

Appendix 4: Issues raised and the Council's response (Part 2)

Introduction

This Appendix forms part of the Council's Summary of Scoping Consultation report and relates to representations received to the Hart Local Plan Scoping consultation outside of the Council's online consultation platform PlaceMaker. These tables also include any representations made by 'Specific' consultees as defined by [Regulation 2](#) of the Town and Country Planning (Local Planning) (England) Regulations 2026.

In accordance with [Regulation 22](#) of the Town and Country Planning (Local Planning) (England) Regulations 2026 this Appendix sets out how the Council has had regard to those representations.

The following tables are organised by question in the same order that they appeared in the [Scoping consultation](#) document. They do not identify individuals, but organisations or company names are set out where they were provided.

Where representations did not respond directly to the Scoping consultation questions these are set out in Table 20.

The Executive summaries for each Table summarise key issues raised as well as identifying the broad policy areas that have been developed following the Scoping consultation and which will be consulted on as part of the Proposed Plan Content and Evidence document in October 2026.

Meeting development needs

Question 1: Do you have any views on how we address this challenge, or where we should focus growth?

Executive Summary:

Respondents emphasise that the Local Plan should be locally driven, aiming to meet Hart's housing need in full, with any unmet need addressed across neighbouring authorities/emerging North Hampshire Unitary area. Some respondents suggested that the Standard Method should be treated as a minimum, and a range of spatial options should be explored to reflect Hart's rural character, including settlement extensions, brownfield redevelopment, greenfield sites and potential new communities.

Growth should be sustainable and infrastructure-led, directed to locations with good connectivity, school capacity, healthcare provision and alignment with LTP4's focus on people and places. Brownfield land is strongly supported, alongside densification and greenfield sites where required. Settlement identity and avoidance of coalescence remain important considerations.

The strategy must be plan-led and evidence-based, not shaped by the largest promoted sites or speculative proposals. Economic development, employment opportunities and place-making should also be supported. Several sites were promoted for consideration through the consultation.

How Hart District Council has had regard to the representations made:

The responses received to this consultation question cover a variety of matters.

The Council recognises the importance of prioritising suitable brownfield and previously developed land for meeting future housing needs, while also acknowledging that some greenfield land will be required to ensure an adequate supply of homes. Promoted sites are being considered through the site assessment process, which will evaluate their suitability, including factors such as settlement separation, landscape sensitivity and overall sustainability. As part of this work, the Council will also review the role and appropriateness of local/strategic gaps between settlements, informed by relevant evidence and further consultation feedback. Protecting and enhancing greenfield and open rural spaces remains an important objective, and landscape character evidence is informing the spatial strategy and site selection process.

We are consulting on a broad policy direction for the spatial strategy, potential site options and landscape.

The Council recognises the requirement to respond to national housing target requirements. The site allocations work to date has identified potential site options through the site assessment process and views are being sought on these site options.

We are consulting on broad policy directions for the spatial strategy and housing.

The Council agrees that it is important to create safe and connected cycle routes and the Local Cycling and Walking Infrastructure Plan (LCWIP) will help to inform the development of the Local Plan and future active travel opportunities. The Council agrees that it is important to phase infrastructure to align with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection and policy requirements.

We are consulting on a broad policy direction for infrastructure, transport and accessibility including active travel.

Table 1: Question 1: Do you have any views on how we address this challenge, or where we should focus growth?

ID	Organisation (where appropriate)	Summary	Council's Response
192 203 222 210 211 205 135	East Hampshire District Council Kingacre Estates Individual Gleeson Land St Philips Land Hallam Land	These respondents made similar comments including one or more of the following: The Plan should start from what is required locally not what is required by Government. Every attempt should be made to meet the local housing need in full/or as a minimum. Any unmet need should be considered across the new North Hampshire Unitary geography/ neighbouring authorities. It is important that a range / mix of spatial options are considered, including larger scale	The Standard Method is being used as the starting point for calculating housing need. The Housing and Economic needs and site assessment evidence will inform whether the housing requirement can be met. Local Plan evidence along with discussions with neighbouring authorities will inform whether there is a need to consider a higher number. The Council recognises that a range of site sizes will be required.

ID	Organisation (where appropriate)	Summary	Council's Response
	Winchfield Parish Council	developments having regard to Hart's prevailing rural / village character. Growth should be distributed across all sustainable settlements and communities with a range of site sizes and locations.	The Council is assessing the district's ability to meet needs through its spatial strategy and site allocations work. Spatial Strategy options are being informed by the Strategic Land Availability Assessment and the emerging evidence base and will be the subject of further consultation.
218 204 135 136 208	Chapman Lily Cove Construction Winchfield Parish Council Hook Parish Council Vivid	These respondents made similar comments including one or more of the following: Support for prioritising brownfield land (initially in accessible locations) while recognising that greenfield sites will also be needed. Consider densification after brownfield sites. Brownfield areas could be expanded into adjoining greenfield land to increase capacity. Growth should incorporate brownfield and greenfield land in the form of extensions to existing settlements and standalone new communities.	The Council agrees that it is important to prioritise suitable brownfield and/or previously developed land, but acknowledges that both brownfield and greenfield land will be required. The site assessment process is considering the suitability of both brown and greenfield sites and opportunities for densification, taking account of deliverability, accessibility and site constraints.
218	Chapman Lily	The role of strategic gaps should be reviewed and other techniques for transitioning between settlements identified.	The Council will consider the appropriateness of local and/or strategic gaps between settlements taking account of the evidence base. The site assessment process will consider settlement separation and landscape sensitivity.

ID	Organisation (where appropriate)	Summary	Council's Response
203 210 208 204 211 205	Kingacre Estates Gleeson Land Vivid Cove Construction St Philips Land Hallam Land	Promotes land at Cedar Court, Hook for residential development. Promotes a new Village proposal, Rokeham New Village for residential and associated uses Promoting Thurlston House, Victoria Hill Road, Fleet for residential development. Promotes a site at Grange Farm, Hartley Wintney. A site at land west of West Street, Odiham is promoted for residential use. Promotes a site north of Deptford Lane North Warnborough.	Promotion of sites is noted. Inclusion of any site in the Local Plan is being considered through the site assessment process and following further public consultation. The assessment of sites to date is set out in the Land Availability Appraisal.
215	Hampshire County Council	Growth should be focused to support sustainable development and support the LTP4 shift from planning for vehicles to planning for people and places. Recommend use of the DfT connectivity tool and directing growth to where there is school capacity or where it can be created.	Noted. The Plan will seek to deliver sustainable development promoting use of active travel. The Council is using the connectivity tool as part of the assessment process and will engage with HCC as the local education authority.
217	Individual	Speed up the process for sustainable planning applications and small allocated sites. Major development should be considered if infrastructure guaranteed and delivered.	The planning application process lies outside of the preparation of the Local Plan. The Local Plan will set out policies relating to the timing and phasing of infrastructure alongside new development.

ID	Organisation (where appropriate)	Summary	Council's Response
224	NHS Hampshire and Isle of Wight ICB	Housing growth must be aligned with healthcare infrastructure. Additional GP practices will be required for the level of growth proposed.	The Local Plan will set out policies relating to the timing and phasing of infrastructure alongside new development and will be supported by an Infrastructure Delivery Plan, which will also reference healthcare provision, and be informed by engagement with healthcare providers.
132	Crookham Village Parish Council	Focus growth on large greenfield sites with detailed masterplans rather than extensions to existing settlements. Also consider whether a new settlement is justified and deliverable. Should consider all infrastructure that will be required by planned growth.	The Council agrees it is important to explore options for new growth including development on large green field sites or as part of a new settlement. The Local Plan will set out policies relating to the timing and phasing of infrastructure alongside new development and will be supported by an Infrastructure Delivery Plan. The spatial strategy and site allocations is being informed by a range of evidence.
135	Winchfield Parish Council	The scale of the housing challenge must not result in a strategy that allocates the largest available promoted sites. Must be genuinely plan-led, evidence-led and infrastructure-led. Speculative proposals should not be treated as a preferred option.	The Council agrees that it is important to prepare a Local Plan based on up-to-date evidence, which will be published in due course. A range of technical evidence is underway including an Infrastructure Delivery Plan and is being used to inform the development of the Local Plan. A key purpose of the Local Plan is to avoid speculative development, so that development is plan led.
135	Winchfield Parish Council	Site sustainability should be the starting point with growth focused on locations with existing services and infrastructure.	The land availability assessment and site assessment process is being used to determine

ID	Organisation (where appropriate)	Summary	Council's Response
			the most appropriate sites for development, that reflect the spatial strategy.
135	Winchfield Parish Council	The introduction of the new Unitary Authority should be a key consideration for where growth is focused and for identification and delivery of large-scale growth. The Local Plan should focus on short and medium term delivery.	The Local Plan will need to ensure that it plans for a range of size of sites in accordance with National Planning Policy to meet its housing requirement figure. At present the future of local government reorganisation in Hampshire is uncertain.
153	Yateley Town Council	The Local Plan should strengthen the local economy by supporting appropriate development that provides local sustainable and long-term employment opportunities. Development must be rooted in strong place-making principles, protecting and safeguarding the distinctiveness, character and identity of Hart's settlements and avoiding coalescence.	The Local Plan's role is to ensure all development needs are met over the plan period. The Housing and Economic Development Needs Assessment identifies the amount of both housing and employment floorspace required, while the Employment Land Review will assess existing employment sites and their suitability for continued use. A range of evidence will inform the spatial strategy and site allocations.
180	Heckfield Parish Council	Development should focus on place-making with individual character and identify of existing settlements protected and coalescence avoided.	The Council will consider the approach to coalescence taking account of the relevant evidence base. Policies and allocations will seek to ensure that development responds to its context and takes account of the separate identity of communities.

Question 2: Which groups do you believe have specific housing needs in Hart? How should the plan address their housing needs?

Executive Summary:

Respondents emphasise that housing policies must be evidence-based and meet the needs of all groups, including young adults, older people, people with disabilities, vulnerable households, travellers, and those in fuel poverty or at risk of social isolation. There is widespread recognition of the significant affordability challenges in Hart, with strong support for maximising the delivery of affordable homes and providing a better mix of housing types and sizes—particularly smaller homes, bungalows, older persons housing, and inter-generational living options in sustainable locations.

Viability and deliverability should inform the tenure split, and housing needs should be met within local communities, with parish-level evidence helping shape distribution. Growth should avoid placing smaller or affordable units in isolated locations without services, and residential development in town centres is supported to aid revitalisation.

Respondents highlight the need for housing to be infrastructure-led, aligned with healthcare capacity, and informed by specialist evidence, including accommodation needs for non-mainstream housing. Support is also expressed for community-led and self-build housing. Smaller-scale, locally responsive housing is considered more appropriate in rural parishes.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to support mixed communities for families, young people and older people, with provision of a range of house types, sizes and tenures. The Council also agrees that it is important to provide affordable homes for local needs. The Housing and Economic Development Needs Assessment informs the amount, tenure, size and type of homes required. With regard to infrastructure and supporting services, the Infrastructure Delivery Plan and engagement with service providers will inform the need for facilities alongside new development,

We are consulting on broad policy directions for housing, including housing mix and infrastructure.

The Council agrees that it is important to seek to meet Gypsy and Traveller accommodation needs. The Gypsy and Traveller Accommodation Assessment will inform the level and type of need. Potential sites are being assessed for suitability, availability, achievability and accessibility.

We are consulting on a broad policy direction to meeting traveller needs.

The Council agrees that it is important to protect and enhance local character and/or identity and sense of place of the many and varied settlements in the district, where possible. Character, landscape and heritage evidence will inform the Local Plan and. **We are consulting on broad policy directions for the spatial strategy and potential site options as well as for design and landscape.**

Table 2: Question 2: Which groups do you believe have specific housing needs in Hart? How should the plan address their housing needs?

ID	Organisation	Summary	Council's Response
222	Individual	Should be based on evidence. Suggest that young adults is one group that need to be considered.	The Housing and Economic Needs Assessment will inform policies on the tenure, size and mix of new homes including those that would meet the needs of young adults.
218	Chapman Lily	Viability and deliverability matters must be considered when determining the tenure split.	The viability of tenure mix will be assessed through a Viability Study following the next Local Plan consultation.
192	East Hampshire District Council	Every attempt should be made to meet the needs of travellers within Hart district. Any unmet need should be considered across the new North Hampshire Unitary geography.	The Council will seek to meet traveller needs within the district. This is being informed by land availability work and specific Gypsy and Traveller Accommodation Needs Assessment. Should there be any unmet needs the Council will approach other relevant authorities in line with national planning policy.

ID	Organisation	Summary	Council's Response
204 208	Cove Construction Vivid	There is a significant need for affordable homes and delivery should be maximised.	The need for affordable housing is informed by the Housing and Economic Development Needs Assessment. The Viability Study will be used to test thresholds to be expressed in planning policies to ensure sites are deliverable.
211 210 203	St Philips Land Gleeson Land Kingacre Estates	Highlight the high affordability ratio in Hart and suggest that more housing/affordable housing is needed, as well as homes for older people. Housing need should be met in full to meet the needs of all groups and those with specific housing needs.	The Housing and Economic Needs Assessment and other evidence such as the Viability Study will inform policies on the types, tenure, size and mix of new homes needed over the plan period.
215	Hampshire County Council	HCC can advise on demand for accommodation for looked after children and a range of non mainstream housing needs and provide a range of evidence based documents.	Noted. Information from HCC will be sought as part of the evidence base.
215	Hampshire County Council	The Local Plan should ensure equitable access to efficient and affordable housing, and to services and amenities particularly in areas with higher number of households in fuel poverty or with poorer access to services. Social isolation factors also need to be considered.	The Housing and Economic Needs Assessment and other evidence such as the Viability Study will inform policies on the tenure, size and mix of new homes needed over the plan period including affordable housing. The spatial strategy and site allocation policies are being informed by evidence such as the Land Availability Assessment.
217	Individual	Support for families in rural areas needing to extend, and for community and self-build groups. Should grant well-designed, sustainable new homes/extensions as a default.	The Housing and Economic Needs Assessment and other evidence such as the Viability Study will inform policies on the tenure, size and mix of new homes needed over the plan period including for self-build.

ID	Organisation	Summary	Council's Response
220	Odiham Parish Council	Place focus on smaller houses for younger people and to support affordability.	The Housing and Economic Needs Assessment and other evidence such as the Viability Study will inform policies on the tenure, size and mix of new homes needed over the plan period.
224	NHS Hampshire and Isle of Wight ICB	Older people, people with long-term conditions and those with disabilities and in vulnerable groups generate higher demand for health care.	Noted, the Infrastructure Delivery Plan will consider the need for additional healthcare facilities over the plan period in association with new development and in consultation with relevant providers.
132	Crookham Village Parish Council	Consider there is adequate provision for older people. More emphasis on affordable dwellings with a mix of affordable tenures for local people and to increase opportunities for first time buyers. Demand should be researched not assumed.	The Council agrees that it is important to use robust housing need evidence to set its housing requirements including that for affordable housing. The Council's Housing and Economic Needs Assessment together with the land availability assessment will inform the preparation of Local Plan policies, the spatial strategy and identification of site allocations.
135	Winchfield Parish Council	The needs of different groups should be met supported by up-to-date housing evidence for example bungalows, older persons housing and inter-generational living. Also support smaller affordable rented properties. Notes the local need identified in preparing the Neighbourhood Plan. Small scale locally responsive housing rather than large-scale allocations is more appropriate in places like Winchfield.	The Council's Housing and Economic Development Needs Assessment, provides evidence on the housing needs of different groups, as well as tenure mix and size of dwellings. Further evidence in the Land Availability Assessment will inform the site selection process. National Planning Policy also requires a mix of size of sites to be identified in Local Plans.
135	Winchfield Parish Council	Housing should be in truly sustainable locations and affordable and smaller units avoided in isolated locations without services. The Local Plan should also encourage residential in town centres to support revitalisation.	The spatial strategy will set out the distribution and quantum of development across the district, with the aim of providing development in sustainable locations in accordance with National Planning Policy. The Council acknowledges the need to

ID	Organisation	Summary	Council's Response
			ensure that supporting infrastructure including services and facilities are available to support the planned growth and an infrastructure delivery plan is being prepared.
136	Hook Parish Council	Housing needs should be met within the local community and not homogenised across the whole District/Unitary. Parish level housing needs should inform this.	The Council's Housing and Economic Development Needs Assessment, provides evidence on the housing needs across the district. Preparation of the spatial strategy and associated distribution of development will reflect the role and function of existing settlements.
153	Yateley Town Council	The plan should focus on providing a better mix of housing types and sizes, particularly smaller homes in sustainable locations, to meet the needs of both younger and older residents and make more effective use of the existing housing stock.	The Council's Housing and Economic Development Needs Assessment, provides evidence on the housing needs of different groups, as well as tenure and size of dwellings.

Question 3: How should the plan support economic growth?

Executive Summary:

Respondents highlight that economic growth should be evidence-based, with the Local Plan meeting the identified need for employment uses while recognising that housing delivery also plays an important role in supporting the local economy. Meeting housing needs in full is seen as a way to sustain businesses, provide a local workforce, and avoid unsustainable commuting patterns. The latest Hampshire economic strategy is referenced as an important context.

There is strong support for ensuring employment space is demand-led, avoiding developer-driven provision that has historically remained vacant and been converted to housing. Employment growth should be focused in accessible locations with good transport links, and the Plan should protect and strengthen town and village centres, local facilities, and mixed-use high streets. Respondents also emphasise the importance of supporting small and medium-sized enterprises, creative industries, entrepreneurs, hospitality, and recognising the health and care sector as a key part of the local economy.

Natural assets are viewed as economic assets, and measures to support growth include safeguarding employment land, enabling a diverse range of business activities, promoting high-tech and knowledge-based sectors, and considering incentives to attract businesses.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to plan for employment growth in suitable, accessible locations. The Housing and Economic Development Needs Assessment, Land Availability Assessment and other economic evidence are informing the amount, type and location of employment provision. This will inform the spatial strategy and site allocations policies.

We are consulting on broad policy directions for the economy and employment.

The Council agrees that it is important to support local shops and services, where possible, particularly in the smaller settlements. The Housing and Economic Needs Assessment, Retail and Leisure Needs Study and Land Availability Assessment and other evidence will inform the amount, type and location of employment provision, role of centres and future floorspace needs.

We are consulting on broad policy directions for employment, and town and village centres.

Table 3: Question 3: How should the plan support economic growth?

ID	Organisation	Summary	Council's Response
222	Individual	Should not rely on house building for economic growth, there must be other growth in the area.	Noted. The Housing and Economic Development Needs Assessment sets out the need for different types of economic development over the plan period.
218 203	Chapman Lily Kingacre Estates	One way to support economic growth is the delivery of new homes and to meet housing needs in full which provides support for businesses, potential employees and local	The Housing and Economic Development Needs Assessment determines the need for both housing and the different types of economic development over the plan period. The housing requirement will

ID	Organisation	Summary	Council's Response
211 210 205 217	St Philips Land Gleeson Land Hallam Land Individual	investment. Sufficient housing can be accessed by workers locally, supporting economic growth. VA number of sites promoted for consideration for development.	use the Standard Method as a starting point. The Local Plan will then establish the quantum and distribution of both new homes and employment uses.
192	East Hampshire District Council	The plan should look to meet the evidenced need for employment uses in the district.	The Housing and Economic Development Needs Assessment sets out the need for different types of economic development over the plan period.
215	Hampshire County Council	Reference is made to the latest Hampshire strategy for supporting economic growth.	Noted, this will be taken into account in preparing the evidence base.
224	NHS Hampshire and Isle of Wight ICB	The health and care sector should be recognised as a key part of the local economy.	The Housing and Economic Development Needs Assessment sets out the role of different employment sectors within Hart.
132	Crookham Village Parish Council	The Council should ensure that any employment space included in new developments is genuinely demand-led and based on robust evidence with proven need. Past schemes have shown that developer-driven business units often fail to attract occupiers, leading to the land being converted to additional housing.	The Council agrees that it is important to use evidence to define employment land and/or job needs. The Employment Land Review will inform the amount, type and location of employment provision.
135	Winchfield Parish Council	The Local Plan should focus major employment growth in the most accessible locations and places with good public transport, services and strategic road access.	The Employment Land Review will inform the amount, type and location of employment provision. Accessibility will be a consideration in determining the spatial strategy and site options.
132	Winchfield Parish Council	The plan should protect and strengthen existing village and town centres, and other	The Council agrees that it is important to support existing rural communities and plan for local

ID	Organisation	Summary	Council's Response
		important local facilities. It should support growth of small and medium sized enterprises and creative industries. Natural assets should be recognised as economic assets in their own right.	economic growth in suitable locations, including town and village centres. The Employment Land Review, Retail and Leisure Needs Study and Land Availability Assessment and other evidence will inform the amount, type and location of employment and retail provision and the development of local policies. This will inform the spatial strategy and site allocations policies.
136	Hook Parish Council	Protect employment land and mixed-use highstreets and local centre	The Housing and Economic Development Needs Assessment, Employment Land Review and Retail and Leisure Needs Study provides evidence on employment and retail and leisure needs including on the amount, type and location of employment provision, and town centre land uses.
180	Heckfield Parish Council	Support for entrepreneurs, small businesses and pubs and hospitality.	The Housing and Economic Development Needs Assessment, Employment Land Review, Retail and Leisure Needs Study and other evidence will inform the amount, type and location of employment, retail and leisure provision and inform local policies.
153	Yateley Town Council	Measures include ensuring appropriate land and opportunities are available for business use, providing support for a diverse range of economic activities, promoting high-tech and knowledge based businesses, and provide other e.g. financial incentives for attracting businesses.	The Housing and Economic Development Needs Assessment together with the site assessment process provides evidence on the amount, type and location of employment provision.

Question 4: How should the plan support our town and village centres?

Executive Summary:

Respondents emphasise the importance of protecting the distinct character of Hart's towns and villages, with development focused on strengthening existing centres and planned in discussion with local communities. The Local Plan should follow the NPPF town centre policies, avoiding out-of-centre retail and ensuring housing growth, particularly in larger villages, supports the vitality of local centres.

There is strong support for creating places less dominated by traffic, with investment in walking, wheeling, cycling, public transport and public realm improvements. Neighbourhood Plans should carry weight, and allocations should be directed to accessible locations that sustain local services and support the rural economy. Respondents also highlight opportunities to integrate modern healthcare facilities into centres, encourage a diverse retail offer, and provide low-cost small units for independent businesses.

The Plan should recognise the needs of smaller rural settlements, ensuring they are not treated as larger centres and that improvements to active travel and digital connectivity are prioritised. New settlements should be self-contained, offering a mix of uses and green spaces. Across all areas, respondents support a blend of uses, natural green spaces, and measures that strengthen small businesses, hospitality and community life.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to support local shops and services, including healthcare, leisure and hospitality across the district. The Infrastructure Delivery Plan, Employment Land Review, Retail and Leisure Needs Study and Land Availability Assessment and other evidence will inform the amount, type and location of employment provision, role of centres and future floorspace needs.

We are consulting on broad policy directions for employment, infrastructure and town and village centres.

The Council agrees that it is important to protect and enhance local character and/or identity and sense of place, including individual character of towns and villages where possible, character, landscape and heritage evidence will inform the Local Plan. Local design policies will also be developed following the October consultation.

We are consulting on broad policy directions for the spatial strategy and potential site options as well as for design and landscape.

Made and emerging neighbourhood plans will be taken into account in preparing the Local Plan. The Council will continue engaging with parish and town councils to support alignment between strategic and neighbourhood-level policies.
We are consulting on a broad policy direction for the spatial strategy and housing.

Table 4: Question 4: How should the plan support our town and village centres?

ID	Organisation	Summary	Council's Response
222	Individual	Towns and villages must keep their distinct environment. The Plan should provide for the development of centres and discuss and agree with local communities.	The Local Plan will seek to support the vitality and viability of centres informed by a Retail and Leisure Needs Study, national planning policy and other evidence. This will include supporting a mix of uses and improved accessibility.
203 211 210	Kingacre Estates St Philips Land Gleeson Land	Implement relevant NPPF policies, avoiding the development of town centre uses outside town / local centres. Housing growth will support centres.	The Local Plan will reflect the approach in the NPPF to development outside of town centres and the inclusion of a local threshold for impact assessments. The Council agrees that housing can support town centres.
215	Hampshire County Council	Should promote places less dominated by traffic and car parking and ensure they are more attractive, safe and convenient for people walking, wheeling, and cycling and using public transport. Suggest a range of benefits by improving walking and cycling environments.	Through policies and allocations in the Local Plan the Council will seek to locate development in sustainable places with site specific policies setting out requirements for improvements to or provision of active travel opportunities.

ID	Organisation	Summary	Council's Response
220	Odiham Parish Council	Give weight to Neighbourhood Plans.	National planning policy and legislation sets out the weight to be given to Neighbourhood Plans. Regard will be had to the content of Neighbourhood Plans in preparing the new Local Plan in addition to national planning policy and the evidence base.
205	Hallam Land	Allocations should support growth in accessible locations and sustain local services. A balanced spatial strategy across settlements will support the rural economy.	The site assessment process considers the sustainability of potential site allocations. The Land Availability Assessment, and other evidence will inform the spatial strategy and distribution of development.
217	Laura Dorman	Support homes in rural villages to increase footfall.	The Land Availability Assessment, and other evidence will inform the spatial strategy and distribution of development.
224	NHS Hampshire and Isle of Wight ICB	Healthcare facilities, particularly modern primary care hubs, could be integrated into town and village centres to support vitality.	The Council agrees that healthcare may be an appropriate use within town centres.
132	Crookham Village Parish Council	Encourage a variety of retail by avoiding an excess of one type. Include low cost small units and consider mitigating overheads.	The Council agrees that it is important to support a mix of uses. Town-centre and retail evidence will inform the role of centres, future floorspace needs and policy. The Local Plan will seek to support the vitality and viability of centres.
135	Winchfield Parish Council	The Local Plan should focus on strengthening existing centres in the most sustainable locations while protecting the distinct character of parishes such as Winchfield. Centres should not become	The Council agrees that it is important to support local centres. Town-centre and retail evidence including a Retail and Leisure Needs Study will inform the role of centres, future floorspace needs and policy. The spatial strategy will express the

ID	Organisation	Summary	Council's Response
		overly dependent on a narrow range of uses and should support opportunities for community events. Given Winchfield's small scale and limited services, it should not be treated as a larger settlement; instead, the Plan should support the services and facilities that do exist in rural parishes, alongside improvements to active travel and digital connectivity.	amount and distribution of development that reflects the role and character of existing settlements with updated evidence relating to the settlement hierarchy.
136	Hook Parish Council	Provide sustainable travel options, resist out of centre retail, invest in public realm and access to facilities and action plans for town and village centre uses.	The Retail and Leisure Needs Study provides evidence on the need and location of new retail provision across the district. Policies will support a mix of uses in town centres and improved accessibility.
153	Yateley Town Council	The plan should recognize the value and presence of smaller scale settlements and this network should be protected and enhanced. Development should focus on strengthening existing centres and encouraging well-designed, self-contained communities. New settlements should provide a mix of uses for day to day needs.	A range of evidence will inform preparation of the spatial strategy so that the amount and distribution of development reflects the role and character of both existing settlements and any new strategic allocations to be included in the Local Plan.
180	Heckfield Parish Council	Provide a mix of uses and natural green spaces/trees. Support small businesses, pubs and hospitality.	A range of evidence will inform preparation of the Local Plan including relating to green infrastructure and to future employment and retail needs to inform the spatial strategy and local policies.

Well-designed sustainable places

Question 5: How can the plan deliver well-designed, healthy, sustainable places?

Executive Summary:

Respondents strongly support a Local Plan that delivers well-designed, healthy and sustainable places, guided by clear, locally specific design policies. Development should be landscape-led, place-led and located in genuinely sustainable locations, with green corridors protected, space for food growing retained, and design that responds to the character of rural parishes.

There is broad support for health-focused and climate-responsive design, including active travel networks, green infrastructure, adaptable homes, safe routes to school, and integrated healthcare facilities. High-quality placemaking should promote social interaction, community wellbeing, and strong local identity, avoiding dormitory estates and ensuring new communities include local facilities.

Transport should be planned from the outset using a vision-led approach, ensuring movement, streets and parking contribute to high-quality places. Sites that align with these principles—particularly those near LCWIP cycle routes—should be prioritised, with lower densities appropriate around villages.

Respondents also call for protecting and enhancing green infrastructure, resisting office-to-residential conversions, supporting small businesses, pubs and hospitality, and encouraging mixed-use development with natural green space, biodiversity, and sustainable features such as solar panels and water recycling. Evidence from neighbourhood plans, should also inform decisions.

A number of sites promoted as being able to deliver well-designed, healthy and sustainable development.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to ensure design responds to local character. The approach to design is being informed by character, heritage, landscape and active travel evidence and the need to explore climate change mitigation and adaptation opportunities. The Council also agrees that it is important to utilise green and blue infrastructure to support the health and well-being of communities. Green and Blue Infrastructure evidence together with the Open Space Study and Playing Pitch Strategy will inform the Local Plan.

We are consulting on broad policy directions for design, climate change adaptation and mitigation and blue and green infrastructure.

The Council agrees that it is important to locate development near sustainable transport or where there are opportunities to increase provision. The spatial strategy will assess the sustainability of reasonable growth options including evidence on accessibility and within the Strategic Transport Assessment, and the Infrastructure Delivery Plan. The site assessment process will consider opportunities to support and connect to sustainable and active travel links.

We are consulting on broad policy directions for the spatial strategy and distribution of development.

Table 5: Question 5: How can the plan deliver well-designed, healthy, sustainable places?

ID	Organisation	Summary	Council's Response
222	Individual	Should not build everywhere, keep green corridors and provide space to grow food.	A key purpose of the Local Plan is to plan for sustainable development, accordingly the Council will take into account a range of evidence in determining the spatial strategy and site allocations.
218 203 211 210	Chapman Lily Kingacre Estates St Philips Land Gleeson Land	The Plan should set out clear locally specific design policies/guides. Including policies that promote social interaction, are safe and accessible and enable and support healthy lives. The Council should allocate sites for housing development which align with these principles.	The approach to design is being informed by character, heritage, landscape, climate change and active travel evidence and the NPPF to determine the scope of locally specific design policies.

ID	Organisation	Summary	Council's Response
204	Cove Construction	Promote Grange Farm, Grange Lane, Hartley Wintney for development. Well – designed healthy and sustainable places are achievable when development is located in sustainable locations adjacent to existing settlements and of a size that allows for flexible masterplanning.	Promotion of this site is noted. Submitted sites are being assessed through the site assessment process in the Land Availability Assessment. The spatial strategy and site allocations will be informed by sustainability considerations having regard to the evidence base and the site assessment process.
215	Hampshire County Council	Development should be planned and designed using a vision-led approach to transport, with transport considered from the earliest stages so that movement, streets, parking and access arrangements are integral to the creation of high-quality places. Reference is made to a range of guidance to help deliver this.	The Strategic Transport Assessment alongside other evidence will inform the spatial strategy and site allocations.
215	Hampshire County Council	The Plan should include an overarching strategic health policy that sets out the overall principles of planning for health and wellbeing and consider a policy requiring HIAs as part of larger developments.	The Council agrees that it is important to create healthy, inclusive and accessible communities. Health, accessibility and equalities considerations as identified through the Integrated Impact Assessment will inform policy and site assessment and delivering healthy communities is identified in the draft Vision. Development will be expected to support inclusive design, access to services, active travel, open space and healthy living. The principle of including an HIA requirement is supported and the Council will engage further with HCC on this issue.
215	Hampshire County Council	Suggest policies that will create responsive and well-designed developments which will support healthy, resilient and equitable places	The Council agrees for the need for a range of policies to support healthy, resilient and equitable places and climate responsive design.

ID	Organisation	Summary	Council's Response
		with consideration also being given to climate responsive design.	
220	Odiham Parish Council	Use health-focused design criteria, plan for active green and transport networks and social spaces and build adaptable housing.	The Council agrees that the Local Plan should support healthy and social places supported by active transport networks. This is reflected in the draft Vision.
205	Hallam Land	Sites that can meet these objectives should be prioritised with consideration given to sites close to cycle routes in the LCWIP.	The site assessment process includes assessment of connectivity and infrastructure provision with the LCWIP being used as part of the evidence base to support this process.
217	Individual	Accept lower density sites around villages, support larger gardens and safe routes to school.	National Planning policy requires developments to support the effective and efficient use of land. The spatial strategy and site allocations are being informed by the evidence base, including the site assessment process.
224	NHS Hampshire and Isle of Wight ICB	The plan should integrate healthcare into placemaking with well-designed places ensuring a range of accessibility.	The Council agrees that it is important to create healthy, inclusive and accessible communities. Health, accessibility and equalities considerations as identified through the Integrated Impact Assessment will inform policy and site assessment. Development will be expected to support inclusive design, access to services, active travel, open space and healthy living.
81	Sport England	Welcomes the ambition to create well-designed, healthy sustainable places. Would welcome reference to Sport England Active Design guidance.	Noted, the Council is consulting on the broad approach to design.
132	Crookham Village Parish Council	Communities should be built with local facilities rather than dormitory estates.	The Council agrees that it is important to create mixed-use places with homes, local shops, services and/or everyday amenities. In preparing

ID	Organisation	Summary	Council's Response
			the spatial strategy and site-specific policies the Council will consider opportunities for, and the need to, provide accessible services, and local facilities
135	Winchfield Parish Council	The Local Plan will only be effective if it is underpinned by a robust, up-to-date and transparent evidence base, including relevant neighbourhood plan evidence such as the Winchfield landscape studies. To achieve genuinely sustainable outcomes, development must be directed to locations with existing infrastructure and services, avoiding any assumption that proximity to Winchfield Station automatically equates to sustainability.	The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan and arrange of evidence is currently being completed or underway. Other sources of evidence may be utilised where appropriate. A key requirement is to plan for sustainable development in accordance with National Planning Policy which now includes specific reference to development around rail stations. It will be necessary as part of the Local Plan evidence to determine the role and function of Winchfield in this respect.
135	Winchfield Parish Council	Development in Winchfield must respond to the parish's local character and avoid undermining its distinctive qualities. The Local Plan should require a genuinely landscape-led and place-led approach to all development. It is about creating places that are well located, locally distinctive, connected, healthy, climate-resilient, infrastructure-supported and capable of forming part of a sustainable community — especially larger greenfield allocations or any potential new community. Must ensure design is locally specific and fully reflects Winchfield's established character.	Various elements of the evidence base will inform the choice of sites to be considered for development - in particular the land availability assessment and site assessment process. The Council agrees that it is important to ensure design responds to local character and evidence on character, landscape, heritage and climate change along with national planning policy will inform the approach to design.
136	Hook Parish Council	Introduce local design guidance, resist office to residential, assess housing needs at the local	This representation raises several matters. Evidence being prepared to support the Local Plan

ID	Organisation	Summary	Council's Response
		level, limit affordable housing to 10-unit clusters and protect and review green infrastructure to retain community identity and access to open space.	will cover matters such as housing needs including affordable housing. A range of evidence on character, design, landscape and climate change along with national planning policy will inform the approach to design.
153	Yateley Town Council	By ensuring that new development is supported by high-quality design, appropriate and timely infrastructure, and a strong focus on community wellbeing and interaction. Developments should foster a clear sense of place with a strong identity.	The Council agrees that it is important to protect and enhance local character and/or identity and sense of place, including individual character of towns, villages and settlements where possible. Character, landscape and heritage evidence will inform policy and site assessment. Development will respond to and reflect local distinctiveness and settlement form and take account of the separate identity of communities.
180	Heckfield Parish Council	Suggest through mixed use, individuality, local distinctiveness, local centres and community spaces, local cafes and support and protection for local pubs. Also incorporate maximum planting and natural green space, maximum wildlife/ biodiversity potential and provide solar panels and water recycling.	The spatial strategy and site allocations will look to ensure mixed use developments support local centres and community spaces where possible. The Council agrees that it is important to protect and enhance ecology and/or biodiversity. Ecological evidence, a green infrastructure strategy, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.

Infrastructure

Question 6: What infrastructure issues or challenges do we face and how can they be overcome?

Executive Summary:

Respondents consistently emphasise an infrastructure-first approach, stating that no development should proceed until essential infrastructure—transport, utilities, healthcare, education, green infrastructure and community facilities—is fully planned, funded and delivered. Growth should be directed to sustainable locations with existing infrastructure capacity, or to any new settlement only where comprehensive infrastructure can be guaranteed.

Transport infrastructure must be planned holistically, embedding sustainable travel as the default, with safe walking and cycling routes, viable public transport, and careful assessment of road network impacts. Cross-boundary coordination with Surrey and Berkshire is considered essential.

Significant concerns are raised about water supply, wastewater capacity and the pressure on South East Water's WRZ4, highlighting a gap between planned growth and sustainable infrastructure.

Respondents call for joint working with utilities and early engagement on education and healthcare requirements.

Primary care is already under strain, and healthcare should be treated as critical infrastructure, supported by developer contributions and integrated into new communities.

Green infrastructure should be multifunctional, landscape-led and delivered early, informed by the LNRS and biodiversity net gain requirements. Open space, play provision, sports facilities (including the emerging Playing Pitch Strategy) and community assets such as local clubs should be protected and enhanced.

A baseline infrastructure study, stronger cross-boundary coordination, and clear delivery mechanisms are seen as essential.

How Hart District Council has had regard to the representations made:

The Council agrees it is important to improve roads and highways infrastructure together with increasing utility capacity if required to support and align with development. Utility-provider and cross boundary engagement together with preparation of the Infrastructure Delivery Plan, including capacity evidence will inform site selection, infrastructure planning and phasing. The Council also agrees that it is important to incorporate community, health, education, leisure and other local facilities within communities. The spatial strategy and site policies will consider opportunities to provide community services and facilities to complement new development and support existing communities.

We are consulting on broad policy directions for infrastructure.

The Council agrees that it is important to ensure water supply capacity is sufficient to support the existing communities and planned growth. The Water Cycle Study and engagement with water companies, the Environment Agency and Natural England will inform the water supply position taken by the Local Plan. The Spatial Strategy and phasing of development will take account of water constraints.

We are consulting on broad policy directions for infrastructure and sustainable water use.

The Council agrees that it is important to protect and enhance valued green and/or open spaces. Green infrastructure, open space and playing pitch evidence will identify open space needs for the plan and inform the approach to their protection and enhancement.

We are consulting on broad policy directions for biodiversity and green and blue infrastructure.

Table 6: Question 6: What infrastructure issues or challenges do we face and how can they be overcome?

ID	Organisation	Summary	Council's Response
222	Individual	No development should be approved until required infrastructure is planned and built.	The Local Plan will set out policies relating to the timing and phasing of infrastructure alongside new development and is being supported by an Infrastructure Delivery Plan which initially sets out the baseline position across Hart.

ID	Organisation	Summary	Council's Response
218	Chapman Lily	Access to existing infrastructure networks (road, rail, cycle ways and footpaths) and public transport should be assessed and given appropriate weight when considering development opportunities.	The capacity and provision of existing and future infrastructure is being considered in the site assessment process.
192	East Hampshire District Council	Notes that South East Water resource zone WRZ4 is under significant pressure and as a result there is a gap between planned growth and sustainable infrastructure with cumulative pressures across a number of local authorities. Joint working is required to address this.	The Council is working closely with relevant partners in relation to future water supply over the plan period and a Water Cycle Study is being prepared. Infrastructure capacity issues may be reflected in the phasing of new development. The Council will continue to work closely with relevant partners on this matter.
203 211 210	Kingacre Estates St Philips Land Gleeson Land	Growth will need to be supported by adequate infrastructure and land should be allocated where sufficient infrastructure exists to accommodate it or can provide it.	The capacity and existing and future provision of infrastructure is being considered through the preparation of an Infrastructure Delivery Plan which will help inform the site assessment process and future infrastructure requirements.
215	Hampshire County Council	Advise early engagement on education requirements as the spatial strategy is developed.	Noted, engagement with HCC is taking place as part of preparing the Infrastructure Delivery Plan.
215	Hampshire County Council	The Local Plan should embed sustainable travel as the default choice for local journeys and support developments that enable more viable public transport and reduce reliance on the private car, with a greater shift to active travel. Transport infrastructure should be planned and delivered alongside new development.	The Council agrees that it is important to improve active travel connectivity and/or accessibility for key destinations. The Local Walking and Cycling Infrastructure Plan (LCWIP) and wider transport evidence will help to inform future improvements. The Local Plan will set out policies relating to the timing and phasing of infrastructure alongside new

ID	Organisation	Summary	Council's Response
			development and will be supported by an Infrastructure Delivery Plan.
220	Odiham Parish Council	Adequate access to road networks, provide walking and cycling routes, access to public transport, consider capacity of healthcare and education places.	The capacity and existing and future provision of infrastructure is being considered in the site assessment process and supporting transport evidence. The Local Plan will set out policies relating to the timing and phasing of infrastructure alongside new development and will be supported by an Infrastructure Delivery Plan. Site specific allocation policies will set out the infrastructure requirements for each site.
205	Hallam Land	Consideration should also be given to the protection and enhancement of community assets and infrastructure, such as North Warnborough Football Club.	Agree that community assets and local infrastructure are retained and supported through the Local Plan, where possible having regard to national planning policy. The Infrastructure Delivery Plan and Playing Pitch Strategy will provide evidence supporting the need for and enhancement of community assets.
217	Individual	Provide health and education facilities alongside development, holistic transport planning, provide sport and recreation facilities and avoid opportunist warehouse development.	The capacity and existing and future provision of infrastructure is being considered in the site assessment process. The Local Plan will set out policies relating to the timing and phasing of infrastructure to be provided alongside new development and will be supported by an Infrastructure Delivery Plan. Site specific allocation policies will set out the infrastructure requirements for each site.
224	NHS Hampshire and Isle of Wight ICB	Primary care services are already under pressure and growth will increase demand. The Plan should identify healthcare as	The Infrastructure Delivery Plan will reflect the need for primary care services – their capacity and future provision linked with new development. The

ID	Organisation	Summary	Council's Response
		essential infrastructure, work with the ICB and secure developer contributions.	Council will liaise with the ICB as required. The Local Plan will set out policies relating to the timing and phasing of development and site-specific allocation policies will set out the infrastructure requirements for each site.
81	Sport England	Notes the preparation of a Playing Pitch Strategy to support the Plan.	Noted.
132	Crookham Village Parish Council	Fully incorporate unitary-level infrastructure for all major sites. Essential for fully planned infrastructure provision with consequences for developers if not delivered.	The Local Plan will set out policies relating to the timing and phasing of infrastructure to be provided alongside new development and will be supported by an Infrastructure Delivery Plan. Site specific allocation policies will set out the infrastructure requirements for each site.
135	Winchfield Parish Council	The Local Plan should be supported by a baseline infrastructure study. Winchfield does not have a full range of everyday infrastructure to support large scale growth and also notes constraints related to its rural character which must be properly assessed as well as issues with water infrastructure.	The Infrastructure Delivery Plan and engagement with infrastructure providers will provide a baseline as well as identifying future needs to meet planned growth. A Water Cycle Study has been commissioned to determine any constraints with regard to water infrastructure and supply.
135	Winchfield Parish Council	An infrastructure first approach should be taken to new development and growth tested against whether they are sustainable in infrastructure terms and clear delivery mechanisms.	The Council agrees that it is important to phase infrastructure to align with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection, policy requirements, costs, funding and phasing. Necessary infrastructure will be coordinated with the timing and scale of growth.
135	Winchfield Parish Council	The importance of multifunctional green infrastructure should be recognised and	The Council agrees that it is important to strengthen habitat networks and reflect the LNRS.

ID	Organisation	Summary	Council's Response
		should be designed and delivered at the earliest stages of development planning with reference made to the LNRS and to the delivery of biodiversity net gain to strengthen habitat networks.	Green and Blue Infrastructure (GBI) evidence will inform the approach to GBI in the spatial strategy, site allocations and policy requirements. Biodiversity net gain requirements are being considered having regard to national planning policy and legislation.
136	Hook Parish Council	Assess open space/play provision and pedestrian/cycle infrastructure to ensure development is mitigated.	Green and Blue Infrastructure, the Open Spaces Playing Pitches and Sports Strategy together with the LCWIP evidence will inform the site allocations and policy requirements.
136	Hook Parish Council	Introduce CIL so that mitigation is targeted to the communities directly affected.	Noted – at present the Council will continue to seek developer contributions through S106 agreements.
153	Yateley Town Council	Capacity of utilities is a key issue and the plan should ensure that utility networks are upgraded and expanded. Support the use of more sustainable energy solutions.	The Council agrees that it is important to ensure utility networks have sufficient capacity to support development. Utility-provider engagement through the Local Plan and Infrastructure Delivery Plan including capacity evidence will inform site selection, infrastructure planning and phasing. Where necessary, allocations will identify upgrades or delivery dependencies needed to support development.
153	Yateley Town Council	Need to ensure infrastructure coordination across Surrey and Berkshire borders and the plan should promote stronger cross-boundary working.	Utility-provider engagement through the Local Plan, will reflect any wider issues across boundaries emerging. The Infrastructure Delivery Plan including capacity evidence will inform site selection, infrastructure planning and phasing.
180	Heckfield Parish Council	Note issues of water supply and foul water disposal and related protection of the natural environment and need improvements in	The Council agrees that it is important to ensure water supply capacity is sufficient to support the existing communities and planned growth. The

ID	Organisation	Summary	Council's Response
		place before new housing. Also notes the need to consider the impact of increased traffic on local road networks.	Water Cycle Study and engagement with water companies, the Environment Agency and Natural England will inform the water supply position taken by the Local Plan. Similarly, the Strategic Transport Assessment will examine road capacity and potential impacts of planned growth. The Spatial Strategy and phasing of development will take account of any identified constraints.

The natural and built environment

Question 7: How should the Local Plan protect and enhance the natural and historic environment?

Executive Summary:

Respondents emphasise that the natural and historic environment must be a foundation of the Local Plan, not an afterthought.

Policies should conserve and enhance heritage assets, landscape character, settlement identity, key views, biodiversity, rural lanes, public rights of way and green gaps. Strong, locally specific criteria-based policies are encouraged, supported by updated Conservation Area Appraisals, a reviewed Local List, and evidence from the Local Nature Recovery Strategy and neighbourhood plans.

There is strong support for protecting ancient woodland, veteran trees, the TBHSPA, the River Whitewater, and the wider green and blue infrastructure network. Respondents call for a presumption against net loss of tree canopy cover, dedicated tree and woodland policies, and the integration of planting, natural green space and wildlife features into all development. Biodiversity net gain should prioritise trees, hedgerows and habitat networks.

The Plan should ensure development is landscape-led and place-led, particularly for large greenfield sites and any new settlement. Coalescence should be avoided; historic settings and routes protected and the highly valued rural landscape protected from urbanisation. Concerns are raised about water supply, wastewater capacity and the need for sensitive management of environmental assets.

Respondents also support maintaining and enhancing the PROW network, protecting community assets, avoiding inappropriate warehouse development, and ensuring assessments consider cumulative impacts rather than isolated sites.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to protect the natural environment from harmful development. Environmental evidence including Habitats Regulations Assessment, Green and Blue Infrastructure Assessment and Local Nature Recovery Strategy will inform the Local Plan. More specifically the Councils agrees it is important to protect the Thames Basin Heaths SPA from the

impacts of development. The Habitats Regulations Assessment, Thames Basin Heath Delivery Framework and engagement with Natural England will inform the approach to Thames Basin Heath mitigation in the Local Plan.

We are consulting on broad policy directions for biodiversity and green and blue infrastructure.

The Council agrees that it is important to protect and enhance landscape character and/or sensitivity from harmful development wherever possible. The Landscape Character Assessment and site-specific landscape evidence will inform the spatial strategy and site allocations.

We are consulting on broad policy directions for landscape.

The Council agrees that it is important to protect and enhance existing footpaths, rights of way and/or countryside routes. The impact on public rights of way will be considered through the site allocation process.

We are consulting on a broad policy direction on transport and accessibility.

Table 7: Question 7: How should the Local Plan protect and enhance the natural and historic environment?

ID	Organisation	Summary	Council's Response
186	Historic England	Suggest that policy approaches are developed for a range of matters where they affect heritage assets including; the historic environment where there are issues/opportunities specific to Hart, for conserving and enhancing the setting of heritage assets, the Local List, important views, site allocation policies, design policies, re-use and retrofit of historic buildings, flood risk management and renewable energy. Relevant guidance and suggested evidence	The Council agrees that it is important to protect and enhance heritage assets, including conservation areas. The Historic Environment Record, heritage assessments and site-specific evidence will inform policy and site selection. Development will be expected to protect and enhance heritage assets in line with relevant legislation and national planning policy.

ID	Organisation	Summary	Council's Response
		is identified and it is recommended that the Conservation Area Appraisals are updated.	
218	Chapman Lily	Should revisit historic designations to make sure they remain relevant.	The Local Plan will be based on up to date heritage information from national and local information sources, heritage assessments and engagement with Historic England. The Local List will be updated during the plan-making process.
203 210	Kingacre Estates Gleeson Land	The Plan should be consistent with the NPPF. It can achieve this by requiring new development to incorporate environmental protection and the protection of heritage assets.	The Council agrees that it is important to protect and enhance designated and/or non-designated heritage assets, in accordance with NPPF. The Local List, heritage assessments and site-specific evidence will inform policy and site selection.
222	Individual	It is not sustainable not to protect and enhance the natural and historic environment. Questions where future food will come from with an increasing population and reduced available land.	In view of the future housing requirement the Council will need to release greenfield sites to meet development needs. The site selection process will consider the need to protect both natural and built assets in addition to the attributes of different greenfield sites that are being promoted for development including matters such as agricultural value and the need for suitable land for food production.
215	Hampshire County Council	Policies should reflect the Local Nature Recovery Strategy for Hampshire.	Agree – the Local Plan will reflect the various matters as set out in the LNRS as needed.
215	Hampshire County Council	The PROW network should be maintained and enhanced with reference to the Rights of Way Improvement Plan.	Noted – the opportunity to improve the PROW will be explored through the site assessment process and subsequent spatial strategy and site allocations and having regard to policies in the NPPF.

ID	Organisation	Summary	Council's Response
215	Hampshire County Council	Support the benefits of policies on green and blue infrastructure and suggest there are opportunities to enhance and improve this network.	Green and Blue Infrastructure evidence and evidence on open spaces will inform site allocations and policy requirements regarding green and blue infrastructure.
217	Individual	No warehouse development at Lodge Farm. Implications on the natural and historic environment.	The Employment Land Review and Land Availability Assessment is informing the amount, type and location of future warehouse, development to be provided for. The site assessment process supported by evidence on matters such as transport and landscape sensitivity will inform the site allocation process.
224	NHS Hampshire and Isle of Wight ICB	Support environmental protection objectives and encourages sustainable healthcare infrastructure.	The Infrastructure Delivery Plan will reflect the need for healthcare infrastructure. The Council will liaise with the ICB as required.
132	Crookham Village Parish Council	Assessments should consider the wider area rather than individual sites in isolation and the overall effect of development. Design in wildlife features and protect links between settlements where possible.	The Council agrees that existing features are incorporated into development schemes and opportunities to improve connectivity optimised.
135	Winchfield Parish Council	The natural and historic environment should be a starting point for the spatial strategy, not as a constraint to be considered after growth locations have already been chosen and welcome landscape related evidence being prepared. Suggest this should test landscape sensitivity for areas with development potential.	The Council agrees that it is important to protect the natural and historic environment from harmful development. The site assessment process together with environmental evidence will inform the spatial strategy, policies and allocations. Development will be expected to protect and enhance both the natural and historic environment, whilst reflecting local character.
135	Winchfield Parish Council	All evidence should be presented through an interactive mapping tool available to all stakeholders and evidence should	The evidence base will be published on the Council's website but may not necessarily be able to presented in the form of an interactive mapping

ID	Organisation	Summary	Council's Response
		incorporate that prepared for the Winchfield neighbourhood Plan.	tool. Local evidence may be used where appropriate to assist with determine site allocations.
135	Winchfield Parish Council	The Local Plan should include strong criteria-based policies requiring development to conserve and enhance landscape character, settlement identity, historic setting, biodiversity, key views, rural lanes, public rights of way and green gaps between settlements.	Noted – the scope of policies is drafted for consultation and covers a range of the matters identified. However some matters are covered by national decision making policies and cannot be repeated in Local Plans.
135	Winchfield Parish Council	For Winchfield, the Local Plan should give particular weight to the parish's role as a highly valued and distinctive rural landscape as the green lung at the centre of Hart and should ensure that development does not lead to coalescence between Winchfield and neighbouring settlements, does not erode the rural setting of historic buildings and routes, does not urbanise the landscape and protects and strengthens natural and historic assets.	A range of evidence including on landscape and on the character and setting of local settlements will inform the spatial strategy, including the need to retain the separate identify of individual towns and villages.
136	Hook Parish Council	Protect the TBHSPA and River Whitewater as well as the wider Green Infrastructure network and access to it.	The Council agrees that it is important to protect designated sites in addition to wider ecology and wildlife corridors and/or biodiversity where appropriate. Ecological evidence, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.
136	Hook Parish Council	Protect all forms of heritage.	The Council agrees that it is important to protect and enhance heritage assets. The Local List, heritage assessments and site-specific evidence will inform policy and site selection.

ID	Organisation	Summary	Council's Response
152	Forestry Commission	Protect all ancient woodlands, ancient trees and veteran trees as they are irreplaceable habitats. Recommends the use of the Standing Advice for Ancient Woodland and Ancient and veteran Trees.	Noted. Ecological evidence and habitat surveys including the presence of ancient woodland will inform policy and site selection.
152	Forestry Commission	Retain existing trees wherever possible and take all opportunities to incorporate trees into development. As a minimum there should be a presumption against any net loss of tree canopy cover. Suggest a dedicated tree and woodland policy.	The Council agrees it is important to both retain existing trees where possible and for suitable new planting to be incorporated into new developments.
152	Forestry Commission	Promote the planting of trees, hedgerows and woodlands as part of Biodiversity Net Gain (BNG) delivery, due to the wide range of benefits that they can provide.	The Council agrees with this approach.
153	Yateley Town Council	Should recognise both the value and the challenges in managing it sensitively and acknowledge that protecting the natural/historic environment is not always straightforward. Policies should therefore aim to strike a balance by safeguarding important landscapes and heritage assets while allowing for sensitive and well-planned change where necessary.	The Council agrees for the need for balance in terms of safeguarding important landscapes and heritage assets while allowing for sensitive and well-planned change where necessary. The evidence base, including on landscape will inform the spatial strategy and site selection process.
180	Heckfield Parish Council	Incorporate planting, natural green space and native trees in new development and protect important habitats, historic features and trees. Avoid coalescence of settlement and if possible introduce a new strategic and local gap policy.	Agree it is important to retain existing natural and historic features. The site assessment process will consider settlement separation, landscape sensitivity and the function of gaps, to inform the spatial strategy and site-specific mitigation requirements.

ID	Organisation	Summary	Council's Response
180	Heckfield Parish Council	Suggest amendments to the Settlement boundary at the north of Heckfield on the 'Riseley' settlement inset map.	Noted – settlement boundaries will be reviewed having regard to the spatial strategy and site allocations.

Question 8: Are there any specific natural or historic assets in Hart that warrant a separate Local Plan policy, rather than being protected by national policies or legal protection? If so, why?

Executive Summary:

Respondents emphasise that the Local Plan must set out clear, detailed and locally specific environmental and heritage policies.

There is support for a dedicated policy to protect the River Whitewater, its catchment, water quality, biodiversity and wider environment, alongside recognition of the Odiham and North Warnborough Conservation Area, Basingstoke Canal and footpath network. Additional assets such as Yateley Common, various sites in Winchfield and various SSSIs are proposed for dedicated policies to ensure a coherent and coordinated approach, with a focus on locally important landscapes, natural and historic assets not fully covered by national designations.

The Hampshire LNRS designations should directly shape the spatial strategy, site allocations and mitigation requirements.

Further proposals include protection for ground-nesting and hedgerow birds, guidance for greenfield solar farms, safeguarding strategic and local gaps, and a policy to support and protect local pubs.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to protect important elements of the natural environment from harmful development. Environmental evidence including Habitats Regulations Assessment, Green and Blue Infrastructure Assessment and Local Nature Recovery Strategy will inform the Local Plan. More specifically the Councils agrees it is important to protect the Thames Basin Heaths SPA from the impacts of development. The Habitats Regulations Assessment, Thames Basin Heaths Delivery Framework and engagement with Natural England will inform the approach to Thames Basin Heath mitigation in the Local Plan.

Detailed wording in respect of water, rivers and flooding will, where appropriate having regard to matters such as national planning policy, be developed following the October 2026 proposed plan content consultation and will then be subject to further consultation.

We are consulting on broad policy directions for biodiversity and green and blue infrastructure.

The Council will consider the appropriateness of local and/or strategic gaps between settlements, taking account of the relevant evidence base. The site assessment process will consider settlement separation and landscape sensitivity where appropriate.

We are consulting on broad policy directions for the spatial strategy, potential site options and landscape.

The Council agrees that it is important to protect and enhance conservation areas, historic townscape and/or historic landscapes. The Historic Environment Record, heritage assessments and site-specific evidence will inform the Local Plan.

We are consulting on broad policy directions for heritage and design.

The Council agrees that it is important to provide and support social infrastructure and community facilities, where possible. The Infrastructure Delivery Plan and relevant evidence will inform the need for such provision.

We are consulting on a broad policy direction for infrastructure.

Table 8: Question 8: Are there any specific natural or historic assets in Hart that warrant a separate Local Plan policy, rather than being protected by national policies or legal protection? If so, why?

ID	Organisation	Summary	Council's Response
222	Individual	The Plan should detail these and not leave it to other bodies.	This consultation sought views from stakeholders and the community as to whether there were any assets that should be given further consideration for inclusion in the Plan.
191	Individual	There should be a specific policy protecting the River Whitewater and its environment.	The Council agrees that it is important to protect and enhance chalk streams, including the River Whitewater and its environment. The Water Cycle

ID	Organisation	Summary	Council's Response
			Study, flood-risk, ecological and landscape character appraisal and Green and Blue Infrastructure evidence will inform policy on this topic. The Council will also work closely with the Environment Agency and Natural England in respect of policy relating to watercourses.
220	Odiham Parish Council	The Odiham and North Warnborough Conservation Area and River Whitewater.	The Council agrees that it is important to protect and enhance existing conservation areas, and important water bodies including the River Whitewater and its environment. The Water Cycle Study, flood-risk, ecological and landscape character appraisal and Green and Blue Infrastructure evidence will inform policy on this topic. The Council will also work closely with the Environment Agency and Natural England in respect of policy relating to watercourses.
216	Hampshire and Isle of Wight Wildlife Trust	The Hampshire LNRS identifies Areas of Particular Importance for Biodiversity (APIB) and Areas that Could Become of Particular Importance for Biodiversity (ACB). These should directly inform the spatial strategy, site allocations and mitigation requirements.	The Council is aware of matters identified in the LNRS of relevance to the district and will seek to ensure these are encapsulated in the spatial strategy and site allocations where appropriate.
217	Individual	Protect the roman settlement and SSSI around Lodge Farm fields at North Warnborough.	The Local Plan needs to plan for the development needs of the district over the plan period – this includes both housing and employment uses. The Land Availability Assessment and other elements

ID	Organisation	Summary	Council's Response
			of the evidence base including on heritage and biodiversity will inform the spatial strategy and allocation of sites.
132	Crookham Village Parish Council	Recognise conservation areas, identify areas for separate protection policies.	The Council agrees that it is important to protect and enhance conservation areas, historic townscape and/or historic landscapes. The Historic Environment Record, heritage assessments and site-specific evidence will inform policy and site selection. Development will be expected to protect and enhance conservation areas, historic townscape and/or historic landscapes where possible.
135	Winchfield Parish Council	The Local Plan should include specific policy recognition for locally important landscape, natural and historic assets where their value is not fully captured by national designations or legal protection. A number of specific sites in Winchfield are suggested for specific policy recognition.	The Local Plan will where appropriate seek to reflect local features and assets in determining sites to be allocated for development. Evidence on landscape, heritage and biodiversity will inform the Local Plan.
153	Yateley Town Council	A number of assets including the Basingstoke Canal, the footpath network, Yateley Common and SSSI's are suggested for specific Local Plan policies. This would help ensure a consistent, coordinated approach.	The Local Plan will where appropriate seek to reflect local features and assets in determining sites to be allocated for development. Evidence on landscape, heritage and biodiversity will inform the Local Plan.
180	Heckfield Parish Council	Specific policy for protection and enhancement of rivers, their catchments and tributaries, environment and river health, water quality, natural features, wildlife and	The Council agrees that it is important to protect important water environments. The Water Cycle Study, flood-risk, ecological and landscape character appraisal and Green and Blue

ID	Organisation	Summary	Council's Response
		biodiversity with specific support for the Whitewater. Suggests adoption of a Rights for Rivers declaration.	Infrastructure evidence will inform policy on this topic. The Council will also work closely with the Environment Agency and Natural England in respect of policy relating to watercourses.
180	Heckfield Parish Council	Suggest protection for ground nesting and hedgerow birds and a policy for greenfield solar farms and for protection of strategic and local gaps. Also suggest a policy to support and protect local pubs.	The Council will consider the approach to coalescence taking account of the relevant evidence base. The site assessment process will consider matters including settlement separation and landscape sensitivity. Infrastructure evidence along with national planning policy will inform the approach to the protection of and new community facilities and ecological evidence and national planning policy will inform the approach to protection of habitats along with engagement with Natural England.

Climate Change

Question 9: How should we address climate change in the Local Plan?

Executive summary:

Respondents want the Local Plan to take a strong, evidence-based and proactive approach to climate change, ensuring development is located in sustainable places, avoids flood risk, and improves long-term resilience. There is support for ambitious water efficiency standards, robust SFRA work, and clear sequential testing for all site allocations.

Climate considerations should run as a golden thread through all policies — shaping design, transport, housing, green infrastructure and site selection — and aligning with wider net-zero commitments. There is support for improved active travel links, realistic transport planning, resilient treescapes, and woodland creation for natural flood management.

Respondents also emphasise the need for strong green infrastructure, connected wildlife corridors, protection and expansion of green space, renewable and low-carbon technologies, and clear use of Grampian conditions to manage flood and drainage risks.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important for development to meet to low-carbon, energy-efficient and sustainable construction standards and support net zero objectives. National policy, building regulations and relevant evidence will inform the Local Plan's approach to net zero, low-carbon and energy-efficient development. The Council also agrees that it is important to support the use of trees and green infrastructure for cooling, resilience and natural carbon storage. The Green and Blue Infrastructure evidence and the NPPF will inform the options for addressing these matters.

We are consulting on broad policy directions on matters that support climate change mitigation and adaptation.

The Council agrees that it is important to prepare water, drainage and/or flood evidence. The Local Plan is being supported by proportionate, robust and up-to-date evidence including a Strategic Flood Risk Assessment, Water Cycle Study and Green and Blue Infrastructure Assessment, to inform its spatial strategy and site options. The Council agrees that it is important to avoid development on flood plains and/or areas known to flood. Development will need to have regard to the sequential approach, avoid increasing flood risk and provide appropriate sustainable drainage and mitigation as appropriate.

We are consulting on a broad policy direction for the spatial strategy and potential site options as well as on flood risk and sustainable drainage.

The Council agrees that it is important to provide and support sports, leisure, play, youth and/or recreation facilities where possible. The Infrastructure Delivery Plan and relevant evidence will inform the need in relation to sports, leisure, play, youth and recreation facilities.

We are consulting on a broad policy direction for infrastructure.

Table 9: Question 9: How should we address climate change in the Local Plan?

ID	Organisation	Summary	Council's Response
222	Individual	This should be based on evidence and addressed by the Plan.	Climate change evidence is being prepared to support the preparation of the Local Plan. The Council has a duty to address climate change through the Local Plan and will address climate change mitigation and adaptation through development policies and site specific allocations whilst having regard to national planning policy.
203 211 210	Kingacre Estates St Philips Land Gleeson Land	The Plan should take a pro-active approach to mitigating and adapting to climate change. It should allocate development which avoids increased vulnerability and improves resilience to the effects of climate change, while setting out clear policies for the mitigation of climate change impacts.	The Council has a duty to address climate change in the Local Plan. Climate change and other evidence is being prepared to support the preparation of the Local Plan, to ensure development is in sustainable locations. The Local Plan will address climate change mitigation and adaptation through development policies and site specific allocations.
208	Vivid	Policy should be consistent with Building Regulations and not set higher standards. Will need to consider the Future Homes	National planning policy allows for the setting of local standards where these are justified. The Council has commissioned a range of relevant

ID	Organisation	Summary	Council's Response
		Standard and should ensure that flexibility is embedded into planning policies so that climate change and sustainability to not dominate the wider objectives of the Local Plan.	evidence which will look at water resources/supply and wastewater, flood risk, renewable energy opportunities and site-specific climate change measures. The Local Plan will plan for sustainable development in accordance with national policy.
216	Hampshire and Isle of Wight Wildlife Trust	Water scarcity is a growing strategic risk. The Local Plan should require ambitious water efficiency standards for new development, particularly given water stress across much of southern England. Recommend that the Local Plan includes a target of 90 litres per person per day or less for new homes, supported by water reuse, sustainable drainage and nature-based approaches to water management.	The Water Cycle Study and engagement with water companies, the Environment Agency and Natural England will inform water supply, wastewater, water quality matters in the Local Plan.
215	Hampshire County Council	Local Plans should embed clear, measurable and enforceable climate requirements, supported by detailed guidance and tools. This includes integrating climate considerations across design, transport, housing and green infrastructure policies rather than treating it as a standalone issue and aligning planning policy with wider corporate climate commitments.	Agree – a range of evidence has been commissioned to support preparation of the Local Plan to ensure it meets its climate change ambitions. These will be inform the spatial strategy and site allocation policies.
215	Hampshire County Council	A level 1 SFRA should be prepared that provides for clear, locally specific policy recommendations to inform planning policy. This should not simply repeat	Noted – a range of evidence has been commissioned to support preparation of the Local Plan, including an SFRA. A sequential test will be undertaken as part of the evidence base. The site

ID	Organisation	Summary	Council's Response
		national planning policy. A sequential test will be needed for all sites considered for allocation and a level 2 SFRA should be prepared where relevant. Reference is made to HCC evidence documents.	assessment process will inform both the spatial strategy and allocation of sites.
215	Hampshire County Council	Site allocations should not only consider flood risk from all sources but also demonstrate that the site can be effectively drained. HCC is likely to object without adequate consideration.	Noted – the allocation of sites is being informed by a range of evidence including but not limited to the SFRA and Water Cycle Study in this regard.
215	Hampshire County Council	HCC would like to be consulted on the Level 1 and 2 SFRA's, the Sequential Test as well as flood policies and site allocations.	As the Local Plan progresses there will be opportunities to comment on the emerging policies, site allocations and evidence base.
220	Odiham Parish Council	Do everything possible to ensure new development is built to the latest environmental credentials, protect green space and provide new green space with development.	The Council acknowledges the need for the Local Plan to both protect existing green space and provide new as part of planned developments. This is being informed by the evidence base including the Green and Blue infrastructure study, the Open Space Study and the Playing Pitch Strategy to inform site allocations and policy requirements.
205	Hallam Land	Housing allocations should have regard to the sustainability of settlements focusing on sustainable locations to minimise the need to travel by car.	The Council agrees it is important to manage the required housing targets whilst reducing harm where possible to ensure sustainable locations are utilised and development is supported by relevant evidence, including the need to reduce travel by car.
217	Individual	Improve footpath and cycle links.	Noted – where appropriate, the Council will require new developments to not only improve footpaths/cycle links but also provide new to offer

ID	Organisation	Summary	Council's Response
			alternatives to the use of a car. The Local Cycling and Walking Infrastructure Plan (LCWIP) will help inform the Local Plan and future active travel improvements.
224	NHS Hampshire and Isle of Wight ICB	New-build and converted GP premises must meet BREEAM 'Excellent' or 'Very Good'. All ICBs must achieve net zero by 2040 for direct emissions and 2045 for supply-chain emissions.	Noted.
81	Sport England	Would welcome recognition of the role sport can play in any policies.	The Council agrees that it is important to provide and support leisure, social infrastructure and community facilities, where possible to support community health and well-being. The spatial strategy and site allocations will look to incorporate such provision where appropriate informed by up-to-date evidence.
132	Crookham Village Parish Council	Through well planned infrastructure and public transport but be realistic about car ownership.	The Council agrees that it is important that development encourages the improvement and integration of public transport provision, and walking and cycling infrastructure including for rural and village communities. Transport evidence including the Strategic Transport Assessment and Local Walking and Cycling Infrastructure Plan as well as engagement with Hampshire County Council as the highway authority will inform opportunities to improve public transport and walking and cycling services and connections.
135	Winchfield Parish Council	Climate change should influence the site selection, infrastructure planning, design and environmental policies supporting	The outputs of the evidence base including the site assessments will inform the selection of sites including evidence on climate change. The spatial

ID	Organisation	Summary	Council's Response
		climate resilient and low-carbon development, ensuring that development is located in the most sustainable places, reducing car dependence and protecting carbon sequestering sites.	strategy will include reference to the distribution and quantum of development to ensure sustainable patterns of development are expressed in the Local Plan.
136	Hook Parish Council	Should be a golden thread running through policies. Better consideration of water supply and waste issues and should require grey water recycling and harvesting.	The Council agrees that climate change should be embedded throughout the Local Plan. The Water Cycle Study and engagement with water companies, and the Environment Agency and Natural England will inform water supply, wastewater, water quality in the Local Plan.
152	Forestry Commission	Consider woodland creation for natural flood management. A well-planned and well-positioned woodland designed to comply with the UK Forestry Standard can help to slow the flow of water and reduce flood peaks.	The Council agrees that it is important to plan for climate mitigation and/or adaptation and recognises the role of green infrastructure including woodland. The draft Local Plan will address climate mitigation and adaptation through its development strategy and site specific requirements.
152	Forestry Commission	Promote the use of timber in construction. encourage the use of domestic (preferably local) timber as a low carbon building material to help achieve carbon neutrality.	Noted.
152	Forestry Commission	Consider the resilience of the treescape. The species and provenance of all new trees need to be considered to ensure a resilient treescape which can cope with the full implications of a changing climate.	Where appropriate the Local Plan will address climate mitigation and adaptation in relation to the natural environment. Green and Blue Infrastructure evidence will inform the spatial strategy, site allocations and policy requirements.
152	Forestry Commission	Include robust green infrastructure in and around new (and existing) development to	The Council agrees that it is important to support the use of trees and planting to improve green infrastructure. Green and Blue Infrastructure

ID	Organisation	Summary	Council's Response
		provide wildlife corridors and a network of green access routes for both commuting and health, as opposed to creating discrete areas of SANGS.	evidence will inform the spatial strategy, site allocations and policy requirements.
153	Yateley Town Council	Should take a clear and proactive approach that aligns with national targets while also setting out a locally relevant pathway for Hart. Should ensure self-sufficient new homes, set local targets, support renewable and low carbon technologies and encourage residents to move towards carbon neutrality.	The Council agrees that it is important to require low-carbon, energy-efficient and/or sustainable construction standards. The draft Local Plan will consider climate mitigation and adaptation through, development policies and site requirements where appropriate. Standards will reflect and respond to national standards and guidance and up to date evidence.
180	Heckfield Parish Council	Maximise planting and green space in new developments and a robust approach to flood risk to ensure no on-site or increased off-site risks. Need to be clear on the use of Grampian conditions.	The Council agrees that it is important to improve surface water drainage and/or sewer and waste water treatment capacity to reduce flood risk. The Strategic Flood Risk Assessment, Water Cycle Study and drainage evidence will inform site selection and policy. Development will need to apply the sequential approach, avoid increasing flood risk and provide appropriate sustainable drainage and mitigation.

A new vision for Hart

Question 10: What aspects of Hart do you value and want to protect?

Executive Summary:

Respondents highlight the importance of Hart's rural character, green landscapes and the distinct identities of its towns and villages. The Local Plan should include policies to protect countryside quality, agricultural land, open spaces, wildlife, rivers, trees and heritage features, recognising these as central to community identity and quality of life.

Development should only occur where infrastructure, services and environmental capacity can support it, with decisions based on cumulative environmental impacts rather than isolated issues.

The Local Plan should reflect and safeguard Hart's landscapes, settlements and communities, ensuring future growth enhances rather than erodes the district's rural and historic character.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to protect and enhance local landscape character and/or identity and sense of place, of individual towns and villages where possible. Character, landscape and heritage evidence will inform the Local Plan.

We are consulting on broad policy directions for the spatial strategy and potential site options as well as for design and landscape.

The Council agrees that it is important to phase infrastructure to align with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection and policy requirements.

We are consulting on a broad policy direction for infrastructure.

Table 10: Question 10: What aspects of Hart do you value and want to protect?

ID	Organisation	Summary	Council's Response
222	Individual	Value the green and pleasant land, thriving towns and villages with open space.	Noted – the Council is required to plan for identified development needs including new housing and employment. The Local Plan is being supported by an extensive evidence base to ensure that planned growth is in the most appropriate and sustainable locations, as proposed through the spatial strategy and site allocations.
203 211 210	Kingacre Estates St Philips Land Gleeson Land	The predominantly rural settlement character composed of villages and towns is a highly valued aspect of the district. Regard should be had to this matter in identifying a new spatial strategy.	The Council is required to plan for identified development needs including new housing and employment. It recognises that it is important to protect and enhance the countryside, rural character and/or village settings from urbanising development. Policies and site allocations will seek to ensure that development responds to its context as expressed in the spatial strategy and site allocations.
220	Odiham Parish Council	Agricultural fields - for their value for providing food.	Noted – however, the Council is mindful of the need to meet its development needs for housing and employment, which will require releasing greenfield sites to meet development needs. The site selection process will consider the attributes of different sites including agricultural value.
217	Individual	Local communities that support each other.	Noted

ID	Organisation	Summary	Council's Response
132	Crookham Village Parish Council	The Plan should ensure development and infrastructure are considered together, with growth only progressing where the necessary services and facilities can be supported. It should take a broad, holistic view of environmental impacts, looking at ecology, waterways and the natural environment as interconnected systems rather than assessing issues in isolation. Overall, decisions should be based on understanding the cumulative effects of development rather than focusing on individual components separately.	The Council agrees that it is important to phase infrastructure to align with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with providers will inform site selection, policy requirements, costs and funding. Necessary infrastructure will be coordinated with the timing and scale of growth. The Council also agrees it is important to protect and enhance ecology and/or biodiversity; rivers, streams and water courses from development impacts. Ecological evidence, habit surveys and HRA will inform policy and site selection.
135	Winchfield Parish Council	The Local Plan should protect the quality of the countryside and recognise its importance to the character of Hart, the identity of its communities, and the quality of life enjoyed by residents. The future of Hart should not be planned solely around housing numbers. The Local Plan should also protect the landscapes, settlement patterns, historic environments, open spaces, and rural qualities that make Hart a desirable and distinctive place to live.	The Council agrees that it is important to protect and enhance greenfield and/or open rural spaces where possible whilst recognising the need to meet development needs. Landscape and settlement-character evidence will inform the spatial strategy and site assessment. Policies and allocations will seek to ensure that development responds to its context and retains rural character where appropriate.
135	Winchfield Parish Council	A range of aspects of specific importance to Winchfield which should be particularly valued and protected including heritage assets, green assets, public rights of way are identified.	The Council agrees that it is important to ensure development respects local assets where possible. Character, landscape and heritage evidence will inform policy and site assessment. Development will respond to and reflect locally distinctive characteristics.

ID	Organisation	Summary	Council's Response
136	Hook Parish Council	Small scale individual settlements with their own identities and communities with access to valuable green spaces.	The Council agrees that it is important to protect and enhance local character and/or identity and sense of place, including individual character of towns, villages and settlements where possible. Character, landscape and heritage evidence will inform policy and site assessment. Development will respond to and reflect local distinctiveness and settlement form and take account of the separate identity of communities.
153	Yateley Town Council	Should protect Hart's small towns and villages, their distinct character, and the strong sense of community they foster.	The Council agrees that it is important to protect and enhance local character and/or identity and sense of place, including individual character of towns, villages and settlements where possible. Character, landscape and heritage evidence will inform policy and site assessment. Development will respond to and reflect local distinctiveness and settlement form and take account of the separate identity of communities.
180	Heckfield Parish Council	Natural landscape, green space, wildlife, heritage, individuality of settlements, historic villages, pubs in towns and villages, rivers, trees, particularly veteran trees and native trees in village, town centres.	The Council agrees that it is important to protect and enhance local character and/or identity and sense of place, including individual character of towns, villages and settlements where possible. Character, landscape and heritage evidence will inform policy and site assessment. Development will respond to and reflect local distinctiveness and settlement form and take account of the separate identity of communities.

Question 11: What aspirations do you have for the future of the area?

Executive summary:

Respondents support meeting housing needs but want growth to be genuinely sustainable, with development linked to strong infrastructure, improved accessibility and better active travel and public transport connections. They emphasise protecting Hart's rural and semi-rural character, high-quality countryside, landscapes, green infrastructure and historic assets.

There is particular concern to safeguard its rural identity, landscape, biodiversity and settlement pattern, avoiding development that would urbanise the area or cause coalescence of settlements.

Respondents also highlight the need for a mix of homes to meet local needs.

How Hart District Council has had regard to the representations made:

The Council recognises the need to minimise the impacts of development on rural character and village settings, as well as landscape character and/or identity and sense of place, where possible. Character, landscape and heritage evidence will inform the Local Plan. The site assessment and spatial options process will consider the attributes of different greenfield sites that are being promoted for development including matters such as landscape impacts.

We are consulting on broad policy directions for the spatial strategy and potential site options as well as for design and landscape.

The Council agrees that it is important to ensure infrastructure capacity aligns with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection and policy requirements.

We are consulting on a broad policy direction for infrastructure.

The Council agrees that it is important to provide for a mix of housing. The Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes (including family homes) required.

We are consulting on broad policy directions for housing and the spatial strategy.

Table 11: Question 11: What aspirations do you have for the future of the area?

ID	Organisation	Summary	Council's Response
211 203 210	St Philps Land Kingacre Estates Gleeson Land	The district should provide new homes to meet needs. Growth should be accommodated in a sustainable way.	The Local Plan will need to consider the district's ability to meet needs through its spatial strategy and site allocations work. This is being informed by evidence including the Housing and Economic Development Needs Assessment and site assessment work which includes sustainability considerations.
222	Individual	To improve our area, replacing unused buildings, not simple for new houses, but for other activities, such as community activities.	Agree – the Local Plan will also include reference to community activities to support future development and where opportunities arise this may involve the re-use of an existing building.
215	Hampshire County Council	Support an aspiration for settlements and new developments to be better linked by active travel and public transport, with improved access to rail stations and town and village centres, and with streets designed as places for people rather than vehicles.	Noted – the Council is developing its spatial strategy as supported by a range of evidence, which cover the matters referenced.
217	Individual	Integrated transport network, and a mix of house sizes.	The Council is developing its spatial strategy as supported by a range of evidence, which covers the matters referenced.

ID	Organisation	Summary	Council's Response
132	Crookham Village Parish Council	Protection against climate change and retain the predominantly rural/ semi-rural character.	The Council agrees it is important to plan for climate mitigation/adaptation, which will be addressed through the Local Plan's spatial strategy, policies and site-specific requirements. The Council also recognises that it is important to recognise the importance of local character. Policies and allocations will seek to ensure that development responds to its context and avoids unacceptable urbanising effects where appropriate.
135	Winchfield Parish Council	Hart district should remain an attractive landscape of rural areas, towns and villages set within high-quality countryside. The Local Plan should protect the countryside, recognising its importance to the district's character and to residents' quality of life, and ensure that growth is genuinely sustainable, fair and locally distinctive. Within this context, the emerging Local Plan should safeguard Winchfield's rural character, historic setting, landscape quality, dark skies, biodiversity, key views and settlement identity, avoiding development that would urbanise the parish, erode its dispersed pattern of settlement, lead to coalescence with neighbouring areas, or undermine the qualities protected by the made Neighbourhood Plan.	The Council recognises the importance of local character. Landscape and settlement character evidence will inform the spatial strategy and allocations to ensure that development responds to its local context, through high-quality design and locally responsive development.

ID	Organisation	Summary	Council's Response
136	Hook Parish Council	Improved protection of green infrastructure and historic and local assets.	The Council agrees that it is important to protect and enhance green infrastructure and historic and local assets from development impacts wherever possible. The Water Cycle Study, flood-risk, ecological and Green and Blue Infrastructure evidence will inform policy and site assessment. Development will be expected to protect and enhance important existing features and assets.
153	Yateley Town Council	The plan should focus on improving infrastructure, accessibility, and providing housing that meets the needs of all residents at different stages of life. A key priority is identified as the development and improvement of the A327.	The Infrastructure Delivery Plan will provide the evidence to ensure that supporting infrastructure is provided in a timely manner with new development. Matters of accessibility and transport impacts will be explored through the Strategic Transport Assessment. The Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes required.

Question 12: What kind of development would you like to see more of?

Executive Summary:

Respondents support meeting housing and economic needs but want development to be sustainable, focused on brownfield or infill sites, and supported by the right infrastructure. Growth should follow a balanced spatial strategy, directing development to the most sustainable settlements and reducing car dependence through mixed-use, well-connected places.

With emphasis on protecting the natural environment, avoiding large urbanising estates in the countryside, and maintaining rural character — where development should be small-scale, locally responsive and deliver clear community benefits.

Housing should meet local needs, including smaller homes, affordable housing, bungalows, multi-generational living and specialist accommodation.

Respondents also want vibrant local centres, support for small shops, and homes suitable for younger and older residents. Overall, they call for growth that strengthens communities while protecting landscape character and improving connectivity.

How Hart District Council has had regard to the representations made:

The Council recognises the need to minimise the impacts of development on rural character and village settings, as well as landscape character and/or identity and sense of place, where possible. Character, landscape and heritage evidence will inform the Local Plan. The site assessment and spatial options process will consider the attributes of different greenfield sites that are being promoted for development including matters such as landscape impacts.

We are consulting on broad policy directions for the spatial strategy and potential site options as well as for design and landscape.

The Council agrees that it is important to support local shops, retail choice, leisure, hospitality and/or evening economy uses where possible. Town-centre and retail evidence including a Retail and Leisure Needs Assessment will inform the role of centres, future floorspace needs and policy.

We are consulting on broad policy directions for employment, infrastructure and town and village centres.

The Council agrees that it is important to ensure infrastructure capacity aligns with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection and policy requirements.

We are consulting on a broad policy direction for infrastructure.

The Council agrees that it is important to provide for a mix of housing. The Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes (including family homes) required.

We are consulting on broad policy directions for housing and the spatial strategy.

Table 12: Question 12: What kind of development would you like to see more of?

ID	Organisation	Summary	Council's Response
222	Individual	Where evidence for development exists this should be on brownfield sites or infill.	The Council agrees that it is important to use previously developed land where this is suitable and available for development. However, given the quantum of development to be planned for the use of greenfield sites will also form part of the spatial strategy.
218	Chapman Lily	Must meet identified housing needs and support economic growth.	Agree – the Local Plan will include a spatial strategy supported by site allocations to meet its identified development needs.
203	Kingacre Estates	The district should meet its housing needs in a sustainable manner supported by sufficient infrastructure.	Agree – a key purpose of the Local Plan is to meet future development needs including housing in sustainable locations. The Local Plan and proposed site allocations are being supported by an Infrastructure Delivery Plan, to ensure new development is supported by the necessary infrastructure.

ID	Organisation	Summary	Council's Response
210	Gleeson Land	The creation of new and sustainable settlements.	A key purpose of the Local Plan is to meet future development needs including housing in sustainable locations. The Local Plan will include a spatial strategy and site allocations to deliver such growth, which could include a new settlement/garden village. Any new settlement option would require comprehensive assessment through the site assessment process, including evidence on landscape, transport, flood risk and heritage.
215	Hampshire County Council	The Local Plan should promote well-connected, mixed-use development that supports sustainable travel from the outset. In areas most well served by public transport and walking/cycling links off-road parking could be reduced.	The Council agrees that it is important to reduce car dependency through improvements including active travel opportunities. The Local Plan will seek to address car dependency through the spatial strategy and relevant evidence.
220	Odiham Parish Council	Low density housing in rural areas.	The appropriate density for sites in the rural areas, are being considered through the spatial strategy, site assessment and design policies, taking account of national planning policy on densities, local character heritage, landscape, infrastructure and residential amenity.
205	Hallam Land	Developments focused on a balanced spatial strategy that directs growth across the most sustainable settlements and ensures a range of sites are allocated supporting local centres, reducing reliance on the private car and delivers wider community benefits.	Agree – the Council through its evidence base and application of the sustainability appraisal and site assessment process will plan for a strategy and allocate sites that factors in sustainability.

ID	Organisation	Summary	Council's Response
132	Crookham Village Parish Council	Should recognise the impact of large housing estates in the countryside and put greater emphasis on protecting the natural environment from harmful urbanising development. Improve public realm and/or streetscape quality with higher design standards.	The Council recognises the importance of local character and the need for well-designed, high-quality places. Policies and allocations will seek to ensure that development responds to its context and avoids unacceptable urbanising effects where appropriate. The evidence base will inform the spatial strategy and site allocations which will be required to delivery attractive well-designed, high –quality places.
135	Winchfield Parish Council	Development in Winchfield should be small-scale, locally responsive and rooted in the parish's character, landscape and community identity, with growth directed only to genuinely sustainable locations that avoid car-dependent patterns and are supported by essential infrastructure from the outset. New development must deliver clear public benefits — including improved connectivity, community spaces, biodiversity enhancement and better access to local services — while providing homes that meet local needs, particularly smaller properties, affordable homes, bungalows, multi-generational housing and specialist accommodation that enables older residents to downsize and remain independent. Winchfield supports development that strengthens village life and long-term sustainability, but does not	The Council is required to meet its development needs, which is supported by a range of evidence. The Housing and Economic Development Needs Assessment, provides evidence on matters such as dwelling types and sizes. The Infrastructure Delivery Plan will determine the nature of infrastructure required to support new development and the Strategic Transport Assessment will cover transport matters. Other parts of the evidence base will examine landscape and open space. The site assessment process and sustainability appraisal will ensure that both the spatial strategy and sites identified for inclusion in the Local Plan are suitable and deliverable.

ID	Organisation	Summary	Council's Response
		support large speculative housing estates in sensitive rural areas where they would overwhelm the community, erode landscape character and increase car dependency.	
136	Hook Parish Council	Vibrant local commercial centres not out of town retail parks	The Council agrees that it is important to support town and village centre vitality, regeneration (including bringing vacant premises back into use), employment and/or footfall where possible. Town-centre and retail evidence including Retail and Leisure Needs Study will inform the role of centres, future floorspace needs and policy.
153	Yateley Town Council	Housing that meets the needs of younger and older people should be encouraged including affordable homes. Also greater support for small local shops to meet day-to-day needs and vibrant communities.	The Council agrees that it is important to provide affordable homes for local needs. Detailed tenure and dwelling mix are being informed by the Housing and Economic Development Needs Assessment. The Council recognises the importance of facilities providing day to day needs. Town-centre and retail evidence including a Retail and Leisure Needs Study will inform the role of centres, future floorspace needs and policy.

Question13: What should the plan priorities include?

Executive Summary:

Respondents want the Local Plan to deliver housing sustainably while keeping Hart a green, pleasant and semi-rural district. Growth should be supported by essential infrastructure — especially primary healthcare, transport improvements and active travel — and should help reduce health inequalities through inclusive, well-designed places.

There is emphasis on the need for affordable housing, support for self-build, and homes that meet the needs of all ages. The Plan should recognise the individuality of Hart's communities, protect their natural and historic environments, and resist speculative development.

Priorities include improving accessibility, strengthening transport options, supporting community wellbeing, and creating opportunities for young people. Overall, respondents want a Local Plan that meets housing needs while protecting the environment, supporting communities and delivering sustainable, well-connected growth.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to provide a mix of types and sizes of dwellings to meet local housing needs, including affordable housing. The Council's Housing and Economic Development Needs Assessment will inform the types, size and tenure of homes required.

We are consulting on broad policy directions for housing.

The Council agrees that it is important to protect and enhance the semi rural character of the district, where possible. Landscape and settlement-character evidence will inform the spatial strategy and site assessment process.

We are consulting on a broad policy direction for the spatial strategy and potential site options.

The Council agrees that it is important to improve active travel connectivity and/or accessibility for key destinations. The Local Walking and Cycling Infrastructure Plan (LCWIP) and wider transport evidence will help to inform future improvements.

We are consulting on a broad policy direction for transport and accessibility including active travel.

The Council agrees that it is important to create mixed-use places with homes, local shops, services and/or everyday amenities. The spatial strategy and site allocation policies will consider opportunities to provide accessible services, facilities such as Local shops wherever possible.

We are consulting on broad policy directions for employment, infrastructure and town and village centres.

Table 13: Question13: What should the plan priorities include?

ID	Organisation	Summary	Council's Response
222	Individual	For our area to be a green and pleasant land.	The spatial strategy and site allocations are being informed by a range of evidence to ensure development is focussed on sustainable locations and those assets of greatest importance are retained. Landscape sensitivity will form part of the assessments however, the Council will have to release greenfield sites to meet development needs.
218	Chapman Lily	Housing delivery.	A key aim of the Local Plan is to respond to the district's development needs including housing delivery.
224	NHS Hampshire and Isle of Wight ICB	Growth should be aligned with healthcare infrastructure, primary healthcare recognised as essential infrastructure and the Plan supports requests for developer contributions.	Noted – the spatial strategy and site allocations will be supported by an Infrastructure Delivery Plan to ensure necessary infrastructure is available to support planned growth, including the provision of healthcare as well as evidence on design.
215	Hampshire County Council	Local Plan placemaking policies can play a key role in reducing health inequalities.	Creating healthy places is identified in the draft vision and health impacts of the emerging Local

ID	Organisation	Summary	Council's Response
			Plan are being assessed through the Integrated Impact Assessment.
203 211 210 205	Kingacre Estates St Philips Land Gleeson Land Hallam Land	The district should meet its housing needs in a sustainable manner, having regard to the rural nature of the district, supporting economic growth and helping tackle climate change and supported by sufficient infrastructure.	Agree – the Council through its evidence base and application of the sustainability appraisal and site assessment process will plan for a strategy and allocate sites that directs growth to the most sustainable settlements and informed by the Infrastructure Delivery Plan.
208	Vivid	The delivery of affordable housing.	The Council agrees it will be important to provide a mix of housing including affordable housing. This is being informed by the Housing and Economic Development Needs Assessment.
215	Hampshire County Council	a clear transport vision that supports sustainable growth, prioritises active travel and public transport, and is consistent with Hampshire's LTP4.	Noted – the Local Plan will be supported by a Strategic Transport Assessment and site assessment process to ensure planned growth is in sustainable locations and opportunities to prioritise active travel and reduce reliance on the private car are optimised.
215	Hampshire County Council	Policies should also prioritise the needs of more vulnerable groups, such as children, older people and those with disabilities, through inclusive design and the application of user hierarchies.	The Council agrees it is important to create healthy, inclusive and accessible communities. Health, accessibility and equality considerations are identified through the Integrated Impact Assessment which will inform policy and site assessment work.
217	Individual	Support for self-build.	The Council agrees that it is important to provide a range of housing types and tenures. The

ID	Organisation	Summary	Council's Response
			Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes required – including self-build.
132	Crookham Village Parish Council	Maintaining Hart's semi-rural character, protection of the natural environment, high quality design and affordable housing.	The Council recognises the importance of local character. Landscape and settlement character and other environmental evidence will inform the spatial strategy and site assessment. Policies and allocations will seek to ensure that development responds to its context, retains rural character where appropriate and avoids unacceptable urbanising effects. Housing needs evidence will inform the mix of housing needed over the plan period including affordable housing.
135	Winchfield Parish Council	A number of priorities are identified relating to matters including an evidence led-approach, engagement with local communities, a focus on sustainable development, resisting speculative development and a strategic view to the changing geography through the new North Hampshire Council.	The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan. A range of technical evidence is underway and is, and will be, used to inform the development of the Local Plan. Evidence will be published on the New Local Plan Evidence webpage. Following the Scoping consultation the Council has used responses to inform a Local Plan Engagement Strategy setting out how stakeholders will be involved in the Local Plan. The site assessment process and development of the spatial strategy will take into account sustainability matters based on up-to-date evidence.

ID	Organisation	Summary	Council's Response
136	Hook Parish Council	Should recognise the individuality of communities and their individual needs and qualities. Policies should protect these special aspects and characters to support sustainable development and longer-term solutions.	The Council agrees that it is important to recognise local character and sense of place. Character, landscape and heritage evidence will inform policy and site assessment. Development will respond to and reflect local distinctiveness and settlement form and take account of the separate identity of communities.
153	Yateley Town Council	Priorities should focus on improving accessibility, strengthening transport options, and supporting community wellbeing and opportunities for all ages. There should be an emphasis on supporting young people into employment and on community life.	The Council agrees that it is important to improve active travel connectivity and/or accessibility for key destinations. Also to support provision of new /retention of existing local employment opportunities. The Employment Land Review and Housing and Economic Development Needs Assessment will provide the evidence base to be reflected in the spatial strategy and site allocations.
180	Heckfield Parish Council	Environmental protection.	The Council agrees that it is important to protect the natural environment from harmful development. Environmental evidence including Habitats Regulations Assessment and Green /Blue infrastructure Assessment will inform the spatial strategy, policies and allocations. Development will be expected to protect and enhance the natural environment.

Any other comments

Question 14: Are there any other matters that we should consider when preparing the new plan?

Executive Summary:

Respondents want the Local Plan to be fully evidence-led, support town centre vitality, with clearer engagement with communities, including updates with particular regard to major developments and housing land supply.

Healthcare should be strengthened through a distinct Local Plan policy and embedded in the Infrastructure Delivery Plan.

Development should remain plan-led, with clarity on future plan-making under the (emerging North Hampshire Council), and viability and infrastructure considered together.

There is also reference to the Ministry of Defence's significant landholdings, calling for policies that support defence operations, recognise Service Family Accommodation, and enable sustainable redevelopment of surplus MOD sites.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan. A range of technical evidence is underway and is being used to inform the development of the Local Plan. Evidence will be published on the New Local Plan Evidence webpage. We have set out the scope of evidence that is being prepared in our October 2026 consultation. In addition, the Council will continue progressing the Local Plan under the statutory plan-making framework while working with relevant authorities on any future confirmed local government reorganisation programme. The Council agrees that suitable public sector land can help respond to the district development needs and the importance of MOD assets is referenced in the next consultation document.

The Council agrees that it is important to make consultation documents clear and to publish them in an accessible format and for the use of in-person opportunities. Future consultation stages will use a mix of engagement methods including digital, online and in-person. This is confirmed in the Local Plan Engagement Strategy which has been informed by responses to the Scoping consultation.

The Council agrees that it is important to provide and support improved healthcare, GP, medical and/or pharmacy provision where possible. The Infrastructure Delivery Plan and engagement with service providers and the NHS will inform the need for and delivery of healthcare facilities alongside new development.

We are consulting on a broad policy direction for infrastructure.

The Council agrees that it is important to support local shops, retail choice, leisure, hospitality and/or evening economy uses where possible. Town-centre and retail evidence including a Retail and Leisure Needs Assessment will inform the role of centres, future floorspace needs and policy.

We are consulting on broad policy directions for employment, infrastructure and town and village centres.

Table 14: Question 14: Are there any other matters that we should consider when preparing the new plan?

ID	Organisation	Summary	Council's Response
215	Hampshire County Council	The Hart Local Plan should take into account the most up-to-date mineral safeguarding policy for the area and take into account the adopted HMWP, as part of the area's development plan, and apply mineral safeguarding as a constraint within any site assessment exercise. Safeguarded minerals and waste sites must be taken into account in preparing the Local Plan.	Noted – the land availability assessment and site assessment process, will reflect the adopted Hampshire Minerals and Waste Plan, where relevant.
215	Hampshire County Council	The Hart Local Plan should include the principles of the Waste Hierarchy and suggest including these principles in any future Local Plan document.	Noted.
217	Individual	Past failure to grant sufficient permissions.	Noted – the purpose of the Local Plan is to ensure sufficient sites are identified and allocated for development to meet development needs across the plan period.
222	Individual	Questions how to get involved so that this is a plan that locals will want. Would need	The responses to this Scoping Consultation have informed the preparation of a Local Plan

ID	Organisation	Summary	Council's Response
		to see more evidence to make better decisions.	Engagement Strategy to ensure the methods utilised reach the community. Completed evidence will be published alongside the next consultation.
191	Individual	Lodge Farm should be retained as agricultural land due to the impact of a warehouse/logistics development.	The Employment Land Review and Land Availability Assessment is informing the amount, type and location of future warehouse, logistics and industrial uses needed over the plan period. The site assessment process will assess the suitability of available sites to meet employment needs having regard to a range of evidence on matters such as ecology and landscape.
224	NHS Hampshire and Isle of Wight ICB	Healthcare should be embedded within the Infrastructure Delivery Plan and a distinct Local Plan Policy on healthcare infrastructure is needed with a distinct and separate policy approach to healthy lives.	The Council agrees that it is important to incorporate healthcare provision within communities and this identified through the Infrastructure Delivery Plan which is being prepared in consultation with relevant providers.
94	Rushmoor Borough Council	Supports ongoing cooperation and is pleased to see reference to the potential to meet unmet needs from neighbouring areas as Rushmoor may be looking for neighbouring authorities to provide support in delivering its housing needs.	The Council is working closely with neighbouring authorities to identify any potential cross boundary unmet needs. The Council will then consider if it has the capacity to accommodate any identified unmet needs.
135	Winchfield Parish Council	Development should be completely plan-led with large scale growth considered through the Local Plan.	The Council agrees that it is important to keep major growth plan-led rather than speculative. The plan-making process is intended to set out the site allocations and policies required to demonstrate sufficient land supply. Doing so will enable the Council to resist speculative development.

ID	Organisation	Summary	Council's Response
135	Winchfield Parish Council	Greater clarity on future plan-making under the new North Hampshire Council.	The Council will continue progressing the Local Plan under the statutory plan-making framework while working with relevant authorities on any future confirmed local government reorganisation programme.
135	Winchfield Parish Council	Must consider the links between infrastructure and viability and for both to be joined up and calculated on site-specific testing.	The Council agrees that it is important for infrastructure to align with growth and/or before development where required. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection, policy requirements, costs, funding and phasing. A Viability Assessment will be undertaken to ensure future requirements can be delivered.
135	Winchfield Parish Council	There must be a robust evidence base.	The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan. A range of technical evidence is underway and is being used to inform the development of the Local Plan. Evidence will be published on the New Local Plan Evidence webpage.
135	Winchfield Parish Council	Where sites or buildings are capable of being brought back into beneficial use, HDC should consider what intervention, compulsory purchase, partnership working, or delivery mechanisms may be appropriate.	The Council agrees that it is important to bring vacant sites and/or buildings back into use where suitable. The spatial strategy and site assessment process is considering and assessing previously developed land, vacant buildings and underused sites. Site allocations will look to bring empty sites / buildings back into use where appropriate.
136	Hook Parish Council	Set out frequency of updates for documents/evidence and web page for major developments and five years housing land supply.	The Council's Local Plan webpages will be updated with evidence documents when these are finalised. The <u>Authority Monitoring Report</u> sets out

ID	Organisation	Summary	Council's Response
			progress with major development and five year land supply.
149	Ministry of Defence	Notes that the MoD is a significant landowner in the district. These key defence sites should, in line with the NPPF, have in principle support for future defence developments and be protected from development that would adversely affect defence outputs. Consider it would be suitable for the plan to include a specific planning policy for defence/military establishments that meets the above. Examples of other Local Plan policies are provided.	The Council has acknowledged the importance of MOD assets in the district in the October consultation document. These will be protected through National Decision-Making policies as well as through our intended policy directions on infrastructure and housing which may include safeguarding assets as well as new allocations subject to future consultation responses and the evidence base.
149	Ministry of Defence	The Plan should recognise that during the plan period there could be a need for further Service Family Accommodation (SFA). Recommend that the Plan identifies SFA as a housing type that is present within Hart and that there may be requirements for additional SFA as defence needs change in accordance with the NPPF. Notes the emerging NPPF change to the definition of affordable housing.	The Housing and Economic Development Needs Assessment will inform the housing needs of the district to be reflected in the Local Plan and will reflect the latest NPPF. It is acknowledged that service families are one of the groups to be considered in terms of housing need.
149	Ministry of Defence	As part of wider reviews of the size of the military estate the MOD is considering the future of parts of its estate including within Hart. The Plan should therefore ensure that where sites are no longer required for military purposes, they are recognised in	The land availability assessment has assessed those sites submitted as part of the Call for Sites, for consideration in the Local Plan. The Council would also be keen to hear of any surplus MOD sites.

ID	Organisation	Summary	Council's Response
		planning policy as an important contributor to meeting housing and economic needs through sustainable redevelopment.	
153	Yateley Town Council	Should consider opportunities to enhance the attractiveness and functionality of town centres. Also suggest greater local financial and taxation control to meet local needs and better cross-boundary working.	The Council agrees that it is important to support town and village centre vitality. Town-centre and retail evidence including Retail and Leisure Needs Study will inform the role of centres, future floorspace needs and policy. The plan will seek where possible to support viable centres, accessible services and appropriate mixes of uses. Matters of local taxation are beyond the scope of the Local Plan.

Question 15: Do you have any other views on what the new plan should contain?

Executive Summary:

Respondents suggest that the Local Plan must be robust, transparent and evidence-led, with clear justification for decisions and key evidence completed before selecting a growth strategy or allocating sites. Local priorities must be respected and key constraints safeguarded. There is support for meeting housing needs in full, consistent approaches to self-build, prioritising brownfield land and giving strong weight to Neighbourhood Plans.

The Plan should consider wider structural changes, including local government reorganisation, cross boundary matters and address homelessness, better use of existing housing stock, and provision for gypsies and travellers. Minerals and waste safeguarding from the Hampshire Minerals & Waste Plan must be fully integrated.

Respondents also call for clear audit trails, better mapping, and regular evidence updates.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to provide a balanced mix of housing types for different households and housing needs, including gypsies and travellers. The Council's Housing and Economic Development Needs Assessment and Gypsy and Traveller Accommodation Assessment will inform the type of housing required.

We are consulting on broad policy directions for housing and traveller needs.

The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan. A range of technical evidence is underway. This together with third party publications are being used to inform the development of the Local Plan. Evidence will be published on the New Local Plan Evidence webpage. We will set out the scope of evidence that is being prepared in our October 2026 consultation. In addition, the Council will continue progressing the Local Plan under the statutory plan-making framework while working with relevant authorities on any future confirmed local government reorganisation programme.

The Council agrees that maps and illustrative material can make the Local Plan clearer and more accessible. The Local Plan and supporting documents will use proportionate maps, diagrams and other visual material where these help explain the spatial strategy, policies and site proposals. Accessibility and clarity will be considered when preparing these materials.

Made and emerging neighbourhood plans are being taken into account in preparing the Local Plan whilst having regard to the need to reflect up to date national planning policy and evidence on development needs.

Table 15: Question 15: Do you have any other views on what the new plan should contain?

ID	Organisation	Summary	Council's Response
222	Individual	This should contain the evidence, justification and conclusions, based upon the evidence that is generated locally.	Noted and agreed the Local Plan is being supported by a range of evidence and will be subject to further consultation.

ID	Organisation	Summary	Council's Response
203	Kingacre Estates	Housing allocations to meet the district's housing needs in full.	A key purpose of the Local Plan is to plan for future housing needs as informed by the evidence base. The starting point is the Government's standard method and work on the spatial strategy and site allocations will determine whether this need can be met.
217	Individual	Consistent decision making and targets for self-build. Presumption that industrial and warehousing will only be on previously developed land.	The Council agrees that it is important to provide a mix of housing including self-build. The Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes required – such as self-build. In line with national policy the Local Plan will support the use of previously development land it cannot rule out the need for greenfield sites given the quantum of land required for development.
220	Odiham Parish Council	Protection and weight to Neighbourhood Plans.	The council agrees that it is important to respect neighbourhood plans and will give them due weight as required, where they are up to date and comply with National Planning Policy.
135	Winchfield Parish Council	The Plan must be supported by a robust, up-to-date and transparent evidence base. Identifies a range of evidence that should be prepared and that key evidence should be completed before decisions are made about the growth strategy or site allocations.	The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan spatial strategy and site allocations. A range of technical evidence is underway and is being used to inform the development of the Local Plan. Evidence will be published on the New Local Plan Evidence webpage.

ID	Organisation	Summary	Council's Response
135	Winchfield Parish Council	Note that the timetable shows limited time for the scoping consultation responses to be considered by HDC and seeks to ensure that the spatial strategy and preferred options are not predetermined. There should be a clear audit trail of how scoping comments have been taken forwards.	The timetable published accords with the new plan making process. This document forms part of a Summary of Scoping Consultation setting out the comments that have been received and how they have been considered. A similar document will be published after each stage of consultation.
136	Hook Parish Council	Greater use of maps/illustrative material and good links to the evidence base.	The Local Plan will include maps and illustrative material as appropriate. The evidence will be published on the New Local Plan Evidence webpage.
153	Yateley Town Council	The plan should take account of wider structural and social issues that will influence how the area develops over time such as local government reorganisation.	The Council will continue progressing the Local Plan under the statutory plan-making framework while working with relevant authorities on any future confirmed local government reorganisation programme.
153	Yateley Town Council	Priorities should include addressing homelessness and making better use of housing stock as well as making appropriate provision for gypsies and travellers.	The Housing and Economic Development Needs Assessment together with the Gypsy and Traveller Accommodation Assessment will inform the Local Plan with regard to the matters raised.

How should we engage with you?

Question 16: Are there other ways we should publicise the public consultations?

Executive Summary:

Respondents want consultation and engagement to be accessible, inclusive, varied and not solely online, using multiple methods — email, social media, Parish Councils, local venues, and face-to-face engagement at community events — to reach a wider range of residents to encourage meaningful participation from all communities.

They support continuing online officer updates, but reference the need for plain-English summaries of consultation material.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to make consultation documents clear and to publish them in an accessible format and for the use of in-person opportunities. Future consultation stages will use a mix of engagement methods including digital, online and in-person. This is confirmed in the Local Plan Engagement Strategy which has been informed by responses to the Scoping consultation. Furthermore, the Council agrees that hard copies of consultation documents should be available. In line with planning regulations hard copies of key documents will be available to view at locations across the district.

Table 16: Question 16: Are there other ways we should publicise the public consultations?

ID	Organisation	Summary	Council's Response
222	Individual	As many ways as possible and not only electronically.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods.

ID	Organisation	Summary	Council's Response
217	Individual	Emails and social media	These methods are included within the Local Plan Engagement Strategy.
135	Winchfield Parish Council	Should not rely solely on online engagement or social media. A range of measures to publicise consultations are suggested using Parish Councils and local facilities with engagement in a range of locations.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods. Engagement with Parish Councils is specifically referenced.
136	Hook Parish Council	Continue online officer updates.	Town and Parish briefings will take place at each consultation stage.
153	Yateley Town Council	Use a wider range of accessible engagement methods. Use social media more effectively and have a face-to-face presence at local events. Essential to have a summary of consultation material in plain English.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods including the use of social media and face-to-face events.

Question 17: What methods of engaging the public (such as drop-in exhibitions) should we use during public consultation?

Executive Summary:

Respondents want the Local Plan's engagement process to be open, inclusive, accessible and wide-ranging, ensuring all evidence is available and that local residents can meaningfully shape the Plan. They emphasise using both in-person and virtual events, supported by emails, exhibitions, posters and clear summaries, that enables residents across Hart to participate fully in the plan-making process.

The Council should attend existing local events, work closely with Town and Parish Councils, and use local facilities to reach a broader audience.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to make consultation documents clear and to publish them in an accessible format and for the use of in-person opportunities. Future consultation stages will use a mix of engagement methods including digital, online and in-person. This is confirmed in the Local Plan Engagement Strategy which has been informed by responses to the Scoping consultation.

Table 17: Question 17: What methods of engaging the public (such as drop-in exhibitions) should we use during public consultation?

ID	Organisation	Summary	Council's Response
222	Individual	An open approach so that all evidence is available. The plan must be derived from local residents.	Completed evidence will be published alongside the main consultation stages for comment.
208	Vivid	A combination of in-person and virtual events.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of in-person and on-line publication and engagement methods.
217	Individual	Emails and exhibitions	These methods are included within the Local Plan Engagement Strategy.
220	Odiham Parish Council	All methods.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods.
136	Hook Parish Council	As set out in the Scoping and can put up posters.	Noted.

ID	Organisation	Summary	Council's Response
153	Yateley Town Council	Should attend existing local events rather than relying on people attending dedicated sessions. Important to engage with Town and Parish Councils to support this.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods including face-to-face events. Attendance at other events will depend on timings in relation to consultations and officer resources.

Question 18: Is there a group or community you are aware of that find it harder to participate? If so, what steps could we take to help those groups engage?

Executive Summary:

Engagement should involve younger and older residents, working families, military families, people with disabilities, those with limited transport, and traveller communities.

Consultation must be inclusive, reaching people who do not use digital tools, highlighting the need for face-to-face engagement, direct outreach to traveller sites, and locally accessible events, especially where transport accessibility is more challenging. Social media should not be relied on alone.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to support the use of a mix of online and in-person engagement methods to reach different audiences. A range of communication methods including email and social media will be used to publicise consultations. The Council agrees that it is important to enable inclusive engagement that reaches underrepresented groups and those that find it harder to access and engage. The Council will use a range of methods to reduce barriers to engagement and to enable less represented groups to take part. Future consultation stages will use a proportionate mix of accessible online, written and in-person methods in accordance with the Local Plan Engagement Strategy which has been informed by responses from the Scoping consultation.

Table 18: Question 18: Is there a group or community you are aware of that find it harder to participate? If so, what steps could we take to help those groups engage?

ID	Organisation	Summary	Council's Response
222	Individual	Everybody should be included not just those who use electronic means.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods including non-electronic means.
192	East Hampshire District Council	Consider that engaging younger people can be challenging and encourage consideration of achieving responses from all ages. Recommend writing to traveller sites regarding consultations.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods and methods that may be used to reach those who find it harder to engage.
215	Hampshire County Council	People living in areas of higher deprivation or experiencing transport poverty may find it harder to participate. Consultation activities should be accessible locally, use a range of online and in person methods, and be promoted through community organisations and trusted local groups.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods and methods that may be used to reach those who find it harder to engage.
220	Odiham Parish Council	Should not rely on social media and many residents don't engage with it.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods outside of social media.
217	Individual	Working families, military families, schools.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a

ID	Organisation	Summary	Council's Response
			range of publication and engagement methods and methods that may be used to reach those who find it harder to engage.
135	Winchfield Parish Council	Older residents, those without digital access, people with disabilities, younger people, working families, those with limited transport, and residents who are not confident using online planning portals.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods and methods that may be used to reach those who find it harder to engage.
135	Winchfield Parish Council	A range of accessible engagement methods and materials should be used.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods.
136	Hook Parish Council	No	Noted
153	Yateley Town Council	Agree some groups find it harder to participate such as the traveller community. A more proactive and personal approach is needed with face to face engagement.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods including face-to-face events.

Question 19: How would you like to be engaged with during the preparation of the Local Plan?

Executive Summary:

Direct and early communication seems to be preferred, with email as the main channel alongside written correspondence, meetings and technical discussions. Town and Parish Councils request early briefings and workshops, with clear audit trails showing how their input has been used.

There is support for ongoing cross-boundary dialogue with stakeholders, regular updates, and opportunities to discuss promoted sites.

Clear communication is requested through newsletters, online updates and community-wide information.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to support the use of a mix of online and in-person engagement and communication methods to reach different audiences, to enable inclusive engagement. Future consultation stages will use a proportionate mix of accessible online, written and in-person methods in accordance with the Local Plan Engagement Strategy which has been informed by responses from the Scoping consultation.

Table 19: Question 19: How would you like to be engaged with during the preparation of the Local Plan?

ID	Organisation	Summary	Council's Response
	Historic England	Request that general casework address is added to the database and request shapefiles for all proposed site allocations and site-specific designations.	Noted.
222	Individual	Does not know until understands more and asks how to find this out.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods and methods that may be used to reach those who find it harder to engage.
192	East Hampshire District Council	Email notification and ongoing discussion regarding cross boundary matters.	Noted. Ongoing cross boundary engagement will take place throughout the plan-making process with Statements of Common ground prepared as appropriate.
203 211	Kingacre Estates St Philips Land	Would welcome a meeting to discuss promoted sites.	Noted.

ID	Organisation	Summary	Council's Response
210	Gleeson Land		
208	Vivid	By direct email.	The Scoping responses have informed a Local Plan Engagement Strategy which identifies a range of publication and engagement methods including email.
215	Hampshire County Council	Written correspondence, regular meetings and attendance at technical meetings.	Noted. Ongoing engagement with key stakeholders will involve the methods suggested and as set out in the Local Plan Engagement Strategy informed by the Scoping responses.
220	Odiham Parish Council	By email to the clerk.	Email is identified as a key method of notifying consultees within the Local Plan Engagement Strategy.
217	Individual	By email.	Email is identified as a key method of notifying consultees within the Local Plan Engagement Strategy.
224	NHS Hampshire and Isle of Wight ICB	Welcomes ongoing engagement and supports early dialogue with developers where a new build GP surgery may be the most viable option.	Noted. Ongoing engagement with key stakeholders will take place for example through development of some of the evidence base in addition to formal consultation stages.
81	Sport England	Via email.	Noted, the Local Plan Engagement Strategy sets out that all statutory consultees will be notified electronically regarding Local Plan consultations. Other engagement with specific consultees is likely to be via email or virtual meetings.
135	Winchfield Parish Council	Request early and on-going parish-level engagement such as briefings and workshops before preferred options are fixed, early sharing of evidence, and a clear audit trail showing how parish Council comments have been	The Scoping consultation responses have informed the preparation of a Local Plan Engagement Strategy which sets out the approach to engagement with Town and Parish Councils. After each consultation a Summary of Consultation

ID	Organisation	Summary	Council's Response
		considered. Evidence should be shared with the Parish Council with enough time for meaningful review. There should be a clear record of how WPC representations have been taken into account.	report will be prepared setting out a summary of the main issues raised and how those have been taken into account in developing the Local Plan.
136	Hook Parish Council	Direct consultation and online updates.	The Scoping consultation responses have informed the preparation of a Local Plan Engagement Strategy which sets out the approach to engagement with Town and Parish Councils which will include these methods.
153	Yateley Town Council	Welcome engagement through clear and consistent communication channels that allow information to be shared effectively with the wider community. including feedback and updates directly to the Town Council. Also support Hart newsletters as a helpful method.	The Scoping consultation responses have informed the preparation of a Local Plan Engagement Strategy which sets out the approach to engagement with Town and Parish Councils which will include Local Plan updates through existing channels as well as briefings at each formal consultation.
180	Heckfield Parish Council	Discussion and update sessions with parish Councils.	The Scoping consultation responses have informed the preparation of a Local Plan Engagement Strategy which sets out the approach to engagement with Town and Parish Councils which will include Local Plan updates through existing channels as well as briefings at each formal consultation.

Representations received outside PlaceMaker not structured around the consultation questions

Executive Summary:

Respondents emphasise the need for a nature-positive, infrastructure-ready, environmentally responsible, evidence-led Local Plan. They want nature treated as essential infrastructure, guided by the Local Nature Recovery Strategy, with stronger policies on biodiversity, green/blue infrastructure, soils, air quality, climate adaptation and designated site protection.

Infrastructure providers highlight constraints in water, wastewater, electricity and transport, stressing early engagement and the need for a comprehensive Water Cycle Study, Strategic Flood Risk Assessment and HRA/SA. Sustainable transport, rail improvements and safeguarding strategic corridors are strongly supported.

Economic stakeholders seek positive planning for employment growth, flexible town centre policies and support for regeneration and digital infrastructure.

Community respondents emphasise protecting rural character, avoiding cumulative impacts on villages, safeguarding landscapes and rights of way, and ensuring infrastructure keeps pace with development. Sensitive sites to be avoided and plans for sustainable growth that strengthens both rural and urban communities.

How Hart District Council has had regard to the representations made:

The Council agrees that it is important to protect and enhance the natural environment and/or biodiversity. Ecological evidence, landscape and character assessments, habitat surveys, the Habitats Regulations Assessment and Hampshire Local Nature Recovery Strategy will inform policy and site selection.

We are consulting on broad policy directions for biodiversity and green and blue infrastructure.

The Council agrees that it is important to plan for employment growth in suitable locations. The Employment Land Review, Land Availability Assessment and other economic evidence will inform the amount, type and location of employment provision. This will inform the spatial strategy and site allocations policies.

We are consulting on broad policy directions for the economy and employment.

The Council agrees that it is important to improve opportunities for active travel including walking and cycling on the public rights of way network. The Local Cycling and Walking Infrastructure Plan (LCWIP) will help to inform the development of the Local Plan and future active travel.

We are consulting on a broad policy direction for transport and accessibility including active travel.

The Council agrees that it is important to prepare an up-to-date evidence base to support the Local Plan. A range of technical evidence is underway and is being used to inform the development of the Local Plan. Evidence will be published on the New Local Plan Evidence webpage. We have set out the scope of evidence that is being prepared in our October 2026 consultation.

The Council agrees that it is important to reduce impacts on countryside, landscape and/or local character wherever possible. Relevant technical evidence will inform policy and site assessments.

We are consulting on broad policy directions for the spatial strategy, potential site options and landscape matters.

The Council agrees that it is important to phase infrastructure to align with growth and/or before development where required. It will also be necessary for the capacity of utility provision to be assessed and upgraded where needed. The Council also agrees that it is important to ensure water supply capacity is sufficient to support the existing communities and planned growth. The Infrastructure Delivery Plan and engagement with infrastructure providers will inform site selection and policy requirements. Whilst, the Water Cycle Study and engagement with water companies, the Environment Agency and Natural England will inform the water supply position taken by the Local Plan. The Spatial Strategy and phasing of development will take account of water constraints.

We are consulting on broad policy directions for infrastructure and sustainable water use.

The Council agrees that it is important to support town and village centre vitality. Town-centre and retail evidence including a Retail and Leisure Needs Assessment will inform the role of centres, future floorspace needs and policy. The plan will seek where possible to support viable centres, accessible services and appropriate mixes of uses.

We are consulting on broad policy directions for employment, infrastructure and town and village centres.

Table 20: Other Comments

ID	Organisation	Summary	Council's Response
39	Scottish and Southern Electricity Networks	Welcome opportunity to comment and sets out how Local Plans are used in electricity distribution planning and provides sources of data.	Comment noted and welcomed.
223	Individual	Objects to employment use at Lodge farm.	The Council recognises that it is important to give appropriate consideration to the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment will inform the amount, type and location of future warehouse, logistics and industrial uses.
216	Hampshire and Isle of Wight Wildlife Trust	Welcome the opportunity to respond. The Local Plan should treat nature as essential infrastructure that supports healthy communities, resilient places, sustainable growth and long-term economic wellbeing and should be included as a strategic priority in the Local Plan vision, objectives and spatial strategy. Nature based solutions should be embedded into the Local Plan. The guiding principle should be that development gives back more to nature than it takes away. The Local Plan should reflect the Council's biodiversity duty through strong policies on nature recovery, Biodiversity Net Gain, green and blue infrastructure, nutrient neutrality, water efficiency and recreational disturbance.	The Council agrees that it is important to protect the natural environment from harmful development. Environmental evidence including Habitats Regulations Assessment, Green /Blue infrastructure Assessment and Local Nature Recovery Strategy will inform the spatial strategy, policies and allocations. The Council will also need to have regard to national planning policy and legislation on these matters.

ID	Organisation	Summary	Council's Response
216	Hampshire and Isle of Wight Wildlife Trust	Suggest Hart assesses the viability of a minimum 20% BNG requirement, particularly for strategic sites and development affecting LNRS opportunity areas.	Noted – National Planning Policy allows for a higher than national percentage of biodiversity net gain only where this is for specific site allocations and fully justified and deliverable. The Council will explore this opportunity through the Local Plan evidence base.
216	Hampshire and Isle of Wight Wildlife Trust	Require high-quality design standards, such as Building with Nature or an equivalent Council standard, where development interacts with strategic nature recovery opportunities. New development should provide high-quality, multifunctional green and blue infrastructure, to support biodiversity, climate adaptation, flood resilience, water management, public health and access to nature.	Agree – a range of evidence is being prepared to support the approach to the natural environment and green and blue infrastructure.
216	Hampshire and Isle of Wight Wildlife Trust	Run a Call for Nature Sites alongside any Call for Sites to identify local opportunities for restoration, protection and community-led nature recovery.	Noted – the Call for sites invites land to be proposed for any uses including for example Suitable Alternative Natural Greenspace.
216	Hampshire and Isle of Wight Wildlife Trust	The Local Plan should support a coherent cross-boundary approach to nature recovery, climate resilience, river catchments, nutrient neutrality, coastal systems and green and blue infrastructure. Strengthen ecological connectivity across Hart and neighbouring authority areas.	Agree – particularly with regard to the matters raised which by their nature cross boundaries. The Council will liaise as required with both neighbouring authorities and stakeholders.

ID	Organisation	Summary	Council's Response
216	Hampshire and Isle of Wight Wildlife Trust	The Local Plan should commit to increasing the area of land protected and managed for nature, contributing to the national 30x30 target and the objective to halt nature's decline by 2030.	Noted – the Local Plan will seek to support protected sites in line with national policy and legislation with additional sites for nature being considered through the site allocation process.
216	Hampshire and Isle of Wight Wildlife Trust	Use the Hampshire LNRS, including APIB and ACB mapping, to inform the spatial strategy, site allocations and mitigation priorities. To avoid allocating development in APIB areas and apply a strong nature-positive test to any proposals affecting ACB areas.	Agree – the Hampshire LNRS is part of the evidence base informing both the spatial strategy and site assessment process.
201	Phoenix DevCo S.a.r.l	Promotes land adjacent to Cody Technology Park for employment development. Plan should plan positively for economic growth directing employment-generating development towards existing designated employment sites or land which is well related. Such consideration should be given to the potential to extend the existing employment allocation at Cody Technology Park to support the potential for further, positive growth of a key economic cluster.	The Council recognises that it is important to give appropriate consideration to the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment will inform the amount, type and location of future warehouse, logistics and industrial uses.
201	Phoenix DevCo S.a.r.l	Should see more economic and employment-generating development.	The Council recognises that it is important to give appropriate consideration to economic growth. The Employment Land Review and Land Availability Assessment will inform the amount,

ID	Organisation	Summary	Council's Response
			type and location of future employment including warehouse, logistics and industrial uses.
202	Waverley Borough Council	No comments at this stage.	Noted.
206	Obsidian Strategic Land	Promotes Land at Lodge Farm for commercial development.	The Council recognises that it is important to give appropriate consideration to the location and scale of new commercial development. The Employment Land Review and Land Availability Assessment as well as other relevant evidence on for example landscape, will inform the amount, type and location of future warehouse, logistics and industrial uses.
207	Surrey County Council	Highlights a number of significant development proposals within Surrey that may present cross boundary transport considerations which should be taken into account.	The Council agrees that it is important to address cross-boundary matters in an appropriate manner. The Council will work closely with Neighbouring Authorities to identify any potential cross boundary issues. In terms of traffic matters the Strategic Transport Assessment and site assessment evidence base will inform the spatial strategy and site allocations.
209	National Trust	No comments at this stage	Noted
212	Individual	Lodge Farm should be protected from warehouse development.	The Council recognises that it is important to give appropriate consideration to the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment along with other relevant evidence will inform the amount, type and location of future warehouse, logistics and industrial uses.
212	Individual	There is a need for larger homes (4+ bedrooms) and should be supported.	The Council's Housing and Economic Development Needs Assessment will inform the

ID	Organisation	Summary	Council's Response
			amount, tenure, size and type of homes required, including the need for larger homes.
212	Individual	The Plan should support self-build and not to meet self-build legal obligations discriminates against the armed services and local residents.	The Council agrees that it is important to provide a range of housing types. The Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes required (including such as self-build).
212	Individual	Use of roof space and well-designed two storey extensions should always be granted.	The Council recognises that roof-space conversions and well-designed two-storey side extensions can make efficient use of existing homes and that some of these may not need planning permission. The Local Plan will consider the need for additional design guidance having regard to national planning policy.
212	Individual	Should focus on immediate build out and permission of sites already allocated.	Noted. The Council agrees that it is important to ensure sites already allocated come forward, however it is necessary to identify and allocate further sites to manage required housing targets over the new plan period. The spatial strategy and site allocations work will consider site delivery to ensure that sites come forward in a timely manner.
212	Individual	Rural sites under 1 Ha should be considered minor developments.	Rural sites under 1 ha would be considered under the updated NPPF as rural exception sites provided they accorded with NPPF Policy HO10 and are evidenced by an up-to-date local housing needs survey.
212	Individual	Should give strong support for developments offering gardens and biodiversity benefits.	The Council's Housing and Economic Development Needs Assessment will inform the amount, tenure, size and type of homes required. The Council supports maximising biodiversity net gain wherever possible. New national planning

ID	Organisation	Summary	Council's Response
			policy only allows Councils to seek higher BNG requirements on allocated sites. This will be explored through the development of site allocation policies.
212	Individual	Supports more nurseries and pre-schools including opportunities for childminders.	The Council agrees that it is important to provide and support improved education provision, including school places, nursery and/or childcare. The Infrastructure Delivery Plan and engagement with Hampshire County Council as Education Authority and other providers will inform the needs for education facilities. Delivery of new education facilities where required, are being considered as part of the spatial strategy and larger allocations sites.
212	Individual	Supports CIL payments based on financial viability for middle sized developments.	At present the Council collects developer contributions through S106 planning obligations, towards mitigating the impacts of a development proposal in accordance with legislation.
212	Individual	Mix of housing solutions should include a new village.	The Council agrees that it is important to consider the role a garden village could play as part of its spatial strategy. Any new-settlement option would require comprehensive assessment through strategic environmental assessment, infrastructure delivery plan and strategic transport assessment.
214	Natural England	Sites of Least Environmental Value - The plan should allocate land with the least environmental or amenity value with sufficient evidence to justify the site selection process and evidence this.	NPPF Policy N1 specifically includes reference to <i>“Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework”</i> . Site allocations are being informed by the Site

ID	Organisation	Summary	Council's Response
			Assessments and other elements of the evidence base including on ecology and landscape.
214	Natural England	The Plan should set criteria-based policies to ensure the protection of designated biodiversity and geological sites and which distinguish between international, national and local sites.	In accordance with NPPF Policy N1 the Local Plan will set out the hierarchy of sites, whilst including reference to the LNRS as informed by the evidence base.
214	Natural England	Designated Sites - The Local Plan should be screened under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) at an early stage so that outcomes of the assessment can inform key decision making on strategic options and development sites.	Agree - the Council has commissioned an assessment under the Habitats Regulations, to inform the emerging spatial strategy and site allocations.
214	Natural England	TBHSPA – Recreational Disturbance - would expect the HRA to demonstrate that sufficient SANG capacity can be provided and SANG capacity can meet recommended standards. Evidence of certainty of SANG delivery is required.	The Council agrees for the need for sufficient deliverable SANG and has commissioned an assessment under the Habitats Regulations, to inform the emerging spatial strategy and site allocations. This will be discussed with Natural England.
214	Natural England	Greywell Fen SSSI – Water Resources – identify resilience issues affecting water resources within the area covered by the Hart Local Plan and within South East Water's (SEW's) Water Resource Zone. Ne consider that continued abstraction within this water resource zone is resulting in significant environmental impacts that are harming and further deteriorating the condition of Greywell Fen Site of Special Scientific Interest (SSSI)	The Council agrees that it is important to protect environmental water resources and/or river ecosystems through sustainable water resource management. The Water Cycle Study and engagement with water companies, and the Environment Agency and Natural England will inform water supply, wastewater, water quality and environmental positions in the Local Plan. The Spatial Strategy and phasing of development will take account of water constraints.

ID	Organisation	Summary	Council's Response
		and the chalk groundwater aquifer as well as potential wider risks. The Plan must consider the strategic impacts on water quality and resources. Early engagement with relevant agencies including SEW is advised.	
214	Natural England	Environmental Gains - the Local Plan should take a strategic approach to the protection and enhancement of the natural environment, including providing a net gain for biodiversity, considering opportunities to enhance and improve connectivity and be underpinned by up to date environmental evidence.	The Council agrees that it is important to protect and enhance ecology and biodiversity, and supports maximising biodiversity net gain wherever possible. New national planning policy only allows Councils to seek higher BNG requirements on allocated sites. Ecological evidence, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.
214	Natural England	Biodiversity and Geodiversity - The Plan should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and consideration of geodiversity. The Plan should also set out the approach to biodiversity net gain.	The Council agrees that it is important to protect and enhance ecology and biodiversity, and supports maximising biodiversity net gain wherever possible. New national planning policy only allows Councils to seek higher BNG requirements on allocated sites. Ecological evidence, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.
214	Natural England	Local Nature Recovery Strategy and Biodiversity Net Gain – support the use of the LNRS to guide the implementation of BNG and the conservation of protected and notable species. We advise that reference is made to the LNRS within the site allocations policy wording	The Council agrees that it is important to protect and enhance ecology and biodiversity, and supports maximising biodiversity net gain wherever possible. The LNRS is a part of the evidence base being used in the preparation of the Local Plan New national planning policy refers to LNRS with requirements for plan making to 'steer the location of development, including through site allocations', also for plans to integrate development with

ID	Organisation	Summary	Council's Response
		Recommend that mechanisms to implement increasing connectivity are included within the Local Plan, and that the wording outlines who will be driving this ecological connectivity, and any expectations that the Council set for developers.	environmental restoration. Ecological evidence, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.
214	Natural England	Soils - The Local Plan should give appropriate weight to the roles performed by the area's soils. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver. The plan should safeguard the long-term capability of best and most versatile agricultural land.	New national planning policy refers to steering the location of development to utilise land of least environmental value (Policy N1). Ecological evidence, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.
214	Natural England	Green Infrastructure – recommend that Local Plans include policies to reflect the 5 headline Green Infrastructure Standards in the Natural England Green Infrastructure Framework and Standards as well as a range of other recommended tools. help with the assessment of site allocations to ensure these are suitable and maximise benefits for people and nature, and to support policies resulting in good quality, green and nature rich development.	The Council agrees that it is important to support the use of trees and planting to improve green infrastructure. Green and Blue Infrastructure evidence and existing tree canopy cover evidence will inform the spatial strategy, site allocations and policy requirements.
214	Natural England	Health and Wellbeing – Identify the role that nature plays in health and wellbeing and ways in which the Local Plan policies can support access to nature and increasing access to nature-based health interventions.	The Council agrees that it is important to protect and enhance valued green and/or open spaces in recognition of their contribution to health and well being. Delivering healthy communities is proposed within the draft Vision. Evidence on Open Space,

ID	Organisation	Summary	Council's Response
			Playing Pitches and green and blue infrastructure will support the approach to open space and the natural environment.
214	Natural England	Access and Rights of Way - the Plan should include policies to ensure protection and enhancement of public rights of way and National Trails. The plan should seek to link existing rights of way where possible and provides for new access opportunities. The plan should avoid building on open space of public value. The plan should make provision for appropriate quantity and quality of green space to meet identified local needs.	The Council agrees that it is important to protect and enhance existing footpaths, rights of way and/or countryside routes. The Council will have regard to national planning policies in determining the approach in the Local Plan and the need for protection or improvement will be assessed in preparing the site allocation policies. The Local Cycling and Walking Infrastructure Plan (LCWIP) and wider transport evidence will help to inform future improvements.
214	Natural England	Air Pollution - expect the plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. Advises that one of the main issues which should be considered in the plan and the SA/HRA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation	The Council agrees that it is important to mitigate noise, air, dust, light and/or pollution impacts wherever possible. Potential effects are being tested through site assessment and relevant technical evidence, plus the Integrated Impact Assessment and HRA. Policies and allocations will seek to avoid harm from pollution and secure proportionate mitigation where impacts cannot be avoided.
214	Natural England	Climate Change adaptation – the Local Plan should recognise the role of the natural environment to deliver measures to reduce the effects of climate change and factors that may exacerbate climate change should be avoided.	The Council agrees that it is important to support the use of trees and green infrastructure for cooling, resilience and/or natural carbon storage, in support of climate mitigation and/or adaptation. The draft Local Plan will address climate mitigation and adaptation through its development policies

ID	Organisation	Summary	Council's Response
		Green Infrastructure and resilient ecological networks play an important role in aiding climate change adaptation.	and site specific requirements supported by an up-to-date evidence base.
214	Natural England	Evidence - A Sustainability Appraisal and Habitats Regulations Assessment will need to be undertaken before the final version of the Local Plan is submitted.	A Strategic Environmental Assessment and Habitats Regulations Assessment have been commissioned and will be published at the appropriate stage during preparation of the Local Plan.
199	Network Rail Infrastructure Ltd	Important that opportunities to promote the use of the railway as a more sustainable modes of transport are identified and taken forward.	The Council supports improved rail connectivity, station access and/or capacity. An Infrastructure Delivery Plan is being prepared which will identify capacity issues and the need for and opportunities for improvements in consultation with the infrastructure providers such as Network Rail. In addition, with the publication of the NPPF 2026 and its promotion of land around rail stations as sustainable locations for development, the Council will explore opportunities for development around stations in the district.
199	Network Rail Infrastructure Ltd	Reference is made to a new Vision with suggested additional references to sustainable transport, spatial options and Strategic Development Growth options.	No detailed vision or growth options were set out in the Scoping consultation but the Council will consult Network Rail on these as part of the next Local Plan consultation.
199	Network Rail Infrastructure Ltd	Identifies that improved sustainable transport connections to Hook Station, Winchfield Station, Fleet Station and Blackwater Station should be considered with development near the stations making proportionate contributions to meet increased demand.	The Council supports improved rail connectivity, station access and/or capacity. An Infrastructure Delivery Plan is being prepared which will identify capacity issues and the need for and opportunities for improvements in consultation with the infrastructure providers such as Network Rail. In addition, with publication of NPPF 2026 and promotion of land around rail stations as

ID	Organisation	Summary	Council's Response
			sustainable locations for development, the Council will explore opportunities for development.
199	Network Rail Infrastructure Ltd	Port and Marine Business - The Local Plan should support rail freight where possible and encourage investment in this to increase use as an alternative to movement of goods via the road network.	The Council agrees with opportunities to have alternatives to movement of goods via the road network, in terms of both benefits to air quality and local congestion. However, the Local Plan has limited influence on the actual use of the rail infrastructure.
199	Network Rail Infrastructure Ltd	Infrastructure – supports policies for the delivery of infrastructure. Will engage with the Council in developing the Infrastructure Delivery Plan. To highlight key rail improvements.	Comment noted. The capacity and existing and future provision of infrastructure is being determined through the preparation of an Infrastructure Delivery Plan. The Council is engaging with relevant infrastructure providers in preparing this.
199	Network Rail Infrastructure Ltd	Sustainable transport – support options that prioritise sustainable transport, safeguard strategic transport corridors, and where practicable support modal shift away from private car use. References Station Travel Plans for each station as forming part of the evidence base and which can tie in with the LCWIP.	The Council agrees that it is important to improve active travel connectivity and/or accessibility for key destinations. Options for walking, wheeling and cycling requirements will be explored through development of the site allocation policies. The Local Walking and Cycling Infrastructure Plan (LCWIP) and wider transport evidence will help to inform future improvements.
198	Whitewater Valley Conservation Society	Sets out the environmental, hydrological, water quality, physical and ecological impacts of development on the River Whitewater and the Whitewater Valley. Identifies that the River Whitewater is Hart's only chalkstream and as a globally rare and highly sensitive chalkstream should be treated as a critical environmental constraint and a priority for protection within the Local Plan.	The Council agrees that it is important to protect and enhance important biodiversity habitats such as chalk streams, including the River Whitewater and its environment. The Water Cycle Study, flood-risk, ecological and landscape character appraisal and Green and Blue Infrastructure evidence will inform policy and site assessments. The Council will work closely with the Environment Agency and

ID	Organisation	Summary	Council's Response
		Suggest that the Plan should include a chalkstream specific policy, referencing water neutrality, buffer zones and spatial protection, the requirement for independent assessment reports and considering wastewater and infrastructure constraints. Long term monitoring and enforcement should be required. Protection of the River Whitewater will align with climate and environmental objectives.	Natural England in respect of policy relating to watercourses.
197	Individual	Objects to the development of Lodge Farm for warehouse or commercial use due to traffic impacts, no need has been demonstrated, flood risk. Impact on neighbouring settlements, amenity, health and well-being, heritage impact. Biodiversity impact and landscape and visual impact.	The Council recognises that it is important to give appropriate consideration to the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment will inform the amount, type and location of future warehouse, logistics and industrial uses and will be informed by a range of evidence including on biodiversity and landscape.
197	Individual	The River Whitewater is a rare and valuable chalkstream. It should be subject to a specific policy that protects the River from pollution, abstraction, encroachment and other damage. Hart is encouraged to back a "Rights of Rivers" motion as Basingstoke & Deane have done.	The Council agrees that it is important to protect and enhance important biodiversity habitats such as chalk streams, including the River Whitewater and its environment. The Water Cycle Study, flood-risk, ecological and landscape character appraisal and Green and Blue Infrastructure evidence will inform policy and site assessments. The Council will work closely with the Environment Agency and Natural England in respect of policy relating to watercourses.
196	Individual	The Local Plan should protect the River Whitewater, a rare chalkstream, from the	The Council agrees that it is important to protect and enhance important biodiversity habitats such

ID	Organisation	Summary	Council's Response
		impacts of development. Specific concerns are raised regarding potential warehouse development at Lodge Farm and the impacts of this on the River.	as chalk streams, including the River Whitewater and its environment. The Water Cycle Study, flood-risk, ecological and landscape character appraisal and Green and Blue Infrastructure evidence will inform policy and site assessments. The Council will work closely with the Environment Agency and Natural England in respect of policy relating to watercourses.
200	Environment Agency	Welcome joint working to screen the environmental constraints for sites to be allocated in the Local Plan.	Noted and welcomed
200	Environment Agency	Set out the importance of Design Codes to be the strategy that will set out design requirements for physical development and are able to offer advice on specific design aspects.	The Council agrees that it is important to ensure design responds to local character. Design policies and site-specific requirements will seek high-quality, locally responsive development and well-designed streets and public spaces.
200	Environment Agency	Note that Camberley and Fleet Sewage Treatment Works are not complying with current permit limits which are operated by Thames Water and a map is provided of areas covered by these STW. Upgrades and/or improvements are needed. Notes that under the Water Environment (Water Framework Directive) Regulations 2017, there is a requirement for water bodies not to deteriorate and to achieve 'good status' by 2027.	Noted – this matter will be covered through the preparation of a Water Cycle Study to provide proportionate, robust and up-to-date evidence. The outputs of the study will be used to determine options for the spatial strategy to meet development needs. The Environment Agency will be engaged in the preparation of relevant evidence.
200	Environment Agency	Notes the potential water resource issue in South East Waters WRZ4 which covers part of Hart.	Noted – this matter will be covered through the preparation of a Water Cycle Study to provide proportionate, robust and up-to-date evidence and with ongoing engagement with relevant bodies.

ID	Organisation	Summary	Council's Response
			The outputs of the study will be used to determine options for the spatial strategy to meet development needs.
200	Environment Agency	Welcome the preparation of a Water Cycle Study which should include both water quality and water resource matters which should be considered in the Plan.	Noted – preparation of a Water Cycle Study will provide proportionate, robust and up-to-date evidence. The outputs of the study will be used to determine options for the spatial strategy to meet development needs.
200	Environment Agency	Would suggest more stringent water efficiency standards for development in the Local Plan.	The Council has commissioned a Water Cycle Study to provide proportionate, robust and up-to-date evidence. The outputs of the study will be used to determine options for water efficiency standards.
200	Environment Agency	Important to include a specific watercourses policy.	Relevant evidence on water, biodiversity and green and blue infrastructure is being prepared which along with national planning policy and engagement with the Environment Agency and Natural England is informing the approach to watercourses.
200	Environment Agency	Include policies to promote appropriate and integrated green blue infrastructure in new development.	The Green and Blue Infrastructure study is a key part of the evidence base which will inform both the spatial strategy and requirements for site allocations.
200	Environment Agency	Include policies to deliver catchment wide WFD objectives.	The Local Plan will include policies as required by National Planning legislation and guidance and as supported by the evidence base.
200	Environment Agency	Support delivery of at least 10% biodiversity net gain.	The Council agrees that it is important to protect and enhance ecology and biodiversity, and supports maximising biodiversity net gain wherever possible. New national planning policy only allows Councils to seek higher BNG requirements on

ID	Organisation	Summary	Council's Response
			allocated sites. Ecological evidence, habitat surveys and the Habitats Regulations Assessment will inform policy and site selection.
200	Environment Agency	The site appraisal process should assess biodiversity value and safeguard irreplaceable habitat.	The Council agrees that it is important to protect and enhance ecology and biodiversity. The site assessment process will consider such matters to inform site selection.
200	Environment Agency	The Plan should promote infrastructure that drives resource use up the waste hierarchy including encouraging an increase in renewable energy generation, and provision of SuDs.	The Council agrees that it is important to support renewable, solar energy generation, use of heat pumps and/or low-carbon technologies where suitable. The draft Local Plan will consider the requirements for renewable energy generation through its spatial strategy, development policies and site requirements. In terms of drainage new development will need to apply the sequential approach, avoid increasing flood risk and provide appropriate sustainable drainage and mitigation as appropriate. This is being informed by the Local Plan evidence base.
200	Environment Agency	Details provided of what the Strategic Flood Risk Assessment should contain and how it should influence the Plan.	Noted - Preparation of the Water Cycle Study and Strategic Flood Risk Assessment, will provide proportionate, robust and up-to-date evidence. The outputs of the studies will be used to determine options for the spatial strategy to meet development needs. The Environment Agency are engaged in preparing relevant water and flooding evidence.
200	Environment Agency	Matters which should be considered in policies which address land and groundwater protection are set out.	Noted - Preparation of the Water Cycle Study and Strategic Flood Risk Assessment, will provide proportionate, robust and up-to-date evidence. The outputs of the studies will be used to determine

ID	Organisation	Summary	Council's Response
			options for the spatial strategy to meet development needs and whether there is a need for local policies that go beyond national planning policies.
200	Environment Agency	Matters which should be considered in policies which address waste management matters are set out.	Noted – the Council will engage the waste management authority in preparing the Local Plan.
200	Environment Agency	Matters which should be considered in relation to policies that improve air quality matters are set out.	The Council agrees that it is important to mitigate noise, air, dust, light and/or pollution impacts wherever possible. Potential effects are being tested through site assessment and relevant technical evidence, plus the Integrated Impact Assessment and HRA. Policies and allocations will seek to avoid harm from pollution and secure proportionate mitigation where impacts cannot be avoided.
195	Crondall Parish Council	Concerned about the impact of cumulative development on rural communities and request that the Local Plan includes cumulative impacts, thresholds for concentrations of energy or industrial infrastructure and protection from disproportionate siting of infrastructure.	The emerging Local Plan is subject to assessment through the Integrated Impact Assessment, which amongst other matters will explore impacts of development of different types alone and in combination.
195	Crondall Parish Council	Seek policies that safeguard the open countryside and rural character, valued landscapes and views, agricultural land, rural lanes, rights of way and dark skies and that prevent coalescence.	The Council recognises the importance of rural character and village identity. The level of housing need means that some greenfield sites will be needed to provide new homes. Landscape and settlement character evidence will inform the spatial strategy and site assessment process. Policies and allocations will seek to ensure that development responds to its context.

ID	Organisation	Summary	Council's Response
195	Crondall Parish Council	The Plan should ensure greater protection for listed buildings, as assessment of cumulative effects on heritage significance and high design standards in sensitive locations.	The Council agrees that it is important to protect and enhance conservation areas, historic townscape and/or historic landscapes whilst recognising that some protection is provided in legislation. The Historic Environment Record, heritage assessments and site-specific evidence is informing policy and site selection along with national planning policies. Development will be expected to protect and enhance conservation areas, historic townscape and/or historic landscapes where possible.
195	Crondall Parish Council	Robust evidence is required to demonstrate that road, healthcare, school and utility and emergency services capacity is sufficient. Infrastructure should be planned alongside development.	The Council agrees that it is important to provide and support improved road, healthcare, school and utility and emergency services. The Infrastructure Delivery Plan and engagement with Hampshire County Council, healthcare bodies and other service providers will inform the needs for retention of existing, upgrades or provision of new infrastructure as part of planned development. Delivery of infrastructure is being considered as part of the spatial strategy and larger site allocations.
195	Crondall Parish Council	The importance and constraints including parking pressures and cumulative traffic impacts in rural areas should be recognised.	The Council agrees that it is important to assess the impacts of development on rural areas. The Transport Assessment will assess the cumulative impact of development on the road network. The Local Cycling and Walking Infrastructure Plan (LCWIP) and wider transport evidence will help to inform future improvements. Parking standards will be developed as part of the Local Plan process.

ID	Organisation	Summary	Council's Response
195	Crondall Parish Council	Biodiversity, water and environmental policies should be strengthened.	The approach in the Local Plan to these matters is being drafted in accordance with the evidence base and in compliance with National Planning Policy. The Local Plan will include local policies where these are justified and supported by evidence.
195	Crondall Parish Council	Criteria that should be considered in the location of renewable energy infrastructure are suggested.	The Council agrees that it is important to support net zero objectives and/or reduce carbon emissions. Requirements will take account of and align with national policy and building regulations. Local Plan evidence including the Renewable Energy Study will help to inform opportunities for renewable and low carbon energy development and areas that might be suitable.
195	Crondall Parish Council	The Local Plan should avoid the gradual overdevelopment of villages through incremental development and considerations for the location of development identified.	The Council recognises that the importance of rural character and/or village settings. Policies and allocations will seek to ensure that development responds to its context will be informed by land availability, landscape and settlement-character evidence. Policies and allocations will seek to ensure that development responds to its context and local character.
195	Crondall Parish Council	The Local Plan should recognise the impact of Farnborough Airport and the need to safeguard Hart's rural areas.	Noted – the Local Plan is required to reflect guidance published with regard to active airports.
195	Crondall Parish Council	Support for a range of engagement methods including early Parish engagement, in person events, clear non-technical summaries,	The Council agrees that it is important to support the use of a mix of online and in-person engagement methods to reach different audiences. Future consultation stages will use a proportionate

ID	Organisation	Summary	Council's Response
		accessible formats and interactive online mapping and ongoing dialogue.	mix of accessible online, written and in-person methods in accordance with the Local Plan Engagement Strategy which has been informed by responses from the Scoping consultation.
194	Defence Infrastructure Organisation	Notes that the area covered by the Local Plan is washed over by safeguarding zones designated to preserve the operation and capability of RAF Odiham. No specific comments at this stage but welcome notifications of future consultations.	Noted – the DIO will also be consulted on future Local Plan publications.
193	Thames Water	The Local Plan should seek to ensure there is adequate water and wastewater infrastructure to serve all new developments. The time to deliver infrastructure improvements should not be underestimated and developers should engage at the earliest opportunity. Local Plan information will support future planning for the provision of future wastewater (and water supply infrastructure)	Preparation of the Water Cycle Study will provide proportionate, robust and up-to-date evidence. The output of the study, together with the Infrastructure Delivery Plan will be used to determine not only options for the spatial strategy to meet development needs, but also the requirement for supporting infrastructure whether new or upgrades to existing provision to ensure new development can be served. Engagement with both the water companies and Environment Agency will be necessary to ensure there is sufficient capacity for both water supply and wastewater.
193	Thames Water	The Plan should include a specific Policy on the provision of sewerage/wastewater and water supply infrastructure to serve development. Detailed Policy wording is provided.	Policy wording noted - Preparation of the Water Cycle Study will provide proportionate, robust and up-to-date evidence. The output of the study, together with the Infrastructure Delivery Plan will be used to support policies and allocations in the Local Plan and the requirement for supporting infrastructure. Engagement with both the water companies and Environment Agency will be

ID	Organisation	Summary	Council's Response
			necessary to ensure there is sufficient capacity for both water supply and wastewater.
193	Thames Water	The impact of development within the vicinity of existing sewage works/pumping stations should be assessed in line with the NPPF Agent of Change Principle. Suggested Local Plan wording set out in relation to considering development proposals close to a STW. Other specific matters: Clean Water (provided by South East Water) – a 'grey area' of transfer constraint around Riseley is identified; Limited capacity within the Farley Hill Tower Zone and additional demand would require substantial network reinforcement; An upgrade scheme is planned for Fleet Sewage Treatment works and for Hartley Wintney STW.	Noted – a Water Cycle Study has been commissioned to examine matters in relating to waste supply and discharge.
189	Individual	Objects to any inclusion of Lodge Farm for warehouse/logistics development. A range of Policy and legal concerns are identified including conflict with the NPPF and reference is made to an active Parliamentary Petition relevant to this proposal. Other specific objections relate to conflict with the development plan, the impact on residential amenity, health and wellbeing, the impact on heritage assets including Conservation Areas	The Council recognises that it is important to give appropriate consideration to the need for a range of employment uses including the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment along with other evidence such as landscape and ecology will inform the amount, type and location of future warehouse, logistics and industrial uses.

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		and a Scheduled Ancient Monument, traffic impacts, supported by information submitted by developers at the pre-application stage, impacts on biodiversity and nature conservation including the River Whitewater, Hook Common and Bartley Heath SSSI, Bartley Heath SINC and the Thames Basin Heaths SPA, flood risk, landscape and visual impacts and an absence of demonstrated need.	
190	Individual	Objects to Lodge Farm being included in the Local Plan for warehousing/distribution use.	The Council recognises that it is important to give appropriate consideration to the need for a range of employment uses including the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment will inform the amount, type and location of future warehouse, logistics and industrial uses having regard to a range of evidence.
187	Individual	Objects to Lodge Farm being used for warehouse use. Objections relate to traffic congestion and pollution, impact on the environment including on hedgehogs, the River Whitewater and Hook Common and Bartley Heath SSSI, impacts on residents, flood risk and the impact on heritage assets. Reference is made to an active Parliamentary Petition relevant to this proposal and the Council is urged to retain the land in agricultural use.	The Council recognises that it is important to give appropriate consideration to the need for a range of employment uses including the location and scale of warehouses, logistics and/or industrial uses. The Employment Land Review and Land Availability Assessment will inform the amount, type and location of future warehouse, logistics and industrial uses having regard to a range of evidence.

ID	Organisation	Summary	Council's Response
185	National Grid Electricity Transmission	Identifies NGET assets in the district and recommend that they are consulted early to take into account overhead lines or wider policies that may affect electricity supply.	Noted NGET are a statutory consultee so will be advised of Local Plan consultations.
185	National Grid Electricity Transmission	Notes that demand for electricity is expected to rise and that the transmission network needs to accommodate the rapid growth in low-carbon generation.	Preparation of the Infrastructure Delivery Plan alongside the development of the spatial strategy will inform the need for any improvements to the transmission network. Infrastructure providers are being engaged in the preparation of the Infrastructure Delivery Plan.
185	National Grid Electricity Transmission	The Council should safeguard all NGET transmission assets and existing and potential access routes, support reinforcement and expansion, ensure proposals do not compromise safety, operability, maintenance access, asset replacement or future network expansion, resist development or highway alterations that would prejudice constrain or render impractical Abnormal Indivisible Load access and encourage early engagement with NGET.	Noted – NGET are a statutory consultee and are able to comment on Local Plan proposals with regard to their transmission assets. The preparation of the Infrastructure Delivery Plan will inform any locally specific policy approaches to safeguarding infrastructure assets.
34	Individual	Urges the Council to include a specific policy protecting against any harmful impacts on the River Whitewater due to its rare and valuable habitat recognising it is a chalk stream. Refers to a petition, House of Lords Motion and Chalk Streams Bill as being relevant. Calls on the Council to back a 'Rights or Rivers' motion similar to Basingstoke & Deane and include in the Local Plan.	The Council agrees that it is important to protect and enhance important biodiversity assets including chalk streams, including the River Whitewater and/or their corridors from adverse development impacts. The Water Cycle Study, flood-risk, ecological and landscape character appraisal and Green and Blue Infrastructure evidence will inform policy and site assessment. The Council will work closely with the Environment

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			Agency and Natural England in respect of policy relating to watercourses.
184	Office for Nuclear Regulation	Notes that ONRs land use planning processes may apply to developments within Hart and if so emergency planning and external hazard requirements must be met.	Noted – the Council will continue to consult ONRs as required.
21	Individual	Raises a number of queries around the new housing requirement, the need to take unmet need from elsewhere, what land is considered ripe for development, how will this be distributed across Hart, what brownfield land is available and has a proportion of affordable housing been set.	The Council agrees that it is important to address unmet housing need transparently. The Council will work closely with Neighbouring Authorities to identify any unmet needs. The Council will then consider if it has the capacity to accommodate any identified unmet needs. The Councils Housing and Economic Development Needs Assessment will inform the provision of affordable housing and other housing needs. The spatial strategy and site assessment process is also considering suitable previously developed land.
21	Individual	All forms of infrastructure must form an integral part of development.	The Council agrees that it is important to ensure new development is supported by necessary infrastructure. The Infrastructure Delivery Plan and engagement with service providers will inform the need for and delivery of a range of infrastructure.
21	Individual	Suggest that to economise on needing greenfield land high rise development will be needed.	The Council recognises that higher-density development can make efficient use of land and reduce the need for greenfield sites. The appropriate height and density of development will be considered through the spatial strategy, site assessment and design policies, taking account of local character, heritage, landscape, infrastructure and residential amenity. Taller development will be supported where appropriate to its context.

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226	Fleet Business Improvement District	The Local Plan should recognise BIDs as key delivery partners in town centre regeneration and welcome continued engagement in the Plan preparation. To maintain Fleet as Hart's principal town centre, the Local Plan should support its long-term vitality and viability by encouraging a flexible mix of uses, creating opportunities for independent businesses, and enabling operators to adapt to changing market conditions. It should promote investment in public spaces, improve connectivity and accessibility—including a balanced approach to parking—and support town centre living to increase footfall and activity. The Plan should also encourage a stronger evening economy, ensure high-quality digital infrastructure, enable temporary and meanwhile uses, and embed measures that support climate change adaptation and mitigation. A clear and proactive Economic Development Strategy should guide these initiatives. The Hart Shopping Centre represents a key opportunity for regeneration and reinvestment, with policies that are flexible and support a mix of uses, alongside active collaboration between the Council and stakeholders.	The Council agrees that it is important to support town centre vitality, regeneration (including bringing vacant premises back into use), employment and/or footfall where possible. Town-centre and retail evidence including a Retail and Leisure Needs Assessment will inform the role of centres, future floorspace needs and policy. The Plan will seek where possible to support viable centres, accessible services and appropriate mixes of uses and the Council will engage with Fleet BID as appropriate.

