supported accommodation for older people

The supply of specialist and supported accommodation for the elderly since March 2020.

Category	Scheme	Reference	Proposal	Affordable or Private	Existing Use	Net Difference	Date Permitted	Status – at 1 April 2023
Residential / Nursing care	Old Raven House London Road, Hook	19/02739/FUL	13 bed care home extension	Private – Old Raven Ltd	Care home	13	01/06/2020	Completed
Residential / Nursing care	Fleetwood Lodge Reading Road North, Fleet	17/00370/FUL	60 bed care home	Private – Larchwood Care	44 bed care home	16	10/06/2020	Under construction
Housing for Older People	Former Police Station Crookham Road, Fleet	19/02659/FUL (granted on appeal)	31 sheltered apartments	Private - Churchill	Vacant police station	31	14/05/2021	Complete
Residential / Nursing care	Land on the west side of Alton Road Alton Road, Odiham	21/00777/OUT	60 bed care home	Private	Vacant	60	11/08/2021	Not started
Residential / Nursing care	The Bell Inn Frogmore Road, Blackwater	21/00378/FUL	21 bed dementia care home	Private – Larchwood Care	Public house	21	10/09/2021	Not started

Category	Scheme	Reference	Proposal	Affordable or Private	Existing Use	Net Difference	Date Permitted	Status – at 1 April 2023
Housing with care/extra care	Grey House Mount Pleasant, Hartley Wintney	21/00630/FUL	4 care dwellings	Private	Former school	4	30/05/2022	Not started
Residential / Nursing care	Grey House Mount Pleasant, Hartley Wintney	21/00630/FUL	65 bed care home	Private	Former school	65	30/05/2022	Not started
Residential / Nursing care	Derriford House Pinewood Hill, Fleet	22/01226/FUL	15 additional bedspaces	Private – Derriford House Ltd	Care home	15	17/10/2022	Not started
Housing for Older People	Rawlings Building Station Road, Hook	21/00030/FUL	75 enhanced sheltered apartments and 36 sheltered apartments	Private and affordable – McCarthy and Stone	Haulage yard	111	24/02/2023	Under construction
Housing for Older People	Motoright Village Way, Yateley	22/01062/FUL	22 sheltered apartments	Private – Lilyford Homes	Car garage	22	20/09/2023	Not started
Residential / Nursing care	Silverlea Cove Road, Fleet	22/02520/FUL	70 bed care home	Private	Market housing	70	10/11/2023 (allowed on appeal)	Not started

Appendix 4: Self build: newly-arising need and permissions granted

	Base Period 1 15/16	Base Period 2 16/17	Base Period 3 17/18	Base Period 4 18/19	Base Period 5 19/20	Base Period 6 20/21	Base Period 7 21/22	Base Period 8 22/23
Individuals joining Part 1 Register	2	2	1	4	6	5	6	0
Associations joining Part 1 Register	0	0	0	0	0	2	1	2
Total joining the register	2	2	1	4	6	7	7	2
Permissions granted	0	0	0	0	9	5	3	8
Cumulative total				-2	+5	+9	+8	+10
Was demand met for this base period?	No. Need was for 2 plots but there were no permissions granted within 3 years.	Yes. Need was for 2 plots, plus the 2 from the previous base period. Nine permissions were granted in 2019/20 leaving a surplus 5 plots.	Yes. Need for 1 plot was met from the 5 surplus permissions granted in 2019/20	Yes. Need for 4 plots was met from the 5 surplus permissions granted in 2019/20.	Yes. Need for 6 plots was met by the 5 permissions in 2020/21 and 1 of the 3 permissions granted in 2021/22.	Yes. Need for 7 plots met from 2 of the 3 plots granted in 2021/22 and 5 of the 8 plots granted in 2022/23	Need for 7 plots partially met by 3 of the 8 plots granted in 2022/23. 4 more plots needed by Oct 2025	2 more permissions needed by Oct 2026

Appendix 5: Retail completions since 2014

Address	Proposal	Net additional floorspace (m ²)	Year completed
Queen Elizabeth Barracks, Sandy Lane, Church Crookham (11/00001/MAJOR)	Redevelopment and change of use to include A1 retail	788	2014/15
Redfield Garden Centre, Ewshot Lane, Church Crookham (08/01126/MAJOR)	Redevelopment of garden centre	2,000	2014/15
150-156 Aldershot Road, Fleet (13/02463/FUL)	Replacement service area/retail	-288	2015/16
100 Aldershot Road, Church Crookham (15/00459/FUL)	Extension and change of use from car sales to A1 retail	293	2015/16
Wood BMW, 56 High Street, Odiham (12/02303/MAJOR)	Class A1 Retail Unit	279	2015/16
Aldi Stores, 46 London Road, Blackwater (15/02426/FUL)	Extension to food store: retail and warehouse space	201	2016/17
Newlyns Farm Shop, London Road, North Warnborough (16/03002/FUL)	New retail units	232	2018/19
Lidl, 21 London Road, Blackwater (17/02645/FUL)	Extension to food store	524	2018/19
Shell, 171 Fleet Road, Fleet (17/03032/FUL)	Redevelop and enlarge filling station shop	119	2018/19
Morrisons, Elvetham Way, Fleet (17/02919/FUL)	Supermarket extension	1,020	2019/20
Former Vertu site, Beacon Hill Road, Church Crookham (18/00694/OUT)	New food store and retail unit	3,968	2021/22
Redfields Lane, Church Crookham (14/00504/MAJOR)	Local centre retail convenience store	370	2022/23
Land on the north side of London Road, Hook (13/01145/MAJOR)	A new supermarket	5,081	2022/23
Total		14,587	

Appendix 6: Retail planning permissions outstanding at 1 April 2023

Address	Proposal	Net Floorspace Increase (m ²)	Area (ha)	Status
Hartland Village, Fleet (17/00471/OUT)	Local centre development	1,355	0.7	Site preparation underway
Total		1,355	0.7	

Appendix 7: Changes to employment floorspace – net change (m2) 2014-2023

Floorspace type	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Offices – Use class E(g)(i)	-6,768	-15,407	-13,092	-2,316	-31,392	-4,694	-813	-21,298	-18,698	-114,478
Research and development – Use class E(g)(ii)	0	0	0	0	0	0	-6,033	0	0	-6,033
Light industry – Use class E(g)(iii)	0	0	0	281	113	0	0	0	-429	-35
General industry – Use class B2	0	0	-100	0	0	0	0	0	7,292	7,192
Storage and distribution – Use class B8	493	-67	1,080	2,151	0	596	0	534	19,461	22,248
Flexible use – Use classes E(g)(i)-(iii)/ B2/B8	17,808	237	0	15,816	9,070	-7,055	0	0	4,446	40,322

Appendix 8: Outstanding permissions for offices, industry and storage/distribution: 1 April 2023

Application reference	Address	Proposal	Use class	Outstanding floorspace (m ²)	Site status
19/00428/REM	Martin Lines, Beacon Hill Road, Church Crookham	10 B1, B2, and B8 units	B1/B2/B8	5,122	Not started
17/00471/OUT	Hartland Village, Fleet	Mixed use development with B1 uses	B1	1,300	Site cleared but construction not started
17/01276/PRIOR	Barn west of Bagwell Lane, Winchfield	Change use of agricultural building to flexible A/B/C1/D2	B8	276	Not started
17/00596/FUL	Wintney Court, Thackhams Lane, Hartley Wintney	Conversion to a hotel and erection of commercial floorspace	B1	500	Under construction
18/02741/FUL	Wychwood Carp Farm, Farnham Road, Odiham	30 B1c business units	B1(c)	1,487	Not started
20/02073/FUL	Ford Farm, Ford Lane, Upton Grey	Redevelopment for office/storage building	B2	844	Not started
20/00621/FUL	Finns Industrial Park, Bowenhurst Road, Crondall	Additional factory/warehouse unit	B2	358	Not started
21/01886/FUL	Building A105, Cody Park, Farnborough	Extension to data centres	B8	726	Under construction

Application reference	Address	Proposal	Use class	Outstanding floorspace (m ²)	Site status
21/01800/FUL	Building 260 270 And 280, Bartley Wood Business Park, Bartley Way, Hook	Redevelopment to provide 10 industrial	B2/B8/E(g)(i)-(iii)	14,122	Site cleared
21/02690/FUL	Land At Lodge Farm Hook Road, North Warnborough	Construction of single storey building for general industrial use	B2	1,272	Not started

Appendix 9: Employee jobs by industry (information from Nomis)

Industry	2015 Jobs	2022 Jobs	% Change	Hart 2022 %	South East 2022 %	Great Britain 2022 %
Mining and quarrying	20	20	0%	0.1	0.1	0.2
Manufacturing	1,750	1,750	0%	5.0	5.9	7.6
Electricity, gas, steam, and air conditioning supply	20	10	-50.0%	0.0	0.3	0.4
Water supply; sewerage, waste management and remediation activities	225	350	55.6%	1.0	1.0	0.7
Construction	2,000	2,250	12.5%	6.4	5.0	4.9
Wholesale and retail trade; repair of motor vehicles and motorcycles	5,000	5,000	0%	14.3	15.0	14.0
Transportation and storage	700	600	-14.3%	1.7	4.8	5.0
Accommodation and food service activities	5,000	6,000	20.0%	17.1	7.5	8.0
Information and communication	5,000	2,500	-50.0%	7.1	6.1	4.6
Financial and insurance activities	700	500	-28.6%	1.4	2.5	3.3
Real estate activities	700	500	-28.6%	1.4	1.7	1.9
Professional, scientific, and technical activities	4,500	3,500	-22.2%	10.0	9.6	9.1
Administrative and support service activities	3,500	4,500	28.6%	12.9	9.2	9.0
Public administration and defence; compulsory social security	450	500	11.1%	1.4	3.6	4.7
Education	3,500	2,500	-28.6%	7.1	9.9	8.6
Human health and social work activities	2,500	3,500	28.6%	10.0	12.7	13.5
Arts, entertainment, and recreation	700	700	-0%	2.0	3.0	2.4
Other service activities	1,750	700	-60%	2.0	2.0	2.0

Appendix 10: Key dates for the neighbourhood plans in Hart

Neighbourhood Plan Area	Designation of Neighbourhood Area agreed	Regulation 14 (pre-submission) consultation commenced	Regulation 16 (submission) consultation commenced	Receipt of Examiner's Report	Referendum	Date 'made'
Blackwater & Hawley	October 2016	-	-	-	-	-
Crandall	September 2016	November 2018	June 2019	November 2019	May 2021	May 2021
Crookham Village	August 2014	March 2019	July 2019	March 2020	May 2021	May 2021
Dogmersfield	August 2015	November 2018	February 2019	May 2019	July 2019	September 2019
Fleet	April 2015	May 2018	January 2019	June 2019	October 2019	November 2019
Hartley Wintney	October 2014	January 2018	January 2019	May 2019	October 2019	November 2019
Hook	October 2014	November 2018	April 2019	July 2019	October 2019	February 2020
Odiham	August 2014	October 2015	August 2016	December 2016	May 2017	June 2017
Rotherwick	October 2014	December 2015	April 2016	June 2016	November 2016	December 2016
Winchfield	January 2015	March 2016	July 2016	October 2016	February 2017	March 2017
Winchfield (new NP)		October 2022	May 2023	September 2023	November 2023	Scheduled for January 2024
Yateley	April 2018	May 2021	November 2021	March 2022	June 2022	July 2022