



Hart District Council

Authority Monitoring Report 2024/25

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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 2024 to 31 March 2025, unless otherwise stated.
- 1.2 The main purpose of the AMR is to provide information on key planning matters including:
 - the implementation of local plan policies
 - progress in local plan preparation
 - progress on neighbourhood planning
 - activity under the duty to cooperate.

Local Development Scheme

- 2.1 The Local Development Scheme (LDS) sets out the timetable for producing the Hart Local Plan including any separate Development Plan Documents (DPDs) on specific matters.
- 2.2 The AMR for 2023/24 reported that the LDS 9th Revision, approved in May 2019, had become out of date.
- 2.3 The most recent version of the [LDS](#) was approved in September 2025. This followed a review of the [Hart Local Plan \(Strategy and Sites\) 2032](#) (HLP32) (see [January 2025 Cabinet](#) Item 68) and a [Cabinet decision in September 2025](#) (Item 36) to progress a new local plan in line with an initial [Project Initiation Document](#).
- 2.4 The September 2025 LDS sets out an *indicative* timetable for preparing a new Hart Local Plan which will supersede the [Hart Local Plan \(Strategy and Sites\) 2032](#) and the [Saved Policies from the Hart District Local Plan \(Replacement\) 1996-2006](#).
- 2.5 The new Hart Local Plan will be prepared under the next plan-making system introduced through the Levelling Up and Regeneration Act 2023. Further details are awaited and so the timetable in the September 2025 LDS is *indicative* at this stage:

Table 1: Timetable for preparing a new Hart Local Plan (September 2025 LDS)

Key Step	Time Period
Preparatory evidence gathering and scoping	August 2025 - February 2026
Notification of the start of the Local Plan	February 2026
Scoping and early participation	February 2026 - June 2026
Gateway 1 (advisory)	June 2026
Plan vision and strategy development	June 2026 – December 2026
First consultation	January 2027 – February 2027
Evidence gathering and drafting the plan	March 2027 – June 2027
Gateway 2 (advisory)	June 2027 – July 2027
Engagement, proposing changes and	July 2027 – March 2028
Second consultation	October 2027 – November 2027
Gateway 3 (stop/go)	January 2028 – February 2028
Examination	March 2028 – September 2028
Finalisation and adoption	October 2028

- 2.6 The LDS will be replaced with a 'Local Plan Timetable' under the next plan-making system and will be updated as and when required.

Other Planning Policy Documents

- 3.1 The following planning policy documents were published by the Council during the monitoring period:
- a new Supplementary Planning Document, [Affordable Homes in New Development](#), was adopted in March 2025, and
 - a Technical Advice Note on [Installing solar equipment on residential buildings](#) was published in January 2025.

Providing new homes

- 4.1 The HLP32 sets out policies on the delivery of new homes. This includes the provision of affordable housing and accommodation to meet specific needs, such as specialist housing for older people, as well as opportunities for self-build and custom housebuilding plots.

Delivery of new homes

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

Table 2: Annual completions of new homes (net)

Year	Annual average number of homes required (Policy SS1)	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
2024/25	423	170	-253
Total	4,653	5,773	+1,120

- 4.4 Between 2014 and 2025, an average of 525 homes were built each year. This exceeds Policy SS1's requirement for the same period by 1,120 homes.

Housing delivery test

- 4.5 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.
- 4.6 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.

Local Housing Need and the five-year housing land supply

- 4.7 In accordance with the [NPPF](#) (paragraph 78), the Council needs to demonstrate that it has a five-year supply of housing land against either:
- its housing requirement set out in adopted strategic policies, or
 - its Local Housing Need (LHN) when the strategic policies are more than five years old – unless those strategic policies have been reviewed and found not to require updating.
- 4.8 The HLP32 became more than five years old on 30 April 2025, and a review of the plan concluded that strategic Policy SS1, which set a requirement of 423 homes per annum, required updating.
- 4.9 Consequently, from 1 May 2025 Hart must use LHN as the basis of its five-year housing requirement and when preparing the new Hart Local Plan.
- 4.10 The Government's changes to the standard method for calculating LHN in December 2024 have significantly increased Hart's LHN figure from 297 homes per annum to 771 homes per annum.
- 4.11 As a result, from 1 April 2025 the Council can no longer demonstrate a five-year supply, as set out in its published [Five-year housing land supply position statement](#).

Homes on previously developed land

- 4.12 National and local policy encourages the reuse of brownfield land.
- 4.13 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

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%
2024-25	170	90	53%
Total	5,773	3,117	54%

4.14 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 1](#).

4.15 The Council's [Brownfield Land Register](#) is updated each year. The register identifies brownfield sites that are available and suitable for housing development.

Dwelling mix

4.16 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.

4.17 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

4.18 Table 4 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).

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

Home size	1 bed	2 bed	3 bed	4 bed	5+ bed
SHMA target	7%	28%	44%	21%	No target
2014/15	18%	17%	30%	25%	10%
2015/16	24%	33%	21%	18%	3%
2016/17	11%	23%	37%	25%	4%
2017/18	21%	27%	25%	19%	8%
2018/19	27%	37%	18%	15%	4%
2019/20	7%	23%	44%	18%	8%
2020/21	29%	30%	23%	14%	4%
2021/22	15%	31%	25%	24%	5%
2022/23	21%	32%	18%	23%	6%
2023/24	27%	19%	29%	23%	2%
2024/25	3%	21%	42%	29%	5%
Total	19%	28%	27%	20%	5%

- 4.19 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.
- 4.20 Comparing the sizes of homes delivered against the SHMA mix is helpful to a degree, but the SHMA mix is indicative for the three 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

- 4.21 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
2023-24	434	217
2024-25	170	22
Total	5,773	1,568

4.22 The 22 affordable homes completed during the monitoring period are comprised of:

- 21 homes at Watery Lane, Church Crookham (17/00264/REM),
- 1 home at 8 Crownfields, Odiham (21/00403/FUL)

Securing affordable housing on major sites through Policy H2

4.23 Policy H2 requires, subject to viability, 40% of homes on major sites to be affordable (major sites are for 10 or more homes, or greater in area than 0.5 hectares).

4.24 If the full 40% is shown to be unviable the Council will negotiate to achieve the optimum affordable housing outcome either on-site or potentially through financial contributions for off-site provision.

4.25 Between April 2020 (when the HLP32 was adopted) and March 2025 permission was granted for 6 developments subject to Policy H2. The full 40% requirement was secured on three of these sites, all of which were greenfield.

4.26 Three sites where less than 40% was achieved are listed below. These sites were on previously developed land and for older persons housing which can generate challenges around viability and on-site provision (the Council's Affordable Homes Supplementary Planning Document provides specific guidance for developers of specialist or supported housing).

- Rawlings Building, Hook - 38% on-site provision (21/00030/FUL)
- Former Police Station, Fleet - £500,000 to off-site provision (19/02659/FUL)
- Motoright, Yateley £229,836 to off-site provision (21/02940/FUL)

Rural Exception Sites

- 4.27 National planning policy and Policy H3 of the HLP32 support the delivery of affordable homes in rural areas, outside of settlement boundaries, 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.
- 4.28 The Council's work with parishes is an ongoing process. There were no permissions or completions on rural exception sites in the monitoring year, but work continues on new sites and schemes in Hart.

Specialist and Supported Homes

- 4.29 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.
- 4.30 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.
- 4.31 The identified need for different types of specialist and supported accommodation in Hart is based on a report undertaken by Housing Learning and Improvement Network (LIN) July 2021 entitled ['Advice on the need for specialised accommodation for older people within Hart District as set out in the 2016 SHMA'](#).
- 4.32 Table 6 sets out the position on need over the plan period. The net needs of the district are calculated from March 2020, meaning all new supply since March 2020 is relevant for assessing the extent to which needs are being met. Consequently, any over or under-delivery in the period up to 31 March 2025 is reflected in the updated net needs to 2030 and 2035.

Table 6: Older persons' housing need up to 2035

Accommodation type	Housing for Older People (also commonly referred to as sheltered or enhanced sheltered units)	Housing with Care / Extra Care (units)	Residential / Nursing care (bedspaces)
Net need 2020 to 2025	128	100	149
Net need 2020 to 2030	286	155	215
Net need 2020 to 2035	431	217	290
New Supply March 2020 to 31 March 2025	164	4	250
Updated net need to 2025	-36	96	-101
Updated net need to 2030	122	151	-35
Updated net need to 2035	267	213	40

4.33 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, this 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).

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

4.35 During 2024/25, a 60-bed care home at Land at Southwood, Thackhams Lane, Hartley Wintney was completed. Construction is also underway at Motoright, Village Way, Yateley (22/01062/FUL) to provide 22 C3 sheltered apartments.

Traveller sites

- 4.36 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).
- 4.37 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.
- 4.38 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).
- 4.39 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. 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

- 4.40 [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.
- 4.41 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.
- 4.42 The 2015 Act (as amended) requires Councils 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.
- 4.43 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”.
- 4.44 Since the adoption of the HLP32, Policy H1(d) has achieved:
- 1 custom-build plot has been secured at Land on the west side of Alton Road, Odiham (21/00777/OUT), and
 - Outline and reserved matters permission, securing 6 plots across phases 4 and 5, was granted at Land north of Netherhouse Copse, Fleet (21/02782/OUT and 24/02414/REM).
- 4.45 [Appendix 3](#) sets out details on progress meeting the demand expressed on the self and custom build register.

Economic development

- 5.1 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.
- 5.2 This section of the report has been compiled using monitoring data provided by Hampshire County Council, unless stated otherwise.

Town and village centres

- 5.3 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.
- 5.4 Retail completions since 2014 amount to 14,587m² as set out at [Appendix 4](#).
- 5.5 During 2024/25, no new retail floorspace has been built out.

Hotels

- 5.6 A 10-bedroom hotel extension was completed at Riverdale Barn, Mill Lane, Yateley (23/01875/FUL).

Employment land and premises

- 5.7 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

- 5.8 The changes year by year are set out at [Appendix 6](#).

Table 7: Changes to employment floorspace – net change (m²) 2014-2025

Floorspace type	Total change 2014-2025 (m ²)
Offices – Use class E(g)(i)	-115,087
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	24,974
Flexible use – Use classes E(g)(i)-(iii)/ B2/B8	48,359

- 5.9 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 May 2019.

- 5.10 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). 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

- 5.11 During the monitoring period, 3,731m² of employment floorspace was completed across the district including:
- 884m² of flexible employment floorspace at Ford Farm, Ford Lane, Upton Grey (20/02073/FUL)
 - 726m² extension to an existing data centre at Building A105, Cody Park, Ively Road, Farnborough (21/01886/FUL)
 - 366m² of EG office floorspace at Dares Farm, Farnham Lane, Ewshot (24/00868/LDC) and
 - 1,795m² of flexible employment floorspace at Winchfield Court Farm, Odiham Road, Winchfield (24/00146/LDC)

Employment floorspace losses

- 5.12 During the monitoring period, a total 7,400m² of E(g)(i-iii) employment floorspace was lost across the district. This included the loss of:
- 726m² of light industrial floorspace at Marsh Farm Bowling Alley, Crondall (22/01859/FUL), which was converted into 9 residential units.
 - 1,605m² of office floorspace at Cygnus House 1 Waterfront Business Park, Fleet (24/01795/GPDCOM), which was converted into 25 residential units.
 - 4,791m² of office floorspace at NTT House 2 Waterfront Business Park, Fleet (24/01797/GPDCOM), which was converted into 42 residential units.
 - 278m² of office floorspace at The Walled Garden High Street, Hartley Wintney (24/02162/GPDOFF), which was converted into 1 residential unit.
- 5.13 A full summary of outstanding planning permissions for offices, industry and storage/distribution uses can be found at [Appendix 7](#).

Employment and skills

- 5.14 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 44,000 as indicated by the most recent 2023 dataset.

- Of the total jobs in the district in 2025, 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 8](#) shows the change in employee jobs between 2015 and 2025 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 2025 following the addition of 1,000 new jobs since 2015. This sector comprises 17.1% of all jobs in Hart, which is above both regional (15.2%) 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%), 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%) and Electricity, Gas, Steam and Air Conditioning Supply (-50%).
 - Over the last year there has been strong employee jobs growth in the Arts, Entertainment and Recreation (22.2%) and Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles (20%).
- 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 2025. This is lower than unemployment rates in the South East (3.5%) and Great Britain as a whole (4.2%).

5.15 Claimant data from April 2025 (ONS Monthly Claimant Count) provides greater insight into unemployment across the district's electoral wards both pre and post pandemic – see Table 8. Unemployment rates increased in April 2021 as a result of the pandemic but have since fallen below pre-pandemic levels. 2025 has seen a marginal increase in unemployment across some of the wards.

Table 8: Claimant data between April 2020 and April 2025 by Ward

Ward	Unemployment rate April 2020	Unemployment rate April 2021	Unemployment rate April 2022	Unemployment rate April 2023	Unemployment rate April 2024	Unemployment rate April 2025
Blackwater & Hawley	2.3%	4.1%	2.1%	2.3%	2.2%	2.2%
Crookham East	1.6%	2.7%	1.5%	1.3%	1.3%	1.3%
Crookham West & Ewshot	1.7%	2.7%	1.3%	1.3%	1.6%	1.9%
Fleet Central	2.6%	4.1%	2.3%	2.1%	2.1%	2.0%
Fleet East	1.5%	2.6%	1.3%	0.9%	1.4%	1.6%
Fleet West	1.7%	2.4%	1.1%	1.2%	1.3%	1.3%
Hartley Wintney	2.1%	3.4%	2.1%	1.6%	1.7%	2.0%
Hook	2.3%	3.1%	1.8%	1.5%	1.9%	2.1%
Odiham	1.5%	2.6%	1.3%	1.3%	1.0%	1.5%
Yateley East	2%	3.8%	1.6%	1.3%	1.8%	1.9%
Yateley West	2%	3.2%	1.3%	1.4%	1.4%	1.5%

Infrastructure

- 6.1 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

- 6.2 The Council publishes an [Infrastructure Funding Statement \(IFS\)](#) each year with detailed information on developer contributions secured through section 106 planning obligations.
- 6.3 Hampshire County Council also publish an IFS each year on its [Developer Contributions page](#).

Flood schemes

- 6.4 HLP32 Policy INF7 safeguards land at Phoenix Green for the implementation of a flood alleviation scheme. To date, Hart has 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. This modelling work is underway and is expected to be completed by the end of the financial year.

Local cycling and walking infrastructure plan

- 6.5 A [Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#) was adopted by Hart in March 2024 and Hampshire County Council in June 2024. Feasibility studies have been completed for part or all of several identified routes - 150, 160, 210 and 220, and are currently underway for routes 110, 120-130 and 230. As additional funding becomes available, feasibility studies will be developed for all remaining routes and walking zones.

Built and natural environment

Climate change

- 7.1 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.
- 7.2 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 and INF3 Transport.

Solar farms

- 7.3 In November 2021, an application was approved to install a solar photovoltaic farm with an output capacity not to exceed 49.9MW of energy with associated battery storage at Chosley Farm, Bidden Road, North Warnborough, Hook (20/03185/FUL). Once operational, the solar farm would provide enough energy to power 17,500 households.
- 7.4 Also in November 2021, an application was approved to install a solar farm and battery stations with a maximum output of 49.9MW at Bunkers Hill Farm Reading Road Rotherwick Hook (21/00552/FUL). Once operational, the solar farm would provide enough energy to power 10,731 households.
- 7.5 In April 2025, an application was approved to install a 47.5 MW capacity solar farm at Land at White Hill, Well for a 40-year period (23/02591/FUL). Once operational, the solar farm would provide enough energy to power 18,500 households.

Energy storage facilities

- 7.6 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 at Land at Blue Bell Lodge, Crondall (22/02917/FUL) was granted permission in May 2023;
 - 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;
 - An application for the installation of a battery energy storage system at Land on the west side Crondall Road, Crondall (24/02491/FUL) was granted permission in August 2025.

Historic environment

- 7.7 Historic England holds a National Heritage List for England. Hampshire County Council maintain the Historic Environment Records (HER) on behalf of the District Council.
- 7.8 As of October 2025, 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.
- 7.9 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.
- 7.10 The Heritage at Risk Register is unchanged from the previous year.
- 7.11 There are 32 conservations areas within Hart district, with no new conservation areas being added this year.

The Natural Environment

Local nature recovery strategy

- 7.12 Hampshire County Council, working with districts, boroughs and other stakeholders, has drafted a Local Nature Recovery Strategy (LNRS) for Hampshire. The draft is expected to be adopted by all authorities in Hampshire shortly.

Designated sites

- 7.13 Table 9 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](#).

Table 9: Habitat designations in Hart - (HBIC data)

Designation	Number of sites	Area (ha)	Area (%)	Change since 2023/24 (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)	297	2,034	9.45	0

7.14 Table 10 shows changes to Hart district's SSSIs during the monitoring period.

Table 10: Changes in the condition of SSSIs over the monitoring period - (HBIC data)

Condition	HDC area (ha)	HDC area (%)	Change in area (ha)
Favourable	1,807.85	67.1	180.80
Unfavourable recovering	796.36	29.5	-180.80
Unfavourable no change	40.21	1.5	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

- 7.15 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.
- 7.16 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.

- 7.17 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)

- 7.18 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.
- 7.19 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.
- 7.20 Updates of SANG capacity in Hart are published separately at [Hart's Planning guidance webpage](#).
- 7.21 For SANG within its control, the Council decides which development proposals can use its SANG for mitigation – see [Council SANG allocation criteria](#).
- 7.22 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](#)).

Strategic access management and monitoring (SAMM)

- 7.23 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.

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

Neighbourhood planning

- 8.1 There are 21 Parish and Town Councils across Hart district, all of which can seek designation as a Neighbourhood Area to produce a Neighbourhood Plan.
- 8.2 At 31 October 2025, there were 12 designated Neighbourhood Areas in Hart district with 10 of these areas having a 'made' Neighbourhood Plan.
- 8.3 Table 11 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.
- 8.4 The key dates associated with the different Neighbourhood Plans are set out at [Appendix 9](#).
- 8.5 Key neighbourhood planning milestones achieved during 2024/25 are set below.

Odiham and North Warnborough Neighbourhood Plan Update

- 8.6 Odiham Parish Council undertook 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.
 - Following receipt of the Examiner's Report on 13 December 2024, Hart District Council decided at its Cabinet meeting on 6 February 2025 to accept the recommended modifications to the Neighbourhood Plan and to proceed to referendum.
 - The referendum was held on 25 March 2025 with 95% of people voting in favour of the Plan.
 - The [Odiham and North Warnborough Neighbourhood Plan 2014-2032 Review](#) forms part of the development plan for Hart district and was formally 'made' by the Council on 24 April 2025.

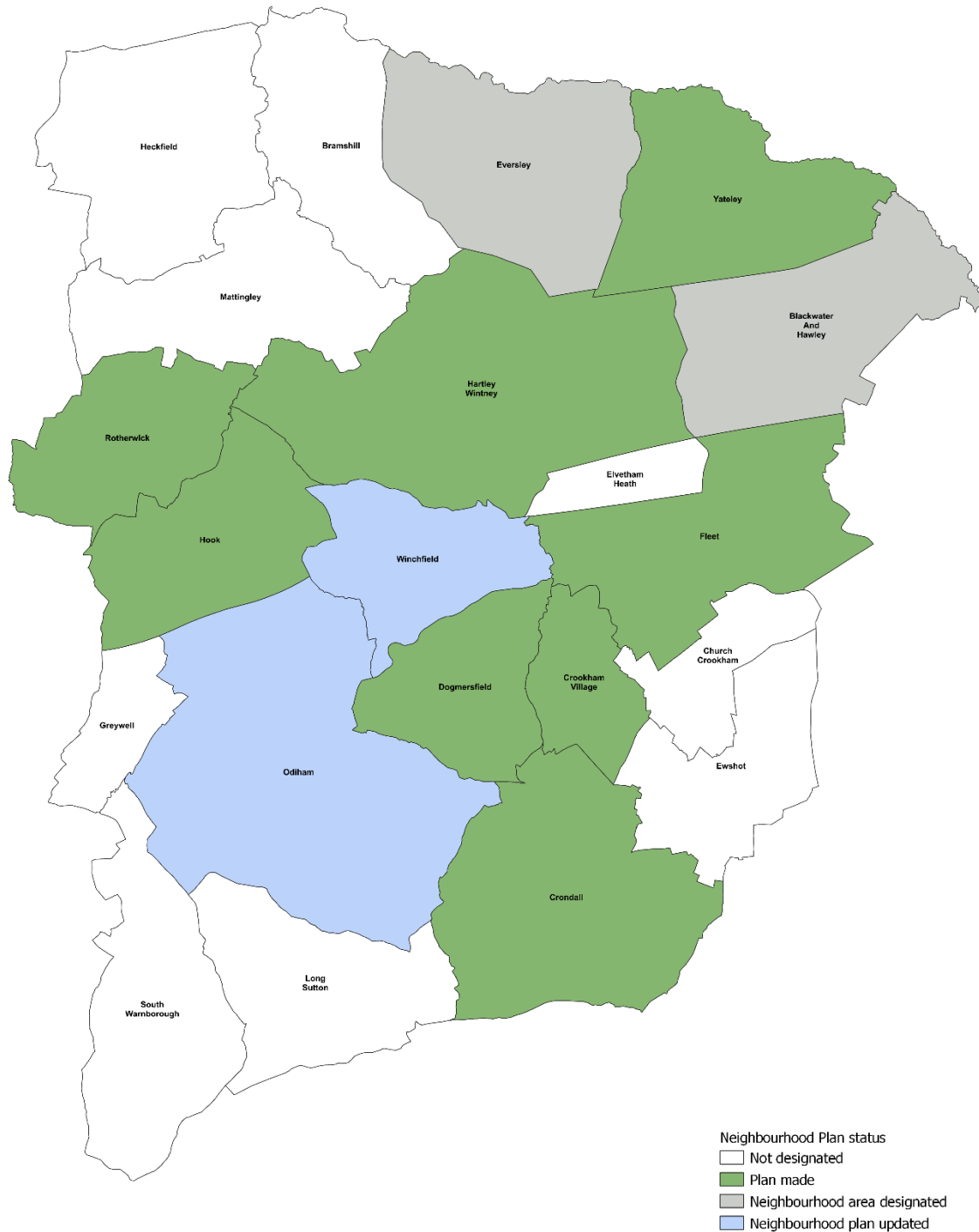
Eversley Neighbourhood Plan Designation

- 8.7 Eversley Parish Council submitted a request to the Council that the parish be designated as a neighbourhood area ahead of preparing a neighbourhood plan. This request was approved by Cabinet on 16 September 2025.

Table 11: Neighbourhood planning status of Parishes and Towns in Hart at December 2025

Parish	Neighbourhood Plan Status	Date 'made'
Blackwater & Hawley	Neighbourhood area designated	
Bramshill	Not designated	
Church Crookham	Not designated	
Crondall	Plan made	May 2021
Crookham Village	Plan made	May 2021
Dogmersfield	Plan made	September 2019
Elvetham Heath	Not designated	
Eversley	Neighbourhood area 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	Updated plan made	April 2025
Rotherwick	Plan made	December 2016
South Warnborough	Not designated	
Winchfield	Updated plan made	January 2024
Yateley	Plan made	July 2022

Figure 2: Status of Neighbourhood Planning areas at December 2025



Duty to Cooperate

- 9.1 The duty to cooperate (DtC) is a legal test relating to the preparation of local plans. It requires cooperation between Councils and other public bodies to address strategic cross-boundary matters.
- 9.2 Over the monitoring period, the Council 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 12 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.

Table 12: Duty to cooperate activity

Organisation	Duty to Cooperate Activity
Basingstoke & Deane Borough Council	4 th March 2024 HDC responds to B&DBC Regulation 18 local plan consultation
Surrey Heath Borough Council (SHBC)	25 June 2024 - SoCG in relation to the Surrey Health Local Plan Examination agreed. 19 July 2024 - Meeting with Portfolio Holders from both Hart DC and Surrey Heath DC 20 th September 2024 HDC responds to SHBC Reg 19 consultation. 8 th October 2024 DTC officer meeting discussing HDC comments on SHBC Regulation 19 consultation. Update to July 2024 SOCG, October 2024
Wokingham Borough Council (WoBC)	3 February 2025 - SoCG in relation to the Wokingham Local Plan agreed.
Reading Borough Council	23 August 2024 - DtC request to assist in meeting unmet Reading housing needs 20 September 2024 - Submitted response to Reading's request for assistance to meet unmet housing needs

Appendix 1: 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 2024/25, 67 new homes were completed on site. This brings the total number of completed homes at Hartland Village to 312. 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	Total
Number of homes completed	46	64	66	69	67	36	105	210	86	92	77	77	74	68	75	70	74	81	63	1,500

4. During the monitoring period no affordable homes were completed and therefore the total number of affordable homes delivered on site at 1 April 2025 remains at 78.

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 approved on 19 February 2025 (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.

Appendix 2: 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 2025
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

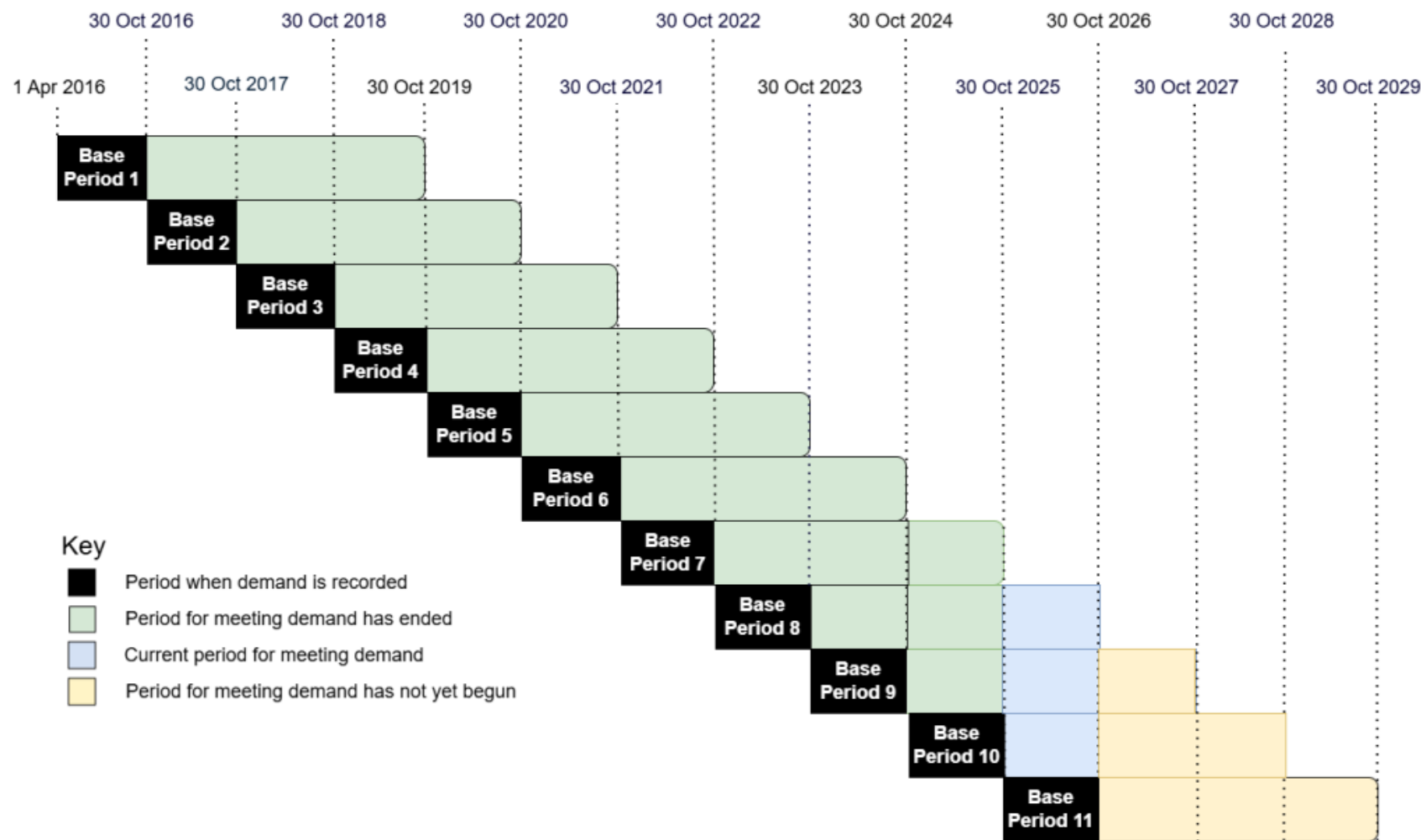
Category	Scheme	Reference	Proposal	Affordable or Private	Existing Use	Net Difference	Date Permitted	Status – at 1 April 2025
Residential / Nursing care	The Bell Inn Frogmore Road, Blackwater	21/00378/FUL	21 bed dementia care home	Private – Larchwood Care	Public house	21	10/09/2021	Not started
Housing 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

Category	Scheme	Reference	Proposal	Affordable or Private	Existing Use	Net Difference	Date Permissioned	Status – at 1 April 2025
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
Residential / Nursing care	Land at Southwood Thackhams Lane, Hartley Wintney	17/01816/FUL	60 bed care home	Private			05/04/2019 (allowed on appeal)	Completed

Appendix 3: 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 A3 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 A3: 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 A3: Need arising and permissions granted

	Individual entries on Part 1 Register	Association entries on Part 1 Register	Total new entries to Part 1 Register	Number of serviced plots needed	Permissions granted
Base period 1: 15/16	2	0	2	2	0
Base period 2: 16/17	2	0	2	2	0
Base period 3: 17/18	1	0	1	1	0
Base period 4: 18/19	4	0	4	4	0
Base period 5: 19/20	6	0	6	6	9
Base period 6: 20/21	5	2	7	16	5
Base period 7: 21/22	6	1	7	10	3
Base period 8: 22/23	0	2	2	5	8
Base period 9: 23/24	3	2	5	11	2
Base period 10: 24/25	4	0	4	4	6
Total	33	7	40	61	33

9. From base period 6 onwards, table A3 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 were not met within 3 years and were 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 was unmet after the 3-year period ended in October 2024 but had been met by October 2025.
- a demand for 8 serviced plots was unmet at the end of the 3-year period in October 2025.

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

- permission for 5 serviced plots is needed by October 2026,
- permission for 11 serviced plots is needed by October 2027, and
- permission for 4 serviced plots is needed by October 2028.

Appendix 4: 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	2023/24
Total		14,587	

Appendix 5: Retail planning permissions outstanding at 1 April 2025

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
Oakview House, Hook (22/02227/OUT)	Redevelopment of offices to 3 retail units	930	0.07	Not started
Total		2,285	0.77	

Appendix 6: Changes to employment floorspace – net change (m2) 2014-2025

Floorspace type	Offices – Use class E(g)(i)	Research and development – Use class E(g)(ii)	Light industry – Use class E(g)(iii)	General industry – Use class B2	Storage and distribution – Use class B8	Flexible use – Use classes E(g)(i)-(iii)/ B2/B8
2014/15	-6,768	0	0	0	493	17,808
2015/16	-15,407	0	0	0	-67	237
2016/17	-13,092	0	0	-100	1,080	0
2017/18	-2,316	0	281	0	2,151	15,816
2018/19	-31,392	0	113	0	0	9,070
2019/20	-4,694	0	0	0	596	-7,055
2020/21	-813	-6,033	0	0	0	0
2021/22	-21,298	0	0	0	534	0
2022/23	-18,698	0	-429	7,292	19,461	4,446
2023/24	-975	0	0	1,272	0	5,398
2024/25	366	0	0	0	726	2,639
Total	-115,087	-6,033	-35	8,464	24,974	48,359

Appendix 7: Outstanding permissions for offices, industry and storage/distribution: 1 April 2025

Application reference	Address	Proposal	Use class	Outstanding floorspace (m ²)	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
20/00621/FUL	Finns Industrial Park, Bowenhurst Road, Crondall	Additional factory/warehouse unit	B2	358	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	Under construction
22/01088/FUL	Cody Technology Park, Ively Road, Farnborough	Data centre extension	B8	5,955	Not started
22/00999/FUL	Taplins Farm, Taplins Farm Lane, Winchfield	Workshop/Office Extension	EG	351	Under construction
24/01202/FUL	Europa House, 5 Bartley Wood Business Park, Barley Way, Hook	Redevelopment of two B2/B8/EG Units	B2/B8/GG	4,970	Not started

Appendix 8: Employee jobs by industry (information from Nomis)

Industry	2015 Jobs	2025 Jobs	% Change	Hart 2025 %	South East 2025 %	Great Britain 2025 %
Mining and quarrying	20	20	0%	0.1	0.0	0.2
Manufacturing	1,750	1,750	0%	5.0	5.8	7.3
Electricity, gas, steam, and air conditioning supply	20	10	-50.0%	0.0	0.4	0.4
Water supply; sewerage, waste management and	225	400	77.7%	1.1	0.9	0.7
Construction	2,000	2,500	20%	6.4	5.5	5.0
Wholesale and retail trade; repair of motor vehicles	5,000	6,000	20%	17.1	15.2	13.7
Transportation and storage	700	800	12.5%	2.3	4.9	5.0
Accommodation and food service activities	5,000	4,500	-10.0%	12.9	7.8	7.8
Information and communication	5,000	2,250	-55.0%	6.4	5.6	4.5
Financial and insurance activities	700	600	-14.3%	1.7	2.5	3.4
Real estate activities	700	600	-14.3%	1.7	1.8	1.9
Professional, scientific, and technical activities	4,500	3,500	-22.2%	10.0	9.3	9.3
Administrative and support service activities	3,500	4,500	28.6%	12.9	8.3	8.6
Public administration and defence; compulsory	450	400	-11.1%	1.1	3.6	4.9
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	13.7	14.2
Arts, entertainment, and recreation	700	900	22.2%	2.6	2.6	2.5
Other service activities	1,750	800	-54.3%	2.3	2.1	1.9

Appendix 9: 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	-	-	-	-	-
Crondall	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
Eversley	September 2025	-	-	-	-	-
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
Odiham (Update)	-	January 2024	July 2024	December 2024	March 2025	April 2025
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	January 2024
Yateley	April 2018	May 2021	November 2021	March 2022	June 2022	July 2022

Appendix 10: 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 29th least densely populated.

Table A10: 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

Parish	Population
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

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

Age

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

Disability

- 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.