



# Hart District Council

Authority Monitoring Report 2023/24

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# Introduction

- 1.1 Planning authorities are required to publish an Authority Monitoring Report - AMR each year. This AMR covers the period 1 April 2023 to 31 March 2024, unless otherwise stated.
- 1.2 The main purpose of the AMR is to provide information on key planning matters including:
  - the implementation of policies in the [Hart Local Plan \(Strategy & Sites\) 2032 \(HLP32\)](#), adopted in April 2020;
  - progress on Neighbourhood Planning; 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 by recent climatic events. In the summer of 2022 UK

temperatures soared and exceeded 40°C for the first time on record. Subsequently, in 2023/24 the UK experienced the second wettest October to March period on record. While in the pre-industrial period rainfall of the intensity seen in 2023/24 occurred once every 50 years, due to the impacts of climate change, [scientists now expect similar events once every 5 years](#).

## **National policy and legislation**

### **Levelling Up & Regeneration Act**

1.6 On 26 October 2023, the previous Government passed the [Levelling Up and Regeneration Act \(LURA\)](#) which introduced some major reforms to the planning system including:

- National Development Management Policies
- A streamlined local plan process taking 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
- 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.

### **Proposed changes to the National Planning Policy Framework (NPPF) and other changes to the planning system**

1.7 In July 2024 the new Labour Government launched a consultation on [Proposed reforms to the National Planning Policy Framework and other changes to the planning system](#). The consultation ran from 30 July 2024 to 24 September 2024 and proposed, among other things, the following reforms:

- a new standard method calculation for assessing local housing need, with the intention of delivering 1.5 million new homes across the country over the life of this parliament,
- increasing the support for the delivery of more affordable housing with a focus on social rent,
- mechanisms to increase the supply of homes in the green belt through the identification of grey belt land,
- support for economic growth with a focus on key sectors such as laboratories, gigafactories, datacentres, digital economies, freight and logistics,

- introduction of mechanisms for strategic planning.
- 1.8 Hart District Council's [response to the consultation](#) was published on the Council website, along with a [letter to MHCLG](#).
- 1.9 The new [NPPF](#) was subsequently published on 12 December 2024.

## 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 and custom housebuilding 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 1 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 1: 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
2023/24	423	434	11
<b>Total</b>	<b>4,230</b>	<b>5,603</b>	<b>+1,373</b>

- 2.4 Between 2014 and 2024, there has on average been 560 homes built each year, exceeding the requirement for that period by 1,373 homes.
- 2.5 A housing trajectory for the plan period is included at [Appendix 1](#) of this report. A surplus of approximately 70 homes is predicted by the end of the plan period, although Land at Dunleys Hill, Odiham, a site allocated in the [made Odiham and North Warnborough Neighbourhood Plan](#), is likely to be removed from the trajectory in light of the [Examiner's Report into the Odiham and North Warnborough Neighbourhood Plan Review issued 13<sup>th</sup> December 2024](#) which recommends that the site is deleted from the plan.

## **Housing delivery test**

- 2.6 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.
- 2.7 The [2023 Housing Delivery Test](#) is the most recent set of results, with Hart district achieving a measurement of 197% for the years 2020/21, 2021/22 and 2022/23. For the 2023 measurement, the Government compared three years of completions against the number required for 2 years and 8 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**

- 2.8 Prompted by a change in national planning policy via the [December 2024 NPPF](#) (paragraph 78) the Council now needs to demonstrate that it has a five-year supply of housing land.
- 2.9 A [five-year housing land supply position statement](#), which shows that the Council can demonstrate a five-year supply from 1<sup>st</sup> April 2024, is published on the Council's website.

## **Homes on previously developed land**

- 2.10 National and local policy encourages the reuse of brownfield land.
- 2.11 Table 2 shows the numbers of homes built on previously developed land since the start of the plan period.



**Table 2: Completions on previously developed land 2014-24**

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%
2023-24	434	228	53%
<b>Total</b>	<b>5,603</b>	<b>3,027</b>	<b>54%</b>

2.12 Hart's 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](#).

2.13 The Council's [Brownfield Land Register](#) is updated each year, by the end of December. The register identifies brownfield sites that are available and suitable for housing development.

### **Settlement Capacity and Intensification Study**

2.14 In January 2024, the Council published a [Settlement Capacity and Intensification Study](#) following its consideration by [Cabinet](#). The study utilised innovative software to identify potential sites for new homes within existing settlements.

### **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 2016 \(SHMA\)](#) 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 3 sets out the mix of market homes delivered in Hart district since 2014. This table refers to *market* homes within use class C3 (which includes older persons/sheltered housing).
- 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 3: 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	2023/24	Total
<b>1 bed</b>	7%	18%	24%	11%	21%	27%	7%	29%	15%	21%	27%	<b>21.2%</b>
<b>2 bed</b>	28%	17%	33%	23%	27%	37%	23%	30%	31%	32%	19%	<b>29.9%</b>
<b>3 bed</b>	44%	30%	21%	37%	25%	18%	44%	23%	25%	18%	29%	<b>28.1%</b>
<b>4 bed</b>	21%	25%	18%	25%	19%	15%	18%	14%	24%	23%	23%	<b>20.9%</b>
<b>5+ bed</b>	No target	10%	3%	4%	8%	4%	8%	4%	5%	6%	2%	<b>5.7%</b>

- 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, and the most appropriate mix will often be influenced by site-specific factors. 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 helps to achieve this objective.
- 2.21 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.
- 2.22 Table 4 sets out affordable housing delivery since the start of the plan period.

**Table 4: 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
2023-24	434	217
<b>Total</b>	<b>5,603</b>	<b>1,546</b>

2.23 The 217 affordable homes completed during the monitoring period are comprised of:

- 42 homes at Hartland Village, Fleet (20/01885/REM),
- 27 homes at Watery Lane, Church Crookham (17/00264/REM),
- 30 homes at Hawley Park Farm, Hawley (18/00334/FUL),
- 9 homes at Green Hart Park, Hook (18/00509/REM),
- 12 homes at Roughs Cottage, North Warnborough (19/01749/FUL),
- 22 homes at Netherhouse Copse, Fleet (19/01472/REM),
- 75 homes at Rawlings Building, Hook (21/00030/FUL) comprising 45 homes secured through s106 legal agreement and an additional 30 homes purchased separately by the registered provider.

2.24 During 2023/24 there were 2 applications in which affordable homes were secured under Policy H2:

- **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 (16/01651/OUT).

- **Hares Lane, Hartley Wintney (23/00408/FUL)** – on 15 February 2023 an application was received for the:

*Construction of 9 dwellings (7 affordable dwellings and 2 self build) with car parking, landscaping and new access from the public highway.*

Hart's development management committee subsequently resolved to grant permission subject to legal agreement in June 2024.

- 2.25 In September 2023 an application to deliver 22 sheltered apartments was granted permission at Motoright, Village Way, Yateley (22/01062/FUL). As the delivery of affordable homes on site was shown to be unviable, a financial contribution of £229,836 is to be made towards off-site affordable housing provision.
- 2.26 An [Affordable Homes with New Development Technical Advice Note \(TAN\)](#) was prepared during the monitoring period and published in June 2024. This has been converted into a [draft Affordable Homes in New Development Supplementary Planning Document](#) which went out for consultation between 8 November 2024 and 20 December 2024.

## Rural Exception Sites

- 2.27 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.
- 2.28 In May 2023, the rural exception site at Roughts Cottage, North Warnborough (19/01749/FUL) was completed delivering 9 affordable rented homes and 3 shared ownership homes.
- 2.29 In June 2024, Hart's development management committee resolved to grant, subject to legal agreement, a planning application for a rural exception site at Hares Lane, Hartley Wintney (23/00408/FUL). The proposals will deliver a total of 9 homes, comprising 7 affordable homes and 2 plots for self and custom housebuilding.
- 2.30 Other work to bring forward several rural exception sites across the district includes:
- 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 and was made by Hart's Council on 25 January 2024.
  - 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).
  - In January 2024, English Rural Housing Association submitted a pre-application request in relation to proposals for a 14-home rural exception site in South Warnborough (23/02737/PREAPP).

## Specialist and Supported Homes

- 2.31 HLP32 policies H1 and H4 address the need for different types of specialist and supported accommodation including care homes and sheltered housing.
- Policy H1 requires provision within new developments where appropriate.
  - Policy H4 allows such needs to be met outside settlements subject to various criteria.
- 2.32 Table 5 presents the position on need for different types of specialist and supported accommodation. The identified needs in Hart come from a report undertaken by Housing Learning and Improvement Network July 2021 titled [‘Advice on the need for specialised accommodation for older people within Hart District as set out in the 2016 SHMA’](#).
- Columns B, C and D show the levels of need from 2020 to 2035. Note that columns C and D are cumulative needs from the 2020 base date.
  - Column E shows new supply (completions and outstanding planning permissions) since March 2020, updated to 1 May 2024. 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 5: Older persons’ housing need up to 2035**

<b>Column A: Accommodation type</b>	<b>Column B: Net need 2020 to 2025</b>	<b>Column C: Net need 2020 to 2030</b>	<b>Column D: Net need 2020 to 2035</b>	<b>Column E: New Supply March 2020 to 1 May 2024</b>	<b>Column F: Updated net need to 2025</b>	<b>Column G: Updated net need to 2030</b>	<b>Column H: Updated net need to 2035</b>
<b>Housing for Older People (also commonly referred to as sheltered or enhanced sheltered units)</b>	128	286	431	<b>164</b>	-36	122	267
<b>Housing with Care / Extra Care (units)</b>	100	155	217	<b>4</b>	96	151	213
<b>Residential / Nursing care (bedspaces)</b>	149	215	290	<b>250</b>	-101	-35	40

2.33 The table shows:

- Housing for older people (sheltered housing) – needs have been met up to 2025.
- Housing with Care – needs have not yet been met up to 2025. However, despite Policy H4 which allows for such needs to be met in the countryside, that form of accommodation does not seem to be coming forward as much as the other forms of accommodation.
- Residential and nursing care needs have been exceeded by 35 bedspaces to 2030 (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).

2.34 The Council publishes updates separately as required through its [Older Persons Specialist Accommodation Position Statement](#).

2.35 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.

2.36 During 2023/24 an additional 36 retirement apartments and 75 sheltered apartments (both categorised as Housing for Older People – use class C3) were completed at Rawlings Building, Hook (21/00030/FUL).

2.37 During the monitoring period permissions were granted for 70 residential/nursing care bedspaces (Use Class C2) and 22 retirement living apartments (Use Class C3). This new provision for older persons is comprised of;

- 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.

2.38 Construction is underway at:

- Land at Southwood, Thackhams Lane, Hartley Wintney (17/01816/FUL) where a new facility will deliver a 60-bed care home (use class C2).
- 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 In April 2023 a pre-application request was submitted regarding a proposal to provide approximately 52 C3 sheltered apartments at Lismoyne Hotel, Fleet (23/00892/PREAPP).

2.40 In July 2024, a new application was submitted to deliver 35 age restricted apartments at Grey House, Hartley Wintney (24/01435/FUL). If permitted, this would supersede an extant permission to deliver a C2 residential care facility. At the time of writing the application has not been determined.

- 2.41 In August 2024, a pre-application request was submitted regarding a proposal to deliver 34 retirement apartments at Longwood, West Street, Odiham (24/01701/PREAPP).

### **Traveller sites**

- 2.42 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 howpeople that do not meet the planning definition).
- 2.43 Since the GTAA report was published 2 pitches for gypsies and travellers have been granted permission in Hart. No plots have been granted permission for travelling showpeople.
- 2.44 The 2 Traveller pitches were granted at Farnham Lodge, Odiham on 6 April 2021 (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).
- 2.45 During 2023/24:
- an application to site 3 mobile homes and 3 utility day rooms at Land at Hook House Hotel, Hook (23/01225/FUL) was refused, and subsequently dismissed at appeal.
  - a retrospective application was received to change the use of land to deliver 4 permanent static caravans at Four Oaks, Crondall (23/01158/FUL). At the time of writing the application has not yet been determined.
- 2.46 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 the [Local Development Scheme section](#) of this report. Any planning applications for Traveller sites will therefore be determined on their own merits having regard to the national [Planning Policy for Traveller Sites](#). The PPTS sets out a number of criteria designed to ensure that 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

- 2.47 [The Self-build and Custom Housebuilding Act 2015](#) defines self-build and custom housebuilding as homes built to the plans and specification of the initial occupants.
- 2.48 While neither legislation nor planning policy differentiate between self-build and custom housebuilding, it can be helpful to think about them in the following terms:
- self-build refers to an individual or association of individuals seeking to organise the design and construction of their own homes.
  - custom-build refers to an individual or association of individuals working alongside a developer to construct their own homes.
- 2.49 The 2015 Act (as amended) requires local planning authorities to:
- a) keep a [register](#) of individuals, and associations of individuals, who wish to acquire serviced plots of land for self-build and custom housebuilding projects, and
  - b) give suitable development permission to enough serviced plots of land to meet the demand for self-build and custom housebuilding in their area.
- 2.50 Some self and custom build takes place on 'normal' plots within settlements. In addition, 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".
- 2.51 Since the adoption of the HLP32:
- 1 custom-build plot has been secured at Land on the west side of Alton Road, Odiham (21/00777/OUT),
  - an outline permission, securing 6 plots across phases 4 and 5, was granted at Land north of Netherhouse Copse, Fleet (21/02782/OUT), and
  - in June 2024, a resolution to grant permission for a rural exception site at Hares Lane, Hartley Wintney (23/00408/FUL) includes 2 plots for self and custom housebuilding. These plots will be added to Hart's supply of suitable permissions once the legal agreement has been completed.
- 2.52 [Appendix 4](#) sets out details on progress meeting the demand expressed on the self and custom build register.



## 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 take 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 5,900m<sup>2</sup> of net additional convenience retail floorspace and 3,960m<sup>2</sup> of net additional comparison floorspace over the plan period, the majority to be focused in Fleet.
- 3.4 Retail completions since 2014 amount to 14,587m<sup>2</sup> - set out at [Appendix 5](#).
- 3.5 During 2023/24 a total of 5,081m<sup>2</sup> of retail floorspace was completed at Land on the north side of London Road, Hook.
- 3.6 In terms of future supply, as at 31 March 2024 the retail floorspace proposed within the village centre of Hartland Village will provide a further 1,355m<sup>2</sup> 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 1,949m<sup>2</sup> Lidl supermarket at Elvetham Heath was submitted in June 2024 and is currently awaiting determination (24/00611/FUL).
- 3.8 On 23 January 2024, a proposal to deliver 3 retail units (930m<sup>2</sup>) at Oakview House, Station Road, Hook was allowed on appeal (22/02227/OUT).

### Hotels

- 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 2024.
- 3.10 On 15 January 2024, permission was granted to change the use of an existing building to create 10 additional guest bedrooms at Riverdale Barn, Yateley (23/01875/FUL).
- 3.11 On 16 August 2024, permission was granted to an application to change the use of Minley Manor, Blackwater to a 108-bedroom hotel, restaurant and wedding venue (22/02182/FUL and 22/02183/LBC).
- 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

- 3.14 The changes year by year are set out at [Appendix 7](#).

**Table 8: Changes to employment floorspace – net change (m<sup>2</sup>) 2014-2024**

Floorspace type	Total change 2014-2024 (m <sup>2</sup> )
Offices – Use class E(g)(i)	-115,453
Research and development – Use class E(g)(ii)	-6,033
Light industry – Use class E(g)(iii)	-35
General industry – Use class B2	8,464
Storage and distribution – Use class B8	22,248
Flexible use – Use classes E(g)(i)-(iii)/ B2/B8	45,720

- 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 6<sup>th</sup> 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 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 6,670m<sup>2</sup> of employment floorspace was completed across the district including:

- 5,122m<sup>2</sup> of flexible employment floorspace at Martin Lines, Beacon Hill Road, Church Crookham (18/00694/OUT)
- The construction of 276m<sup>2</sup> of flexible employment floorspace at Barn west of Bagwell Lane, Winchfield (17/01276/PRIOR)
- A 1,272m<sup>2</sup> B2 light industrial unit at Lodge Farm, North Warnborough (21/02690/FUL).

3.18 The construction of new employment floorspace has started at:

- Building 260, 270 and 270, Bartley Wood, Hook (21/01800/FUL) to provide 14,122m<sup>2</sup> mixed use employment floorspace (E(g)/B2/B8); and
- Hartland Village, Fleet (17/00471/OUT) which will provide 1,300m<sup>2</sup> of floorspace (use class E(g) office).

### **Employment floorspace losses**

3.19 In 2023/24 a total 975m<sup>2</sup> of E(g) employment floorspace was lost across the district. This included the loss of:

- 677m<sup>2</sup> of office floorspace at Stratfield House, Hook (21/00769/PRIOR) which was converted into residential units through permitted development rights.
- 298m<sup>2</sup> of office floorspace at Regent House, 123 High Street, Odiham (21/00795/FUL) which was converted into 2 residential units.

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

### **Employment and skills**

3.21 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 has increased to 43,000 as indicated by the most recent 2022 dataset.
- Of the total jobs in the district in 2023, 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 2023 by sector. Over this period of economic challenges there has been a change in the complexion of the district's industries.
  - Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles is the district's largest employment industry in 2023 following the

addition of 1,000 new jobs over the previous year. This sector comprises 17.1% of all jobs in Hart, which is above both regional (15%) and national (13.7%) levels.

- Accommodation and Food Services Activities and Administrative and Support Service Activities (both 12.9%) are also key industries in the district, as the second and third largest employers respectively.
- Since 2015 the district has seen strong growth in the number of employee jobs in Water Supply; Sewerage, Waste Management and Remediation Activities (77.7%), Arts, Entertainment, and Recreation (42.9%), Administrative and Support Services Activities (28.6%) and Human Health and Social Work Activities (28.6%).
- Meanwhile, since 2015 there has been a continued decline in the number of employee jobs in the Information and Communications (-55%), Other Service Activities (-54.3%) Electricity, Gas, Steam and Air Conditioning Supply (-50%), and Mining and Quarrying (-50%) sectors.
- Over the last year there has been strong employee jobs growth in the Financial and Insurance Activities (60%), Arts, Entertainment and Recreation (42.9%), Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles (20%) and Real Estate Activities (20%) sectors.
- The district has seen low unemployment rates for many years, falling from 3% of the economically active population in June 2014 to 2.7% in March 2024. This is lower than unemployment rates in the South East (3.2%) and Great Britain as a whole (3.9%).

3.22 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 between April 2020 and April 2024 by Ward**

<b>Ward</b>	<b>Unemployment rate April 2020</b>	<b>Unemployment rate April 2021</b>	<b>Unemployment rate April 2022</b>	<b>Unemployment rate April 2023</b>	<b>Unemployment rate April 2024</b>
<b>Blackwater &amp; Hawley</b>	2.3%	4.1%	2.1%	2.3%	2.2%
<b>Crookham East</b>	1.6%	2.7%	1.5%	1.3%	1.3%
<b>Crookham West &amp; Ewshot</b>	1.7%	2.7%	1.3%	1.3%	1.6%
<b>Fleet Central</b>	2.6%	4.1%	2.3%	2.1%	2.1%
<b>Fleet East</b>	1.5%	2.6%	1.3%	0.9%	1.4%
<b>Fleet West</b>	1.7%	2.4%	1.1%	1.2%	1.3%
<b>Hartley Wintney</b>	2.1%	3.4%	2.1%	1.6%	1.7%
<b>Hook</b>	2.3%	3.1%	1.8%	1.5%	1.9%
<b>Odiham</b>	1.5%	2.6%	1.3%	1.3%	1.0%
<b>Yateley East</b>	2%	3.8%	1.6%	1.3%	1.8%
<b>Yateley West</b>	2%	3.2%	1.3%	1.4%	1.4%

## Infrastructure

- 4.1 HLP32 infrastructure policies help to secure necessary infrastructure with new development, either on-site or off-site through financial contributions secured by planning obligations. The local plan 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 - 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 (SPD)

- 4.4 On 2 November 2023, Hart's Cabinet adopted the [Viability appraisals for new development SPD](#). 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. 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 introduced a new, compulsory 'Infrastructure Levy' to replace the current Community Infrastructure Levy. However, more recently the new Government has stated it does not intend to implement the Infrastructure Levy.

### Flood schemes

- 4.7 HLP32 Policy INF7 safeguards land at Phoenix Green for the implementation of a flood alleviation scheme. Hart has still not received any reports of internal flooding and the noticeable reduction of flood risk to the area is still apparent following changes to the drainage infrastructure in the area. Cabinet decided in October 2023 that further modelling should be undertaken to fully understand the current flood risk.
- 4.8 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.
- Initial Assessments were carried out by the Environment Agency on potential flood alleviation works at Zebon Copse, Church Crookham and Eversley & Lower Common. The assessments concluded that existing risk is low but provided options for potential future flood alleviation works. Unfortunately, the works cannot be funded by the Environment Agency but the options have been presented to local landowners and the Parish Council.
- The Environment Agency will be working with Crondall Parish Council to provide flood alleviation works to reduce the risk from the River Hart.
- A Multi-Agency Flood Forum was held in March 2024 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 September 2024 meeting was postponed while a review of the forum was undertaken by Hart's Overview and Scrutiny Committee. The next Forum is currently scheduled for March 2025, but this is dependent on the outcome of the review.
- During the monitoring period Hart's Flood Risk Management Officer consulted on 329 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 Oak Park Golf Course, Crondall (23/02171/OUT), Yateley Hall, Yateley (23/00527/FUL) and Grange Farm, Hook (22/02826/OUT).

## **Local cycling and walking infrastructure plan**

- 4.9 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](#).
- 4.10 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 was adopted by Hart in March 2024 and Hampshire County Council in June 2024.

4.11 Regarding the implementation of the LCWIP, feasibility studies are currently underway for part or all of several identified routes (Routes 150, 160, 210 and 220). As additional funding becomes available, feasibility studies will be developed for all remaining routes and walking zones.



# 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 adaption 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 supplementary planning document (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 In November 2023 an application was received to install a 47.5 MW capacity solar farm at Land at White Hill, Well (23/02591/FUL) for a 40-year period. If granted, the solar farm would provide enough energy to power 18,500 households. At the time of writing the application has not yet been determined.

## 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 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, Crookham Village (23/00823/FUL) was granted permission in April 2024.

## Historic environment

- 5.6 Updated conservation area appraisals were adopted for [Crondall](#) and [Crookham Village](#) by Hart's Cabinet on 7 March 2024. Hartley Wintney Parish Council are part-way through an update of the conservation area appraisal for their area having consulted on a draft between Monday 13 November 2023 and Sunday 7 January 2024.

- 5.7 Historic England holds a National Heritage List for England. Hampshire County Council maintain the Historic Environment Records (HER) on behalf of the District Council.
- 5.8 As at September 2024 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.
- 5.9 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.
- 5.10 The Heritage at Risk Register is unchanged from the previous year.
- 5.11 There are 32 conservations areas within Hart district, with no new conservation areas being added this year.
- 5.12 During the monitoring period, the Council received the following applications relating to notable listed buildings:
- On 25 July 2023 an application was made to change the use of Grade II\* listed Minley Manor, Blackwater (22/02182/FUL & 22/02183/LBC) to a hotel, restaurant and wedding venue. Hart’s development management committee considered the application on 14 February 2024 and resolved to grant permission subject to a legal agreement, which was completed on 16 August 2024.
  - On 24 August 2023 an application was submitted proposing the change of use of Grade I listed Bramshill House, Bramshill (23/01905/FUL) back into a single C3 dwelling. Planning permission was granted on 22 April 2024.

## **The Natural Environment**

### **Biodiversity technical advice note**

- 5.13 In January 2024 the Council updated the [Biodiversity Technical Advice Note](#) which provides guidance on how to address biodiversity issues when preparing a planning application.

### **Biodiversity net gain**

- 5.14 Following on from the Environment Act, developers will be required to deliver 10% “Biodiversity Net Gain” on major sites from February 2024 and on small sites from April 2024 onwards when building new housing, industrial or commercial developments. This means that they are legally required to deliver a net positive for the local environment, for example by creating new habitats and green spaces.

### Local nature recovery strategy

- 5.15 Also arising from the Environment Act, work has started on a Local Nature Recovery Strategy (LNRS) for Hampshire, led by Hampshire Council working with districts, boroughs and other stakeholders. Consultation on a draft LNRS is expected early in 2025.

### Designated sites

- 5.16 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 2023/24](#).

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

Designation	Number of sites	Area (ha)	area (%)	Change since 2022/23 (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	2,034	9.45	-2

- 5.17 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	1,627.05	60.4	32.09
Unfavourable recovering	977.16	36.3	-36.54
Unfavourable no change	40.21	1.5	4.46
Unfavourable declining	44.81	1.7	0
Part destroyed	6.34	0.2	0
Destroyed	0	0	0
<b>Total</b>	<b>2,695.57</b>	<b>100.0</b>	<b>0</b>

## **Thames basin heaths special protection area**

- 5.18 The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Hampshire, Surrey and Berkshire. 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.
- 5.19 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.
- 5.20 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)**

- 5.21 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.
- 5.22 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.
- 5.23 Updates of SANG capacity in Hart are published separately at [Hart's Planning guidance webpage](#).
- 5.24 For SANG within its control, the Council decides which development proposals can use its SANG for mitigation – see [Council SANG allocation criteria](#).
- 5.25 The Council has agreements with Surrey Heath and Rushmoor Borough Councils to share some of its SANG capacity. In December 2022 Cabinet revisited 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](#)).

5.26 There are the following updates with regards to Council controlled SANG:

- Moulsham Meadows SANG, delivered in conjunction with Moulsham Lane, Yateley (14/02281/MAJOR), was transferred into Council control in November 2024.
- 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 was completed in November 2024.
- Subject to the discharge of planning conditions and the completion of hedge and tree planting, Poulsters Meadow SANG, Church Crookham (14/00504/MAJOR) will enter a one-year maintenance period in January 2025.
- Grove Farm SANG, built as part of the Hareshill development, Fleet (16/01651/OUT), is a well-used site and popular with residents. The site was transferred into Council control in November 2024 and will be managed as part of the adjacent Edenbrook Country Park.
- A new path between the car park and play area was installed at Whitewater Meadows SANG, Hook (14/00733/MAJOR) in November 2024. Biodiversity improvement works to the riverside meadows have been scheduled for winter 2024/25.
- [Additional bike track facilities](#) and calisthenics equipment has been installed at Edenbrook Country Park activity area in Fleet.
- Car park improvement works are scheduled to begin at Bramshot Farm Country Park in early 2025.
- Both Edenbrook Country Park SANG and Bramshot Farm County Park SANGs have retained their Green Flag Awards this year. The scheme recognises high quality public parks and green spaces worldwide.

5.27 Hartland County Park SANG, which is managed by developer St Edward, also retained its Green Flag award this year.

### **Strategic access management and monitoring (SAMM)**

5.28 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.

5.29 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 2024 there were 11 designated Neighbourhood Areas in Hart district with 10 of these areas having a 'made' Neighbourhood Plan.
- 6.3 Table 13 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 2023/24 are set below.

### Winchfield neighbourhood plan

- 6.6 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 2022 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 for Hart district and was formally 'made' by the Council on 25 January 2024.

### Odiham and North Warnborough neighbourhood plan update

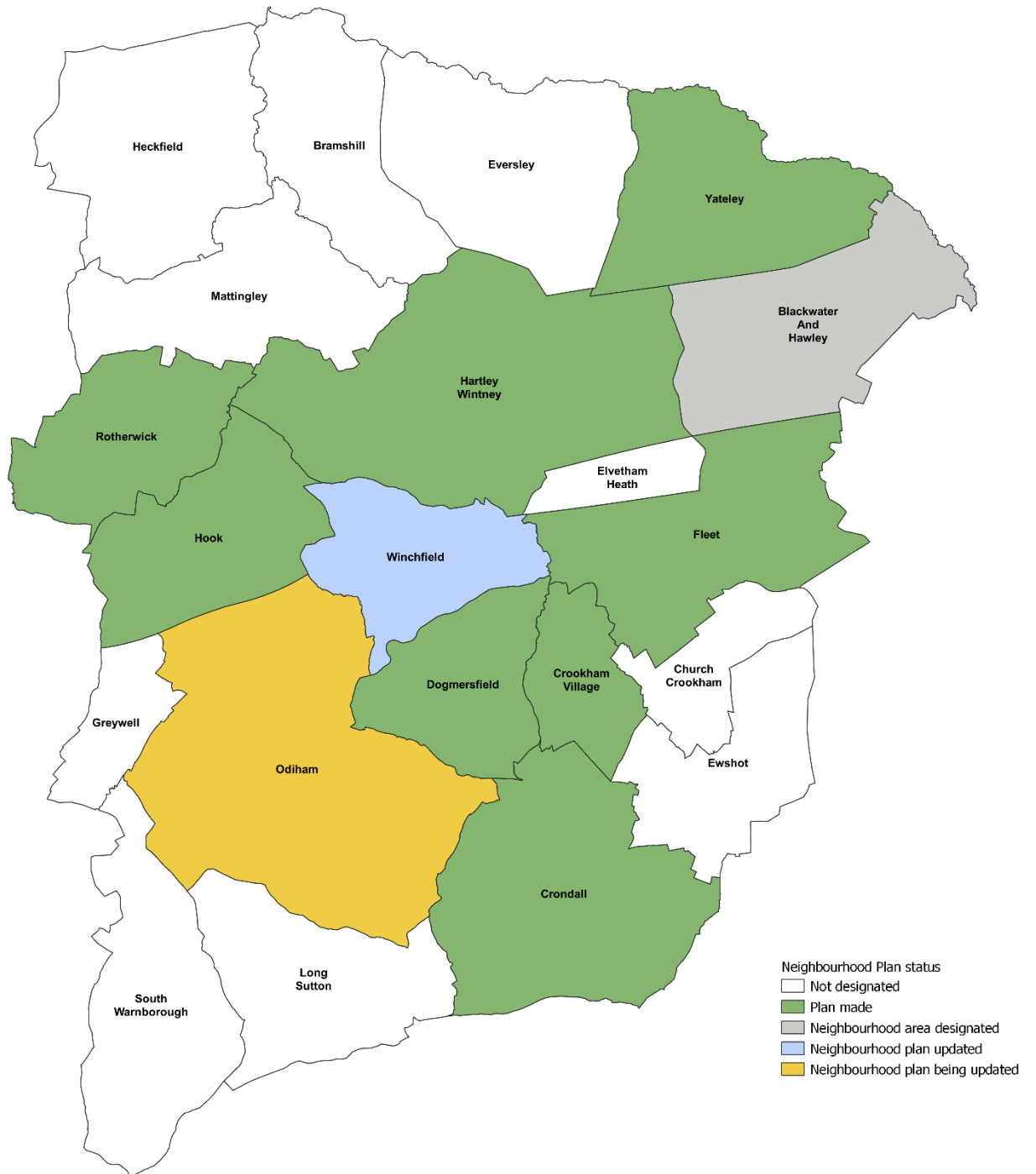
- 6.7 Odiham Parish Council have undertaken an update of their 2017 plan:
  - A Regulation 14 (pre submission) consultation on the draft updated plan was held by Odiham Parish Council for a 6-week period from 22 January 2024 to 7 March 2024.
  - The Regulation 16 consultation ran from 22 July 2024 to 16 September 2024 with 31 representations received.

- The Examiner's Report was issued on 13 December 2024.

**Table 13: Neighbourhood planning status of Parishes and Towns in Hart at December 2024**

<b>Parish</b>	<b>Neighbourhood Plan Status</b>	<b>Date 'made'</b>
<b>Blackwater &amp; Hawley</b>	<b>Neighbourhood area designated</b>	
Bramshill	Not designated	
Church Crookham	Not designated	
<b>Crandall</b>	<b>Plan made</b>	<b>May 2021</b>
<b>Crookham Village</b>	<b>Plan made</b>	<b>May 2021</b>
<b>Dogmersfield</b>	<b>Plan made</b>	<b>September 2019</b>
Elvetham Heath	Not designated	
Eversley	Not designated	
Ewshot	Not designated	
<b>Fleet</b>	<b>Plan made</b>	<b>November 2019</b>
Greywell	Not designated	
<b>Hartley Wintney</b>	<b>Plan made</b>	<b>November 2019</b>
Heckfield	Not designated	
<b>Hook</b>	<b>Plan made</b>	<b>February 2020</b>
Long Sutton	Not designated	
Mattingley	Not designated	
<b>Odiham</b>	<b>Plan made</b>	<b>June 2017</b>
<b>Odiham</b>	<b>Examiner's report issued</b>	
<b>Rotherwick</b>	<b>Plan made</b>	<b>December 2016</b>
South Warnborough	Not designated	
<b>Winchfield</b>	<b>Updated plan made</b>	<b>January 2024</b>
<b>Yateley</b>	<b>Plan made</b>	<b>July 2022</b>

**Figure 2: Status of Neighbourhood Planning areas at December 2024**





## 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 property should it come up for sale.
- 7.3 At 15 November 2024 there were 14 properties on Hart's [Register of Assets of Community Value](#).
- 7.4 Over the monitoring period:
- The Cross Barn, Odiham; North Warnborough Village Hall, North Warnborough; and The Baker Hall, Odiham were all relisted as ACVs;
  - The Falcon PH, Rotherwick was listed as an ACV for the first time;
  - The Bridewell, Odiham was removed from the list of ACVs following the sale of the property by Hampshire County Council to Odiham Parish Council;
  - notice of intention to dispose was received from the owners of The Bell PH, Odiham. A community group registered their intention to bid triggering the full moratorium period.
- 7.5 Since the end of the monitoring period:
- The Windmill Inn, Ewshot has been relisted as an ACV,
  - a nomination to list the WI Hut, Hartley Wintney was unsuccessful, and
  - a nomination was received to re-list Gurkha Square, Fleet as an ACV.

## Local development scheme

- 8.1 The Local Development Scheme (LDS) sets out timescales for the preparation of the Hart Local Plan including any separate Development Plan Documents on specific matters.
- 8.2 This section of the AMR reports on the Council's progress in the production of any DPDs, judged against the timetables in the LDS.
- 8.3 The most recent version of the LDS, the [9th revision](#), was approved in May 2019 and is now out of date. It sets out the timetable for three Development Plan Documents (DPDs):
- Hart Local Plan (Strategy & Sites) DPD – adopted on 30 April 2020.
  - Traveller Sites Allocations DPD – started but not completed (see paragraph 8.4)
  - Development Management Policies DPD – not started – to be addressed in next local plan (minus proposed National Development Management Policies expected in 2025).
- 8.4 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).
- 8.5 In August 2020 the Government launched consultation of major reforms to the planning system in 'Planning for the Future'.
- 8.6 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.
- 8.7 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 to the local plan rather than in separate DPDs.

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

- 8.8 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.

- 8.9 The local plan review/assessment is scheduled for consideration by Cabinet in January 2025.

**Other planning policy documents**

- 8.10 In January 2024 the Council updated its [Biodiversity Technical Advice Note](#).
- 8.11 In November 2023 a [Viability Appraisals for New Development Supplementary Planning Document](#) was adopted.
- 8.12 December 2023 saw the adoption of the [Cycle and Car Parking in New Development Supplementary Planning Document](#).
- 8.13 An [Affordable Homes with New Development Technical Advice Note \(TAN\)](#) was prepared during the monitoring period and published in June 2024. This has been converted into a [draft Affordable Homes in New Development supplementary planning document](#) which went out for consultation between 8 November 2024 and 20 December 2024.
- 8.14 The intention is to publish a Solar Panels TAN by the end of December 2024 providing guidance to residents wishing to install solar equipment on residential buildings, including listed buildings and homes in conservation areas.

## 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 Whilst the Council is not currently preparing a local plan (its local plan was adopted April 2020) 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 14 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 14: Duty to cooperate activity**

Organisation	Duty to Cooperate Activity
Basingstoke & Deane Borough Council	<ul style="list-style-type: none"> <li>• 21<sup>st</sup> November 2023 – received a request to meet during December 2023 to discuss DtC matters.</li> <li>• 9<sup>th</sup> January 2024 - met to discuss DtC matters re. the following:               <ul style="list-style-type: none"> <li>○ Local Plan Timetables</li> <li>○ Housing Need and Supply</li> <li>○ Gypsy and Traveller Need and Sites</li> <li>○ Thames Basin Heaths SPA/SANG provision</li> <li>○ River Loddon Water Quality</li> <li>○ Any other cross border issues</li> </ul> </li> </ul>
East Hampshire District Council	<ul style="list-style-type: none"> <li>• 18<sup>th</sup> August 2023 – EHDC request assistance from Hart to meet Traveller needs. HDC responded 15<sup>th</sup> September 2023 confirming it could not assist as it has its own needs to address.</li> <li>• 24<sup>th</sup> November 2023 – EHDC submit a draft Statement of Common Ground for consideration by HDC.</li> <li>• 2<sup>nd</sup> February 2024 - SoCG agreed covering the following matters:               <ul style="list-style-type: none"> <li>○ The Development Plan and emerging planning documents</li> <li>○ Identified Strategic Matters</li> <li>○ Identified further work for both councils, which may result in additional areas of agreement</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Governance arrangements</li> <li>○ Timetable for agreement, review and updating SoCG</li> </ul>
Rushmoor Borough Council	<ul style="list-style-type: none"> <li>● 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<sup>th</sup> December 2023.</li> <li>● 12<sup>th</sup> December 2023 - Met with Hart and Surrey Heath BC to discuss DtC matters re. the following: <ul style="list-style-type: none"> <li>○ Update on local plans</li> <li>○ Cross Boundary Issues: <ul style="list-style-type: none"> <li>▪ Housing Need and Supply</li> <li>▪ Gypsy, Traveller and Travelling Showpeople</li> <li>▪ Economic Development &amp; Town Centres</li> <li>▪ Transport</li> <li>▪ Thames Basin Heaths SPA and SANG</li> <li>▪ Other</li> </ul> </li> <li>○ Local plan evidence studies <ul style="list-style-type: none"> <li>▪ HEDNA</li> <li>▪ Air Quality</li> <li>▪ Water Cycle Study</li> </ul> </li> <li>○ Biodiversity Net Gain</li> <li>○ AOB <ul style="list-style-type: none"> <li>▪ Heritage</li> <li>▪ Bike Hire</li> </ul> </li> </ul> </li> </ul>
Runnymede Borough Council	No update.
Surrey Heath Borough Council (SHBC)	<ul style="list-style-type: none"> <li>● September 2023 – meeting with SHBC to discuss housing, travellers, SANGs, highways assessment and biodiversity net gain and employment capacity and needs.</li> <li>● 9<sup>th</sup> October 2023 – SHBC write to HDC requesting assistance in meeting the needs of gypsies and travellers. HDC responded 17<sup>th</sup> November 2023 explaining that we are not in a position to take unmet needs from elsewhere as we have our own needs to address.</li> <li>● 24<sup>th</sup> June 2024 - SoCG agreed covering the following matters: <ul style="list-style-type: none"> <li>○ Meeting housing needs</li> <li>○ Meeting gypsy and traveller and travelling showpeople needs</li> <li>○ Thames Basin Heath SPA</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Economic and Retail Growth</li> <li>○ Natural &amp; Historic Environment and Green Belt</li> <li>○ Flooding</li> <li>○ Transport</li> <li>○ Social Infrastructure (Healthcare and Education)</li> <li>○ Utilities</li> <li>○ Climate Change</li> </ul> <ul style="list-style-type: none"> <li>● 19<sup>th</sup> July 2024 - Meeting with Portfolio Holders from both Hart DC and Surrey Heath DC</li> <li>● 20<sup>th</sup> September 2024 Hart responded to Surrey Heath's pre-submission Regulation 19 draft local plan requesting that Surrey Heath agree that Hart has already delivered the unmet housing need of 732 homes between 2014 and 2032 (which Surrey Heath has agreed to). Hart also raised concerns about the plan's failure to meet needs for Travellers.</li> <li>● Surrey Heath and Hart have a signed Statement of Common Ground for the purposes of the examination.</li> </ul>
West Berkshire Council	<ul style="list-style-type: none"> <li>● The Local Plan Review was submitted or examination on 31<sup>st</sup> March 2023. and hearing sessions commenced on 8th May 2024. The estimated date for adoption is March 2025 (subject to Planning Inspectorate and Full Council timetable)</li> </ul>
Wokingham Borough Council (WoBC)	<ul style="list-style-type: none"> <li>● 18<sup>th</sup> October 2023 WoBC wrote to adjoining Hampshire authorities including Hart with an update on its local plan process, discussing several DtC matters.</li> <li>● 29<sup>th</sup> November 2023 received letter requesting whether HDC could assist in meeting unmet needs for Gypsy and Traveller accommodation. The Council responded on 1<sup>st</sup> December 2023 explaining that HDC cannot assist as it has unmet needs of its own to address.</li> </ul>
Reading Borough Council	<ul style="list-style-type: none"> <li>● 23 August 2024 - DtC request to assist in meeting Reading's unmet housing need</li> <li>● 20 September 2024 – Submitted response to Reading's request for assistance to meet unmet housing need</li> </ul>

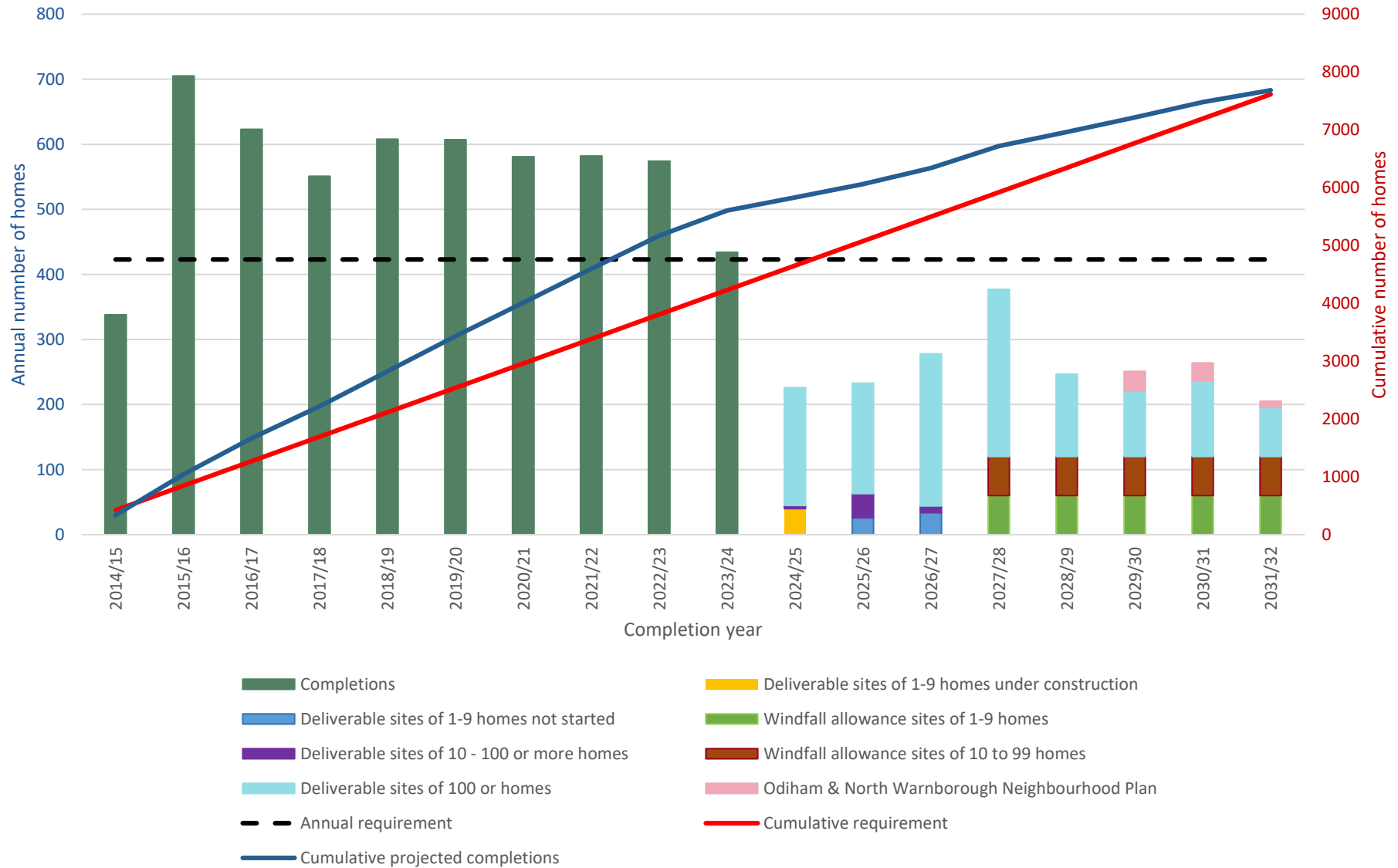
<p>Thames Basin Heaths Joint Strategic Partnership</p>	<ul style="list-style-type: none"> <li>• The Council is party to the ongoing discussions and initiatives, focussed on the SAMM (Strategic Access Management and Monitoring) project which includes representatives from namely Guildford, Bracknell Forest, 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.</li> <li>• In April 2024 increases to the SAMM tariff were applied.</li> </ul>
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# Appendix 1: Housing trajectory: 1 April 2024

	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	434									5,603
Deliverable sites of 1-9 homes under construction											40								40
Deliverable sites of 1-9 homes not started												26	34						60
Windfall allowance sites of 1-9 homes														60	60	60	60	60	300
Deliverable sites of 10 - 100 or more homes											5	37	10						52
Windfall allowance sites of 10 to 99 homes														60	60	60	60	60	300
Deliverable sites of 100 or homes											181	170	234	257	127	101	117	76	1,263
Sites allocated in ONWNP																30	27	9	66
<b>Total homes completed</b>	<b>338</b>	<b>705</b>	<b>623</b>	<b>551</b>	<b>608</b>	<b>607</b>	<b>581</b>	<b>582</b>	<b>574</b>	<b>434</b>	<b>226</b>	<b>233</b>	<b>278</b>	<b>377</b>	<b>247</b>	<b>251</b>	<b>264</b>	<b>205</b>	<b>7,684</b>
<b>Annual requirement</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>7,614</b>
<b>Cumulative projected completions</b>	<b>338</b>	<b>1043</b>	<b>1666</b>	<b>2217</b>	<b>2825</b>	<b>3432</b>	<b>4013</b>	<b>4595</b>	<b>5169</b>	<b>5603</b>	<b>5829</b>	<b>6062</b>	<b>6340</b>	<b>6717</b>	<b>6964</b>	<b>7215</b>	<b>7479</b>	<b>7684</b>	
<b>Cumulative requirement</b>	<b>423</b>	<b>846</b>	<b>1269</b>	<b>1692</b>	<b>2115</b>	<b>2538</b>	<b>2961</b>	<b>3384</b>	<b>3807</b>	<b>4230</b>	<b>4653</b>	<b>5076</b>	<b>5499</b>	<b>5922</b>	<b>6345</b>	<b>6768</b>	<b>7191</b>	<b>7614</b>	



## Hart Housing Trajectory at 1 April 2024



## 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. In 2023/24, 69 new homes were completed on site. This brings the total number of completed homes at Hartland Village to 245. 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	35/36	36/37	37/38	38/39	39/40	Total
Number of homes completed	46	64	66	69	59	33	56	175	80	101	117	76	87	69	70	75	57	86	61	53	1,500

4. During the monitoring period 42 affordable homes were completed comprising of 26 homes for affordable rent and 16 home for shared ownership. This brings the total number of affordable homes delivered on site at 1 April 2024 to 78.

5. Construction of phase 2 is currently underway with 64 homes completed at April 2024.
6. 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.
7. A new primary school, to be located towards the eastern edge of the Phase 3, was secured as part of the outline permission. 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. Instead, it will be delivered through a separate planning application which was submitted in October 2024 (24/02041/HCC). 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.
8. In October 2024, a request for an Environmental Impact Assessment scoping opinion was submitted by developers, Berkeley St Edward (24/02159/EIA). This request relates to proposals to deliver the site over 8 phases as opposed to the 11 phases agreed in the outline planning permission, and to provide up to an additional 300 homes on the site.

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

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

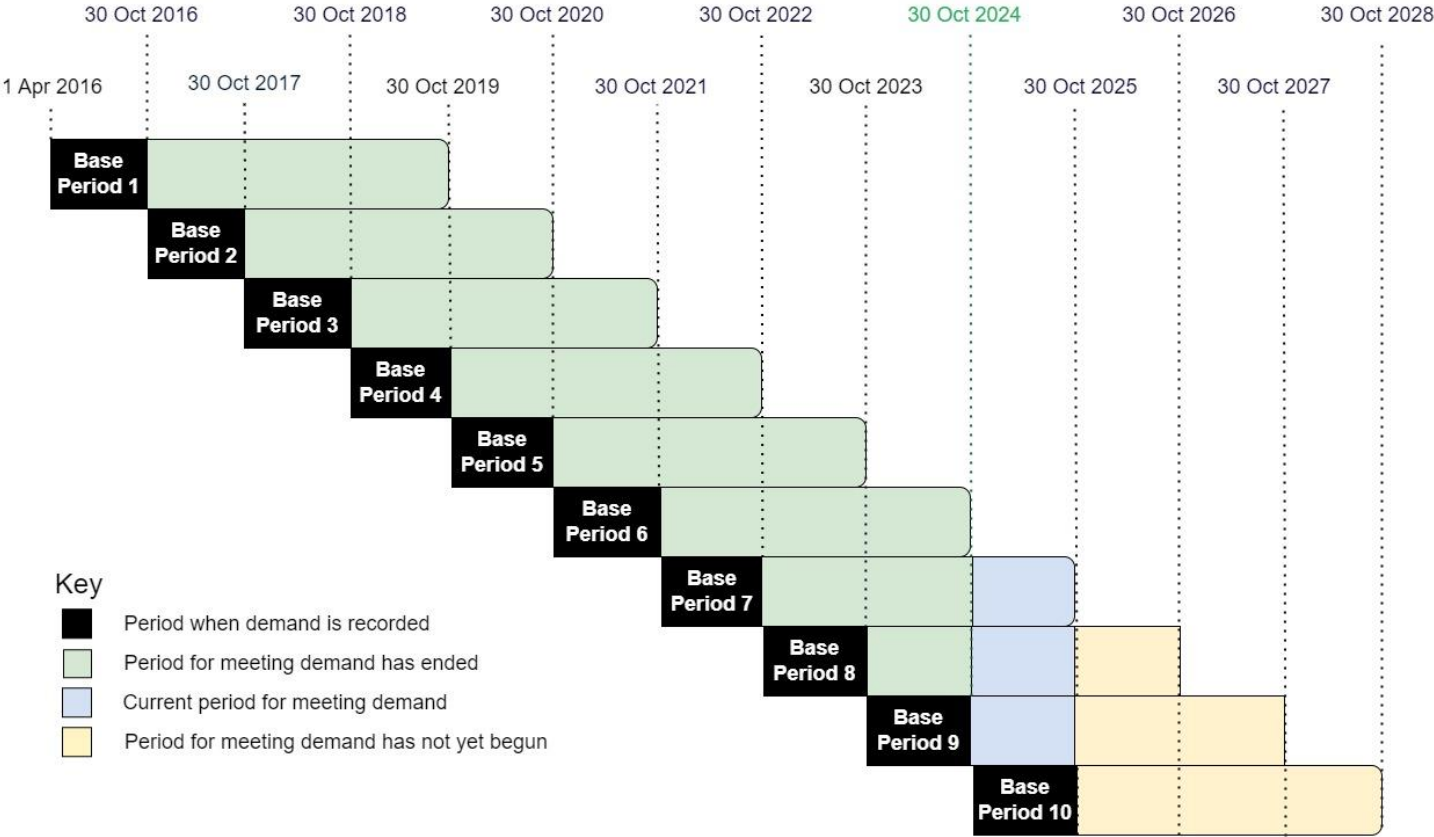
Category	Scheme	Reference	Proposal	Affordable or Private	Existing Use	Net Difference	Date Permitted	Status – at 1 April 2024
Residential / Nursing care	Old Raven House London Road, Hook	19/02739/FUL	13 bed care home extension	Private – Old Raven Ltd	Care home	13	01/06/2020	Completed
Residential / Nursing 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	Completed
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 2024
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	Completed
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 and custom housebuilding**

1. Hart maintains a register of individuals and associations of individuals wanting to build their own homes in the district, as required by The Self-build and Custom Housebuilding Act 2015.
2. The 2015 Act (as amended) places a duty on local authorities to “give development permission for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area in respect of each base period”.
3. The level of demand is established by the number of entries (whether an individual or an association) added to part 1 of the register during each base period.
4. The first base period began on the day on which the register was established, 1 April 2016, and ended on 30 October 2016. Subsequent base periods run from 31 October to 30 October each year.
5. At the end of each base period, relevant authorities have 3 years to grant permission for an equivalent number of serviced plots of land, for self-build and custom housebuilding, as there are entries for that base period.
6. Figure A4 demonstrates how this works in practice.
7. Any demand which is unmet after the 3-year compliance period has finished is carried over and remains part of the demand that must be met.

**Figure A4: Diagram illustrating base periods for the self and custom build register**



8. An assessment of Hart’s progress in meeting its duty is set out in Table A4.1 below.

**Table A4.1: Need arising 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	Base period 9 23/24	Total
<b>Individual entries on Part 1 Register</b>	2	2	1	4	6	5	6	0	3	<b>29</b>
<b>Association entries on Part 1 Register</b>	0	0	0	0	0	2	1	2	2	<b>7</b>
<b>Total new entries to Part 1 Register</b>	2	2	1	4	6	7	7	2	5	<b>36</b>
<b>Number of serviced plots needed</b>	2	2	1	4	6	16	10	5	11	<b>57</b>
<b>Permissions granted</b>	0	0	0	0	9	5	3	8	2	<b>27</b>

9. From base period 6 onwards, table A4.1 shows a higher need for serviced plots than total new entries on part 1 of the register. This is because associations of individuals are counted as a single entry on the register (see [Paragraph: 027 Reference ID: 57-027-201760728](#)), but need multiple serviced plots to meet the needs of their members.

10. The Council has fulfilled its obligations thus far with the following caveats:

- the 2 entries recorded in base period 1 was not met within 3 years, it was met a year late in base period 5.
- 2 associations joined the register in base period 6. The first association's demand for 6 serviced plots was met by the outline permission granted at Land at Netherhouse Copse, Fleet (21/02782/OUT). The second association's demand for 5 serviced plots remains unmet after the 3-year period ended in October 2024.

11. Other needs not yet met, but with time to meet them:

- permission for 9 serviced plots is needed by October 2025
- permission for 5 serviced plots is needed by October 2026, and
- permission for 11 serviced plots is needed by October 2027.



## Appendix 5: Retail completions since 2014

Address	Proposal	Net additional floorspace (m <sup>2</sup> )	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	2023/24
<b>Total</b>		<b>14,587</b>	

## Appendix 6: Retail planning permissions outstanding at 1 April 2024

Address	Proposal	Net Floorspace Increase (m <sup>2</sup> )	Area (ha)	Status
Hartland Village, Fleet (17/00471/OUT)	Local centre development	1,355	0.7	Site preparation underway
Oakview House, Hook (22/02227/OUT)	Redevelopment of offices to 3 retail units	930	0.07	Not started
<b>Total</b>		<b>2,285</b>	<b>0.77</b>	

## Appendix 7: Changes to employment floorspace – net change (m2) 2014-2024

Floorspace type	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Offices – Use class E(g)(i)</b>	-6,768	-15,407	-13,092	-2,316	-31,392	-4,694	-813	-21,298	-18,698	-975	<b>-115,453</b>
<b>Research and development – Use class E(g)(ii)</b>	0	0	0	0	0	0	-6,033	0	0	0	<b>-6,033</b>
<b>Light industry – Use class E(g)(iii)</b>	0	0	0	281	113	0	0	0	-429	0	<b>-35</b>
<b>General industry – Use class B2</b>	0	0	-100	0	0	0	0	0	7,292	1,272	<b>8,464</b>
<b>Storage and distribution – Use class B8</b>	493	-67	1,080	2,151	0	596	0	534	19,461	0	<b>24,248</b>
<b>Flexible use – Use classes E(g)(i)-(iii)/ B2/B8</b>	17,808	237	0	15,816	9,070	-7,055	0	0	4,446	5,398	<b>45,720</b>

## Appendix 8: Outstanding permissions for offices, industry and storage/distribution: 1 April 2024

Application reference	Address	Proposal	Use class	Outstanding floorspace (m <sup>2</sup> )	Site status
17/00471/OUT	Hartland Village, Fleet	Mixed use development with B1 uses	B1	1,300	Site cleared but construction 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	Under construction
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	Not started
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
22/01088/FUL	Cody Technology Park, Ively Road, Farnborough	Data centre extension	B8	5,955	Not started

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

Industry	2015 Jobs	2023 Jobs	% Change	Hart 2023 %	South East 2023 %	Great Britain 2023 %
Mining and quarrying	20	10	-50%	0.0	0.0	0.1
Manufacturing	1,750	1,500	-14.3%	4.3	6.1	7.5
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	400	77.7%	1.1	0.8	0.7
Construction	2,000	2,000	0%	5.7	4.9	4.8
Wholesale and retail trade; repair of motor vehicles and motorcycles	5,000	6,000	20%	17.1	15.0	13.7
Transportation and storage	700	700	0%	2.0	4.6	5.0
Accommodation and food service activities	5,000	4,500	-10.0%	12.9	8.6	8.0
Information and communication	5,000	2,250	-55.0%	6.4	5.6	4.6
Financial and insurance activities	700	800	14.3%	2.3	2.7	3.4
Real estate activities	700	600	-14.3%	1.7	1.7	1.9
Professional, scientific, and technical activities	4,500	3,500	-22.2%	10.0	9.0	9.3
Administrative and support service activities	3,500	4,500	28.6%	12.9	8.0	8.7
Public administration and defence; compulsory social security	450	400	-11.1%	1.1	3.5	4.7
Education	3,500	2,500	-28.6%	7.1	9.8	8.6
Human health and social work activities	2,500	3,500	28.6%	10.0	14.0	13.9
Arts, entertainment, and recreation	700	1,000	42.9%	2.9	3.0	2.6
Other service activities	1,750	800	-54.3%	2.3	2.2	1.9

## 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'
<b>Blackwater &amp; Hawley</b>	October 2016	-	-	-	-	-
<b>Crondall</b>	September 2016	November 2018	June 2019	November 2019	May 2021	May 2021
<b>Crookham Village</b>	August 2014	March 2019	July 2019	March 2020	May 2021	May 2021
<b>Dogmersfield</b>	August 2015	November 2018	February 2019	May 2019	July 2019	September 2019
<b>Fleet</b>	April 2015	May 2018	January 2019	June 2019	October 2019	November 2019
<b>Hartley Wintney</b>	October 2014	January 2018	January 2019	May 2019	October 2019	November 2019
<b>Hook</b>	October 2014	November 2018	April 2019	July 2019	October 2019	February 2020
<b>Odiham</b>	August 2014	October 2015	August 2016	December 2016	May 2017	June 2017
<b>Odiham (Update)</b>	-	January 2024	July 2024	December 2024		
<b>Rotherwick</b>	October 2014	December 2015	April 2016	June 2016	November 2016	December 2016
<b>Winchfield</b>	January 2015	March 2016	July 2016	October 2016	February 2017	March 2017
<b>Winchfield (new NP)</b>	-	October 2022	May 2023	September 2023	November 2023	January 2024
<b>Yateley</b>	April 2018	May 2021	November 2021	March 2022	June 2022	July 2022

## Appendix 11: Census 2021 data

1. 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.
2. The Census 2021 data has been used to compile a profile for Hart with the headline figures reported below.

### Population

3. 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%).
4. 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 29<sup>th</sup> least densely populated.

### Populations of the Hart Parishes at 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
<b>Total</b>	<b>99,400</b>

## **Households and dwellings**

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

## **Age**

6. The median age in Hart district has risen from 41 years in 2011 to 43 years in 2021.
7. 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.
8. 19.2% of people in Hart district were aged 15 years and under in 2021 and the JSNA forecast this to decrease by 2029.
9. 10.2% of people in Hart were aged 15 to 24 in 2021 and the JSNA projects this to increase to 2029.

## **Disability**

10. 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**

11. 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).
12. 92.5% of people in Hart identified their ethnic group within the "White" category compared with 94.9% in 2011.
13. 2.2% identified their ethnic group within the "Mixed or Multiple" category compared with 1.6% the previous decade.
14. 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**

15. Housing tenure is whether a household rents or owns the accommodation that it occupies.
16. 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%.

17. 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**

18. 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.
19. Despite the increase, Hart was in the lowest 10% of English local authority areas for the share of lone-parent households in 2021.
20. 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**

21. 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**

22. 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.