

New Hart Local Plan



Baseline Report

October 2026

Contents

List of Abbreviations	4
Executive Summary	5
1 Introduction	7
2 People	8
2.1 Population	8
2.2 Households	14
2.3 Education	18
2.4 Ethnicity.....	18
2.5 Deprivation and Inequality	20
2.6 Health and Disability	22
3 Places	29
3.1 Parishes and Neighbourhood Plans	29
3.2 Settlements and Their Boundaries.....	32
4 Historic Environment.....	34
4.1 Listed Buildings	34
4.2 Scheduled Monuments.....	34
4.3 Conservation Areas	34
4.4 Non-Designated Heritage Assets.....	36
5 Climate Change and the Natural Environment.....	36
5.1 Climate Projections	36
5.2 Green Space and Suitable Alternative Natural Greenspace (SANG)	37
5.3 Habitat Designations	39
5.4 Sites of Special Scientific Interest (SSSIs).....	41
5.5 Ancient Woodland	43
5.6 Flood Risk	44
5.7 Open Green Space	44
5.8 Air and Noise Pollution	45
6 Housing	46
6.1 Housing Needs.....	46
6.2 Housing Supply	51
6.3 Housing Affordability.....	67
7 Employment and Retail	75

7.1 Economic Activity	75
7.2 Number and Size of Businesses.....	79
7.3 Employment Floorspace	81
7.4 Retail Floorspace	82
7.5 Office Floorspace	85
7.6 Industrial Floorspace	85
8 Transport, Connectivity and Infrastructure.....	86
8.1 Transport Constraints and Planned Projects	86
8.2 Transport Patterns and Connections	88
8.3 Hart's Connectivity	93
8.4 Education Infrastructure	97
8.5 Healthcare Infrastructure	99
8.6 Social Care Infrastructure.....	100
8.7 Water Infrastructure.....	100
8.8 Wastewater Infrastructure	102
8.9 Electricity Distribution Infrastructure	103
9 Next Steps	103

List of Abbreviations

Hampshire County Council = HCC
Office for National Statistics = ONS
Housing and Economic Development Needs Assessment = HEDNA
Index of Multiple Deprivation = IMD
Lower layer Super Output Areas = LSOA
Gypsy and Traveller Accommodation Assessment = GTAA
Infrastructure Delivery Plan = IDP
Authority Monitoring Report = AMR
Integrated Impact Assessment = IIA
Suitable Alternative Natural Greenspace = SANG
Special Protection Areas = SPA
Special Areas of Conservation = SAC
Site of Special Scientific Interest = SSSI
Strategic Flood Risk Assessment = SFRA
National Planning Practice Guidance = PPG
Strategic Housing and Land Availability Assessment = SHLAA
Strategic Housing Market Assessment = SHMA
North Hampshire Transport Model = NHTM
Volume over capacity = VOC
Hampshire Bus Service Improvement Plan = BSIP
Special Educational Needs and Disabilities = SEND
Water Resources Management Plan = WRMP
South East Water Limited = SEWL
Water resource zone = WRZ
Thames Water Utilities Limited = TWUL
Drainage and Wastewater Management Plan = DWMP
Sewage Treatment Work = STW
Strategic Development Plan = SDP
Grid Supply Point = GSP
Bulk Supply Points = BSP
UK Climate Projections = UKCP18

Executive Summary

This Baseline Report provides a comprehensive overview of Hart district's demographic, economic, environmental, and infrastructure landscape as the foundation for the new Hart Local Plan. It is produced early in the 30-month plan-making process, aligning with updated government regulations on Local Plans. It is intended to inform the vision, strategy, and evidence base for the new Local Plan.

The report draws on a wide range of headline data and signposts to supporting documents, including the Authority Monitoring Report, and a variety of Local Plan evidence, produced by national bodies, by Hart District Council and its consultants, and by other bodies such as infrastructure providers active in the area.

Key Findings are summarised briefly below:

Hart district faces significant growth, demographic change, and infrastructure challenges over the coming Plan period.

Population & Demographics - Hart's population is projected to grow by 6% from 2021 to 2031, reaching over 106,000 residents, with the largest wards being Crookham West & Ewshot and Hook. The district has a mature age profile, with a rising proportion of residents aged 65+, and a median age of 43. Population density is 6.5% higher than the national average, and household sizes are gradually decreasing, reflecting broader demographic trends. The district is characterised by low levels of deprivation, high life expectancy, and positive health outcomes compared to national averages.

Housing - The new Local Plan identifies a need for 804 net additional homes per year over the plan period, with a total of 14,464 new homes needed 2026–2044. This nearly doubles the previous Local Plan's requirement. Hart's current housing supply is skewed toward larger properties, with 38.9% of homes having four or more bedrooms, and a high proportion of detached dwellings. The district has seen a strong delivery of new homes, exceeding previous targets, but faces ongoing affordability challenges with median house prices rising to £465,000 in 2025 and a challenging price-to-earnings ratio of 12.7. Affordable and social rent options remain limited, and there is a significant shortfall in 'extra care' provision for older residents.

Economy & Employment - Hart's economy is robust, with high economic activity and employment rates, and a business profile dominated by micro-enterprises. The office market has declined by 27.8% over the past decade, reflecting shifts toward home working and redevelopment of older stock. Retail floorspace is stable but limited, with Fleet acting as the principal retail centre. Modest future growth is expected, and retail vacancy rates are low. The industrial market in Hart is relatively small but healthy, with high and rising rents and a market geared toward smaller occupiers.

Infrastructure – On **transport**, high car ownership rates drive travel behaviour, with limited public transport and active travel options. Planned projects aim to improve connectivity and safety, but structural challenges persist.

On **education**, the district is generally well-placed to meet needs, with sufficient capacity projected to 2030, and some projected surpluses in primary and secondary school places after 2030. However, medium to long-term school place planning is challenging due to the wider dynamics at play. Demand for education provision for children with special educational needs or a disability is growing.

On **healthcare**, primary healthcare demand is outstripping capacity, with most GP surgeries operating over capacity. Planned projects aim to expand clinical space, but funding constraints remain.

On **social care**, demand is rising due to an ageing population and complex needs, compounded by workforce shortages and financial pressures.

On **water & wastewater**, supply deficits are projected without intervention, and infrastructure upgrades are needed to support growth and environmental compliance.

On **electricity**, some substations lack capacity for new development, requiring reinforcement and strategic planning.

Environment & Climate - Hart has extensive green space, which represents the second highest among nearby authorities, and high resident satisfaction with local green and blue spaces. Climate projections indicate rising temperatures and more extreme weather, increasing flood risk and pressure on natural habitats. The district is committed to carbon neutrality by 2035, with emissions targets and ongoing air quality monitoring.

Historic Environment & Places - Hart contains over 1,000 listed buildings, 10 scheduled monuments, and 32 conservation areas, contributing to its distinct character. Parishes and settlements are diverse and evolving, with reviews of settlement boundaries and hierarchies planned as part of the Local Plan.

This Baseline Report will inform the drafting of the Local Plan's vision and strategic policy directions. Hart District Council will continue to develop the evidence base, update studies, and engage stakeholders to shape the plan.

1 Introduction

This Baseline Report has been produced by Hart District Council to support the preparation of the new Hart Local Plan, which is currently being prepared in line with the government's new [30-month Local Plan process](#) and associated [2026 Local Planning Regulations](#). The new Hart Local Plan, once adopted, will replace the current statutory development plan of the district, which is the [Hart Local Plan \(Strategy and Sites\) 2032](#).

This Baseline Report sets out a range of baseline information, knowledge and understanding about the district on different land use topics and will be used to support the development of Local Plan priorities, its vision and policies, as well as supporting preparation of the evidence base.

This document includes a range of headline data. It also signposts to other documents where relevant baseline data that will help to inform the preparation of the Local Plan can be found, for example the yearly Authority Monitoring Report.

As set out in government guidance, this Baseline Report has been prepared early in the plan-making process but may be superseded by emerging evidence as the preparation of the Local Plan progresses.

The Baseline Information document looks at both the current picture of Hart District and, where information is available, the potential future picture. The latter is likely to be informed by further technical evidence base studies prepared during the plan-making process.

This document is informed by an evolving evidence base that will continue to be developed throughout the plan-making process. At the time of writing, a number of evidence documents remain in preparation and will be published through the Consultation on Proposed Plan Content and Evidence in October 2026.

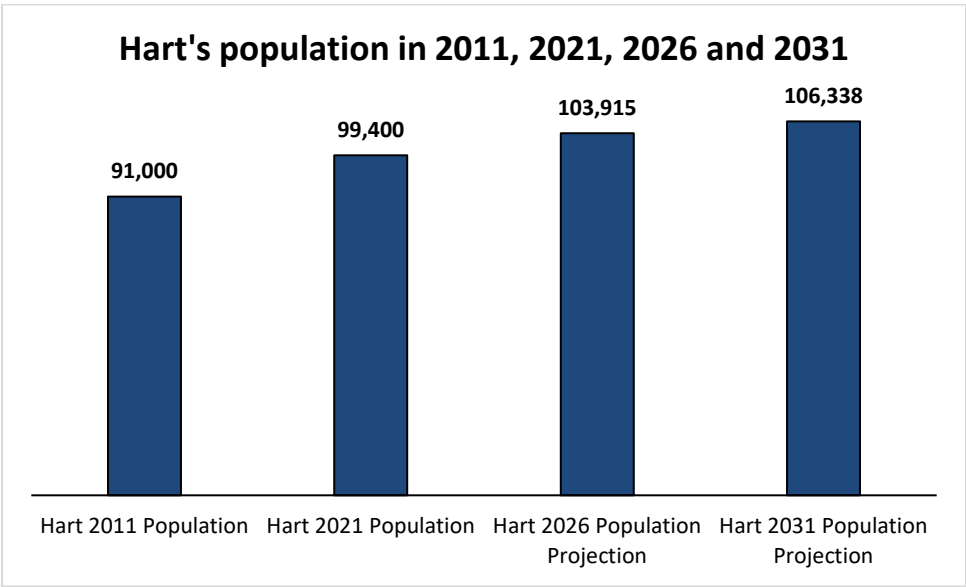
2 People

2.1 Population

2.1.1 Population Size

Between [Census 2011 and Census 2021](#) the population of Hart increased by 9.2%. In the current 10-year Census period from 2021 to 2031, Harts population is expected to increase by a further 6% according to the [Hampshire County Council \(HCC\) 2024 Small Area Population Forecasts](#).

Figure 1: Population change in Hart, 2011-2031



Source: Census 2011, Census 2021 and HCC 2024 Small Area Population Forecasts

The projected population for Hart in 2026 and 2031 can be broken down to Ward level areas with HCC 2024 Small Area Population Forecasts data. Crookham West & Ewshot along with Hook, remain the largest Wards by population in both 2026 and 2031.

Table 1: Projected population of Wards within Hart for 2026 and 2031.

Ward	2026	2031
Crookham West and Ewshot Ward	12804	13454
Hook Ward	10753	10828

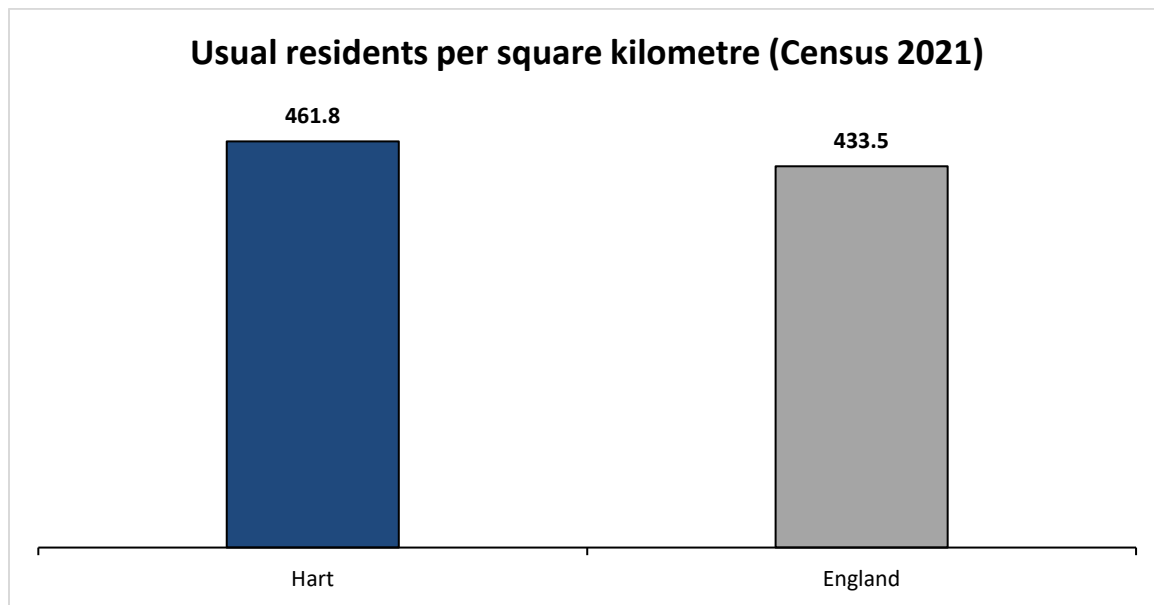
Ward	2026	2031
Odiham Ward	9632	10090
Hartley Wintney Ward	9518	9631
Blackwater and Hawley Ward	9510	9439
Fleet West Ward	9430	9211
Fleet Central Ward	9208	9414
Yateley East Ward	8557	8455
Yateley West Ward	8478	8425
Fleet East Ward	8332	9685
Crookham East Ward	7693	7706
Total	103915	106338

Source: HCC 2024 Small Area Population Forecasts

2.1.2 Population Density

Hart has a population density which is 6.5% higher than the English average as per Census 2021.

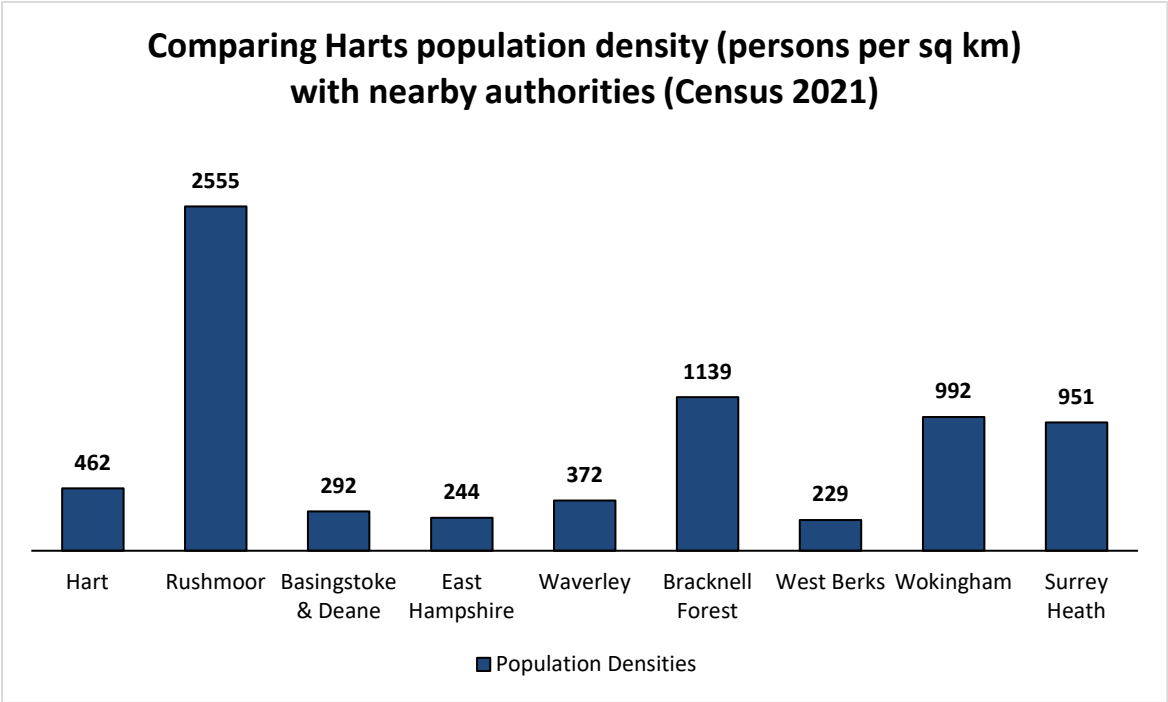
Figure 2: Residents per square kilometre in England and Hart, 2021



Source: Census 2021

Population densities in nearby authorities vary significantly. As per Census 2021 the most similar population density nearby to Hart District is found in Waverley at 372 persons per sq km.

Figure 3: Harts population density compared to nearby authorities



Source: Census 2021

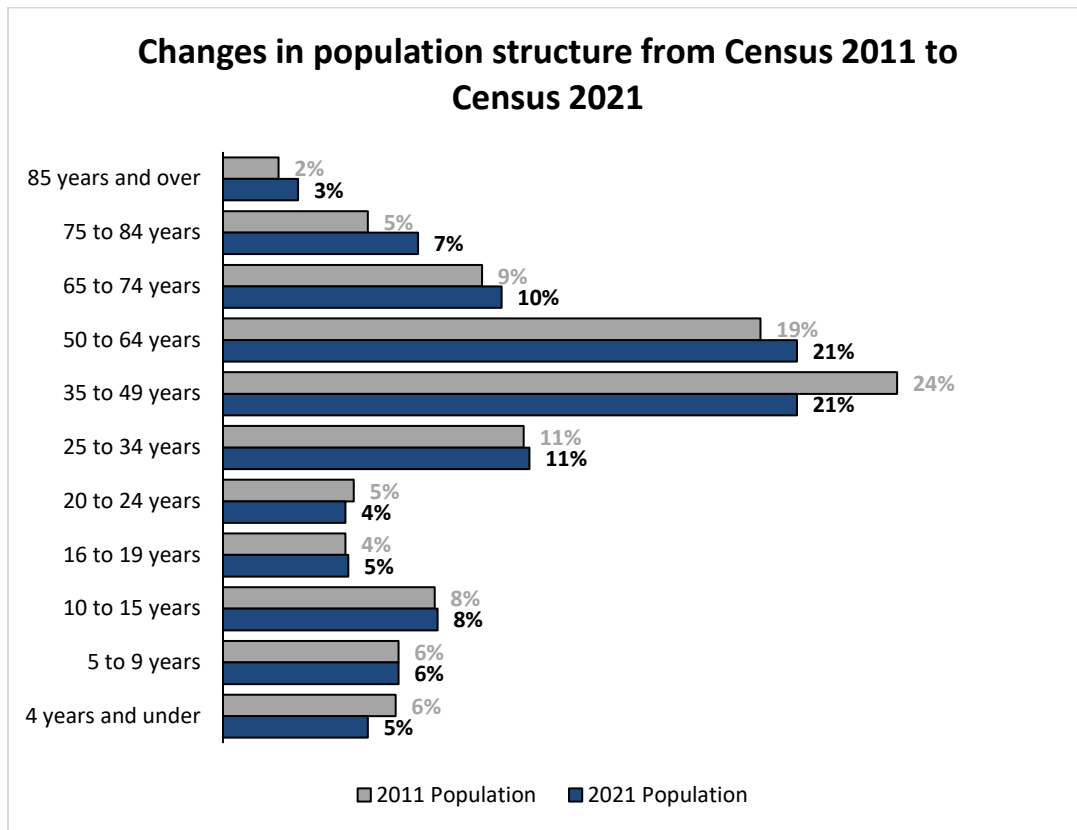
2.1.3 Population Age Structure

From Census 2011 to Census 2021, Hart had a higher rate of population increase (9.2%) than the wider South-East (7.5%) and England as a whole (6.6%).

In this period, the average (median) age in Hart also increased from 41 to 43. The largest age groups now encompass those aged 35-64 years old. All age groups over the age of 50 have grown. Younger age groups have stayed roughly the same or shrunk, with the largest decrease seen in the 35-49 age group.

These trends are not dissimilar to those observed in many other places in the country, particularly in more rural areas.

Figure 4: Changes in population structure, 2011-2021

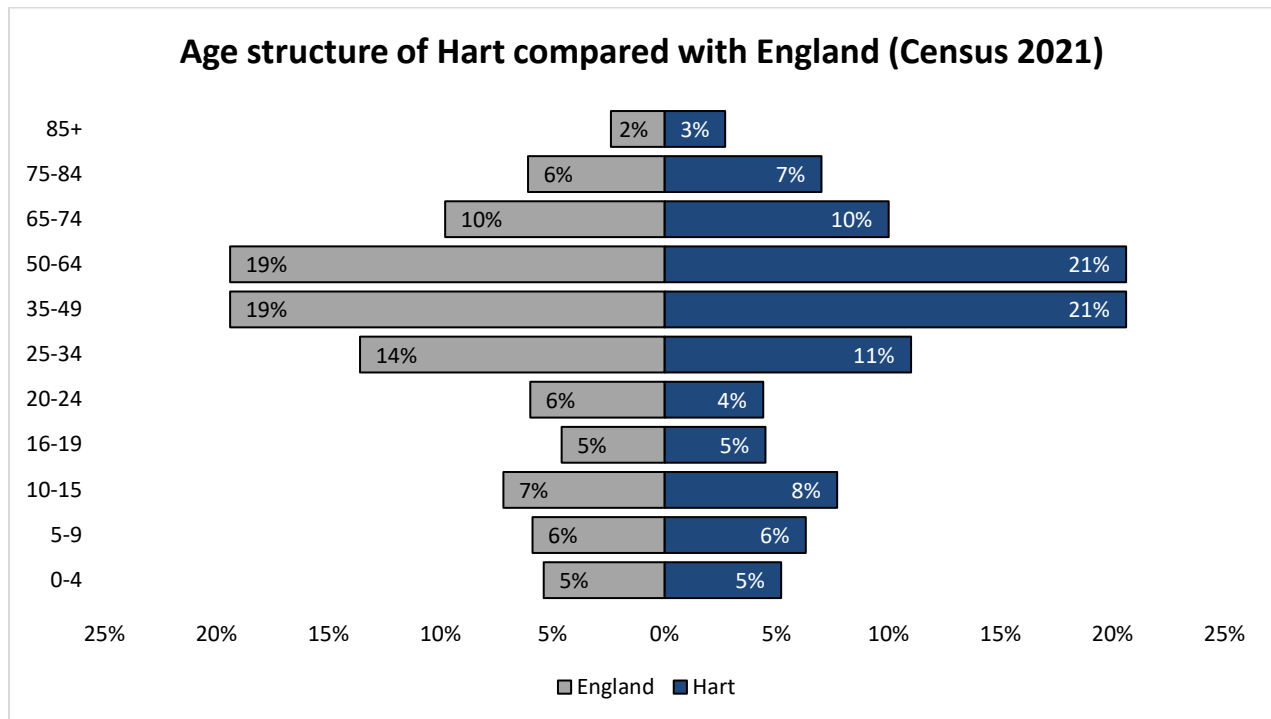


Source: Census 2011 and Census 2021.

Comparing Hart's age structure to England as of Census 2021:

- Hart has a lower proportion of younger working age adults: ages 16-34 account for around 20% of Harts population, compared with around 24% in England.
- Hart has a larger middle-aged population: ages 35-64 make up over 40% of residents in Hart, slightly higher than the average for England.
- Hart has a mature population profile, with a large middle-aged population and a comparatively smaller young adult population.

Figure 5: Hart's age structure compared with England, 2021



Source: Census 2021

According to the [Office for National Statistics \(ONS\) 2022 based Subnational Population Projections for England](#):

- In 2032, 22% of the population in Hart are projected to be aged 65 years or over, up from 19% in 2022.
- Between 2022 and 2032, Harts old age dependency ratio (the number of people of State Pension age for every 1,000 people of working age) is projected to rise from 308 to 338. This is above the average for England in 2032 (287 per 1,000).
- In 2032, 20% of people in Hart are projected to be aged 18 years and under, down from 23% in 2022. This is the same as the average for England in 2032.

Note that the following sections explore **different sections of the Hart population**, including the local older population, Gypsy and Traveller population, and Armed Forces population. The characteristics of these groups are important to understand, alongside any other groups present in the district who may have needs to be considered in the Local Plan, such as for accommodation, that cannot be met solely through general policies, such as on housing supply, and may require a more specific policy approach. This is also the case in the health and housing sections; however, the groups discussed

are not consistent throughout each section. Rather, groups are discussed where applicable data is available.

2.1.4 Older Population

Table 2 presents data from the Hart Housing and Economic Development Needs Assessment (HEDNA) being undertaken in 2026, showing how Hart's older population compares to wider geographical areas as well as sub-areas within Hart. Hart has a slightly higher percentage of those aged 65+ (19.7%) when compared to the wider North Hampshire United Authority (UA) (17.4%) and England as a whole (18.4%). However, the Hampshire & the Solent Combined Authority has a higher proportion of their population aged 65+ (20.5%).

Amongst the Hart sub-areas, the greatest proportion of over 65s, 75s, and 85s live in the Rural South & Villages. The largest number of people in these age groups lived in Fleet & Church Crookham. Hook had the smallest number and proportion of older people across all three age groups.

Table 2: Older population in Hart and comparator geographies, 2021

Area	65+	75+	85+
Hart	19,574	9,665	2,665
	(19.7%)	(9.7%)	(2.7%)
North Hampshire UA	66,715	31,075	8,269
	(17.4%)	(8.1%)	(2.2%)
Hampshire & the Solent Combined Authority	410,192	196,289	56,997
	(20.5%)	(9.8%)	(2.9%)
England	10,401,303	4,837,160	1,372,301
	(18.4%)	(8.6%)	(2.4%)
Fleet & Church Crookham	8,039	4,219	1,276
	(18.2%)	(9.6%)	(2.9%)
Blackwater & Yateley	5,705	2,717	641
	(21.8%)	(10.4%)	(2.4%)
Hook	1,436	598	158
	(15.8%)	(6.6%)	(1.7%)
Rural North & Villages	2,163	1,022	245
	(21.9%)	(10.4%)	(2.5%)
Rural South & Villages	2,227	1,092	330
	(22.0%)	(10.8%)	(3.3%)

Source: HEDNA

2.1.5 Gypsy and Traveller Population

According to Census 2021, Hart has 0.3% of England's Gypsy or Irish Traveller ethnic groups living within the local authority area. This is comparatively low when compared to other Districts in England, with some authorities accommodating up to 1.5% of England's Gypsy or Irish Traveller population. Overall, 233 people in Hart were identified as 'White: Gypsy or Irish Traveller' or 'Gypsy/Romany'. There were no people identifying as 'Roma'. The Census further identifies 90 households in Hart where the household reference person identifies as being a Gypsy/Traveller.

2.1.6 Armed Forces Population

As per the Census 2021, the areas of England with the highest proportions of UK armed forces veterans tended to be near existing armed forces bases. RAF Odiham and Gibraltar Barracks are armed forces bases located in Hart which have likely influenced the number of veterans and active armed forces personnel present in the district. Neighbouring Rushmoor is also home to the Aldershot Garrison and Military Town, which has a population of around 10,000 people, including roughly 4,000 soldiers.

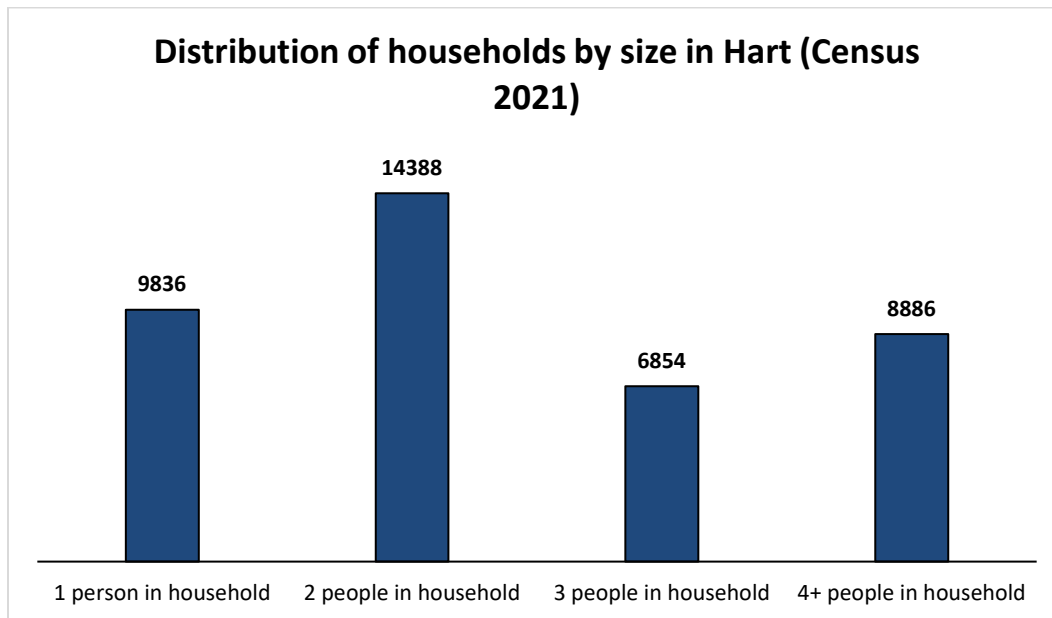
- 5% (4,017 people) of Hart's residents previously served in the UK armed forces. 4% served in the regular armed forces, 0.8% in the reserve armed forces and 0.2% served in both.
- As of 1st April 2025, there were 760 UK Regular Army personnel and 1,510 UK Regular RAF personnel living in Hart according to the UK Regular Armed Forces Annual Location Statistics.

2.2 Households

2.2.1 Household Size

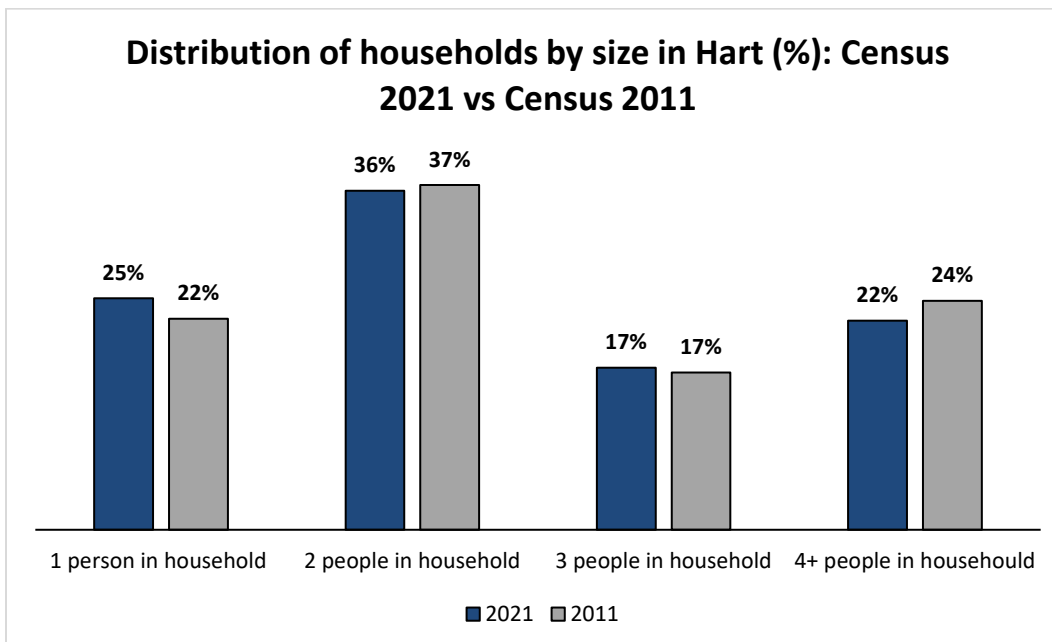
Over the decade between Census 2011 and Census 2021, Hart has shifted towards smaller households, with a growth in 1 person households and a decline in 4+ person households, whilst 2 and 3 person households saw minimal change.

Figure 6: Distribution of households by size, 2021



Source: Census 2021

Figure 7: Distribution of households by size (%), 2011-2021



Source: Census 2021 and Census 2011

The average household size in Hart was 2.49 people per household at the time of Census 2021. While the average household size in Hart is not very different from that seen in comparator geographies, household sizes vary slightly across sub-areas and wider geographies:

- North Hampshire Unitary Authority: 2.46
- Hampshire and the Solent Combined Authority: 2.38
- England: 2.41
- Fleet & Church Crookham: 2.48
- Blackwater & Yateley: 2.53
- Hook: 2.46
- Rural North & Villages: 2.41
- Rural South & Villages: 2.54

2.2.2 Household Composition

Table 3 presents HEDNA data on the household composition of the sub-areas within Hart as well as of comparator geographies.

- Blackwater & Yateley had the highest proportion of households aged 66 and over, at 27.0%, closely followed by the Rural North & Villages sub-area at 26.9%. Hook had the smallest proportion at 18.8%.
- Families with dependent children were most common in Hook (32.6%) and Fleet & Church Crookham (32.3%) and least common in Blackwater & Yateley (26.6%). Blackwater & Yateley had the greatest proportion of non-dependent children however, suggesting that this sub-area is more commonly home to older families, with adult children living in the family home. This aligns with Blackwater & Yateley having the highest proportion of young people aged 15-24.
- Family households (e.g. couples) with no children were most common in Hook, at 20.8% of the population, followed by Rural South & Villages at 20.1%. A wide range of households could fall into this group, including couples without children (of any age under 66) and families with adult children that have left the family home, but where at least one household member is aged under 66.

Table 3: Household composition, Hart and comparator geographies, 2021

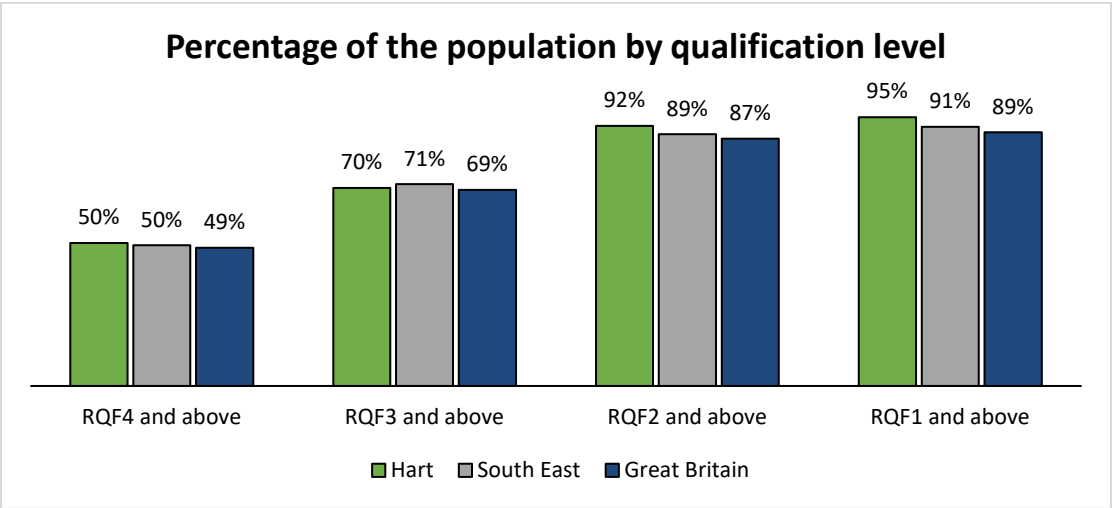
Household composition	Hart	North Hampshire UA	Hampshire & the Solent Combined Authority	England	Fleet & Church Crookham	Blackwater & Yateley	Hook	Rural North & Villages	Rural South & Villages
Total: All households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
One-person household	24.6%	26.1%	29.2%	30.1%	25.3%	23.4%	23.4%	25.7%	24.7%
One-person household: Aged 66 years and over	12.4%	11.0%	13.7%	12.8%	12.0%	13.1%	9.6%	14.4%	12.9%
One-person household: Other	12.2%	15.1%	15.5%	17.3%	13.4%	10.3%	13.9%	11.4%	11.8%
Single family household	71.0%	67.8%	64.6%	63.0%	70.5%	71.3%	73.1%	70.4%	71.4%
Single family household: All aged 66 years and over	12.0%	9.5%	10.8%	9.2%	10.9%	13.9%	9.2%	12.5%	13.7%
Single family household: No children	18.3%	18.7%	18.3%	16.8%	17.6%	17.3%	20.8%	19.7%	20.1%
Single family household: Dependent children	29.8%	28.4%	25.0%	25.8%	32.3%	26.6%	32.6%	27.8%	27.2%
Single family household: All children non-dependent	10.5%	10.7%	9.9%	10.5%	9.3%	13.2%	10.1%	10.2%	10.2%
Single family household: Other	0.4%	0.5%	0.6%	0.8%	0.4%	0.4%	0.4%	0.2%	0.4%
Other household types	4.4%	6.1%	6.3%	6.9%	4.1%	5.3%	3.5%	3.9%	3.9%
Other household types: With dependent children	1.7%	2.4%	2.1%	2.7%	1.5%	2.1%	1.4%	1.4%	1.4%
Other household types: Other, including all full-time students and all aged 66 years and over	2.7%	3.6%	4.2%	4.2%	2.6%	3.2%	2.1%	2.5%	2.4%

Source: HEDNA

2.3 Education

Using 2025 data from the [Nomis Local Authority Profile for Hart](#), Hart’s qualification level is broadly in line with the South East and Great Britain averages at higher qualification levels. However, the District performs better than the wider South East and Great Britain at lower qualification levels (RQF1 and RQF2), reflecting an overall well-educated population. As per Census 2021, Hart includes a total of 17,900 (19% of the population) schoolchildren or full-time students.

Figure 8: Population by qualification level (%) in Hart, the South East and Great Britain

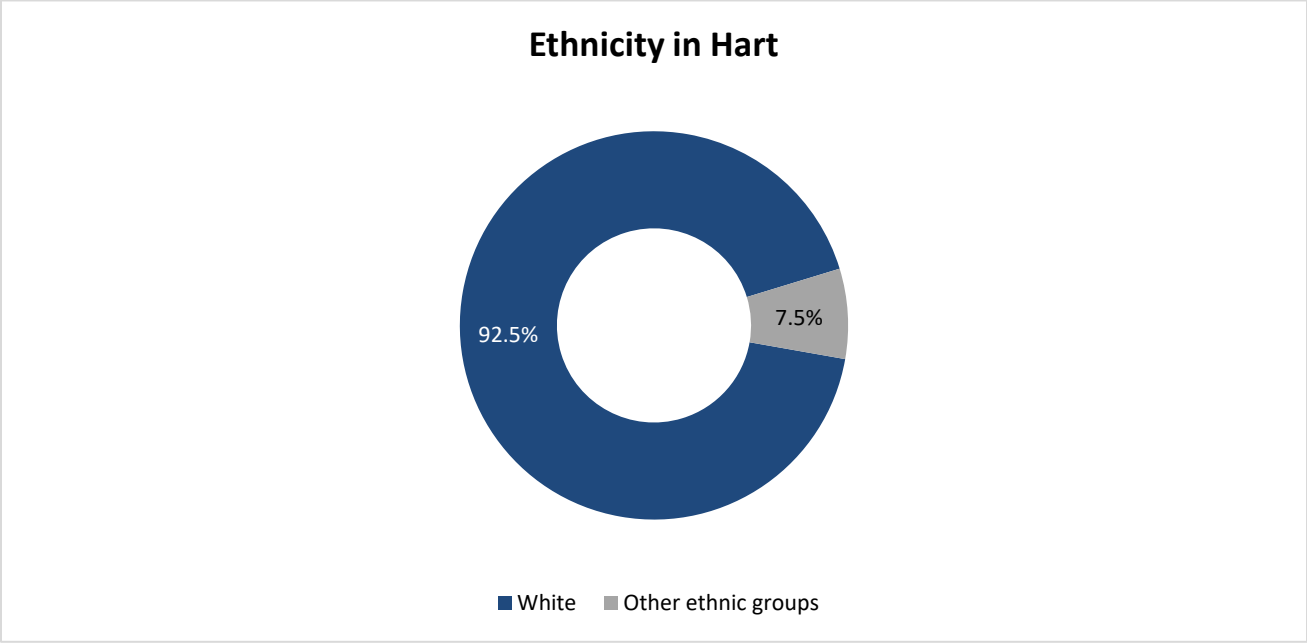


Source: Nomis, Local Authority profile, Labor Market Profile – Hart, 2025

2.4 Ethnicity

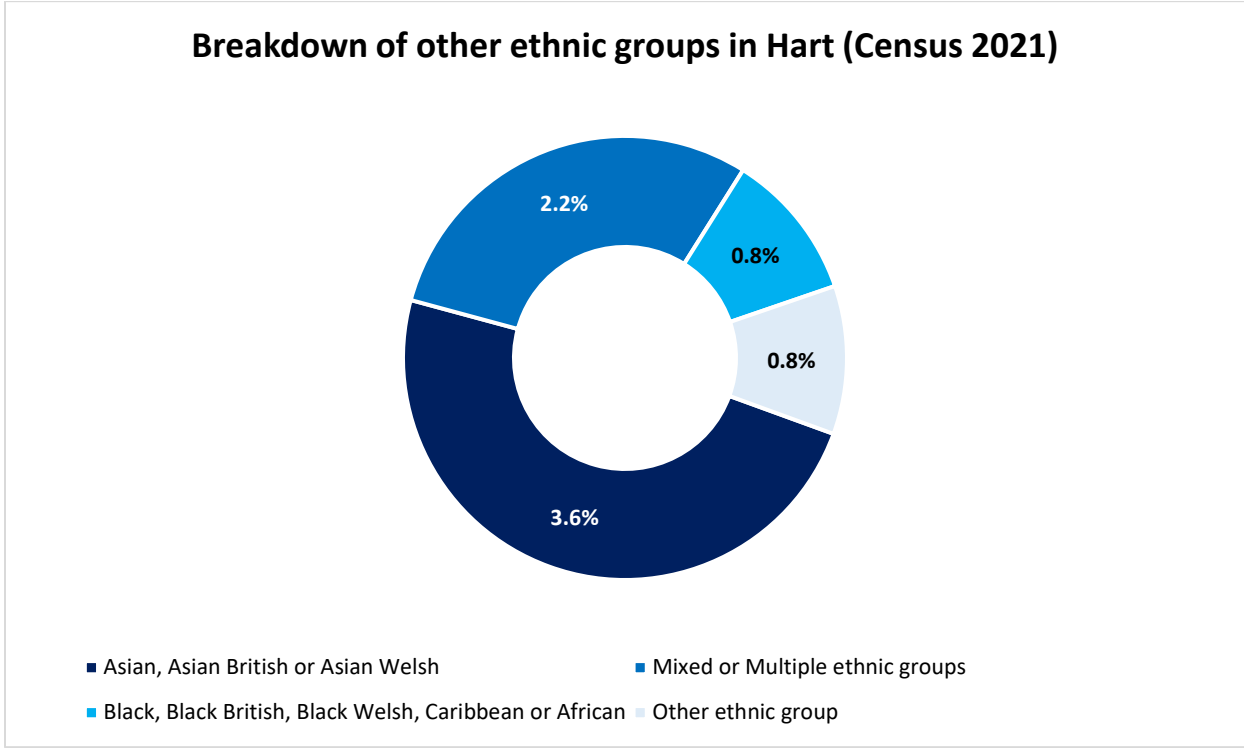
As reflected in the Census 2021, the majority of Hart’s population identified their ethnic group within the high-level "White" category (92.5%), with a small but diverse minority ethnic population (7.5%), most notably people identifying their ethnic group as Asian, Asian British or Welsh (3.6%) and as Black, Black British, Black Welsh, Caribbean or African (2.2%).

Figure 9: Ethnicity in Hart, 2021



Source: Census 2021

Figure 10: Breakdown of other ethnicities in Hart, 2021



Source: Census 2021

2.5 Deprivation and Inequality

2.5.1 Deprivation

[Index of Multiple Deprivation 2025 \(IMD\)](#) data of different areas in Hart have been produced by grouping LSOAs (Lower layer Super Output Areas, which are a type of [Census geography](#) typically comprising between 400 and 1,200 households and a resident population between 1,000 and 3,000 persons) into settlement areas. LSOA boundaries do not always align with settlement boundaries, so some settlements may include adjacent rural areas. The figures in Table 4 should therefore be viewed as indicative of the area rather than representing the settlement boundaries precisely. Data is shown as 'deprivation deciles', where 1 represents the most deprived areas nationally and 10 the least deprived.

Table 4: Average Index of Multiple Deprivation deciles by settlement area

Area	Number of LSOAs	Overall IMD	Income	Employment	Health & Disability	Barriers to Housing & Services	Living Environment
Fleet, Elvetham Heath & Church Crookham	25	9.7	9	9.4	9.9	6.6	9
Hook & Rotherwick	5	9.6	8.8	9.2	10	5	8.8
Yateley	9	9.4	8.8	9	9.8	7.8	9.4
Blackwater and Hawley	7	9	7.6	8.4	9.9	9.1	8.3
Hartley Wintney and Hartfordbridge	3	8	7.7	7.7	9.3	3.3	7.7
Odiham & North Warnborough	2	7.5	7	7.5	9	4	8.5

Source: English Indices of Deprivation, Gov.UK, 2025

- **Overall deprivation levels:** The Index of Multiple Deprivation combines several types of deprivation to provide an overall measure for each LSOA. All settlement areas record high average IMD deciles, indicating relatively low levels of deprivation across Hart. However, the LSOAs most closely related to Odiham & North Warnborough and Hartley Wintney & Hartfordbridge have lower average decile scores (higher levels of overall deprivation) than the other settlement areas in Hart.
- **Income deprivation:** This domain measures the proportion of people experiencing deprivation because of low income, including people who are out of work and those in work with low earnings. All settlement areas record relatively high average deciles, indicating low levels of income deprivation. However, Odiham & North Warnborough, Hartley Wintney & Hartfordbridge,

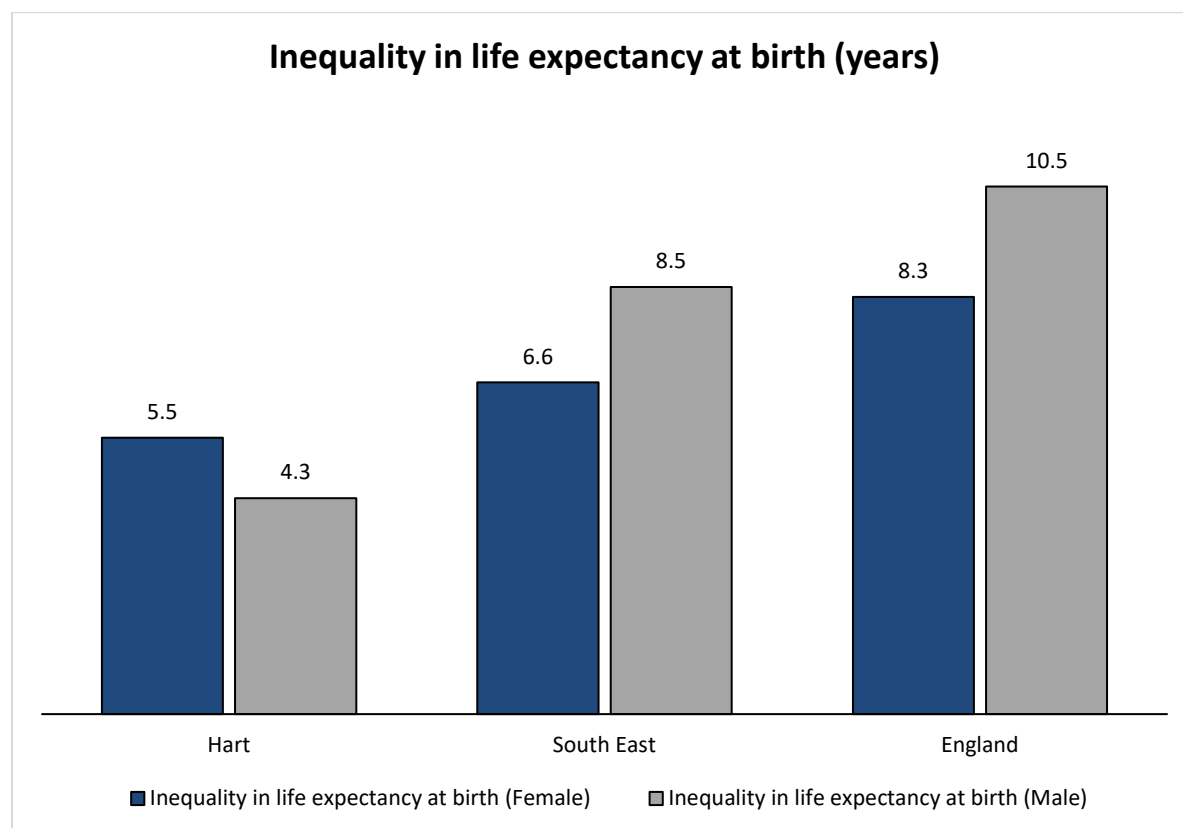
- and Blackwater & Hawley have lower average decile scores (higher levels of income deprivation) than the other settlement areas in Hart.
- **Employment deprivation:** This domain measures the proportion of working-age people who are involuntarily excluded from the labour market because of unemployment, sickness, disability or caring responsibilities. All settlement areas record relatively high average deciles, indicating low levels of employment deprivation. However, Odiham & North Warnborough and Hartley Wintney & Hartfordbridge have lower average decile scores (higher levels of employment deprivation) than the other settlement areas in Hart.
 - **Health and disability deprivation:** This domain measures the risk of premature death and reduced quality of life associated with poor physical or mental health. All settlement areas record average deciles of 9 or above, indicating low levels of health and disability deprivation. Hook & Rotherwick has the highest average decile score (lowest level of health and disability deprivation) of 10.
 - **Barriers to housing & services deprivation:** This domain measures financial and physical barriers to accessing suitable housing and local services. Average decile scores vary considerably across Hart. Hartley Wintney & Hartfordbridge, Odiham & North Warnborough, and Hook & Rotherwick record the lowest scores (highest housing and services deprivation), while Blackwater & Hawley records the highest scores (lowest deprivation).
 - **Living environment deprivation:** This domain considers the quality of the local environment, including housing conditions, access to private outdoor space, air quality and incidence of road traffic accidents. All settlement areas record relatively high average deciles, indicating low levels of living environment deprivation. However, Hartley Wintney & Hartfordbridge has the lowest average decile score among the settlement areas in Hart (highest level of living environment deprivation).

2.5.2 Inequality in Life Expectancy at Birth

Inequality in life expectancy at birth measures the difference in life expectancy between the most and least deprived groups within an area. According to the [Department of Health & Social Care Public Health Profiles](#), Hart has a substantially lower inequality in life expectancy for both males and females than the South East and England overall. This means that people in the more deprived areas of Hart are expected to have shorter lives than their counterparts in less deprived areas, but this difference is not as pronounced as elsewhere (although this also reflects the lower levels of deprivation in Hart overall). This is most pronounced for males: the gap in life expectancy between the most and least deprived groups in Hart is 4.3 years, less than half the national figure of 10.5 years.

According to ONS data [on Life Expectancy for Local areas in England, Northern Ireland and Wales](#), in 2020 to 2022 Hart had the highest male life expectancy at 83.7 years, indicating positive health outcomes across the district. Female life expectancy in Hart is also high at 86.1 years, this is the second highest female life expectancy in England, just behind the London borough of Kensington & Chelsea at 86.3 years.

Figure 11: Inequality in life expectancy at birth in Hart, the South East and England



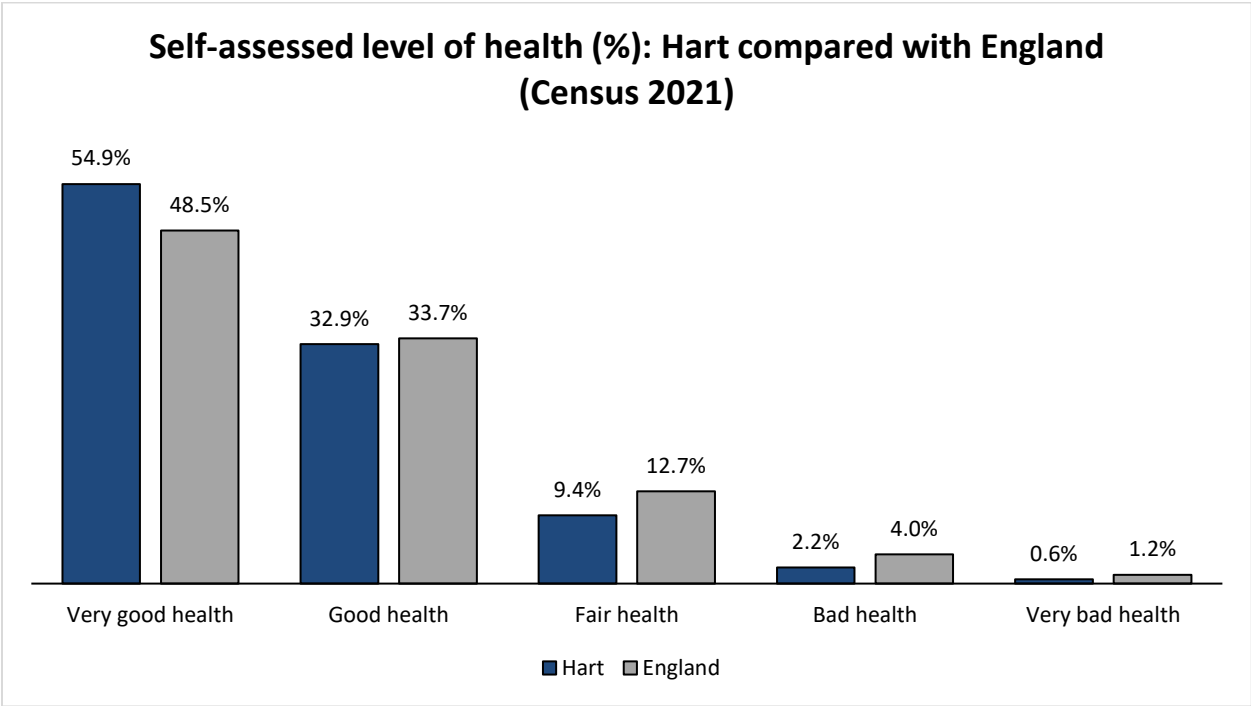
Source: Public Health Profiles, Department of Health & Social Care

2.6 Health and Disability

2.6.1 General Health

Hart compares favourably with the Census 2021 national average for self-assessed health. A higher proportion of residents report being in very good or good health (87.8% in Hart compared with 82.2% nationally), while the population reporting fair, bad or very bad health is noticeably lower in Hart than the averages for England.

Figure 12: Self-assessed health in Hart and England (%), 2021



Source: Census 2021

Health and wellbeing Index scores from the [Hampshire Joint Strategic Needs Assessment](#) – Healthy Places (2023), show at Ward level that Yateley West & Eversley, Hook & Rotherwick and Fleet South & Pondtail score in the least vulnerable percentile of Wards nationally, with a decile of 10. Yateley East and Blackwater, Frogmore & Minley scored the lowest in the district with a decile of 7.

Table 5: Health and wellbeing index scores at Ward level in Hart, 2023

Area	Decile
Yateley West & Eversley	10
Hook & Rotherwick	10
Fleet South & Pondtail	10
Fleet West & Winchfield	9

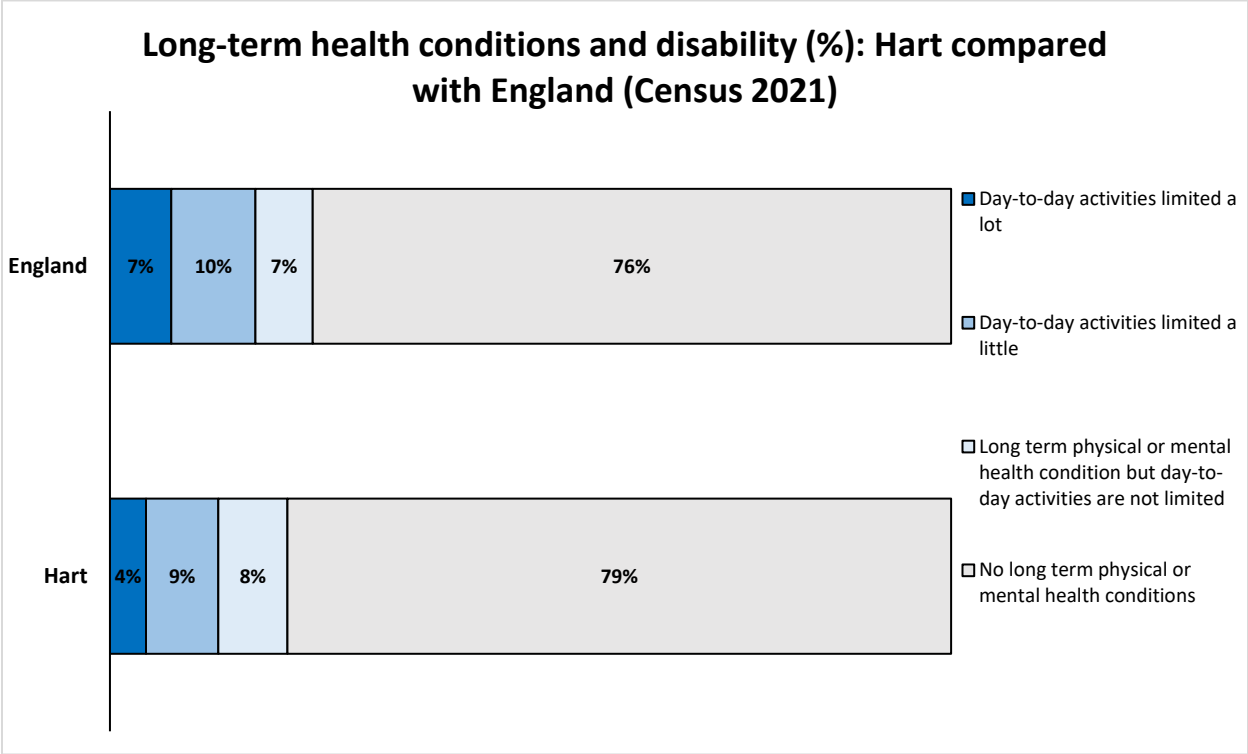
Area	Decile
Crookham East	9
Crookham West, Ewshot & Crondall	9
Odiham & Warnborough	9
Fleet North, Elvetham Heath and Ancells Farm	9
Hartley Wintney & Heckfield	8
Yateley East	7
Blackwater, Frogmore & Minley	7

Source: Hampshire Joint Strategic Needs Assessment – Healthy Places, 2023

2.6.2 Disability and Long-Term Illness

As of Census 2021, Hart has a lower prevalence of disability and activity-limiting long term health conditions than England as a whole. A smaller proportion of residents report their day-to-day activities being limited a little or a lot (13% in Hart compared with 17% nationally), while a higher percentage reports no long term physical or mental health conditions (79% in Hart compared with 76% nationally).

Figure 13: Health conditions and disability in Hart and England (%), 2021



Source: Census 2021

Note that the following sections explore the health of **different sections of the Hart population**, including the local older population and Gypsy and Traveller population. The health of these groups is important to understand, alongside any other groups present in the district which may have accommodation needs that cannot be met solely through the general housing supply, which may relate to challenges experienced in relation to health.

2.6.3 Health of the Older Population

Looking at the projected health of the older population in Hart, Table 6, which uses data from the HEDNA, shows that between 2025 and 2045 the number of individuals aged 65+ with a disability that limits their day-to-day activities a little is likely to increase by 36.6%, whilst those with their day-to-day activities limited a lot is projected to increase by 47.8%.

Table 6: Projected individuals aged 65+ with a disability or limiting long-term illness, Hart

Group	2025	2045	Change	%
Disabled under the Equality Act: Day-to-day activities limited a little aged 65-74	1,352	1,625	+273	+20.2%
Disabled under the Equality Act: Day-to-day activities limited a little aged 75-84	1,612	2,086	+474	+29.4%
Disabled under the Equality Act: Day-to-day activities limited a little aged 85 and over	744	1,354	+610	+82.0%
Total Population aged 65 and over Disabled under the Equality Act: Day-to-day activities limited a little	3,709	5,065	+1,356	+36.6%
Disabled under the Equality Act: Day-to-day activities limited a lot aged 65-74	560	673	+113	+20.2%
Disabled under the Equality Act: Day-to-day activities limited a lot aged 75-84	969	1,254	+285	+29.4%
Disabled under the Equality Act: Day-to-day activities limited a lot aged 85 and over	977	1,777	+800	+81.9%
Total Population aged 65 and over Disabled under the Equality Act: Day-to-day activities limited a lot	2,506	3,703	+1,197	+47.8%

Source: HEDNA

2.6.4 Gypsy and Traveller Health

Gypsy and Traveller general health data shown in Table 7 is taken from the Hart Gypsy and Traveller Accommodation Assessment (GTAA). The findings indicate that 68% of Gypsies and Travellers in Hart reported their health as very good/good, whilst 16% stated that it was bad/very bad.

When compared with Table 12 above, reflecting the self-reported health of the wider Hart population, this shows that a lower proportion of Hart's Gypsy and Traveller residents report being in very good or good health (68%) compared to the Hart population as a whole (88%).

This tallies with [England-wide ONS reports](#) of worse health outcomes in Gypsies and Travellers compared to the wider population, linked to a range of factors including site and living conditions, occupational hazards, and other challenges.

Table 7: General Health of people identifying as Gypsy and Traveller in Hart (2021)

General Health	Number of people identifying as Gypsy/Traveller	% of people identifying as Gypsy/Traveller
Very Good	100	40.0
Good	70	28.0
Fair	40	16.0
Bad	30	12.0
Very Bad	10	4.0
Total	250	100.0
Net health score (VG+G-B-VB)		52.0

Source: GTAA

2.6.5 Obesity and Physical Activity

According to the [Department of Health & Social Care Public Health Profiles](#), Hart has lower levels of obesity and physical inactivity than experienced across the country as a whole:

- The percentage of overweight adults in Hart (using adjusted self-reported height and weight for those 18+ years) is 63.9% as of 2023/24, compared to 63.2% in the South East and 64.5% in England.
- The percentage of physically active adults (19+ years) in Hart is 78.5% as of 2023/24, compared to 70.5% in the South East and 64.7% in England.
- The percentage of children aged 4-5 years in Hart overweight is 18.6% as of 2024/25, compared to 22.4% in the South East and 23.5% in England.
- The percentage of children aged 10-11 years in Hart overweight is 26.8% as of 2024/25, compared to 32.7% in the South East and 36.2% in England.
- The percentage of physically active children and young people (5-16 years) as of 2024/25 in Hart is 54.5%, compared to 49.5% in the South East and 49.1% in England.

2.6.6 Social Care

The [Adult's Health and Care five-year Strategy \(2023\) from HCC](#) outlines several key issues in the Hampshire social care sector, which are also reflected in the Hart Infrastructure Delivery Plan (IDP), and reflect common social care issues experienced across the country:

- Hampshire faces growing demand due to an ageing population, with over 80,000 more people aged 65+ expected, alongside rising levels of complex conditions such as dementia and mental health needs.
- There is also an increase in younger people with disabilities transitioning into adult social care.
- Adult social care is operating within reducing public funding. This creates ongoing pressure to prioritise limited resources towards those with the greatest need.
- The social care sector is experiencing workforce shortages, creating a major risk to service delivery and sustainability.
- Care providers are facing financial, operational, and workforce challenges, leading to a volatile market with closures and turnover.
- There are intense pressures across the NHS, including hospital demand and workforce shortages.

The [HCC 'Our services and budget' webpage](#) presents data on the use of social care services and the budgets provided for 2025-26:

- £837.6 million (45.8% of the overall HCC budget) is spent looking after vulnerable adults (this primarily includes services caring for older people, as well as for people with physical or cognitive disabilities, individuals with chronic illnesses, and those dependent on others for daily care or protection) and public health (services to improve and protect the health of the population, reduce health inequalities, and enable longer, healthier lives). Within this, 20,159 residents, supporting carers and adults in care are provided with long-term support.
- £540.7 million (29.6% of the HCC budget) is spent looking after vulnerable children and families. Within this, 12,457 children are supported with social care.
- The remainder of the County Council budget is spent on HCC services other than social care, including highways and waste.

3 Places

3.1 Parishes and Neighbourhood Plans

Hart has several Parishes covering the district, some more rural and some more urban, and all with varying populations, local issues, neighbourhood planning statuses and other characteristics. The neighbourhood planning status of each parish and town in Hart is obtained from the [Authority Monitoring Report \(AMR\) 2024-25](#) (covering a monitoring year from 1 April 2024 to 31 March 2025) and is outlined within Table 8 and spatially shown on Figure 14. Some of the Neighbourhood Plan statuses may be outdated, as Parishes have begun work on new Neighbourhood Plans since data for Table 8 and Figure 14 was gathered.

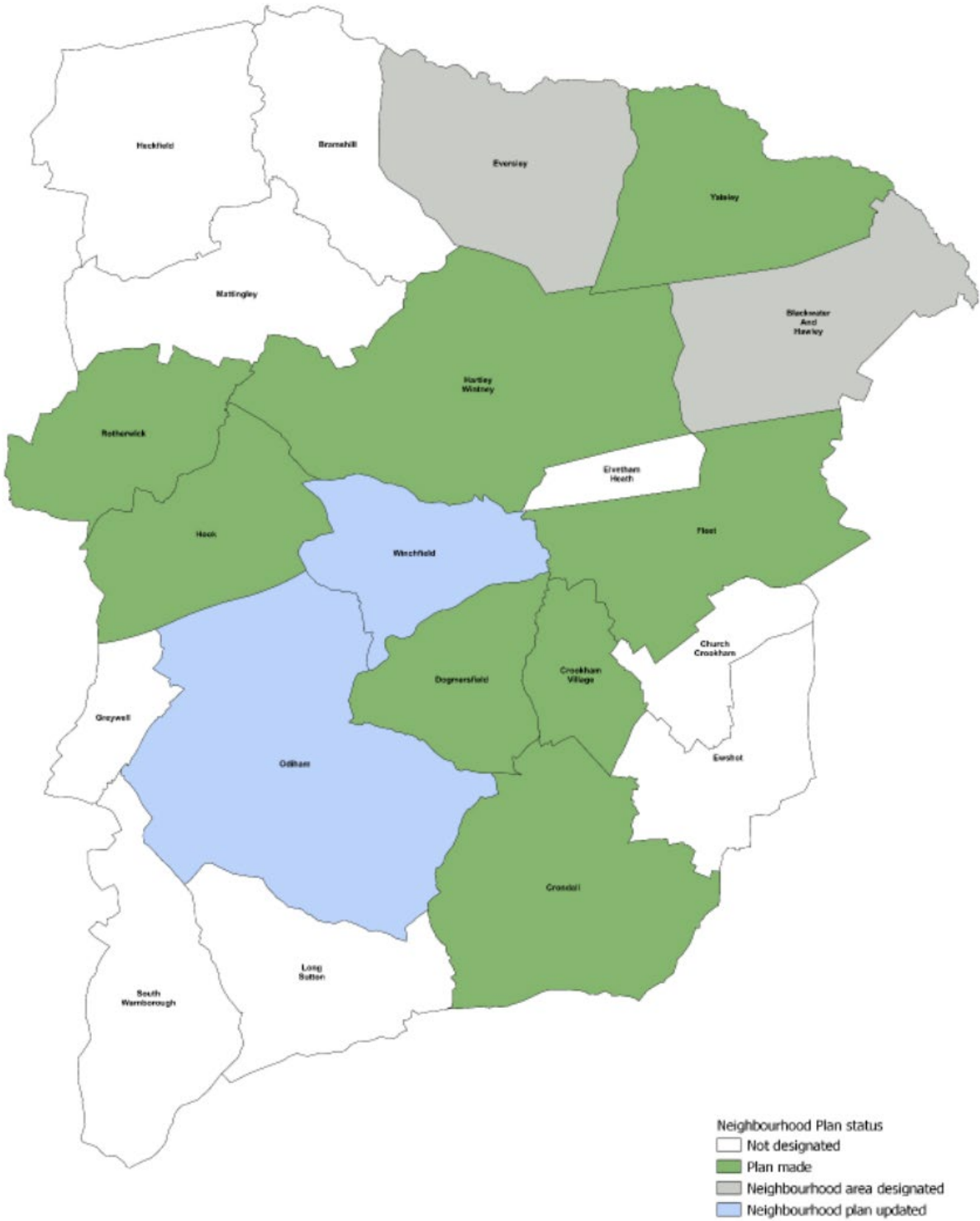
Table 8: The neighbourhood planning status of each Parish in Hart, 2025

Parish	Neighbourhood Plan Status	Date 'made'
Blackwater & Hawley	Neighbourhood area designated	
Bramshill	Not designated	
Church Crookham	Not designated	
Crondall	Plan made	May 2021
Crookham Village	Plan made	May 2021
Dogmersfield	Plan made	September 2019
Elveham Heath	Not designated	
Eversley	Neighbourhood area designated	
Ewshot	Not designated	
Fleet	Plan made	November 2019
Greywell	Not designated	
Hartley Wintney	Plan made	November 2019
Heckfield	Not designated	
Hook	Plan made	February 2020
Long Sutton	Not designated	
Mattingley	Not designated	
Odiham	Updated plan made	April 2025
Rotherwick	Plan made	December 2016
South Warnborough	Not designated	

Parish	Neighbourhood Plan Status	Date 'made'
Winchfield	Updated plan made	January 2024
Yateley	Plan made	July 2022

Source: AMR 2024-25

Figure 14: The distribution of Parishes in Hart and their neighbourhood planning status, 2025



Source: AMR 2024-25

3.2 Settlements and Their Boundaries

The current Local Plan settlement boundaries are shown on Figure 15 and listed below. These settlements are identified in [Saved Policies](#) URB1 and RUR1 of the Hart Local Plan (Replacement) 1996-2006 i.e.

- Urban areas and rural centres set out at Saved Policy URB1 'Definition of areas covered by URB policies': *Blackwater/Hawley, Fleet, Hartley Wintney, Hook, Odiham and Yateley*.
- Rural settlements set out at Policy RUR1 'Definition of areas covered by RUR policies': Bartley Heath, Broad Oak, Crookham Village, Crondall, Dogmersfield, Eversley Centre, Eversley Cross, Eversley Street, Lower Common, Up-Green, Ewshot, Greywell, Hartfordbridge, Hazeley, Hazeley Bottom, Hazeley Lea, Heckfield, Hound Green, Long Sutton, Mattingley, Mill Lane Crondall, RAF Odiham, Rotherwick, South Warnborough, North Warnborough, Winchfield Court (formerly Winchfield Hospital) and Winchfield Hurst.

The [Hart Local Plan 2032](#) updated the extent of these boundaries where necessary to include new development. It also introduced new boundaries at:

- Hartland Village (a permission/site allocation for 1,500 homes)
- Riseley (southern extension into Hart district)
- Hawley Park Farm (adjoining Farnborough but within Hart District).

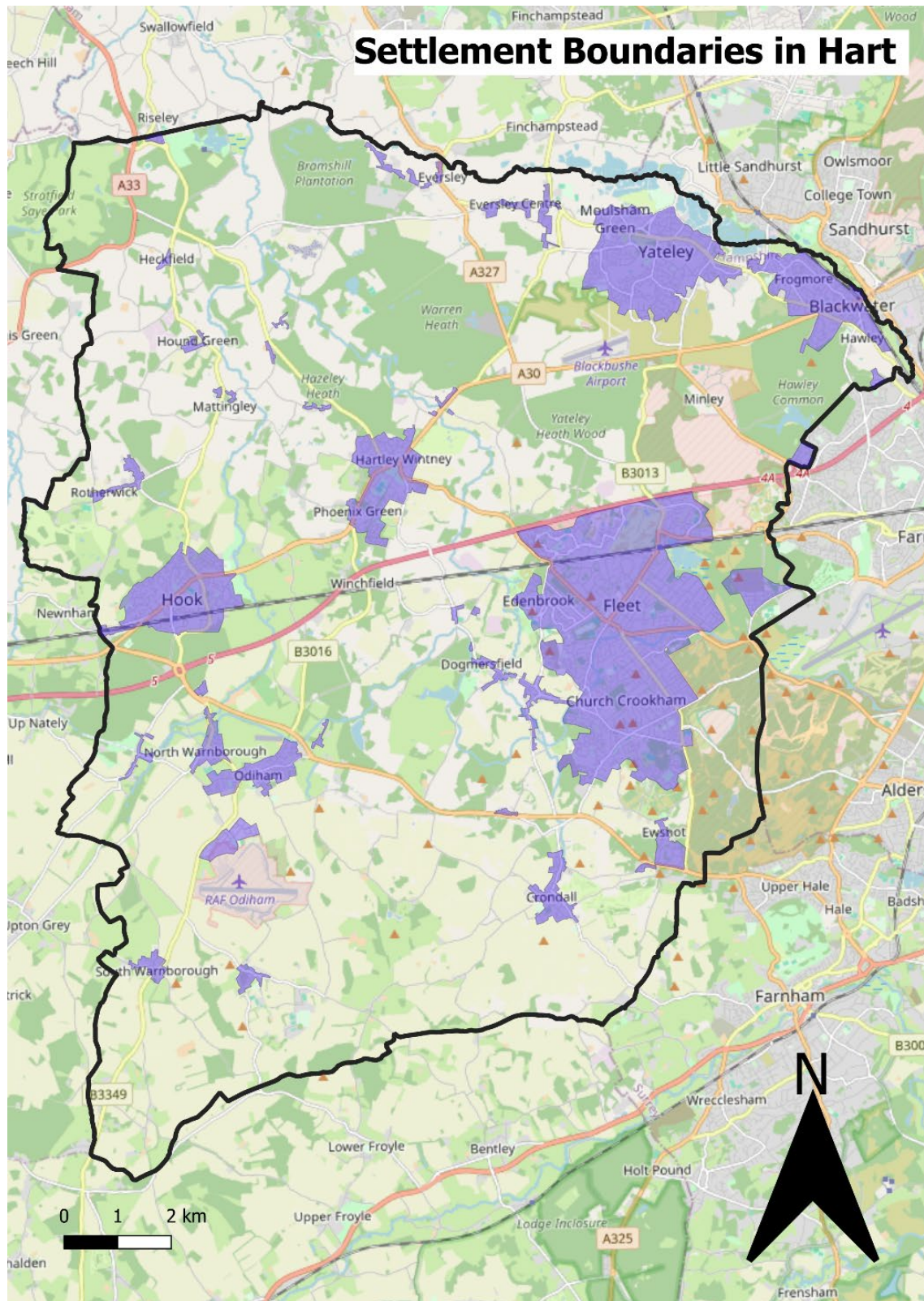
Some settlement boundaries have subsequently been adjusted through neighbourhood plans.

The Hart Local Plan 2032 refers to a settlement hierarchy:

- Tier 1: Fleet (including Church Crookham & Elvetham Heath)
- Tier 2: Yateley, Blackwater (including Hawley, Frogmore & Darby Green), Hook
- Tier 3: Hartley Wintney, Odiham & North Warnborough
- Tier 4: Crondall, Crookham Village, Dogmersfield, Ewshot, Eversley Cross and Up Green, Eversley Centre, Long Sutton, RAF Odiham, Rotherwick South Warnborough

This settlement hierarchy and settlement boundaries are being looked at afresh through the new Local Plan.

Figure 15: Settlement boundaries in Hart



Source: Hart District Council

4 Historic Environment

4.1 Listed Buildings

Hart has over 1,000 listed buildings. Listed buildings are designated for their special architectural or historic interest and are protected under national legislation. They range from individual dwellings and farm buildings to churches, bridges and other heritage assets. They contribute significantly to the distinct identity and character of the district.

The record of each listed building is available on the National Heritage List for England: [Search the List – Find listed buildings, monuments, battlefields and more | Historic England](#).

4.2 Scheduled Monuments

Scheduled Monuments are nationally important archaeological sites and historic places afforded legal protection because of their significance. According to Historic England, there are 10 Scheduled Monuments within Hart:

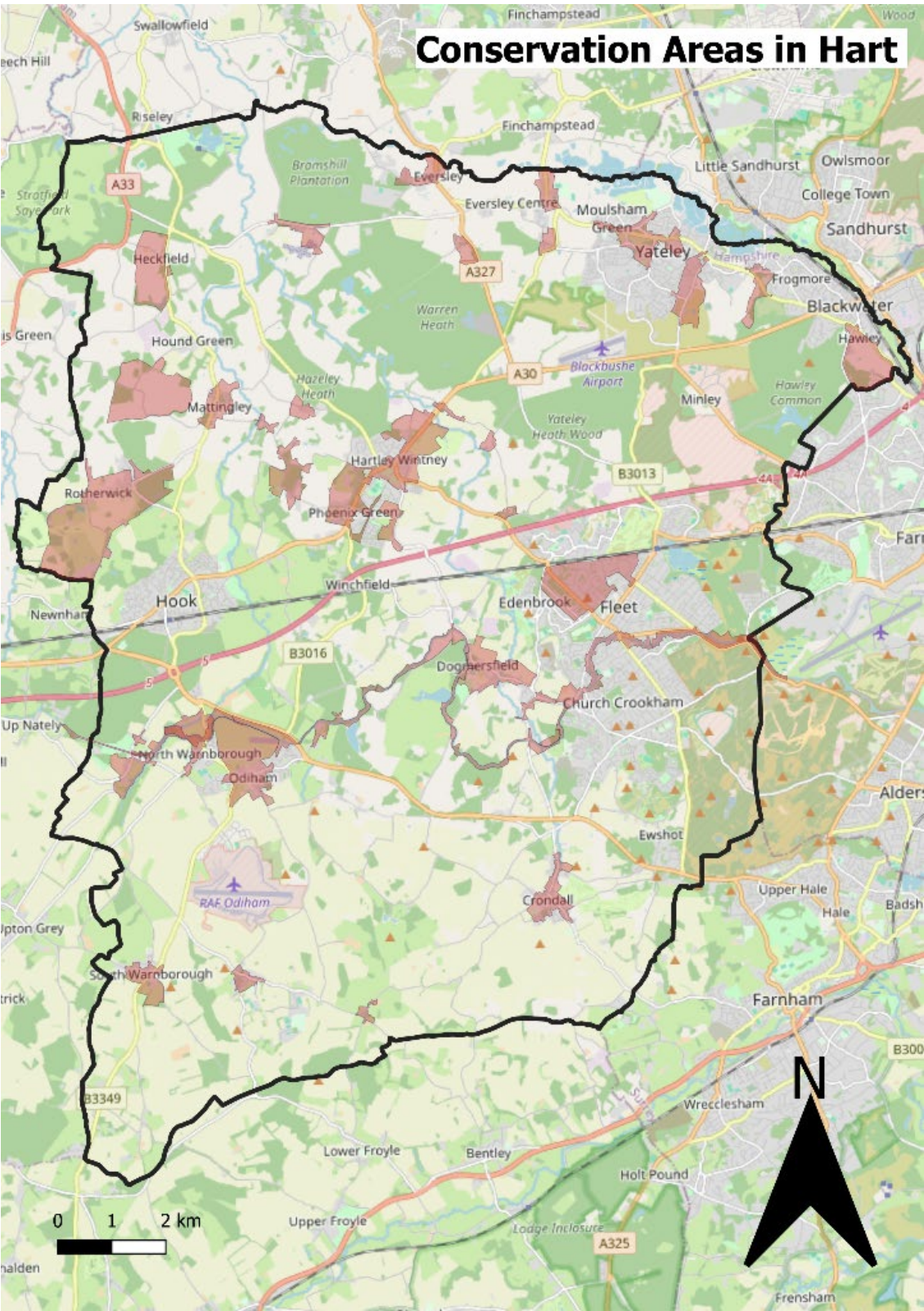
- Large multivallate hillfort and later park pale at Caesar's Camp
- Round barrow cemetery at Heath Brow, Ewshot
- Barley Pound earthworks
- Linear earthwork known as the Festaen Dic
- The Battery'
- Mound at Cudbury Clump, Eversley Upper Common
- Bowl barrow on Hornley Common
- Roman villa at Lodge Farm, North Warnborough
- Powderham Castle and
- Odiham Castle.

4.3 Conservation Areas

Conservation Areas are designated places of special architectural or historic interest where it is desirable to preserve or enhance their character and appearance. There are 32 Conservation Areas in Hart. Further information on each Conservation Area can be found on the Council's website: [Search the List – Find listed buildings, monuments, battlefields and more | Historic England](#).

Figure 16 shows the distribution of Conservation Areas across Hart.

Figure 16: The distribution of Conservation Areas in Hart



Source: Hart District Council

4.4 Non-Designated Heritage Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes with heritage significance that merits consideration in planning decisions, but they are not formally designated as heritage assets. We will prepare a new up to date local list drawing on a range of information including neighbourhood plans and conservation areas appraisals.

5 Climate Change and the Natural Environment

5.1 Climate Projections

Detailed climate projections for the South East and Hart are shown in Table 9 which shows the UK Climate Projections (UKCP18) projections by the Met Office for mean average air temperature, mean precipitation rate and mean relative humidity in the South East. The projections conclude the effects of climate change under a high emissions 'worst case' scenario, known as the 'business as usual' scenario RCP8.5. The UKCP18 climate projections indicate that between the 1981-2000 baseline period and the 2061-2080 projection period, winter mean average air temperature could increase by 3.12°C and summer mean average air temperature by 5.34°C. Over the same period, winter mean precipitation rates could increase by 0.72 mm/day, while summer mean precipitation rates could decrease by approximately 0.66 mm/day. Relative humidity could decrease by 0.66 percentage points in winter and 9.19 percentage points in summer over this period.

Table 9: UKCP18 climate projections for the South East England region

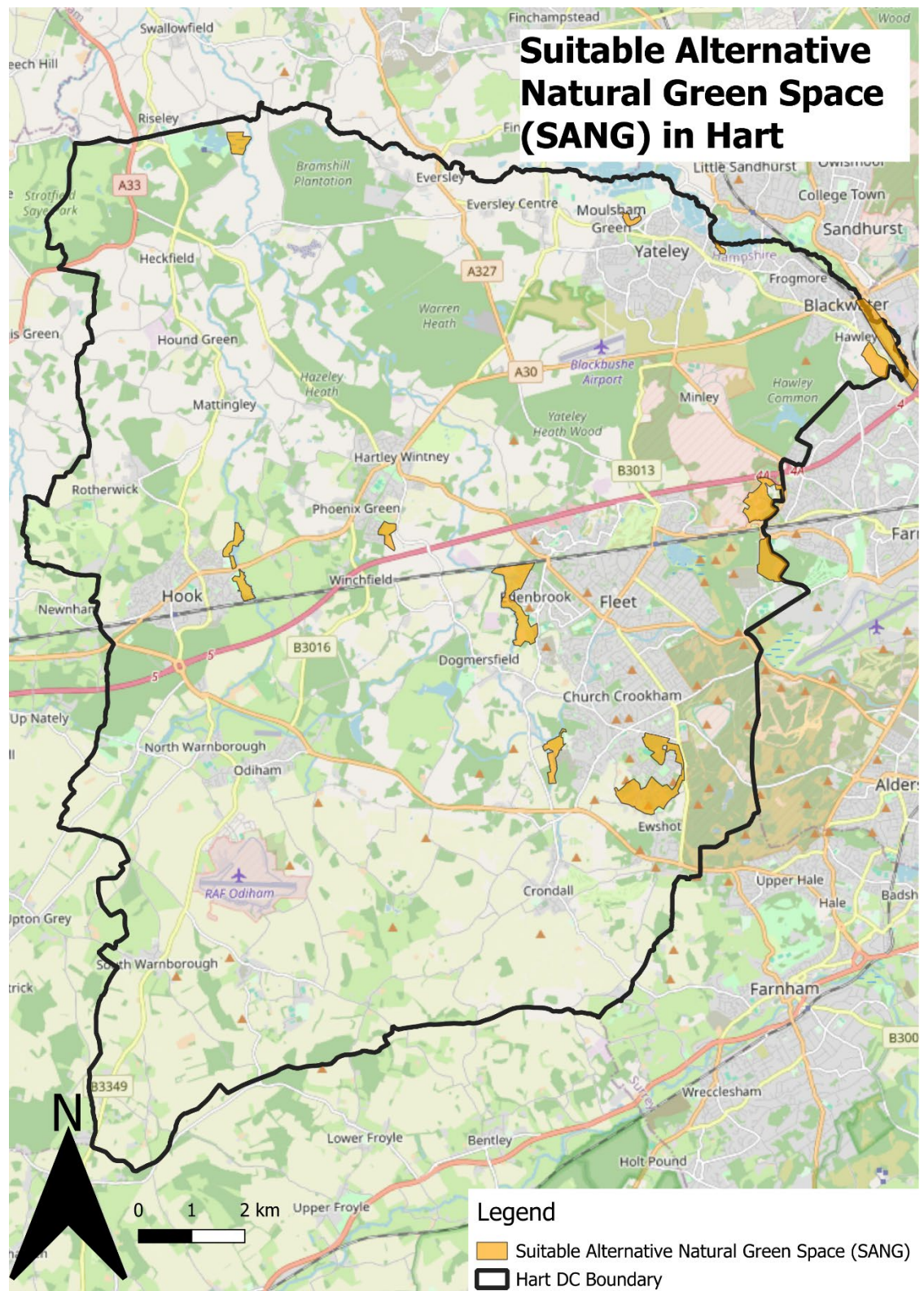
	Mean average air temperature (°C)		Mean precipitation rate (mm/day)		Mean relative humidity (%)	
	Winter	Summer	Winter	Summer	Winter	Summer
1981-2000	4.54	15.81	3.22	1.71	87.48	74.27
2021-2040	5.81	18.12	3.42	1.46	87.16	69.95
2061-2080	7.66	21.15	3.94	1.05	86.82	65.08

Source: UCKP18 climate projections for the South East England Region

5.2 Green Space and Suitable Alternative Natural Greenspace (SANG)

- According to the Hampshire JSNA – Healthy Places, 92.1% of residents in Hart are satisfied with the green and blue spaces within their local area.
- Suitable Alternative Natural Greenspace (SANG) is created to divert recreation from protected habitats such as Special Protection Areas (SPA) and Special Areas of Conservation (SAC), by providing high-quality alternative green space. Harts' distribution of SANG can be seen on Figure 17.

Figure 17: The distribution of SANGs in Hart



Source: Hart District Council

5.3 Habitat Designations

Hart has several habitat designations and sites throughout the district, with the AMR 2024-25 presenting no changes in size since 2023/24.

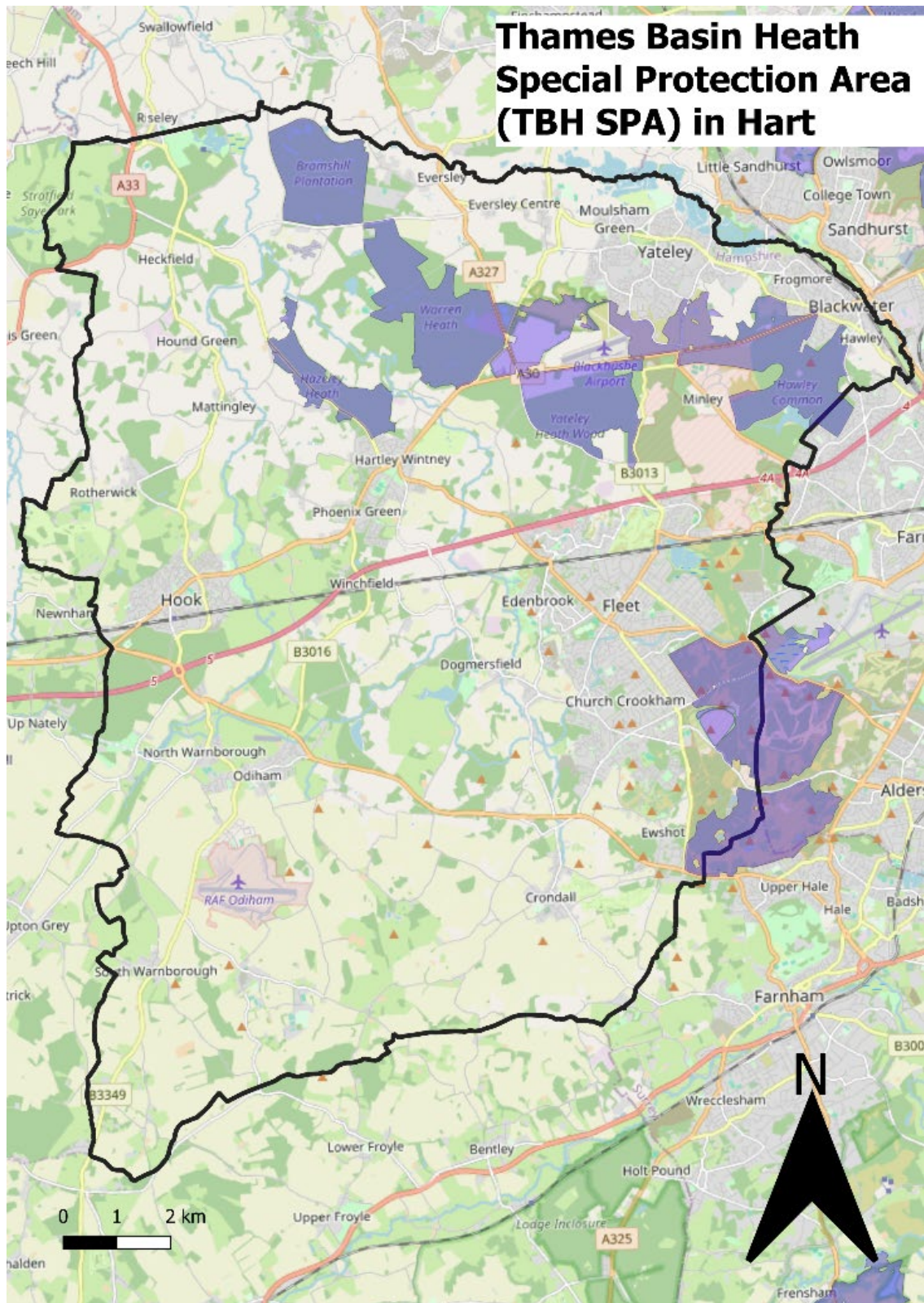
Table 10: Habitat designations in Hart – (HBIC data)

Designation	Number of sites	Area (ha)	Area (%)	Change since 2023/24 (ha)
Thames Basin Heath Special Protection Area (SPA)	1	2,099	9.75	0
Site of Special Scientific Interest (SSSI)	16	2,696	12.52	0
National Nature Reserve (NNR)	1	31	0.14	0
Local Nature Reserve (LNR)	3	76	0.35	0
Site of Importance for Nature Conservation (SINC)	297	2,034	9.45	0

Source: AMR 2024-25

The Thames Basin Heath Special Protection Area (SPA) is an internationally designated nature conservation site that protects heathland across Hampshire, Surrey and Berkshire. Therefore, it is of great importance to protect the SPA. Its distribution across Hart can be seen on Figure 18.

Figure 18: The distribution of SPA in Hart



Source: Hart District Council

5.4 Sites of Special Scientific Interest (SSSIs)

According to the Hart AMR 2024-25, positive outcomes can be seen in the changes to the conditions of Sites of Special Scientific Interest (SSSIs) across Hart, with an increase of 180.8ha favourably conditioned SSSI space.

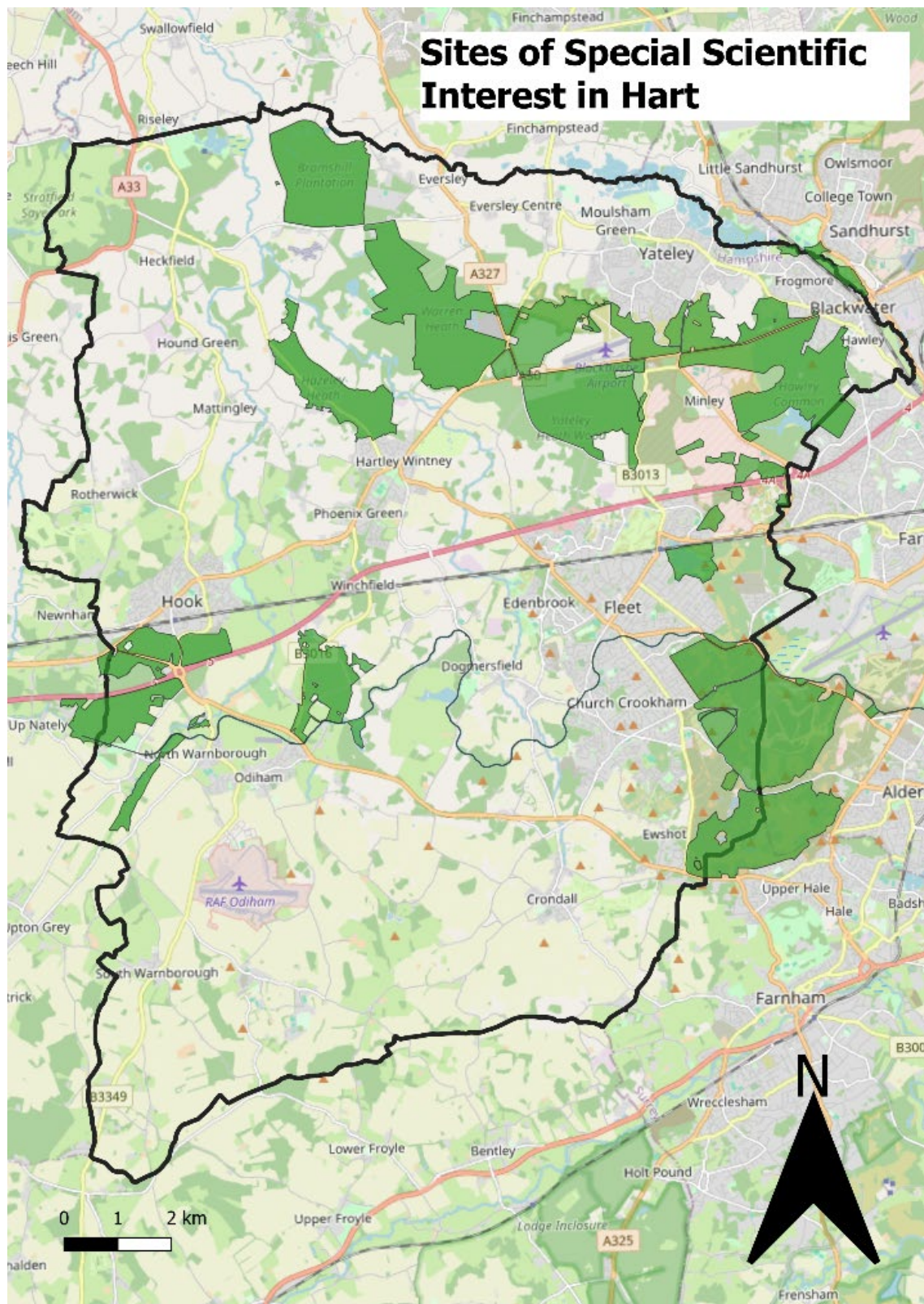
Table 11: Changes in the condition of SSSIs – ([Hampshire Biodiversity Information Centre](#) data)

Condition	HDC area (ha)	HDC area (%)	Change in area (ha)
Favourable	1,807.85	67.1	180.8
Unfavourable recovering	796.36	29.5	-180.8
Unfavourable no change	40.21	1.5	0
Unfavourable declining	44.81	1.7	0
Part destroyed	6.34	0.2	0
Destroyed	0	0	0
Total	2695.57	100	0

Source: AMR 24-25

The distribution of SSSIs in Hart can be seen on Figure 19.

Figure 19: The distribution of SSSIs in Hart

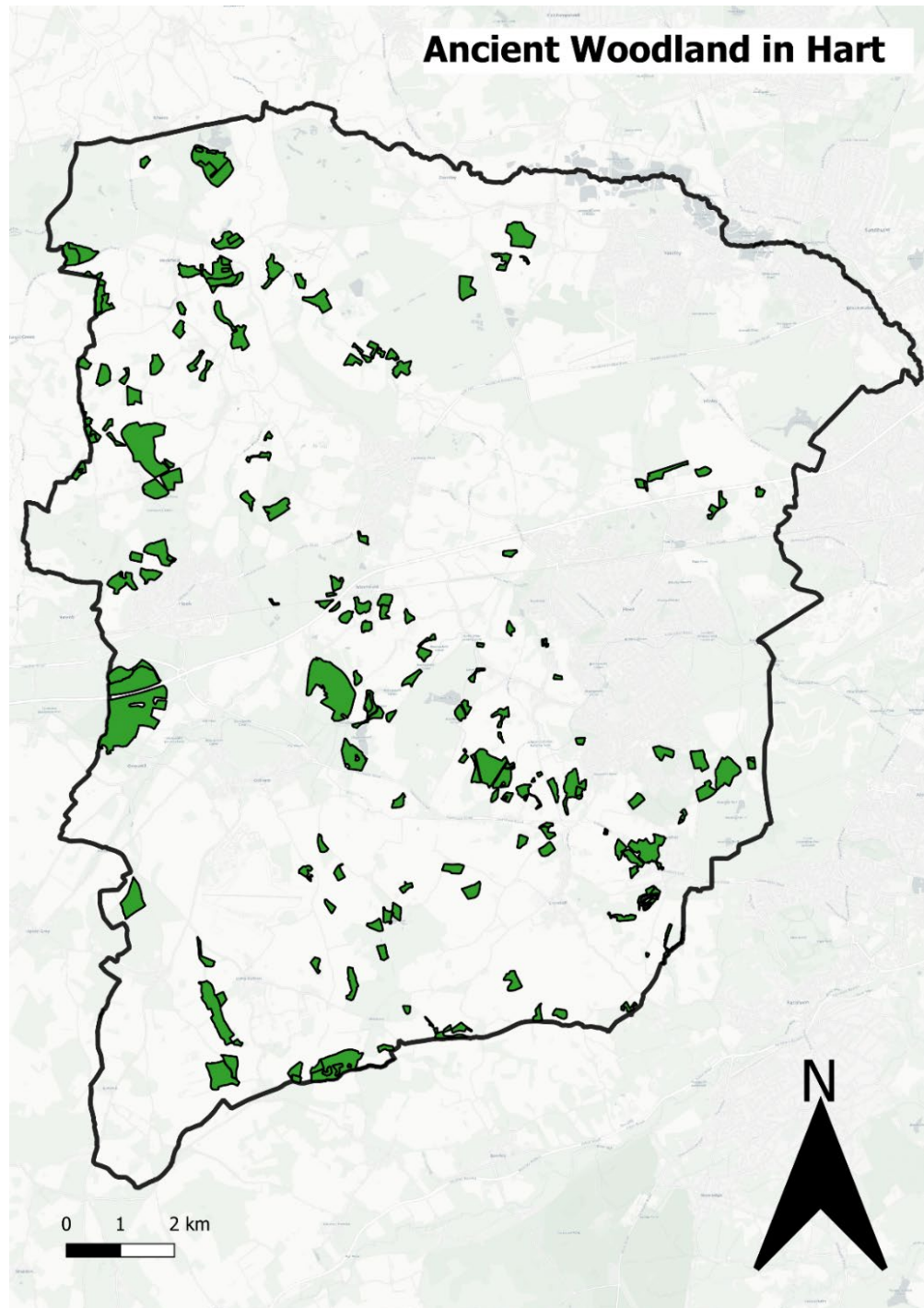


Source: Hart District Council

5.5 Ancient Woodland

Figure 20 shows the distribution of ancient woodland across Hart.

Figure 20: The distribution of ancient woodland in Hart



Source: Hart District Council

5.6 Flood Risk

A new Strategic Flood Risk Assessment is being undertaken in 2026 to support the new Hart Local Plan.

5.7 Open Green Space

To have sufficient accessibility to green space, there first needs to be enough green space in Hart. Table 12 shows how much open green space Hart has per 1,000 resident population, according to the [Hart Open Space Study 2016](#). Hart has the second highest quantity of open green space when compared with nearby authorities (Wokingham Borough council, Surrey Heath Borough Council, Vale of Whitehorse, Waverley Borough Council, East Hampshire District Council). To help support the New Hart Local Plan, the Council is also preparing a new Open Space Study, which will provide an updated evidence base to help inform the Local Plan.

Table 12: Quantity of open space within Hart per 1000 head of population (2016)

Type	Hart quantity per 1000 head of population (ha)
Parks and gardens	0.85
Natural and semi-natural green space including designated sites	16.84
Natural and semi-natural green space excluding designated sites	6.92
Green corridors	0.34
Amenity green space	0.04
Allotments	0.05
Cemeteries and churchyards	0.12
Roadside verges	0.16
Total open space provision per 1000 head of population	
Including designated sites:	18.4
Excluding designated sites	8.25

Source: Hart Open Space Study, 2016

Comparing Hart's open space provision per 1,000 residents in 2016 to the [Fields in Trust green space standards for 2026](#) in Table 13, amenity green space is the only comparable category in which provision in Hart falls below the recommended level.

Table 13: Fields in Trusts Green Space Standards per 1000 head of population (2026)

Type	Quantity per 1000 head of population (ha)
Open Space	3.2
Parks and gardens	0.8
Amenity green space	0.6
Natural and semi natural open space	1.8
Outdoor Sports	1.6
Outdoor sport pitches	1.2
Courts, greens, tracks and trails	0.4
Play Space	0.55
Equipped designated play areas	0.25
Informal play	0.3

Source: Fields in Trusts Green Space Calculator, [Green space calculator | Fields in Trust](#)

A new Open Space Study is being undertaken to inform the new Local Plan.

5.8 Air and Noise Pollution

Hart's official target is to be a carbon neutral authority by 2035. [The Hart District Council Emissions Report 2024-2025](#) outlines Hart's 2019/20 emissions baseline to be calculated as 1635 tCO₂e (tonnes of carbon dioxide equivalent). By 2035, Hart's operational target is 164 tCO₂e.

Hart monitors nitrogen dioxide (NO₂) levels at 13 locations across the District. According to the Air Quality Annual Status Report 2025, NO₂ concentrations remained below the National Air Quality Objective of 40 µg/m³. No new developments are likely to result in significant adverse impacts on local air quality.

According to the Department of Health & Social Care Public Health Profiles, 4.3% of the Hart population is exposed to road, rail and air transport noise of 55db(A) or more during the night-time as of 2021 (this means an average sound level of 55 decibels, sometimes used a benchmark for assessing whether noise is classed as a nuisance or exceeds recommended levels). This is compared to 6.5% for the South East and 8.4% for England.

6 Housing

6.1 Housing Needs

The current Hart Local Plan (Strategic Sites) 2032, which is due to be replaced by the new Hart Local Plan, included a housing requirement across Hart of 423 homes per year, for the years 2014-2025. This represents the minimum number of homes that Hart District Council expected to provide in the area over this period, when producing that Local Plan, to meet identified housing need (including 41 homes per annum of unmet housing need from Surrey Heath).

Using the standard method for calculating housing need as outlined in [National Planning Practice Guidance \(PPG\)](#) (based on local housing stock and affordability pressures), the Hart HEDNA has calculated a new local housing need figure of 804 (rounded) net additional homes per annum for the district for the new Hart Local Plan. This equates to 14,464 (rounded) homes which are needed, as a minimum, over the period 2026-2044.

6.1.1 Housing Needs by Tenure, Type and Size

Table 14 presents data from the HEDNA showing the mix of homes needed in Hart by 2044, by broad tenure, type and size.

Note that affordable home ownership also appears in some tables as “shared ownership”. Shared ownership (usually offered at a share of 25-75%) and discount market sale (offering full ownership of the home at a discount on the market price) are two types of affordable home ownership, where homes are made available to buy at a lower cost than on the open market for those who cannot afford full market prices.

Table 14: Indicative mix of homes needed in Hart in 2044 by broad tenure, type, and size

	Whole house or bungalow			Flat, maisonette, apartment			Overall		
	Market	Affordable Home Ownership	Affordable Rent / Social Rent	Market	Affordable Home Ownership	Affordable Rent / Social Rent	Market	Affordable Home Ownership	Affordable Rent / Social Rent
1 bedroom	1.0%	6.2%	7.9%	35.0%	38.1%	56.6%	3.5%	16.6%	25.4%
2 bedroom	10.3%	30.1%	39.5%	59.7%	52.9%	41.9%	14.0%	37.6%	40.3%
3 bedroom	37.8%	44.7%	47.5%	4.5%	7.7%	1.1%	35.3%	32.6%	30.8%
4 or more bedrooms	50.9%	19.0%	5.1%	0.7%	1.3%	0.4%	47.2%	13.2%	3.4%

Source: HEDNA

6.1.2 Future Needs of Houses or Bungalows and Flats

Table 15 presents data from the HEDNA showing the indicative dwelling types needed between 2021 and 2044 in Hart.

Table 15: Indicative dwelling types needed between 2021 and 2044, Hart

	Market	Affordable Home Ownership	Affordable Rent / Social Rent	Overall
House / Bungalow	92.0%	67.8%	59.5%	87.2%
	(85-95%)	(65-75%)	(55-65%)	(85-95%)
Flat	8.0%	32.2%	40.5%	12.8%
	(5-15%)	(25-35%)	(35-45%)	(10-20%)

Source: HEDNA

Note that the following sections explore the housing need of **different sections of the Hart population**, including the local older population, students, looked after children, and Gypsy and Travellers. The needs of these groups are important to understand, alongside any other groups present in the district which may have accommodation needs that cannot be met solely through the general housing supply. [National planning policy](#) requires Local Plans to assess and take into account the needs for housing and other accommodation of different groups.

6.1.3 Older Persons Housing Needs

According to the AMR 2024-25, the recent supply of older persons' housing in Hart has exceeded the need for sheltered housing and residential care up until 2025, resulting in a small surplus of sheltered housing for older persons. However, a significant shortfall remains in 'extra care' provision, and longer-term needs persist across all accommodation types up to 2035. Both [sheltered and extra care housing](#) can provide self-contained homes for older persons or people with disabilities, but differ in the level of support, regulation, care and services provided. Sheltered housing is provided for people who are normally able to live quite independently, but need occasional help or support, while extra care housing (also called "assisted living" or "very sheltered housing") typically offers more support (such as services provided by on-site staff like meals or personal care and domestic support) than sheltered accommodation.

Table 16: Older persons' housing need up to 2035

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

Source: AMR, 24-25

6.1.4 Student Housing Needs

According to the HEDNA, there are no Higher Education Institutions in Hart and therefore there were no students living in university owned communal establishments in the district. Most full-time students in Hart aged 18 and over lived with their parents (74.5%). There is unlikely to be demand for student housing in Hart, although there may be demand for shared living arrangements (e.g. Houses in Multiple Occupation, Build to Rent, or Co-living) typically aimed primarily at young professionals or graduates that have returned to Hart from university or other higher education establishments.

Table 17: Full-time student accommodation type, Hart

	Total	Under 18	18-20	21-24	25-29	30+
Total	17,901	16,184	1,032	352	98	235
Living with parents	17,176	15,897	946	279	35	19
	(95.9%)	(98.2%)	(91.7%)	(79.3%)	(35.7%)	(8.1%)
Living in a communal establishment	154	113	30	9	1	1

	Total	Under 18	18-20	21-24	25-29	30+
	(0.9%)	(0.7%)	(2.9%)	(2.6%)	(1.0%)	(0.4%)
Living in a communal establishment: University	0	0	0	0	0	0
	(0.0%)	(0.0%)	(0.0%)	(0.0%)	(0.0%)	(0.0%)
Living in a communal establishment: Other	154	113	30	9	1	1
	(0.9%)	(0.7%)	(2.9%)	(2.6%)	(1.0%)	(0.4%)
Living in an all student household	39	3	7	5	4	20
	(0.2%)	(0.0%)	(0.7%)	(1.4%)	(4.1%)	(8.5%)
Living alone	49	2	3	5	5	34
	(0.3%)	(0.0%)	(0.3%)	(1.4%)	(5.1%)	(14.5%)
Living in another household type	483	169	46	54	53	161
	(2.7%)	(1.0%)	(4.5%)	(15.3%)	(54.1%)	(68.5%)

Source: HEDNA

6.1.5 Children's Housing Needs

The HEDNA states that there were 1,738 children in care (looked after children) in Hampshire in 2025. This makes up 2.1% of all looked after children in England. Table 18 shows the placement of looked after children across Hampshire, with the majority (70%) living in foster placements. This means the majority of looked after children will be residing in the mainstream housing stock. However, there is also some demand for forms of supported accommodation and residential children's homes, some of which are located in Hart.

As set out by the [HCC webpage on children in care](#), the majority of children who are looked after by a local authority are placed with foster carers. It is believed to be best for children to live within a family environment, while for a minority of children, residential care is more appropriate. Hampshire has nine residential establishments across the county. Five homes cater for children and young people with long-term needs, who need a period of stability in a residential home to enable them to move on to a long-term placement with foster carers, on to independence or back home to their families. Three homes offer planned overnight short breaks to children with disabilities. HCC also run one secure unit (a national resource) to which young people can be referred by the courts for their own protection. Finally, there are also some independent providers of residential children's accommodation.

Table 18: Placement of looked after children, Hampshire, 2025

Placement	Number of Children	%
Foster placement	1,215	70.0%
Independent and semi-independent living arrangements / supported accommodation	157	9.0%
Placed for adoption	22	1.3%
Placed with parents or other person with parental responsibility	104	6.0%
Residential schools	0	0.0%
Secure homes and children's homes	214	12.3%
Other residential settings	14	0.8%
Other placements	12	0.7%
Total	1,738	-

Source: HEDNA

6.1.6 Gypsy and Traveller Housing Needs

Hart is home to an estimated 90 households where the household reference person identifies as being a Gypsy/Traveller, as per the 2021 Census.

The Hart GTAA analyses the need for future pitches and plots required to meet identified need for Gypsy and Traveller Accommodation over the Local Plan period, including in the short term (2026/27 to 2030/31) and long term (the remainder of the plan period to 2043/44).

As defined in national planning policy, a 'pitch' means a pitch on a Gypsy and Traveller site and 'plot' means a pitch on a Travelling Showpeople site (often called a 'yard'). This terminology differentiates between residential pitches for Gypsies and Travellers and mixed-use plots for Travelling Showpeople, which may / will need to incorporate space or to be split to allow for the storage of equipment.

Overall, the GTAA identifies a minimum need across Hart for at least 57 authorised residential pitches over the period 2026/27 to 2043/44. Of this need, 27 is in the short-term (2026/27 to 2030/31) and 30 is in the longer-term (2031/32 to 2043/44). The GTAA does not identify any additional need for Travelling Showperson plots in Hart across the Local Plan period to 2044.

Identified pitch need can be met in different ways, including increasing supply on existing sites through expansion or intensification; the development of new sites; and

the regularisation of existing sites, meaning that temporary authorised and unauthorised sites are made permanent authorised sites.

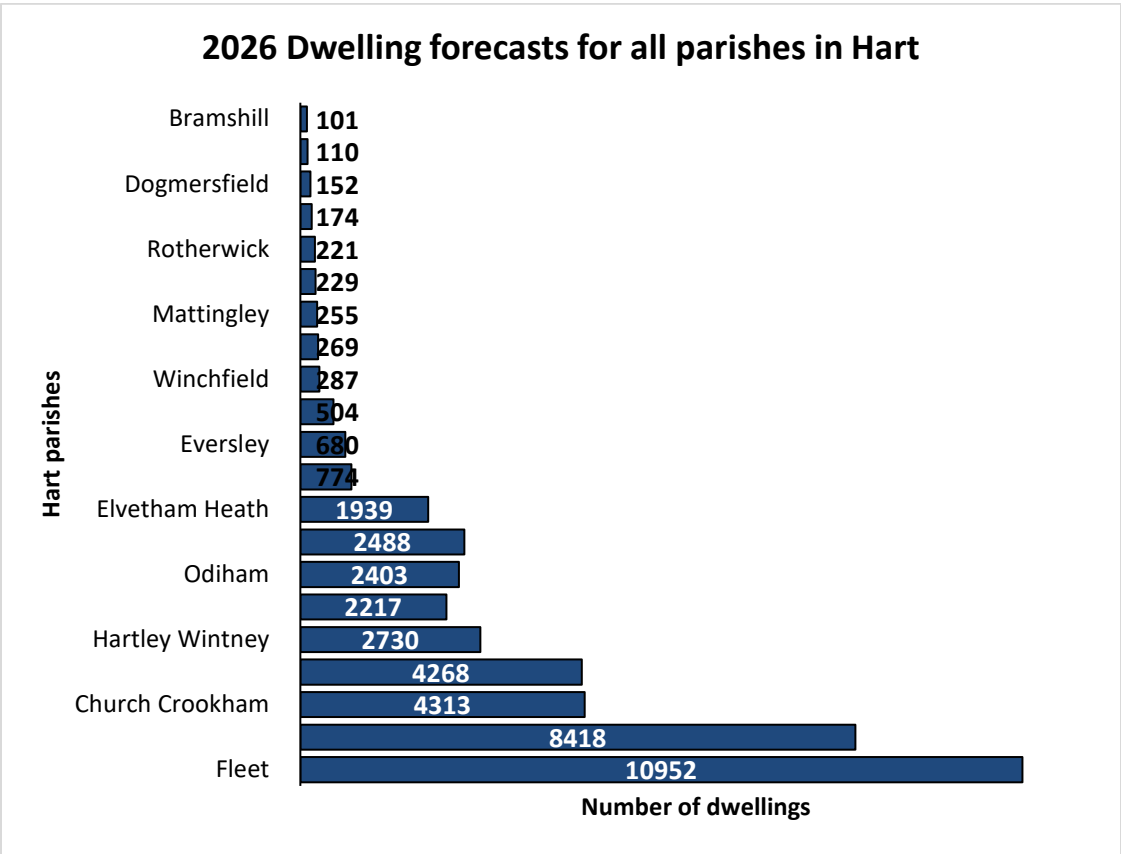
6.2 Housing Supply

6.2.1 Dwelling Forecasts for 2026

Based on national [dwelling stock estimates made by the Ministry of Housing, Communities and Local Government](#), in 2025, Hart District is estimated to have a dwelling stock of 43,108 homes.

2026 dwelling forecasts from the HCC 2024 Small Area Population Forecasts show that Fleet, Yateley, Church Crookham and Hook are home to the largest proportion of housing supply in the district by 2026. Together they contain 64.3% of all dwellings in the district. This forecast is based on existing dwellings as well as on sites with planning permission, sites allocated in Local Plans, associated assumptions on phasing, and additional dwelling information obtained from the District’s Strategic Housing and Land Availability Assessment (SHLAA).

Figure 21: Dwelling forecasts by Parish, 2026

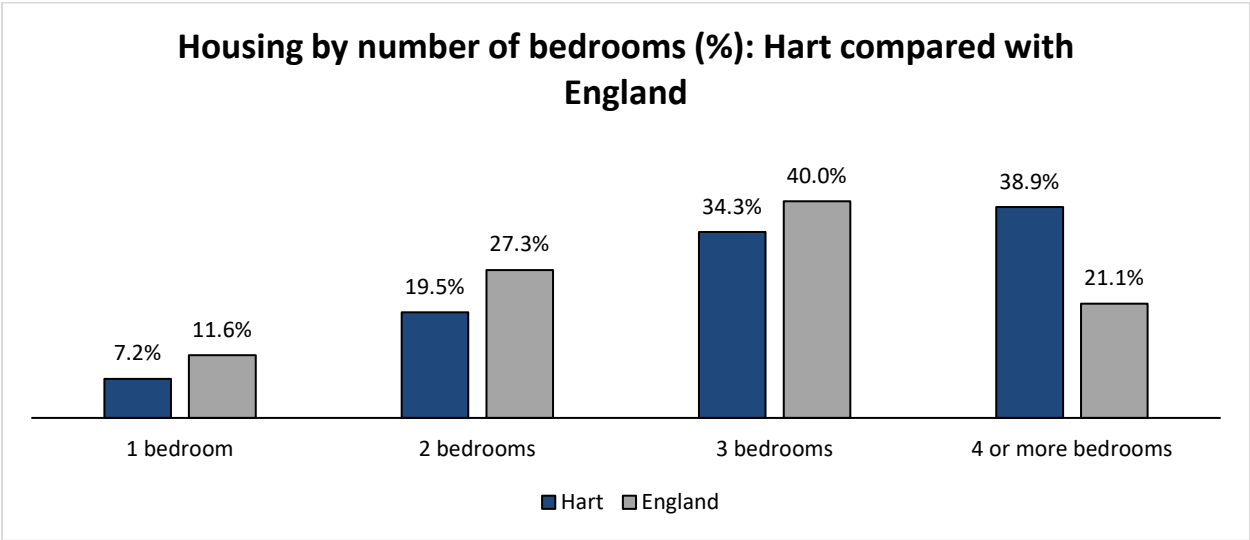


Source: Hampshire County Council 2024 Small Area Population Forecasts

6.2.2 Housing Supply by Number of Bedrooms

As per Census 2021, housing in Hart is skewed towards larger properties, with a higher proportion of homes having four or more bedrooms (38.9%) compared with England overall (21.1%). Meanwhile, the proportion of homes with 3 bedrooms and smaller properties are lower than the national average.

Figure 22: Housing by number of bedrooms in England and Hart (%), 2021



Source: Census 2021

According to the AMR 2024-25, Hart’s Strategic Housing Market Assessment (SHMA – which is effectively an earlier version of the Hart HEDNA, supporting the Hart Local Plan Strategy and Sites 2032 with evidence on housing need) targets were effectively met across both 4 bed and 2 bed property sizes since the adoption of the current Local Plan. However, an oversupply of 1 bed and undersupply of 3 bed property’s is evident.

Table 19: Market homes dwelling mix (including older persons housing in use class C3)

Home size	SHMA target	Early period (2014-20)	Recent period (2020-25)	Overall delivery mix
1 bed	7%	18%	19%	19%
2 bed	28%	27%	27%	28%

Home size	SHMA target	Early period (2014-20)	Recent period (2020-25)	Overall delivery mix
3 bed	44%	29%	27%	27%
4 bed	21%	20%	23%	20%
5+ bed	No target	6%	4%	5%

Source: AMR 24-25

Turning to committed developments, as of 1st April 2025 the Hart HEDNA states that 51.2% of planning permissions did not have a size of dwelling recorded. Of those that did, the greatest proportion of dwellings due to be delivered have 2 bedrooms, at 19.2% of the future mix.

Table 20: Size mix of commitments as of 1st April 2025, Hart

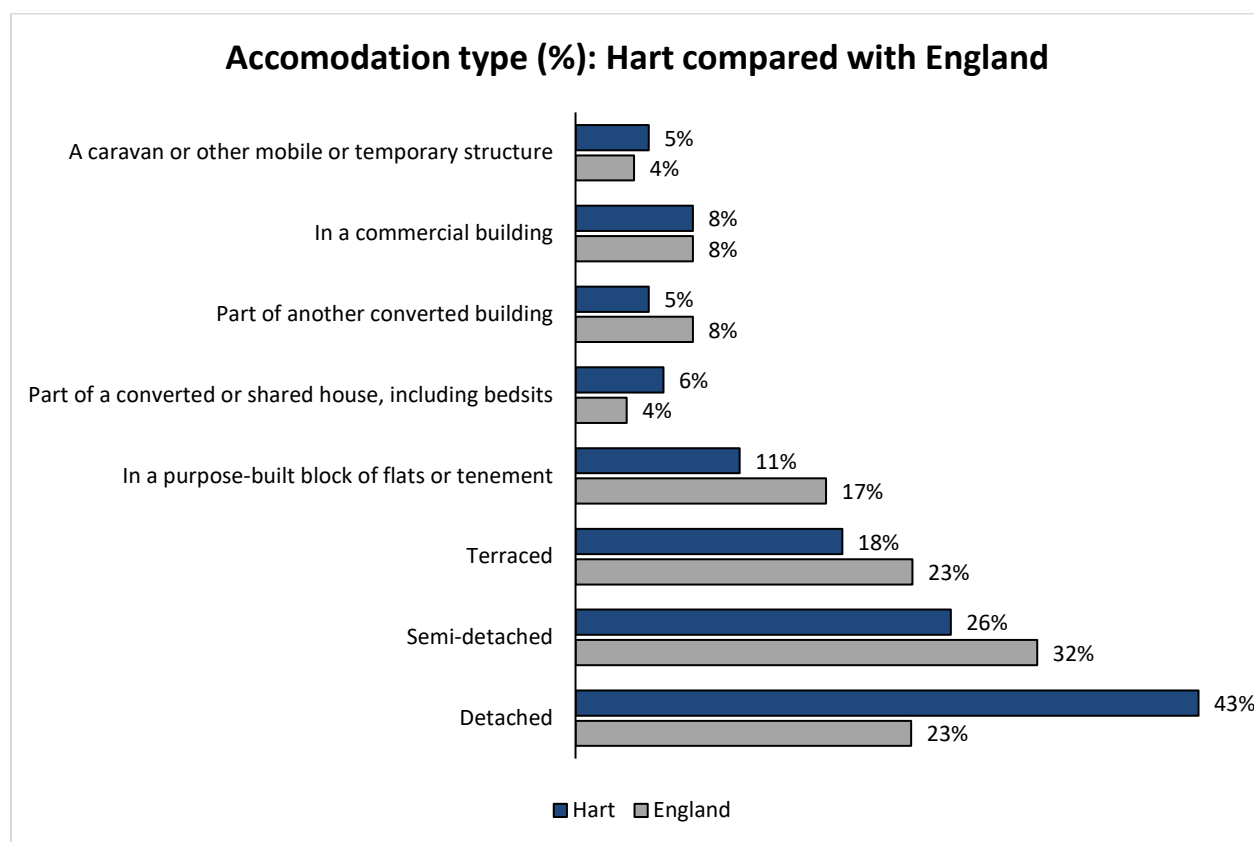
General needs	Dwellings	%
1-bedroom	206	10.8%
2-bedroom	365	19.2%
3-bedroom	239	12.5%
4+ bedroom	120	6.3%
Mobile	0	0.0%
Unknown	975	51.2%
Total	1,905	100.0%

Source: HEDNA

6.2.3 Current Supply of Accommodation Types

Coinciding with the higher number of 4+ bed homes present in Hart when compared to the national average, Hart has almost double (43%) the proportion of detached homes than the national average (23%) as of Census 2021. This is accompanied by a lower proportion of semi-detached and terraced homes as well as flats than the national average.

Figure 26: Accommodation type in Hart and England (%), 2021



Source: Census 2021

Table 21 builds on this by showing figures from the HEDNA portraying different accommodation types across a wider geography as well as for sub areas within Hart. Comparing Hart to wider areas, the district has a significantly higher proportion of households living in detached dwellings than both the unitary authority (29.5%) and combined authority (28.0%). This coincides with Hart having smaller proportions of households living in terraced dwellings and flats.

For sub-areas, Hook and the Rural North & Villages had the highest proportion of households living in detached dwellings (47.7% and 47.3% respectively), whilst Blackwater & Yateley had the smallest (33.3%).

Semi-detached dwellings were most abundant in Rural South & Villages (32.6%) and lowest in Hook (20.4%).

Flats were most common in Fleet & Church Crookham (18.8%), and least common in the Rural South & Villages sub-area (7.5%).

Blackwater & Yateley had the greatest proportion of households living in terraced dwellings (27.1%), whilst Hook had the lowest (14.2%).

Table 21: Accommodation type, Hart and comparator geographies, 2021, %

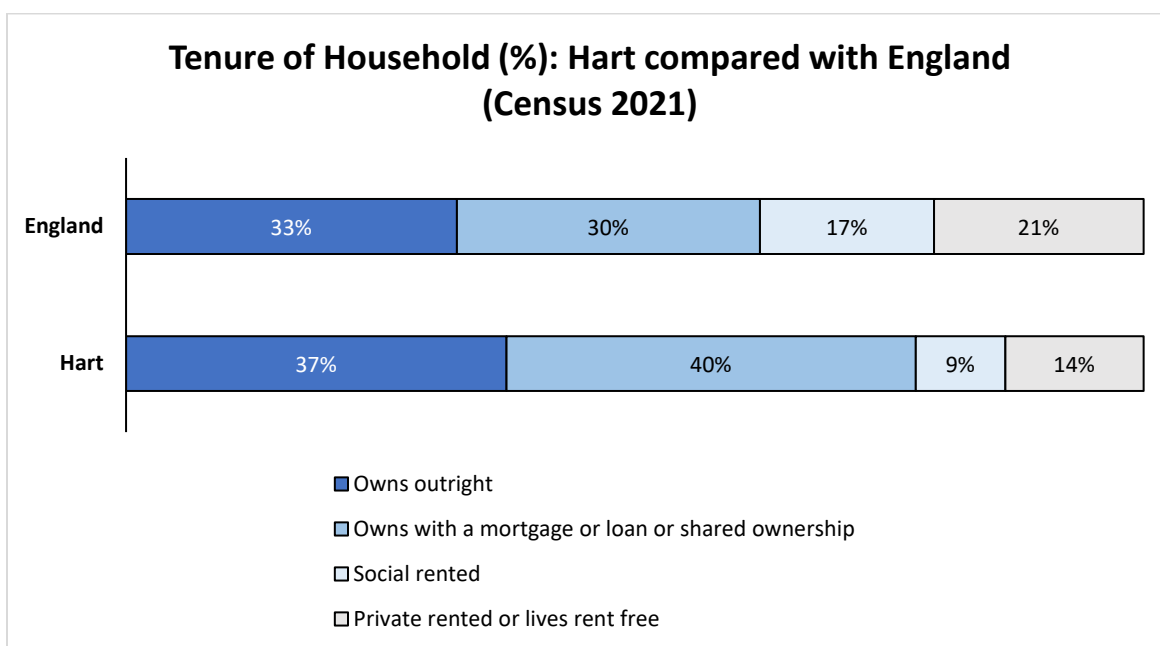
Area	Detached	Semi-detached	Terrace	Flat	A caravan or other mobile or temporary structure
Hart	41.8%	25.3%	18.2%	14.2%	0.6%
North Hampshire UA	29.5%	27.0%	23.7%	19.3%	0.5%
Hampshire & the Solent Combined Authority	28.0%	25.6%	22.7%	22.9%	0.8%
England	22.4%	30.5%	22.8%	23.6%	0.7%
Fleet & Church Crookham	43.7%	22.6%	14.2%	18.8%	0.7%
Blackwater & Yateley	33.3%	29.4%	27.1%	9.8%	0.3%
Hook	47.7%	20.4%	16.3%	14.6%	1.0%
Rural North & Villages	47.3%	24.1%	17.5%	10.8%	0.4%
Rural South & Villages	43.8%	32.6%	15.7%	7.5%	0.3%

Source: HEDNA

6.2.4 Current Split of Household Tenures

As of Census 2021, Hart has a higher proportion of owner-occupied households when compared with England, with 77% owning their home outright or with a mortgage compared with 63% nationally. In contrast, the proportion of households living in social rented and private rented accommodation is lower in Hart than across England as whole. Noticeably 9% of Hart's population is socially renting compared to 17% across England.

Figure 27: Tenure of households in Hart and England (%), 2021



Source: Census 2021

HEDNA data further delves into household tenures in Hart, with Table 22 showing the distribution of household tenures throughout different areas of the district. Owner occupation is highest in Blackwater & Yateley and lowest in the Rural South & Villages, where privately renting is more common.

Table 22: Household tenures in Hart by sub-areas, %

Type of Tenure	Fleet & Church Crookham	Blackwater & Yateley	Hook	Rural North & Villages	Rural South & Villages
Owned	75.6%	81.0%	73.8%	72.2%	68.5%
Shared ownership	2.1%	1.5%	2.9%	1.4%	0.9%
Social rented	7.4%	7.3%	9.9%	13.1%	12.9%

Type of Tenure	Fleet & Church Crookham	Blackwater & Yateley	Hook	Rural North & Villages	Rural South & Villages
Private rented	14.8%	10.2%	13.4%	13.2%	17.7%
Lives rent free	0.0%	0.0%	0.0%	0.0%	0.0%

Source: HEDNA

Comparing Census 2011 and 2021 data, it is also possible to look at the change in household tenures over the intervening 10-year period. The greatest shift is seen in households living in shared ownership (also called affordable home ownership) property's (an increase of 82.8%), followed by those who socially rented (+29.3%) and privately rented (+27%).

Table 23: Household tenures in Hart (2011-2021)

Type of Tenure	2011	2021	Change	%
Total	35,510	39,965	+4,455	+12.5%
Owned	27,747	30,262	+2,515	+9.1%
Shared ownership	406	742	+336	+82.8%
Social rented	2,718	3,514	+796	+29.3%
Private rented	4,286	5,442	+1,156	+27.0%

Source: Census 2021 and Census 2011

6.2.5 Current Household Tenures by Age

The HEDNA also looks at the type of tenures by age group. This is shown in Table 24. The data shows that:

- Older households are much more likely to own their home, with owner occupation in households aged 65 and over at 87.5% compared to 19.9% for those aged 24 and under.
- Younger households are much more likely to live in privately rented accommodation, with 56.7% of households aged 24 and under and 32.9% of households aged 25-34 privately renting.
- Social renting is also more abundant in younger households. Once households reach the 35-49 age range, social renting remains consistently around 8-9%.
- Shared ownership is most common in households aged 25-34, consistent with this being the most common age group for first time buyers.

Table 24: Household tenures by age in Hart, 2021

Type of Tenure	Aged 24 years and under	Aged 25 to 34 years	Aged 35 to 49 years	Aged 50 to 64 years	Aged 65 years and over
Owned	19.9%	49.3%	69.0%	80.7%	87.5%
Shared Ownership	4.1%	5.8%	2.7%	1.1%	0.5%
Social Rented	19.4%	12.0%	8.8%	8.4%	7.9%
Private Rented	56.7%	32.9%	19.5%	9.8%	4.2%

Source: HEDNA

6.2.6 Current Household Tenures by Dwelling Size

The HEDNA looks at how household tenures vary across different sized homes. Table 25 shows that the larger the household the more likely it is to be owner occupied, with 48.8% of households living in 4+ bedroom homes being owner occupiers, followed by households living in 3-bedroom properties, of whom 35.3% live in a property they own themselves.

Table 25: Household tenures by number of bedrooms in Hart, 2021

Type of Tenure	1-bedroom	2-bedroom	3-bedroom	4+ bedroom
Owned	3.1%	12.8%	35.3%	48.8%

Type of Tenure	1-bedroom	2-bedroom	3-bedroom	4+ bedroom
Shared Ownership	17.1%	49.3%	30.4%	3.2%
Social Rented	24.1%	40.5%	31.8%	3.6%
Private Rented	16.7%	37.6%	32.5%	13.2%

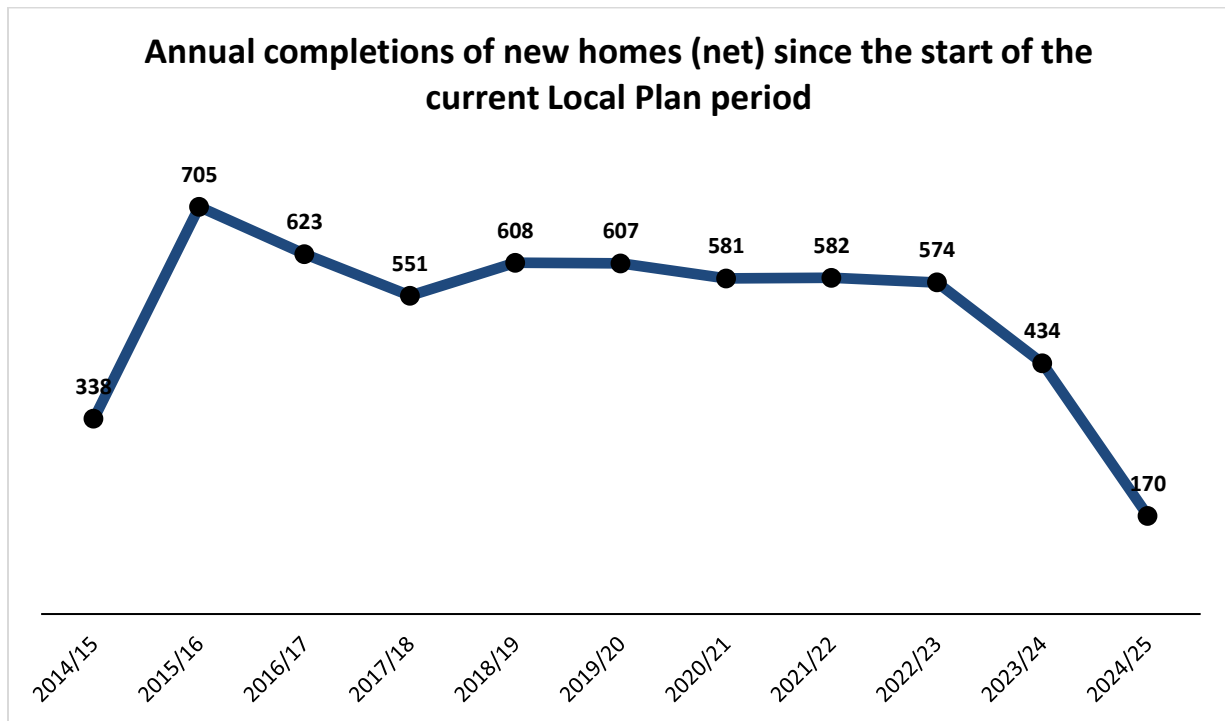
Source: HEDNA

Note that the following sections explore the housing supply catering for different sections of the Hart population, including the local older population, armed forces, students, and Gypsy and Travellers. The supply of accommodation catering for the needs of these groups is important to understand, alongside any other groups present in the district which may have accommodation needs that cannot be met solely through the general housing supply.

6.2.7 Annual Completions of New Homes

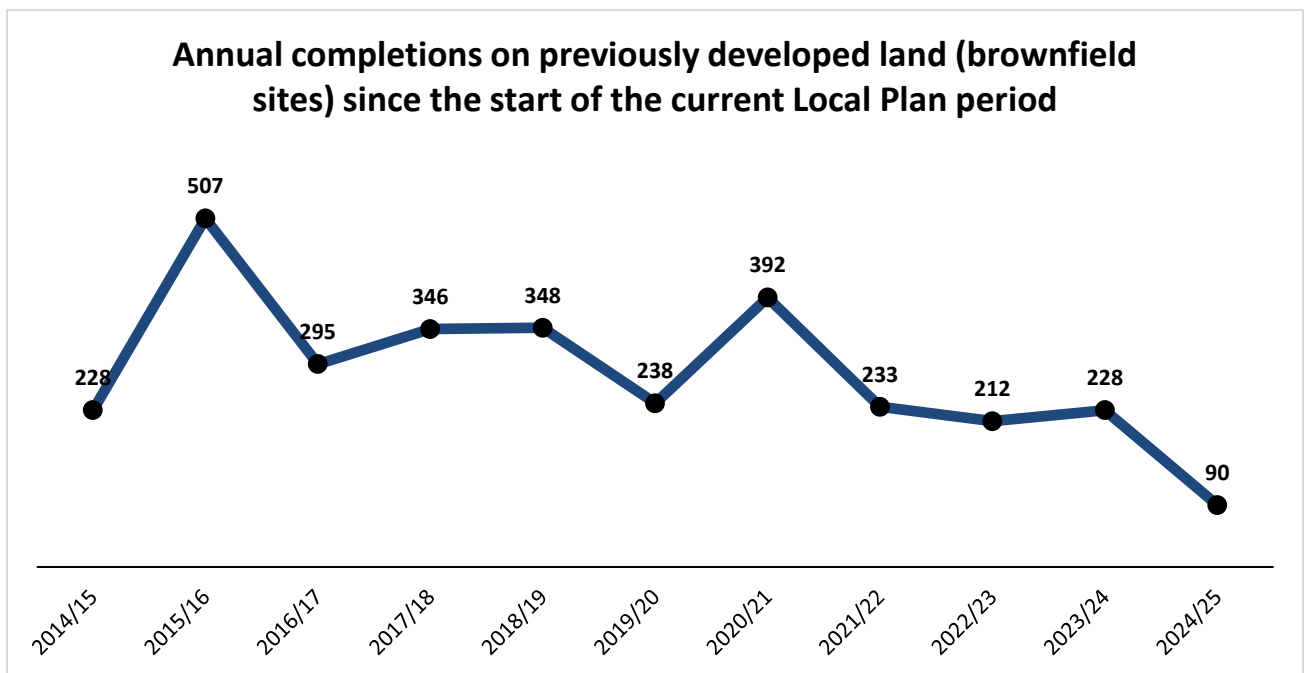
Since the start of the current adopted Local Plan period (2014 to 2032), a total of 5,773 net new homes have been delivered (net new homes mean new homes completed or converted from other uses, minus existing homes demolished), with around 525 net new homes delivered on average in Hart per year, according to the AMR 2024-25. This is 1,120 over the required housing number of 4,653 for this period. However, as can be seen in Figure 28, completions were higher earlier in the Plan period than in more recent years. Brownfield development has made a significant contribution overall, accounting for 3,117 additional homes. 1,568 net new affordable homes were completed over the period, as a proportion of total additional homes.

Figure 28: Annual completions of new homes (net), 2014-2025



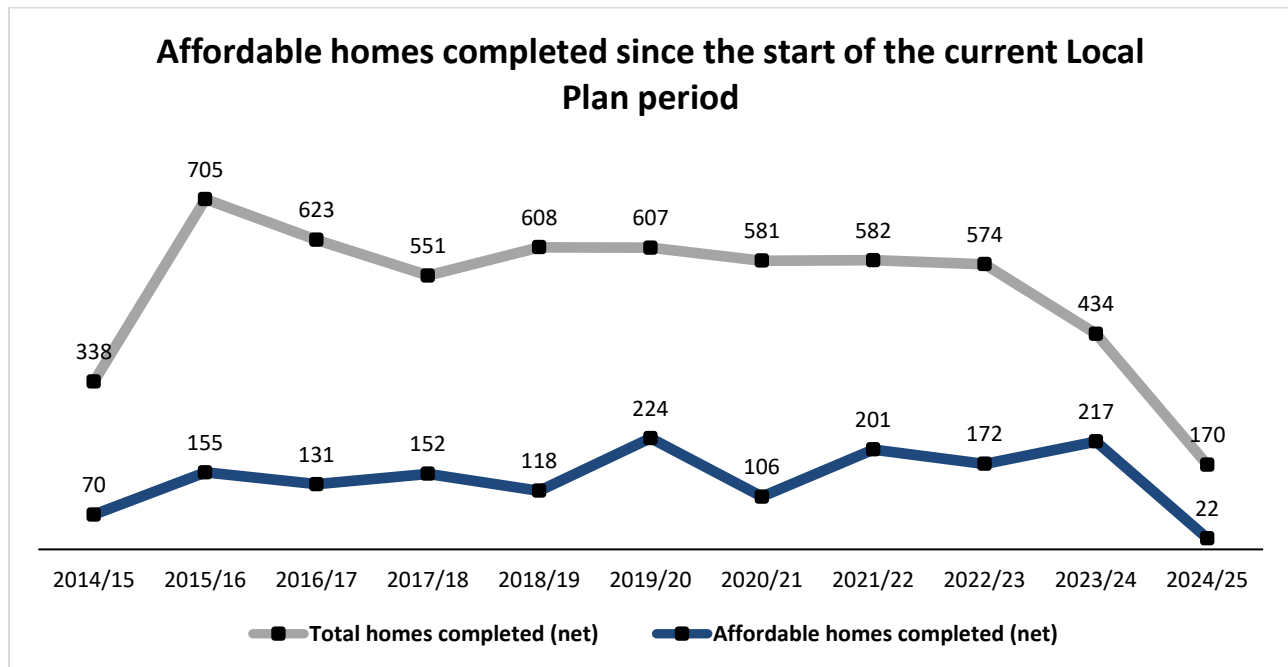
Source: AMR 24-25

Figure 29: Annual completions on brownfield sites, 2014-2025



Source: AMR 24-25

Figure 30: Annual completions of affordable homes, 2014-2025



Source: AMR 24-25

6.2.8 Current Supply of Older Persons Housing

Table 26 presents data from the HEDNA on the location of specialist housing for older people. It shows that there are 33 schemes in Hart solely providing specialist housing for older people. The 33 schemes provide 1,215 units. Note that these specialist housing schemes can include sheltered as well as extra care schemes and units, and that units are generally self-contained homes (different from bedrooms in care homes, discussed overleaf).

Table 26: Location of specialist housing for older people schemes, Hart

Sub area	Schemes	%	Units	%	% of Hart Population aged 75+
Fleet & Church Crookham	16	48.5%	552	45.5%	43.7%
Blackwater & Yateley	7	21.2%	297	24.5%	28.1%
Hook	3	9.1%	98	8.1%	6.2%

Sub area	Schemes	%	Units	%	% of Hart Population aged 75+
Rural North & Villages	3	9.1%	152	12.5%	10.6%
Rural South & Villages	4	12.1%	115	9.5%	11.3%

Source: HEDNA

Table 27 presents data from the HEDNA on the number of people living in care homes within Hart and other wider geographies as of 2021. Note that, unlike specialist accommodation for older persons (including sheltered and extra care housing) discussed above, care home accommodation tends to comprise a bedroom (sometimes with a bathroom) only, rather than self-contained flat or other home.

Table 28 shows where these care homes are within Hart.

Table 27: Number of people living in care homes, 2021

	Persons living in care home with nursing	Persons living in care home without nursing	Persons living in combined care home
Hart	111	234	345
North Hampshire UA	975	676	1,651
Hampshire and the Solent Combined Authority	6,580	6,323	12,903
England	151,559	172,875	324,434

Source: HEDNA

Table 28: Location of care homes, Hart sub-areas

Sub area	Schemes	%	Units	%
Fleet & Church Crookham	8	57.1%	459	63.7%
Blackwater & Yateley	1	7.1%	36	5.0%

Sub area	Schemes	%	Units	%
Hook	2	14.3%	74	10.3%
Rural North & Villages	1	7.1%	60	8.3%
Rural South & Villages	2	14.3%	92	12.8%

Source: HEDNA

6.2.9 Current Armed Forces Housing

According to the HEDNA, there were 3,728 households in Hart with at least 1 person in the armed forces, equating to 9.3% of total households in the district. As of April 2026, the Hart Housing Register identified 17 applicant households with a member that is currently serving in the armed forces or served in the last 5 years. Table 29 shows how the tenure of households in Hart varies, based on whether one or more person in the household previously served in the armed forces, compared to households where no individuals previously served in the armed forces. This shows that households with one or more member who previously served in the armed forces are more likely to be owner occupiers and less likely to rent.

Table 29: Tenure by households previously serving in the armed forces, Hart

	Total	No individuals previously served in UK armed forces	1 person in household previously served in UK armed forces	2 or more people in household previously served in UK armed forces
Total	39,966	36,238	3,530	198
	(100.0%)	(100.0%)	(100.0%)	(100.0%)
Owned (including shared ownership)	31,005	27,889	2,936	180
	(77.6%)	(77.0%)	(83.2%)	(90.9%)
Social Rent	3,514	3,264	243	7
	(8.8%)	(9.0%)	(6.9%)	(3.5%)
Private Rent or Living Rent Free	5,447	5,085	351	11

	Total	No individuals previously served in UK armed forces	1 person in household previously served in UK armed forces	2 or more people in household previously served in UK armed forces
	(13.6%)	(14.0%)	(9.9%)	(5.6%)

Source: HEDNA

6.2.10 Current Gypsy and Traveller Housing

As stated by the Hart GTAA, there are currently 90 households where the household reference person identifies in the 2021 Census as being a Gypsy/Traveller.

Furthermore, the District is home to 53 Gypsy and Traveller pitches across 7 different sites, and 1 Travelling Showpersons yard (with 3 plots occupied by 3 households).

The Hart GTAA summarises that of the people identifying as Gypsies and Travellers in the 2021 Census across Hart District:

- 88% live in bricks and mortar accommodation and 12% live in a caravan/mobile structure.
- 83.7% rent (75.5% from a social landlord and 8.2% privately) and 16.3% are owner occupiers.
- 16.3% were overcrowded compared with 2.5% of the general population.
- 10.2% of households were single person, 10.2% couples, 34.7% couples with children, 38.8% single parents and 6.1% other household types such as extended families.

Data from the GTAA also shows the characteristics of properties and households which are occupied by people identifying as Gypsy and Traveller, from the 2021 Census.

Table 30: Characteristics of properties and households which are occupied by people identifying as Gypsy and Traveller from 2021 Census in Hart

Theme	Category	Number of people identifying as Gypsy/Traveller	% of people identifying as Gypsy/Traveller
Dwelling Stock	Detached whole house or bungalow	25	10.0
	Semi-detached whole house or bungalow	135	54.0

Theme	Category	Number of people identifying as Gypsy/Traveller	% of people identifying as Gypsy/Traveller
	Terraced (including end-terrace) whole house or bungalow	35	14.0
	Flat, maisonette or apartment	25	10.0
	A caravan or other mobile or temporary structure	30	12.0
	Total	250	100.0
Tenure	Owned: Owns outright	25	10.2
	Owned: Owns with a mortgage or loan or shared ownership	15	6.1
	Private rented or lives rent free	20	8.2
	Rented Social rented	185	75.5
	Total	245	100.0
Occupancy	Occupancy rating of bedrooms 0 or more	205	83.7
	Occupancy rating of bedrooms -1 or less (overcrowded)	40	16.3
	Total	245	100
Household composition	One person household: Aged 66 years and over	10	4.1
	One person household: Other	15	6.1
	Single family household: Couple family household: No children	25	10.2
	Single family household: Couple family household: Dependent children	70	28.6
	Single family household: Couple family household: All children non-dependent	15	6.1

Theme	Category	Number of people identifying as Gypsy/Traveller	% of people identifying as Gypsy/Traveller
	Single family household: Lone parent household	95	38.8
	Other household types	15	6.1
	Total	245	100.0

Source: GTAA

Table 31 shows the [bi-annual Traveller caravan count](#) figures from January 2023 to January 2026 in Hart, conducted by the Ministry of Housing, Communities and Local Government. The data shows that on average there were 95 caravans across the district during this period.

Table 31: Bi-annual Traveller caravan count figures: January 2023 to January 2026 for Hart

Date	Authorised sites with planning permission			Sites without permanent planning permission	Total
	Social Rented	Total Private (Temporary)	Total Private (Permanent)	Total not authorised	
Jan 2023	32	0	69	0	101
July 2023	29	0	54	0	83
Jan 2024	28	0	67	0	95
Jul 2024	34	0	55	0	89
Jan 2025	29	0	70	0	99
July 2025	26	0	69	0	95
Jan 2026	36	0	68	0	103
7-count average	30	0	65	0	95

Source: GTAA

Table 32 shows the annual Travelling Showperson caravan count figures from January 2023 to January 2026 in Hart. The data shows that over the period there has been an increasing number of caravans on Travelling Showpersons plots in Hart.

Table 32: Annual Travelling Showperson caravan count figures: January 2023 to January 2026 for Hart

Count	Authorised sites with permission		Unauthorised sites without permission	Total
	Social Rented	Total Private	Total Unauthorised (tolerated)	
2023	0	4	0	4
2024	0	6	0	6
2025	0	11	0	11
2026	0	11	0	11
Average	0	7	0	7

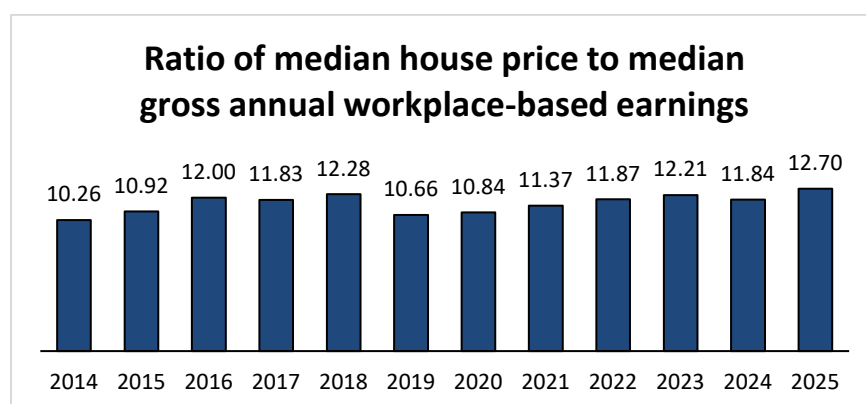
Source: GTAA

6.3 Housing Affordability

6.3.1 House Price to Earnings Ratio

The ratio of median house prices to median gross annual workplace-based earnings in Hart is obtained from the [ONS house price to workplace-based earnings ratio dataset](#). The ratio has increased from 10.26 at the start of the current Local Plan period to 12.70 as of 2025. This data shows affordability ratios calculated by dividing house prices by gross annual workplace-based earnings, as a measure of how affordable (or not) an average local home is to buy for a person earning an average local wage.

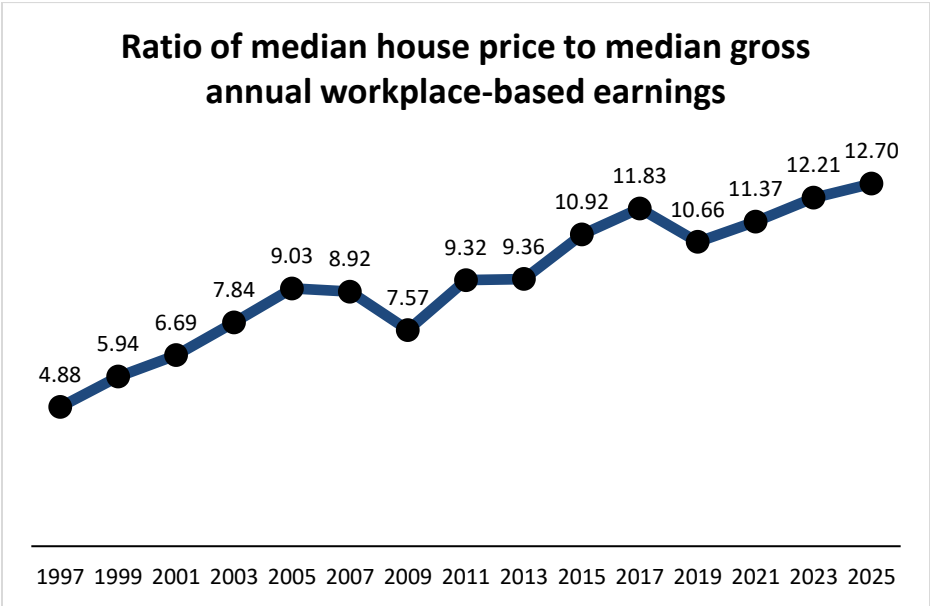
Figure 23: House price to earnings ratio in Hart, 2014-2025



Source: ONS House price to workplace-based earnings ratio dataset

Going back further, since 1997 this ratio can be seen to have grown significantly, meaning that house prices are consistently rising much faster than local earnings, making homes increasingly less affordable for people who work in the area. A high ratio means it is difficult for local workers to get a mortgage which is sufficient to allow them to buy a home in Hart, based on their workplace earnings, unless they have significant savings or other sources of income.

Figure 24: House price to earnings ratio in Hart, 1997-2025



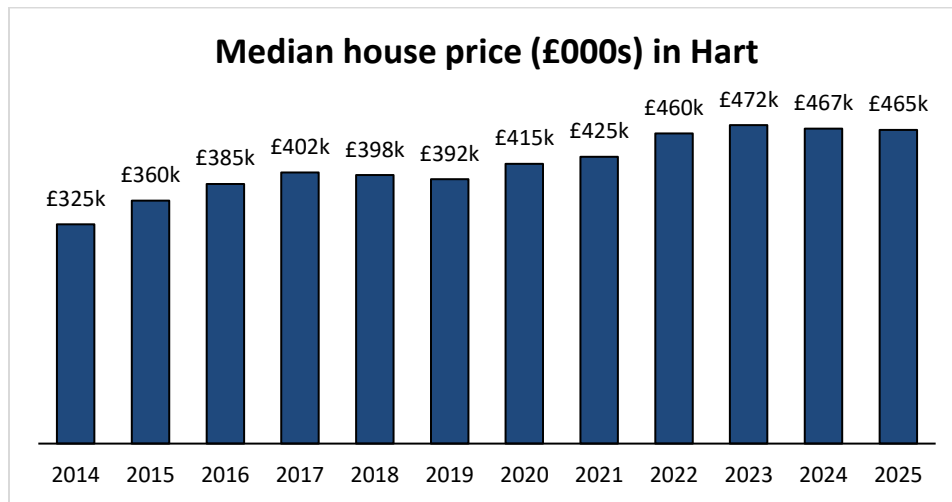
Source: ONS House price to workplace-based earnings ratio dataset

Over the same period, wider Hampshire’s ratio has also increased significantly, albeit at a slower rate than Hart’s. Hart had a house price to earnings ratio of 4.88 in 1997 compared to 12.70 in 2025 (a rise of 7.82%), whereas Hampshire had a ratio of 4.45 in 1997 compared to 9.33 in 2025 (a rise of 4.88%).

6.3.2 House Prices

The median house price in Hart for every year from the start of the current Local Plan period in 2014 up to 2025 is obtained from the ONS house price to workplace-based earnings ratio dataset and is shown in Figure 33. Average (median) prices for buying a new home in Hart District have increased from £325,000 from 2014 to £465,000 as of 2025.

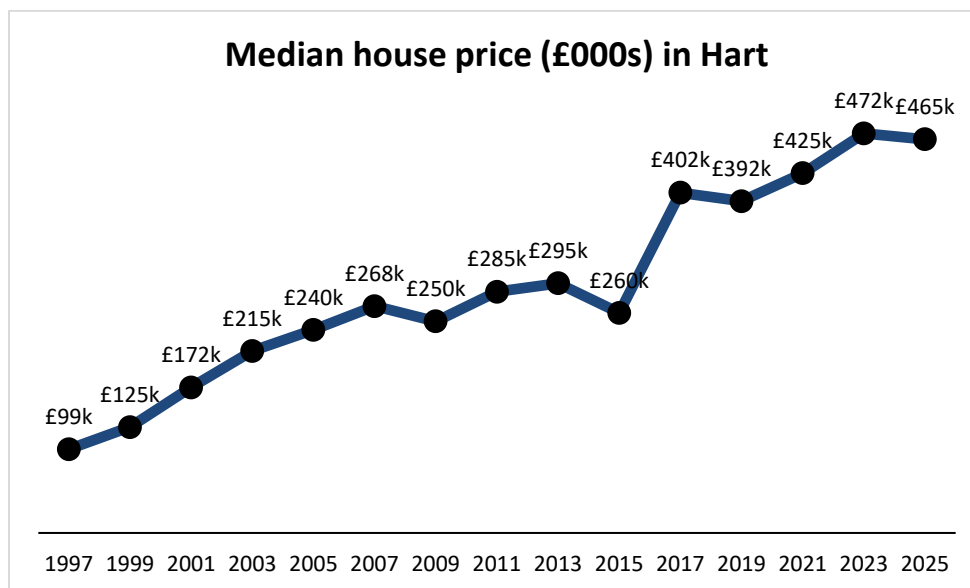
Figure 25: Median house price in Hart, 2014-2025



Source: ONS House price to workplace-based earnings ratio dataset

Since 1997, when the median house price was £99,000, prices have increased by 371%.

Figure 26: Median house price in Hart, 1997-2025



Source: ONS House price to workplace-based earnings ratio dataset

Over the same period, Hampshire's median house price has had an even higher percentage increase of 390%. However, Hampshire's median house price is lower than Hart's by 27% in 2025, with a cost of £367,000 compared to Hart's £465,000.

Table 33 shows median house prices across different sub-areas in Hart from 2016-2025, with data being obtained from the HEDNA.

The highest median house price is recorded in the Rural North & Villages (£540,000) followed by the Rural South & Villages (£510,000). These two areas were also the only ones to record a percentage decrease in median house price over the recorded period, of -1.6% in the Rural North & Villages, and -2.9% in the Rural South & Villages.

Comparatively, Hook had the lowest median house price (£417,500), followed by Blackwater & Yateley (£421,500).

The largest price growths were seen in Fleet & Church Crookham (+27.0%) and Blackwater & Yateley (26.4%).

Table 33: Median house prices, Hart and sub-areas, 2016-2025

Area	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth	% Growth
Fleet & Church Crookham	£380,000	£406,000	£398,270	£390,000	£432,500	£404,250	£460,000	£460,000	£467,000	£482,500	+£102,500	+27.0%
Blackwater & Yateley	£333,500	£345,000	£350,000	£355,500	£373,500	£405,000	£436,800	£412,000	£430,000	£421,500	+£88,000	+26.4%
Hook	£395,000	£373,000	£316,000	£414,995	£387,000	£405,000	£464,500	£425,000	£380,000	£417,500	+£22,500	+5.7%
Rural North & Villages	£548,998	£520,000	£455,000	£510,000	£588,600	£567,500	£550,000	£595,000	£564,000	£540,000	-£8,998	-1.6%
Rural South & Villages	£525,000	£445,000	£500,000	£540,000	£555,000	£530,000	£635,000	£615,750	£600,000	£510,000	-£15,000	-2.9%

Source: HEDNA

6.3.3 New Build House Prices

Table 34 presents data from the HEDNA, showing the price of new build houses in Hart, as this more accurately represents the cost of housing that will be built in the future.

Table 34 shows new build house prices to generally be higher but also more volatile due to their increased responsiveness during a housing market downturn.

Table 34: New build house prices, Hart, 2016-2025

Year	Median New Build Price	Median Price Overall	New Build Uplift	New Build Count
2016	£390,000	£385,000	+1.3%	437
2017	£430,000	£390,000	+10.3%	348
2018	£369,000	£395,000	-6.6%	355
2019	£409,995	£395,000	+3.8%	369
2020	£426,250	£420,000	+1.5%	328
2021	£420,000	£425,000	-1.2%	400
2022	£530,000	£470,000	+12.8%	321
2023	£485,875	£455,000	+6.8%	166
2024	£560,000	£465,000	+20.4%	115
2025	£540,000	£460,000	+17.4%	39

Source: HEDNA

Table 35 shows the median house price by dwelling type in 2024-25 for Hart. The data shows a higher new build median price for each housing type. This difference is most pronounced amongst flats (+42.8%) and terraced housing (+41.3%), with semi-detached houses also having a substantial increase (+25.0%) and detached housing having a slight increase (+1.7%).

Table 35: New build house prices by type, Hart, 2024-2025

Housing Type	Overall Median	New Build Median	Uplift	%
Detached	£660,000	£671,300	+£11,300	+1.7%
Semi-Detached	£470,000	£587,500	+£117,500	+25.0%
Terrace	£375,000	£529,950	+£154,950	+41.3%
Flats	£230,250	£328,710	+£98,460	+42.8%

Source: HEDNA

6.3.4 Cost of Privately Renting

Table 36 shows data from the HEDNA on the average cost of private rents in Hart between 2015 and 2026. Over this period, average rents rose by £408 across the district (41.7%).

Table 36: Average monthly rent, Hart, 2015-2026

Time period	Average rent
Jan-15	£978
Jan-16	£1,015
Jan-17	£1,042
Jan-18	£1,060
Jan-19	£1,061
Jan-20	£1,065
Jan-21	£1,079
Jan-22	£1,091
Jan-23	£1,142
Jan-24	£1,250
Jan-25	£1,344
Jan-26	£1,386

Source: HEDNA

Private rent data has been split out across different property sizes in Table 37. Coinciding with an increase in rent prices as the number of bedrooms increases, rents rose more the fewer bedrooms a property had, with a 44.0% increase in 1-bedroom properties and 39.4% increase in 4+ bedroom properties.

Table 37: Average monthly rent by size, Hart, 2015-2026.

Time period	1-bedroom	2-bedroom	3-bedroom	4+ bedroom
Jan-15	£696	£909	£1,087	£1,626
Jan-16	£721	£944	£1,129	£1,690
Jan-17	£739	£968	£1,162	£1,741
Jan-18	£756	£983	£1,182	£1,764
Jan-19	£757	£984	£1,183	£1,769
Jan-20	£767	£987	£1,186	£1,762
Jan-21	£778	£999	£1,202	£1,776
Jan-22	£780	£1,006	£1,221	£1,828
Jan-23	£815	£1,050	£1,279	£1,920
Jan-24	£894	£1,150	£1,398	£2,093
Jan-25	£967	£1,236	£1,505	£2,225

Time period	1-bedroom	2-bedroom	3-bedroom	4+ bedroom
Jan-26	£1,002	£1,276	£1,548	£2,267
Change	+£306	+£367	+£461	+£641
%	+44.0%	+40.4%	+42.4%	+39.4%

Source: HEDNA

Private rent data can also be analysed by property type. Table 38 shows that year-on-year rental prices for detached houses were the greatest, followed by rents for semi-detached dwellings, terraced dwellings, and flats. From 2015-2026 the percentage increase in rents was broadly similar across all dwelling types.

Table 38: Average monthly rent by property type, Hart, 2015-2026

Time period	Detached	Semi-detached	Terrace	Flat
Jan-15	£1,470	£1,031	£957	£803
Jan-16	£1,527	£1,070	£992	£834
Jan-17	£1,571	£1,100	£1,017	£856
Jan-18	£1,595	£1,119	£1,034	£872
Jan-19	£1,596	£1,121	£1,035	£872
Jan-20	£1,595	£1,125	£1,042	£876
Jan-21	£1,612	£1,139	£1,057	£887
Jan-22	£1,645	£1,150	£1,072	£892
Jan-23	£1,727	£1,202	£1,123	£932
Jan-24	£1,889	£1,317	£1,225	£1,021
Jan-25	£2,022	£1,421	£1,317	£1,099
Jan-26	£2,069	£1,462	£1,361	£1,136
Change	+£599	+£431	+£404	+£333
%	+40.7%	+41.8%	+42.2%	+41.5%

Source: HEDNA

Breaking up rent prices across different areas of Hart is also possible. Table 39 shows that median rents were highest in the Rural North & Villages (£2,045) and lowest in Blackwater & Yateley and Fleet & Church Crookham (£1,300).

Table 39: Sub-area rents, Hart, April 2026

Sub area	Median	Lower quartile	Count
Fleet & Church Crookham	£1,300	£1,175	81
Blackwater & Yateley	£1,300	£1,050	25
Hook	£1,400	£1,113	12
Rural North & Villages	£2,045	£1,625	12
Rural South & Villages	£1,750	£1,000	17

Source: HEDNA

6.3.5 Cost of Social and Affordable Rents

For Affordable and Social Rent, Table 40 shows data from the HEDNA on the gross monthly rates for varying property sizes. Affordable Rent overall is 46% higher than Social Rent.

Affordable rent (also sometimes called intermediate rent) is a lower cost renting option, usually offered by a registered provider like a housing association, and capped at 80% of local market rent, including service charges. Social rents, offered by local authorities and registered providers are set by a national formula based on the property's value, size and local incomes and is the most subsidized form of housing available.

Table 40: Affordable and Social Rents, Hart, 2025

Bedrooms	Affordable Rent	Social Rent
1-bedroom	£737	£531
2-bedroom	£928	£626
3-bedroom	£1,123	£693
4-bedroom	£1,237	£768
All self-contained	£933	£637

Source: HEDNA

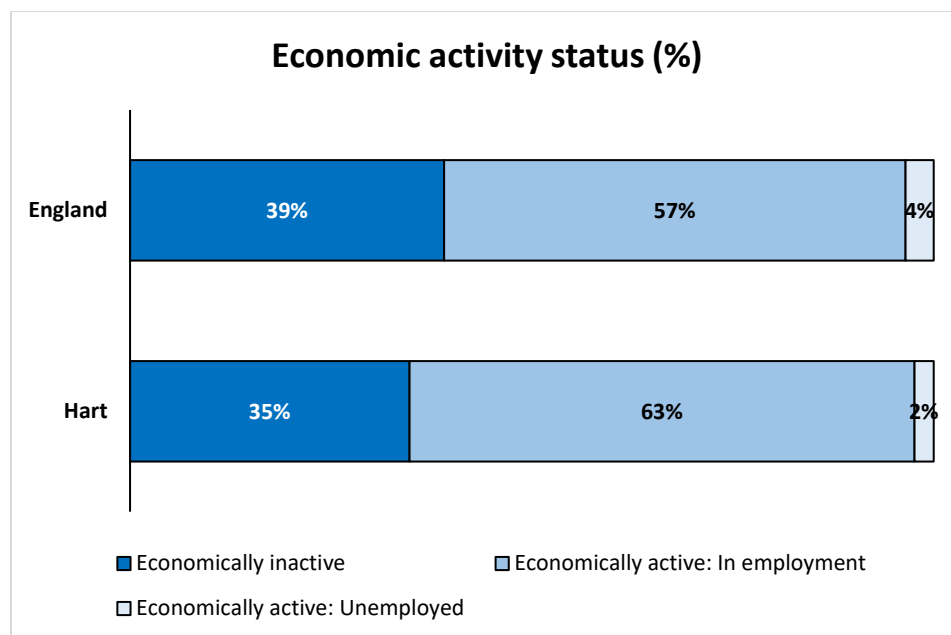
7 Employment and Retail

7.1 Economic Activity

7.1.1 Economic Activity Status

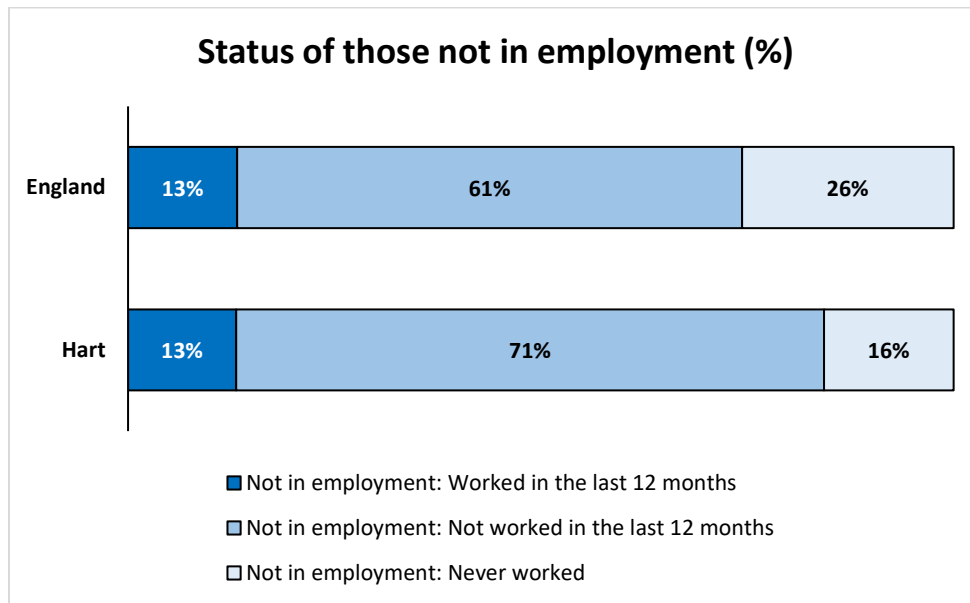
An economically active resident is either in employment or unemployed but actively looking for work. Census 2021 data shows that Hart has higher levels of economic activity and employment than England overall. 63% of residents are economically active and in employment compared with 57% nationally. This coincides with a lower unemployment rate of 2% compared to 4% nationally. There was however, a 3.7 percentage point decrease in those economically active and employed in Hart in 2021 when compared to Census 2011. Amongst those not in employment, Hart has a lower proportion of residents who have never worked than across England as a whole (16% compared with 26%).

Figure 27: Economic activity status (%) in Hart and England, 2021



Source: Census 2021

Figure 28: Status of those not in employment (%) in Hart and England, 2021



Source: Census 2021

7.1.2 Unemployment

The AMR 2024-25 shows that at Ward level, Hart's unemployment rate rose in 2021, reflecting the impacts of the Covid-19 pandemic, before returning to more regular rates in 2022 onwards. As of 2025, Fleet West & Crookham East have the lowest unemployment rates of 1.3%, and Blackwater & Hawley the highest at 2.2%.

Table 41: Claimant data between April 2020 and April 2025 by Ward

Ward	Unemployment rate April 2020	Unemployment rate April 2021	Unemployment rate April 2022	Unemployment rate April 2023	Unemployment rate April 2024	Unemployment rate April 2025
Blackwater and Hawley	2.3%	4.1%	2.1%	2.3%	2.2%	2.2%
Crookham East	1.6%	2%	1.5%	1.3%	1.3%	1.3%
Crookham West & Ewshot	1.7%	2.7%	1.3%	1.3%	1.6%	1.9%
Fleet Central	2.6%	4.1%	2.3%	2.1%	2.1%	2%
Fleet East	1.5%	2.6%	1.3%	0.9%	1.4%	1.6%

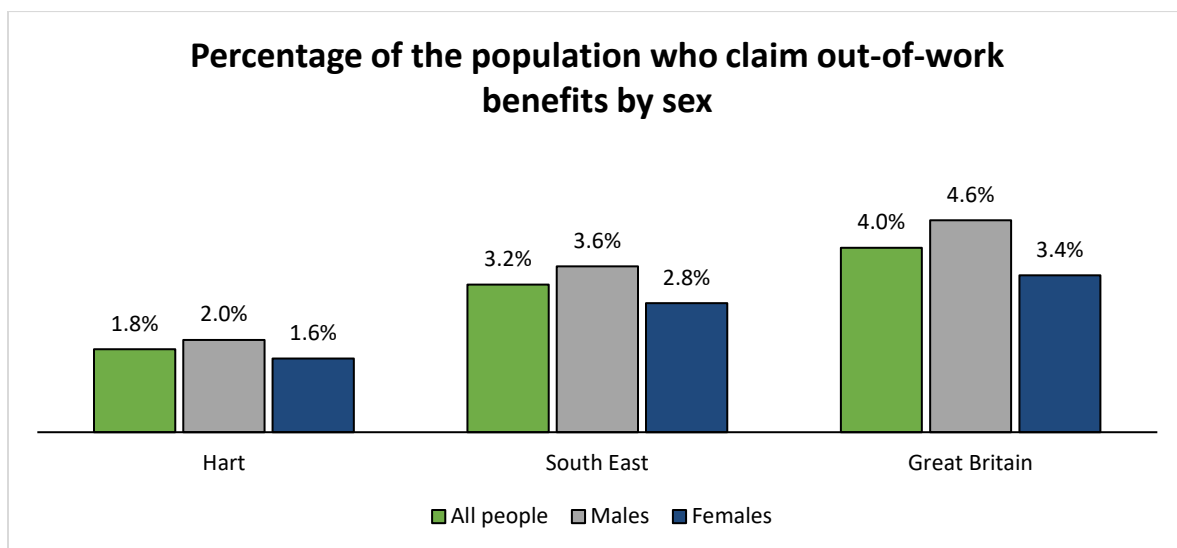
Ward	Unemployment rate April 2020	Unemployment rate April 2021	Unemployment rate April 2022	Unemployment rate April 2023	Unemployment rate April 2024	Unemployment rate April 2025
Fleet West	1.7%	2.4%	1.1%	1.2%	1.3%	1.3%
Hartley Wintney	2.1%	3.4%	2.1%	1.6%	1.7%	2.0%
Hook	2.3%	3.1%	1.8%	1.5%	1.9%	2.1%
Odiham	1.5%	2.6%	1.3%	1.3%	1.0%	1.5%
Yateley East	2%	3.8%	1.6%	1.3%	1.8%	1.9%
Yateley West	2%	3.2%	1.3%	1.4%	1.4%	1.5%

Source: AMR 24-25

7.1.3 Out of Work Benefits

According to the [Nomis Labour Market Profile 2025/26 for Hart](#), claimant count rates for out of work benefits in Hart remain consistently low compared with the wider South East and Great Britain for both male and female residents. This reflects relatively strong local labour market conditions and lower levels of unemployment.

Figure 29: Population that claim out-of-work benefits by sex (%) in Hart, the South East and Great Britain

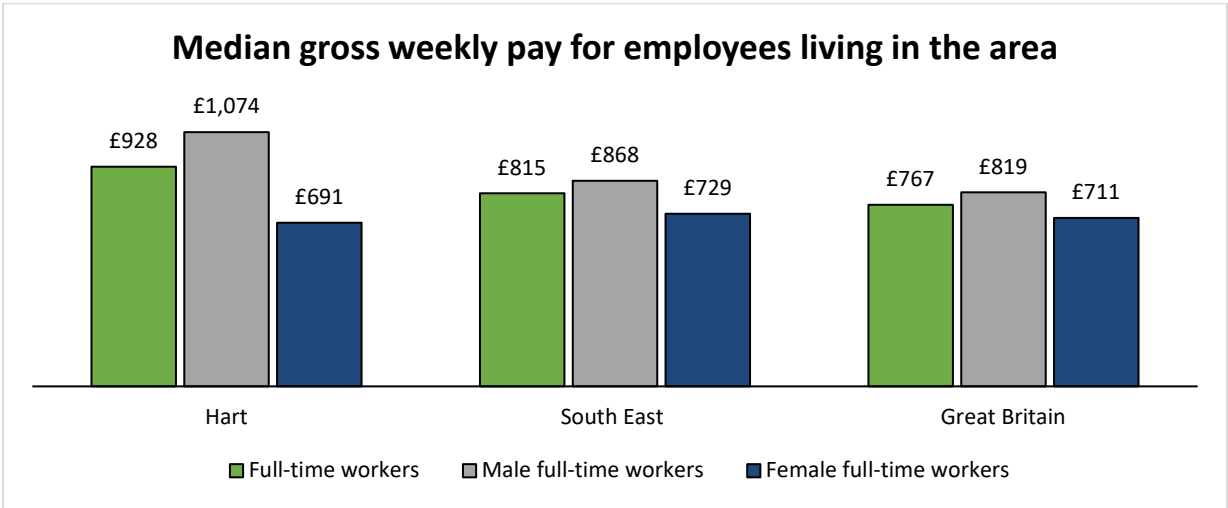


Source: Nomis, Local Authority Profile, Labour Market Profile – Hart 25/26

7.1.4 Weekly Pay & Household Income

The Nomis Labour Market Profile 2025/26 for Hart shows that median gross weekly pay for residents of Hart that are full-time and male full-time workers is notably higher than both the South East and Great Britain. However, female full-time earnings in Hart are notably lower than the regional and national figures. The HEDNA shows estimated average annual household income in Hart in 2025 to be £87,455, with a lower quartile household income of £45,385.

Figure 30: Median gross weekly pay for full-time, male and female workers in Hart, the South East and Great Britain

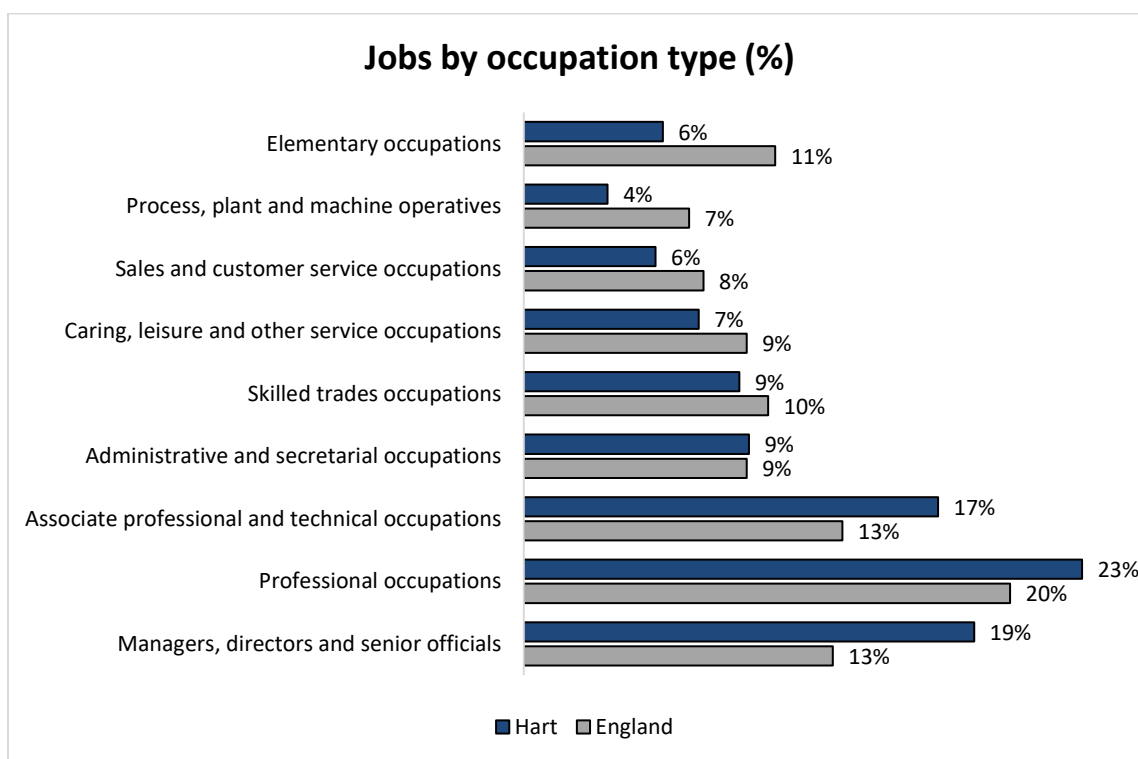


Source: Nomis, Local Authority Profile, Labour Market Profile – Hart 25/26

7.1.5 Jobs by Occupation

As of Census 2021, Hart has a more highly skilled occupational structure than England overall, with a higher proportion of residents employed in managerial, professional and associate professional roles. Conversely, a much smaller proportion of the population work in elementary occupations (typically jobs requiring only basic skills with little or no formal vocational training) or as process, plant and machine operatives.

Figure 31: Jobs by occupation type (%) in Hart and England, 2021



Source: Census 2021

7.1.6 Jobs Density

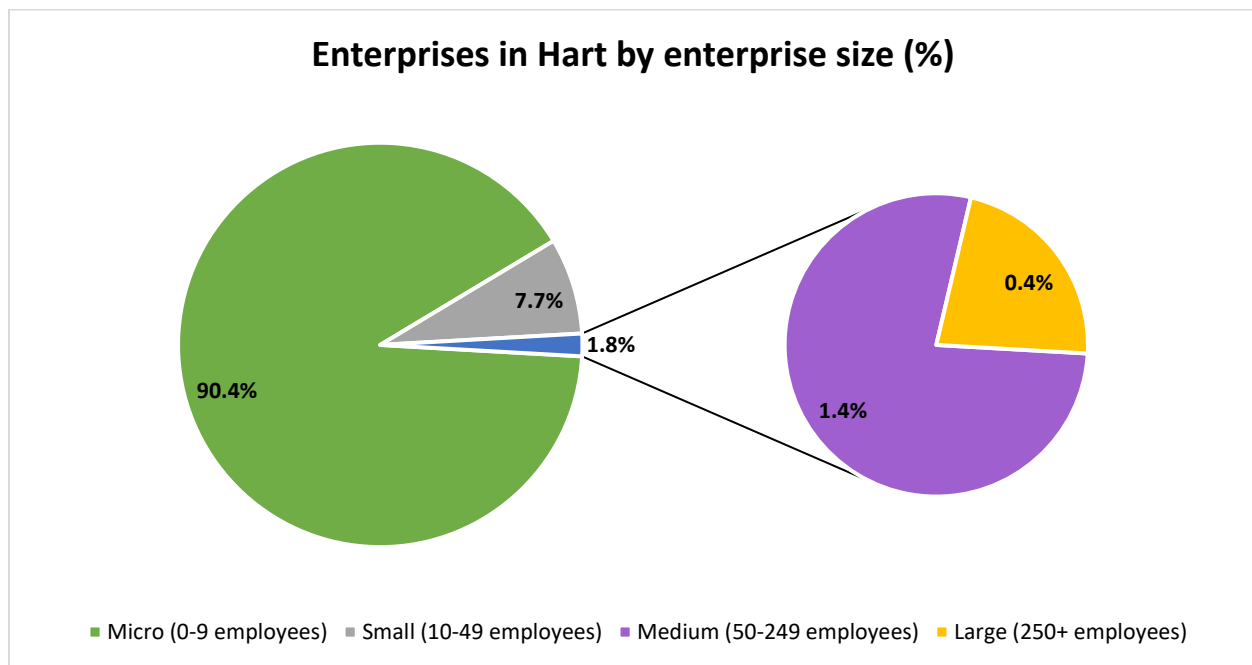
The Nomis Labour Market Profile 2025/26 for Hart and the Hart HEDNA state that there is a total of 44,000 jobs in Hart with a jobs density of 0.69 in 2024, meaning that for every working-aged resident (16-64) in Hart there are 0.69 jobs. This is lower than the average across North Hampshire (0.77), Hampshire and Solent (0.80) and England (0.86). This suggests a reliance on other nearby local authority areas to provide employment opportunities for some Hart residents.

7.2 Number and Size of Businesses

An enterprise is defined as an organizational unit producing goods or services, which has a certain degree of autonomy in decision-making. A local unit is an individual site (for example a factory or shop) within an enterprise.

According to the Nomis Labour Market Profile 2025/26 for Hart, Hart's business profile is primarily made up of micro-enterprises (with up to 9 employees), which account for just over 90% of all enterprises, broadly in line with the South East average.

Figure 32: Enterprises in Hart by size (%)



Source: Nomis, Local Authority Profile, Labour Market Profile – Hart, 2025

Table 42: Number of enterprises and local units by business size in Hart, 2025

Business size (employees)	Enterprises (Hart)	Local units (Hart)
Micro (0-9)	4,060	4,320
Small (10-49)	345	515
Medium (50-249)	65	95
Large (250+)	20	15
Total	4,490	4,945

Source: Nomis, Local Authority Profile, Labour Market Profile – Hart, 2025

Business registrations (when a business newly registers with the local authority to operate) by year are shown in Table 43. In 2024, registrations exceeded de-registrations (when businesses stop trading or operating) and de-registrations have been declining. This results in a positive net change for the first time since 2019, with an increasing number of businesses operating in the district, potentially indicating there's a positive entrepreneurial environment.

Table 43: Number of business registrations and de-registrations, 2019-2024

Year	Registration	De-registration	Net Change
2019	545	500	45
2020	430	500	-70
2021	435	610	-175
2022	430	555	-125
2023	445	455	-10
2024	440	400	40

Source: Nomis, Local Authority Profile, Labour Market Profile – Hart, 2025

7.3 Employment Floorspace

The AMR 2024-25 shows that since 2014, Hart has seen a shift in the usage of employment floorspace. Most notably a loss of 115,087m² of office floorspace.

Table 44: Changes to employment floorspace – net change (m2), 2014-2025

Floorspace type	Total change 2014 - 2025 (m ²)
Offices - Use class E(g)(i)	-115,087
Research and development - Use class E(g)(ii)	-6,033
Light industry - Use class E(g)(iii)	-35
General industry - Use class B2	8,464
Storage and distribution - Use class B8	24,974
Flexible use - Use classes E(g)(i)-(iii)/B2/B8	48,359

Source: AMR 24-25

7.3.1 Strategic Employment Sites

There are several Strategic or Locally Important Employment Sites in Hart that have been protected in Policy ED2 of the current Local Plan Strategy and Sites 2032. These sites are listed in Table 45:

Table 45: Strategic employment sites identified in the current Local Plan

Strategic Employment Sites	Town/Nearest Town
Bartley Point	Hook

Strategic Employment Sites	Town/Nearest Town
Cody Technology Park	Farnborough
Meadows Business Park	Blackwater
Osborn Way	Hook
Waterfront Business Park	Fleet

Source: Hart Local Plan (Strategy and Sites) 2032

7.4 Retail Floorspace

7.4.1 Current Retail Floorspace

According to the AMR 2024-25, there has been a net gain of 14,587m² of retail floor space since 2014. The following data on retail floorspace is obtained from the Hart Retail and Leisure Needs Study (RLNS) produced in 2026. Some of the information is presented below, with the RLNS containing further detail.

Overall, the RLNS finds that the Hart retail market appears stable and relatively healthy, characterised by a relatively small but stable retail stock base, low vacancy levels and constrained supply, with very little new retail floorspace being created. Retail unit occupier retention is generally strong. Fleet acts as the district's principal retail centre, supported by a wider network of smaller, mostly very resilient centres. Future retail growth is expected to be modest but the district's centres seem well positioned to continue serving their local catchments and adapt to evolving retail and consumer trends.

- Hart currently has circa 1.6 million sq. ft. (square feet) of retail floorspace, which is significantly below the average of other local authorities across Berkshire and North Hampshire (c. 4.0 million sq. ft). Hart is the smallest retail submarket in Berkshire and North Hampshire.
- The total floorspace figure in Hart primarily comprises general retail (c. 1.4 million sq. ft). General retail refers to standard storefront and consumer-facing properties that do not fit into specialised centre categories (e.g. shopping centre).
- Hart does not have any retail parks.
- From the existing stock of total floorspace, 4.7% of space is available. This is above the availability rate of Berkshire and North Hampshire (2.5%). This supply is not expected to change in the near term, as the market remains inactive with no new retail floorspace delivered since 2023 and nothing currently under construction.
- Hart's vacancy rate of 1.5% is lower than Berkshire and North Hampshire and the UK (both 2.9%), which has remained stable from this time last year.

Table 46 presents data from the AMR 2024-25, showing the retail completions in Hart since 2014.

Table 46: Retail completions since 2014

Address	Proposal	Net additional floorspace (m ²)	Year completed
Queen Elizabeth Barracks, Sandy Lane, Church Crookham (11/00001/MAJOR)	Redevelopment and change of use to include A1 retail	788	2014/15
Redfield Garden Centre, Ewshot Lane, Church Crookham (08/01126/MAJOR)	Redevelopment of garden centre	2,000	2014/15
150-156 Aldershot Road, Fleet (13/02463/FUL)	Replacement service area/retail	-288	2015/16
100 Aldershot Road, Church Crookham (15/00459/FUL)	Extension and change of use from car sales to A1 retail	293	2015/16
Wood BMW, 56 High Street, Odiham (12/02303/MAJOR)	Class A1 Retail Unit	279	2015/16
Aldi Stores, 46 London Road, Blackwater (15/02426/FUL)	Extension to food store: retail and warehouse space	201	2016/17
Newlyns Farm Shop, London Road, North Warnborough (16/03002/FUL)	New retail units	232	2018/19
Lidl, 21 London Road, Blackwater (17/02645/FUL)	Extension to food store	524	2018/19
Shell, 171 Fleet Road, Fleet (17/03032/FUL)	Redevelop and enlarge filling station shop	119	2018/19
Morrisons, Elvetham Way, Fleet (17/02919/FUL)	Supermarket extension	1,020	2019/20
Former Vertu site, Beacon Hill Road, Church Crookham (18/00694/OUT)	New food store and retail unit	3,968	2021/22
Redfields Lane, Church Crookham (14/00504/MAJOR)	Local centre retail convenience store	370	2022/23
Land on the north side of London Road, Hook (13/01145/MAJOR)	A new supermarket	5,081	2023/24
Total		14,587	

Source: AMR 24-25

7.4.2 Future Retail Floorspace

Table 47 shows data from the RLNS. This portrays the individual capacity forecasts for convenience goods floorspace in the shopping destinations modelled, together with the overall (i.e. combined) forecasts for the district. Convenience goods are widely available, frequently purchased consumer items such as groceries or basic toiletry products.

There will be limited capacity for convenience goods floorspace (all shopping destinations modelled as a whole) amounting to about 1,600 sqm net sales area in 2029, before decreasing over the plan period.

Table 47: Summary of capacity forecasts – convenience goods (sqm net sales area)

	2029	2034	2039	2044
Fleet Town Centre	150	100	100	50
Blackwater District Centre	1,350	1,350	1,300	1,300
Hook District Centre	-200	-200	-200	-200
Yateley District Centre	150	150	100	100
Local Centres	-150	-150	-150	-150
Other locations in Hart	300	150	50	0
Combined forecasts for Hart	1,600	1,400	1,200	1,100

Source: RLNS

Table 48 shows data from the RLNS. This portrays the individual capacity forecasts for comparison goods floorspace in the shopping destinations modelled, together with the overall (i.e. combined) forecasts for the district. Comparison goods are higher value purchases, which are bought less frequently, for which consumers often compare prices before buying them (for instance a new fridge, sofa or car).

The data sets out that there will be a theoretical over-supply of this type of floorspace in Hart from 2029 onwards. The amounts to about -2,400sqm net sales area in 2029. However, the level of over-supply is subsequently projected to decrease again, to a smaller over-supply of about -1,550 sqm net sales in the area by 2044. This is due to positive spending growth as currently forecasted by Experian.

Table 48: Summary of capacity forecasts – comparison goods (sqm net sales area)

	2029	2034	2039	2044
Fleet Town Centre	-50	0	150	200
Blackwater District Centre	0	0	0	0
Hook District Centre	0	0	50	50
Yateley District Centre	0	0	50	100
Local Centres	0	0	0	0
Other locations in Hart	-2,350	-2,350	-2,300	-1,900
Combined forecasts for Hart	-2,400	-2,300	-2,050	-1,550

Source: RLNS

7.5 Office Floorspace

Table 49 uses data from the HEDNA to present the number of office properties in Hart as well as across wider geographies and their corresponding total floorspace (sqm) and average building size (sqm) in 2026. It shows that Hart has a lower average office size than the comparator geographies at 821sqm.

Table 49: Number of office properties, total floorspace and average building size, 2026

	Number of Buildings	Floorspace (sqm)	Average Building Size (sqm)
Hart	237	194,504	821
FEMA	806	1,051,132	1,304
Hampshire and Solent	3,359	3,240,597	965
England	105,562	116,809,988	1,107

Source: HEDNA

The HEDNA also finds that, the supply of office floorspace in Hart has experienced a large reduction of 27.8% over the past 10 years 2016-2026. Overall, the office market in the entire region appears to have been underperforming compared to the national average, with Hart demonstrating the largest decline. Inversely, the office market has increased across England as a whole. Whilst this decline, in Hart, started before 2020 and the Covid-19 pandemic, the downward trend appears to have been more acute from 2020 onwards. This could be explained by either an excess of poor-quality office space that has been redeveloped, converted, or demolished or to a greater shift towards home working in Hart compared to the rest of the country, or a combination of both.

7.6 Industrial Floorspace

The HEDNA finds that Hart's industrial market is relatively small in absolute terms, but demonstrates clear signs of underlying strength, with relatively high and rising rents, healthy clusters of industrial activity, a stock profile skewed towards smaller premises and a market geared towards smaller occupiers, local businesses and more flexible space requirements rather than large-scale industrial, manufacturing or logistics operations. Light industrial and general industrial vacancy rates are extremely low in Hart while storage and distribution space has a much higher vacancy rate, reflecting the delivery of new stock ahead of full market absorption.

Table 50 presents data from the HEDNA on the number of and total floorspace (sqm) of industrial properties in Hart and wider comparator areas, broken down by industrial property type.

In total, the HEDNA, based on CoStar data, reports 143,325 sqm of industrial floorspace across Hart, which represents a relatively small industrial market compared to its wider area.

Table 50: Industrial properties, buildings and floorspace (Q1 2026)

	Hart	FEMA	Hampshire & Solent	England
Light Industrial [E(g)(iii)]				
Number of Properties	27	92	437	15,274
Floorspace (sqm)	16,851	140,556	648,268	19,825,271
General Industrial [B2]				
Number of Properties	53	238	1,295	46,008
Floorspace (sqm)	22,505	203,118	1,668,768	81,063,313
Storage and Distribution [B8]				
Number of Properties	46	330	1,755	58,965
Floorspace (sqm)	103,969	931,006	4,941,424	204,646,466
Total				
Number of Properties	126	660	3,487	120,247
Floorspace (sqm)	143,325	1,274,680	7,258,475	305,535,050

Source: HEDNA

8 Transport, Connectivity and Infrastructure

8.1 Transport Constraints and Planned Projects

The emerging Hart Strategic Transport Assessment to support the new Local Plan describes Hart as characterised by a number of distinct settlements separated by rural areas, which creates challenges for sustainable travel. Sustainable transport connections between settlements are currently limited, with busy rural roads often unsuitable for cycling and bus services generally operating at low frequencies. As a result, residents remain heavily reliant on private car travel for many journeys.

The transport network is currently centred on a series of main roads connecting settlements and neighbouring areas, with retail and employment destinations generally supported by extensive private parking provision. Highway infrastructure remains primarily focused on facilitating vehicle movement.

There is however a growing emphasis on active travel. The Hart Local Cycling and Walking Infrastructure Plan (LCWIP), undertaken jointly between HDC and HCC, proposes several priority routes. Further assessment completed as part of the LCWIP has highlighted significant delivery challenges, particularly for routes crossing the more rural parts of the district.

The Hart IDP also summarises existing transport issues within Hart and within the sub-areas of Hart.

The North Hampshire Transport Model (NHTM) base year model 2019 highlights various sections of the highway network within Hart that experience network stress and delay.

Authority wide highways issues are listed below, with a more in-depth analysis of Harts sub-areas provided in the IDP.

Predominantly, areas of significant delay (60 seconds or more) occur on the approaches to major A roads in both the AM and PM peaks. Network stress, indicated by volume over capacity (VOC) greater than 80%, largely occurs at junction approaches in both the AM and PM peaks.

Further in-depth transport constraints will be explored in forthcoming Local Plan evidence-based studies, notably the Strategic Transport Assessment and Local Plan Parking Standards Review.

The IDP identifies existing planned transport projects across the district:

- **A30/A327 Cricket Hill Lane Roundabout Improvements:** The scheme focuses on improving safety on the northbound approach to the A30/A327 Cricket Hill Roundabout.
- **Upper Street Junctions, Fleet:** The scheme introduces a package of traffic-calming and road safety measures aimed at reducing through traffic and vehicle speeds within the residential streets around Upper Street.

HCC further identifies the following committed infrastructure:

- **Hitches Lane Walking Improvements:** shared pedestrian and cycle route improvements.
- **Hart Green Grid – Cove Road:** new footways, pedestrian crossing facilities and walking/cycling connectivity improvements.
- **Reading Road South, Hart:** pedestrian crossing and walking route enhancements.

- **NE Hook Footpath:** new pedestrian infrastructure and connectivity improvements.
- **Tweseldown Road and Beacon Hill Road Junction Improvements:** Improved pedestrian and cycle crossing facilities at a highway junction.
- **Sandy Lane Crossing, Church Crookham:** New pedestrian crossing to improve walking access and safety.

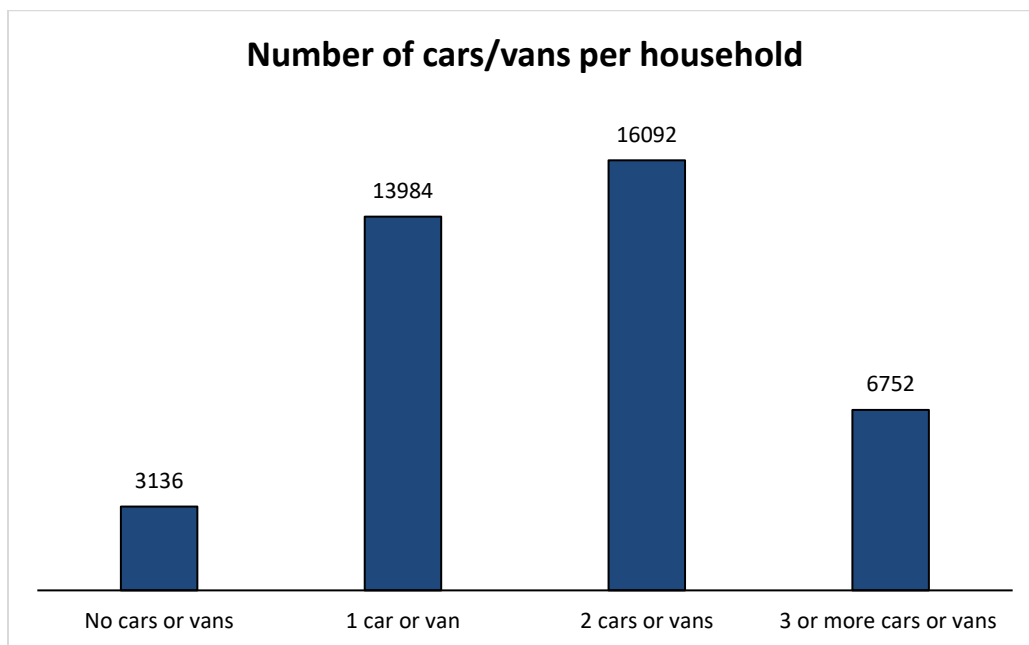
8.2 Transport Patterns and Connections

8.2.1 Number of Vehicles per household

Car ownership in Hart is high. According to the [Hampshire Bus Service Improvement Plan \(BSIP\)](#) adopted in 2024, Hart has the highest car ownership rates in Hampshire and this level of car availability is a key factor shaping travel behaviour in the District.

As per Census 2021, the majority of households have two or more cars/vans (22,844). This pattern reflects a strong reliance on private transport in the district. However, it is important to note that all transport data collected as part of the 2021 Census could be skewed due to the Covid-19 pandemic and its adverse effects on travel.

Figure 33: Number of vehicles per household in Hart, 2021



Source: Census 2021

8.2.2 Method of Travel to Work

As per Census 2021, nearly 9 out of 10 people employed in Hart either work from home or drive to work. The use of public transport and active travel (cycling and walking) in Hart is lower than the national average for England. Around 10% of journeys in Hart are made by public transport or active travel, compared with around 16% across England. Again, this may not be entirely reflective of current circumstances, due to the likely impact of the Covid 19 pandemic on Census 2021 data.

Table 51: Method of travel to work in Hart, Census 2021

Method of Travel to Work	Percentage
Work mainly at or from home	44.8%
Driving a car or van	43.5%
On foot	5.0%
Passenger in a car or van	2.4%
Train	1.3%
Bicycle	1.2%
Other method of travel to work	0.8%
Motorcycle, scooter or moped	0.4%
Bus, minibus or coach	0.4%
Taxi	0.1%
Underground, metro, light rail, tram	0.1%

Source: Census 2021

8.2.3 Worker Inflows and Outflows

As per Census 2021, Hart had a worker inflow self-containment rate (also sometimes called the commuting self-containment rate) of 76.3%, which includes those who worked from home at the time of the census. This means that 76.3% of jobs in Hart were taken by people residing there, while the remainder of positions were filled by people commuting into the district. This is above the 66.7% threshold of ONS's self-containment definition of travel to work areas, meaning Hart can be considered 'self-contained' as a travel to work area. This self-containment rate as shown in Table 52 is

much higher than it was at the time of Census 2011, although the 2021 data again may be skewed by the effects of the Covid 19 pandemic.

Table 52: Hart Worker Inflows, Census 2021 and 2011

2021 Census			2011 Census		
Usual residence	Working in Hart	Self- containment	Usual Residence	Working in Hart	Self- containment
Hart	36,308	76.3%	Hart	11,051	37.3%
Rushmoor	2,480	81.5%	Rushmoor	3,238	48.3%
Basingstoke and Deane	1,987	85.7%	Basingstoke and Deane	2,894	58.0%
Surrey Heath	672	87.1%	Surrey Heath	1,245	62.2%
East Hampshire	651	88.5%	Bracknell Forest	1,168	66.2%
Bracknell Forest	647	89.8%	Wokingham	920	69.3%
Wokingham	545	91.0%	East Hampshire	895	72.3%
Waverley	467	92.0%	Waverley	857	75.2%
Guildford	352	92.7%	Guildford	579	77.2%
Reading	242	93.2%	West Berkshire	467	78.7%

Source: Census 2021 and Census 2011

As per Census 2021, Hart had an outflow self-containment rate of 72.0%, meaning that 72.0% of working residents in Hart are employed within Hart. This is above the 66.7% threshold of ONS's self-containment definition of travel to work areas. This self-containment rate as shown in Table 53 is higher than it was in 2011.

Table 53: Hart worker outflows, Census 2021 and 2011

2021 Census			2011 Census		
Usual place of work	Residing in Hart	Self- containment	Usual place of work	Residing in Hart	Self- containment
Hart	36,308	72.0%	Hart	11,051	29.6%
Rushmoor	2,529	77.0%	Rushmoor	4,675	42.1%
Surrey Heath	1,969	80.9%	Surrey Heath	2,972	50.0%
Basingstoke and Deane	1,504	83.9%	Basingstoke and Deane	2,457	56.6%
Bracknell Forest	1,042	85.9%	Bracknell Forest	1,959	61.8%
Waverley	836	87.6%	Westminster, City of London	1,373	65.5%
Guildford	830	89.2%	Guildford	1,294	69.0%
Wokingham	694	90.6%	Wokingham	1,235	72.3%
East Hampshire	468	91.5%	Waverley	1,149	75.4%
Hillingdon	451	92.4%	Reading	756	77.4%

Source: Census 2021 and 2011

8.2.4 Public Transport Connections

Table 54 shows the public transport connections available in settlements across Hart. The emerging Hart Strategic Transport Assessment finds that very high levels of car availability in the district contribute to comparatively low levels of bus use, and commuting patterns further reduce demand for bus services. Bus use for travel to work has declined markedly since 2011, while a substantial share of residents now work from home or travel to dispersed employment locations across the wider sub-region, which would be impractical to cater for by scheduled bus services.

Key bus corridors serving Hart experience reliability issues due to congestion, and journey times are affected at several major junctions and key roundabouts, resulting in reduced service frequency and uneven bus spacing despite partial bus priority measures. To address these issues, the Hampshire Bus Service Improvement Plan

(BSIP) sets out a series of planned and ongoing improvements including junction improvements, enhanced bus priority measures at traffic signals, and provision of real-time passenger information at key bus stops.

However, structural factors, particularly very high car ownership, dispersed settlement patterns, and relatively low-density development, continue to present significant challenges to improving bus service frequency and encouraging a sustained shift away from car use in Hart.

Table 54: Public Transport Connections (bus and train services) within Settlements in Hart

Settlement	Bus Services	Train Services
Fleet, Church Crookham & Elvetham Heath	1x bus service (1 per 2 hours) & 1x bus service (hourly) & 3x school service	Access to London or Basingstoke (2.75 trains per hour each direction)
Yateley	1x bus service (3 per hour), 1x football service to Reading FC & 1x school service	0 - but near Sandhurst Station
Blackwater, Hawley, Frogmore & Darby Green	1x bus service (3 per hour) & 1x football service to Reading FC	Access to Reading or Guildford/Gatwick Airport (2 trains per hour each direction)
Hook	1x bus service (hourly) & 1x school service	Access to London or Basingstoke (2 trains per hour each direction)
Hartley Wintney	1x bus service (3 per day) & 1x school service	0
Odiham	1x bus service (hourly) & 1x school service	0
North Warnborough	1x bus service (hourly) & 1x school service	0
RAF Odiham	1x bus service (hourly)	0

Settlement	Bus Services	Train Services
South Warnborough	1x bus service (hourly) & 1x school service	0
Long Sutton	1x bus service (hourly & 1x school service	0
Winchfield	0	Winchfield Station (1.9 trains per hour each direction)
All other settlements in Hart don't have a train station or a regular bus service		

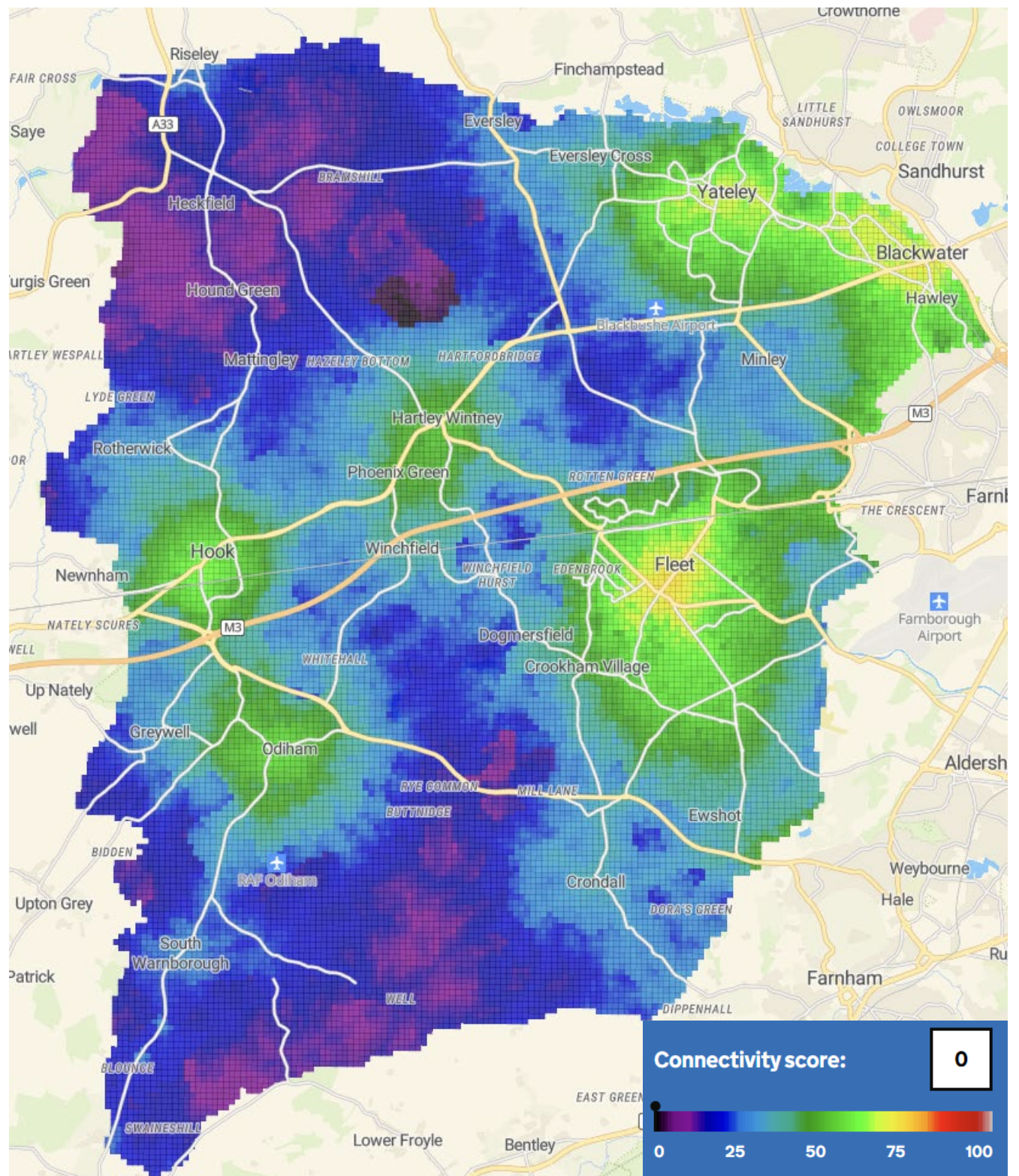
Source: Great Western Railway T9 Train Times, South Western Railway Timetable 10 and Traveline South West Timetables

8.3 Hart's Connectivity

The [Connectivity Tool produced by the Department of Transport](#) scores accessibility to key services, employment, and transport networks across the District. The tool provides a spatial overview of relative connectivity, highlighting variations between communities and helps to identify areas with stronger or weaker access to essential services.

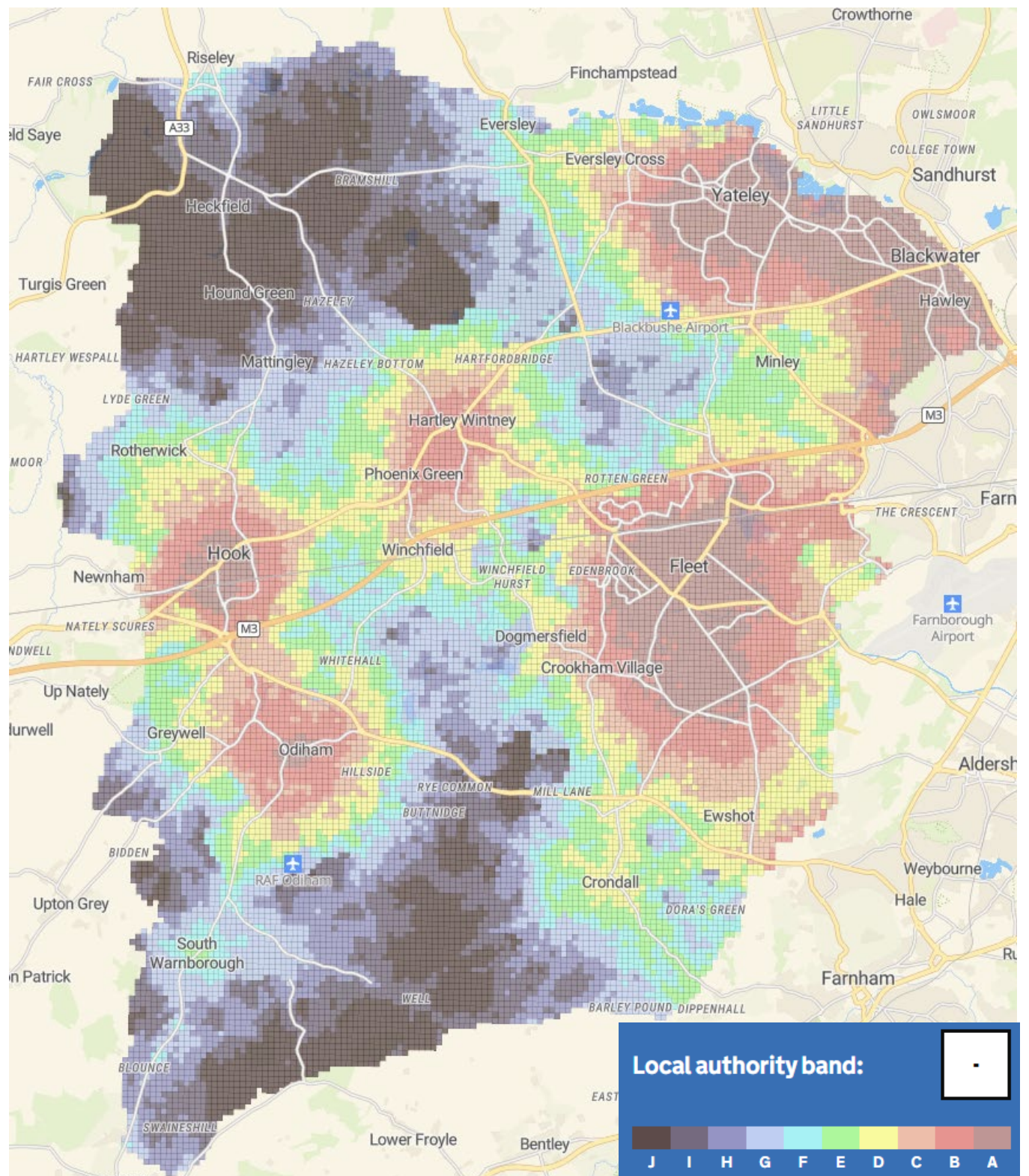
Figures 42 and 43 show the connectivity scores in Hart overall (excluding driving) in relation to the rest of England & Wales and then in relation to other locations within the district, showing how well connected each location is relative to the local authority area as a whole.

Figure 34: Overall Connectivity (excluding driving) in relation to the rest of England and Wales



Source: Department of Transport, Connectivity Tool

Figure 35: Overall connectivity (excluding driving), assessing how well-connected locations are relative to the Local Authority area.

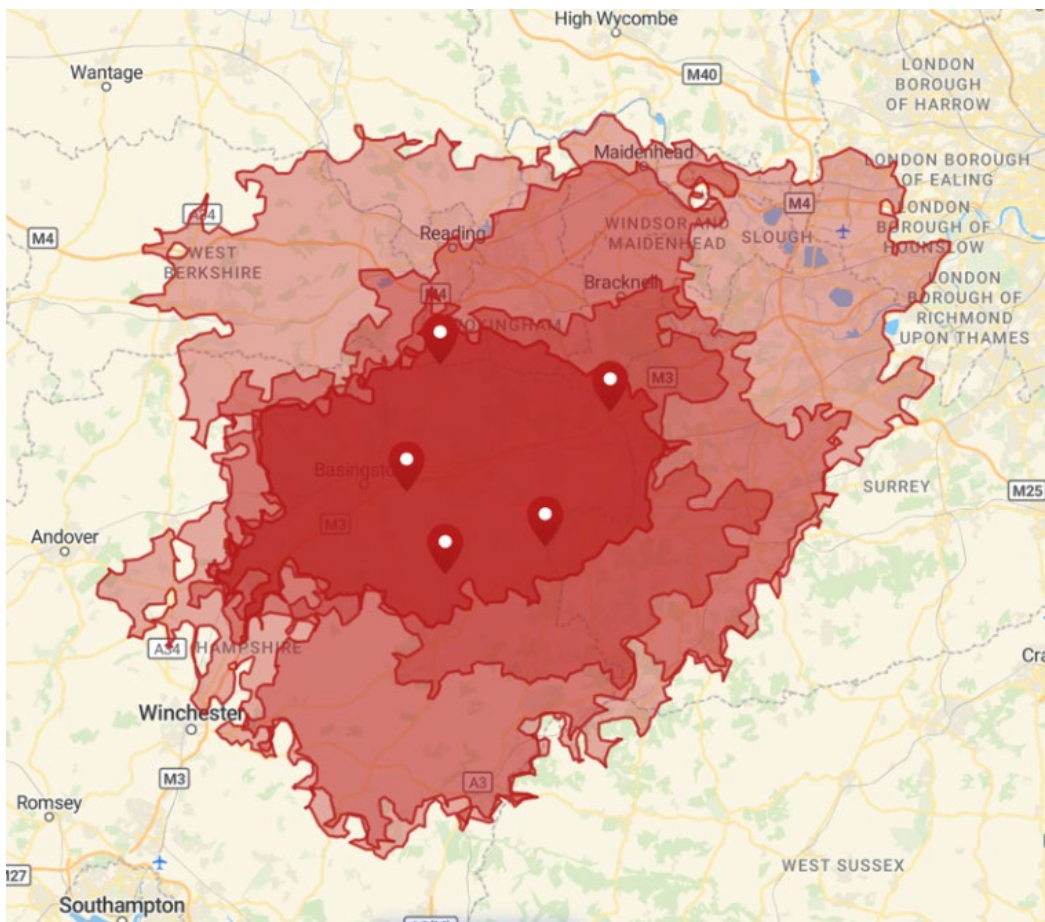


Source: Department of Transport, Connectivity Tool

Figure 44 presents a map from the HEDNA, showing the catchment area of a 30-minute journey by road from Hart. The M3 motorway routes through the district meaning an extensive distance can be travelled in 30 minutes.

Based on the tool, connectivity scores are highest within the district's key towns, notably Yateley, Blackwater, Fleet and Hook, reflecting strong integration with the wider road network. Connectivity gradually decreases with increasing distance from these towns. Low connectivity scores are most evident in the north-western and southern areas of Hart, where locations are generally more remote from key settlements and strategic routes.

Figure 36: Catchment of a 30-minute journey by road from Hart



Source: HEDNA

8.4 Education Infrastructure

The Hart IDP explores education infrastructure in the district and includes the following findings:

- There is a projected surplus of early years places through 2028, although there are recruitment and retention challenges and a need to ensure equitable access for children with special educational needs or a disability or from disadvantaged backgrounds.
- For primary education, there are 29 mainstream primary schools operating at 93% capacity in 2026, with a forecasted surplus of 14% by 2030, although some schools may be full even if the district-wide capacity is sufficient. A new primary school is planned for Hartland Village, opening in 2027.
- Secondary education is provided by five mainstream schools in Hart, with a district-wide capacity of 92% in 2026 and a projected surplus by 2030.
- Special Educational Needs and Disabilities (SEND) provision is growing, with rising numbers of children requiring support, especially for speech and language needs.
- Further and higher education is mainly accessed outside the district with some local provision for adult learners.

Overall, the district can be considered well-placed to meet education needs at a strategic level, but localised pressures and the need for specialist provision remain as ongoing challenges.

Primary and secondary schools in Hart (excluding private schools) are listed in Tables 55 and 56 according to the HCC School Planning Areas (2026).

Table 55: Primary schools in Hart by Hampshire County Councils school planning areas

Fleet/Crookham Primary Schools	Hook/Odiham Primary Schools	Yateley/Frogmore Primary Schools
All Saints Church of England (Aided) Junior School	Buryfields Infant School	Charles Kingsley's Church of England Primary School
Church Crookham Junior School	Greenfields Junior School	Cranford Park Church of England Primary
Crondall Primary School (Academy)	Hook Infant School	Frogmore Infant School

Fleet/Crookham Primary Schools	Hook/Odiham Primary Schools	Yateley/Frogmore Primary Schools
Crookham C E (Aided) Infant School	Hook Junior School	Frogmore Junior School (Academy)
Dogmersfield Church of England (Aided) Primary School	Long Sutton Church of England Primary School	Newlands Primary School
Elvetham Heath Primary School	Mayhill Junior School	Potley Hill Primary School
Fleet Infant School	Oakwood Infant School	Westfields Infant School
Hartland Village New Primary Academy (Predicted to Open 2027)	Whitewater Church of England Primary School	Westfields Junior School
Heatherside Infant School		
Heatherside Junior School		
Tavistock Infant School		
Tweseldown Infant School		
Velmead Junior School		

Source: Hampshire Schools by Planning Area, 2026

Table 56: Secondary schools in Hart by Hampshire County Councils school planning areas

Fleet Secondary Schools	Odiham Secondary Schools	Yateley Secondary Schools
Calthorpe Park School	Robert May's School (Academy)	Frogmore Community College (Academy)
Court Moor School		Yateley School

Source: Hampshire Schools by Planning Area, 2026

8.5 Healthcare Infrastructure

The Hart IDP finds that primary healthcare demand in Hart in particular is outstripping capacity. Drivers of demand include population growth, an ageing demographic, and more complex health needs. Demand for mental health services is also rising, creating challenges in providing timely access to assessment and support. These trends are expected to continue, further intensifying pressure on existing infrastructure and staff.

The Hampshire and Isle of Wight Integrated Care Board is responsible for planning and commissioning Hart’s healthcare services, and is moving towards more integrated, community-based “neighbourhood health” models.

The IDP presents detailed information on healthcare infrastructure in Hart, with some key information listed below:

- According to ONS data from October 2024, Hart has 9 surgeries and 8.86 GPs per 100,000 people.
- As of April 2026, 10 out of 11 GP surgeries in Hart are operating over capacity, with only one practice (Odiham Health Centre) which is undercapacity. This places significant pressure on health centre workforce and limits timely access to primary care.
- There are 13 dentist practices in Hart offering NHS Dental Services.
- There are 8 opticians in Hart.
- There are 18 pharmacies in Hart according to the NHS directory.
- Dental, pharmacy, and optician services in Hart are operating broadly in line with rural national averages in terms of capacity.
- Acute hospital care is provided outside the district, while mental health services are delivered by two NHS Foundation Trusts, with some capacity constraints and growing demand, especially for autism and ADHD diagnostics.

The IDP also presents the healthcare infrastructure in Hart by sub area. This is shown in Table 57.

Table 57: Healthcare infrastructure in Hart by sub-area

Sub-area	Infrastructure
Blackwater and Yateley	- 4 GP surgeries - 2 NHS dental practices - 1 optician - 6 pharmacies
Fleet and Church Crookham	- 3 GP surgeries - 6 NHS dental practices - 5 opticians - 8 pharmacies

Sub-area	Infrastructure
Hook	- 1 GP surgery - 2 NHS dental practices - 1 optician - 2 pharmacies
Rural North and Villages	- 1 GP surgery - 2 NHS dental practices - 1 pharmacy
Rural South and Villages	- 2 GP surgeries - 1 NHS dental practice - 1 pharmacy

Source: IDP

The IDP mentions several planned projects to expand GP capacity, but limited NHS capital funding means future improvements will rely heavily on developer contributions. The system faces ongoing challenges with integration, funding, and strategic planning for future needs.

The IDP identifies 2 existing planned projects regarding healthcare infrastructure in Hart:

- The Whitewater Health: The Hartley Wintney Surgery project involves the internal reconfiguration of the existing GP surgery to create additional clinical space.
- The Hart Health: The Branksomewood Health Centre project also proposes the internal reconfiguration of a GP surgery to increase clinical space.

8.6 Social Care Infrastructure

Social care in Hart is provided by a mix of private and public partners, with increasing demand due to an ageing population and more complex needs. The IDP finds that demand for social care is growing due to an ageing population and more complex needs, with workforce shortages and financial pressures compounding the issue.

There are 14 private care homes in Hart, all privately run, offering homes with and without care or both. The homes cover a variety of resident needs including old age, dementia, learning disabilities, and mental health conditions.

8.7 Water Infrastructure

All water provision data is obtained from the IDP which contains an in-depth analysis of water supply in Hart. Some of this information is listed below with further information

provided in the IDP. The [South East Water Water Resources Management Plan \(WRMP\)](#) identifies a baseline deficit of water supply over demand (with target headroom) within South East Water Limited's (SEWL) Western Region over the plan period. To address this, the WRMP provides for investment in measures to restore security of water supply. The investment involved a significant programme of demand management and the development of new sources of supply.

The WRMP models water supply versus water demand for different future scenarios, looking at 9 potential trajectories which consider a number of uncertainties affecting water supply and demand over the planning period and beyond, with situation 1 representing a worst case, 4 a preferred pathway and 9 a best case for the Dry Year Annual Average 1 in a 500-year scenario (a planning scenario that models the average annual water resource conditions expected in a dry year with a 1 in 500 chance of occurring; this is used to stress-test water supply systems and plan for drought resilience).

- Within situation 1, there will be a supply-demand deficit of -14 MI/d by 2040. Without intervention, this deficit increases to -21 and -34 MI/d by 2050 and 2075 respectively.
- Within situation 4, there will be a supply-demand deficit of -16 MI/d by 2040. Without intervention, this deficit increases to -23 and -30 MI/d by 2050 and 2075 respectively.
- Within situation 9, there will be a supply-demand surplus of 33 MI/d by 2040. Without intervention, this surplus decreases to 26 and 23 MI/d by 2050 and 2075 respectively.

The IDP lists out the following information regarding Hart's current water provision:

- Public water supply in Hart is the responsibility of SEWL.
- SEWL supplies 543 million litres of water to 2.3 million people.
- Hart is part of SEWL's Western Region, which is geographically separate from its other regions.
- SEWL divides its operational supply area into eight individual water resource zones (WRZ) for water resources planning and investment purposes.
- The District of Hart is split between two WRZs. The majority of the district falls under WRZ4; this is split further into WRZ4-E Bracknell, which covers the northeast of the district, and WRZ4-W Basingstoke, which covers the west of the district. The southeast of the district falls under WRZ5 Farnham.

In response to an information request sent to SEWL as part of the IDP, SEWL states that there are significant concerns relating to the availability of water supply for both existing customers and new developments within the WRZ4-W Basingstoke zone, a water resource zone that covers part of Hart district, due to:

- Delayed completion of new infrastructure to transfer water from Maidenhead towards Basingstoke;
- Termination of their abstraction license at Greywell due to environmental impacts; and
- An increase in housing growth within local authority's recent plans compared to WRMP24 assumed forecasts.

8.8 Wastewater Infrastructure

All wastewater treatment data is obtained from the IDP which contains an in-depth analysis of wastewater treatment in Hart. Some of this information is listed below, with further information provided in the IDP.

Thames Water is the provider of drainage and wastewater infrastructure for Hart. In Thames Water Utilities Limited's (TWUL) latest [Drainage and Wastewater Management Plan \(DWMP23\)](#), they have identified the following key issues with regards to demand for, and the capacity of the existing wastewater treatment infrastructure network:

- Population growth: Population in the Thames Water region is expected to increase by more than 2 million people by 2045.
- Climate change: Impacts of climate change are expected to increase, with more extreme weather expected. This includes droughts, heatwaves and summer rainstorms becoming 20% more extreme.
- Loss of green space: Loss of green and impermeable areas to housing, transport infrastructure, and many other uses reduces the ability of rainwater to soak into the ground, so it runs into sewers and rivers more quickly, increasing the risk of flooding.

The IDP lists out the following information regarding Hart's current wastewater provision:

- TWUL is responsible for the large majority of the public sewer systems throughout Hart and responsible for maintaining and enhancing the eleven Sewage Treatment Works (STWs) across Hart, all of which treat wastewater from both residential and employment sources before discharging back to the water environment.
- The EA is responsible for regulating wastewater treatment works by issuing permits and assessing the quality of treated effluent against compliance limits.
- Hart's drainage and wastewater infrastructure is under increasing pressure from growth and environmental regulation.
- TWUL is responsible for upgrades and compliance, with developer contributions playing a key role. Future needs for drainage and wastewater infrastructure will be clarified in the next phase of the IDP.

8.9 Electricity Distribution Infrastructure

All electricity distribution data is obtained from the IDP which contains an in-depth analysis of electricity distribution in Hart. Some of this information is listed below, with further information provided in the IDP.

Some of the issues relating to electricity distribution needs are listed below, taken from the IDP:

- Hitches Lane Primary substation currently does not have capacity to support new development connections. The coverage area for this primary substation covers a significant portion of the development sub areas. The lack of capacity for this substation coverage could restrict the rate of development until it is suitably reinforced.
- Whilst much of the Primary substations supplying the sub-areas indicate that they have demand headroom availability, the Fleet Grid Supply Point: Strategic Development Plan (SDP) (June 2025), indicates that much of the western portion of the development sub-area will not have sufficient capacity to support the forecasted need by 2030 to 2034. Scottish and Southern Electricity Networks recognise in the SDP that intervention for these areas will be required through either asset solutions or flexibility services. Initial solutions have been proposed to resolve the potential shortage and will be further developed within the next seven years.

The Hart IDP development growth allocations lie within the coverage area of:

- 2 Grid Supply Points (GSPs)
- 8 Bulk Supply Points (BSPs) and
- 18 Primary substations.

9 Next Steps

This Baseline Report provides a collection of information which will be used and built on by Hart District Council to inform the emerging new Local Plan. It was created early in our 30-month process of preparing the new Local Plan, so baseline information can be used to shape the Plan's vision, strategy, and scope. As it uses some information from our Authority Monitoring Report, it also forms part of Hart District Council's efforts to monitor the success of the current Local Plan Strategy and Sites 2032, so we know what the new Local Plan may need to do the same or differently.

This Baseline Report has been prepared as part of preparing for the Local Plan's Gateway 1 stage, at the start of the 30-month plan making process. Our next steps after preparing this baseline are to use it to inform our continued work on:

- drafting a plan vision and strategic policy directions;

- developing the Plan's growing evidence base, updating or commissioning studies to fill gaps in the information currently available to inform the Plan; and engaging the public and other stakeholders to shape the Plan.