

COMMENTS FROM S BLANDFORD ON YDF-NP SUBMISSION PLAN NOV 2021

PROVIDED BY E MAIL TO HART FOR CONSIDERATION DURING PLAN EXAMINATION

SEE TRACKED CHANGES HIGHLIGHTED WHERE CHANGES (IN SECTION 6) OF THE SUBMISSION PLAN DOCUMENT MIGHT BE CONSIDERED TO HELP CLARIFY/CORRECT?

6 POLICIES

43 The following section sets out the YDFNP planning policies against which, together with the existing Hart Development Plan policies, planning applications in the Parish will be determined once the Plan is adopted by Hart District Council.

CLIMATE CHANGE

58 For all new developments within the time frame of this Plan, it will be necessary to either install low carbon heating systems from 2025 onwards or prior to this time to ensure that conversion to low carbon systems is possible and at a lowviable cost.

~~Since low carbon systems like heat pumps are only sized for the maximum heat loss, it is not possible to provide instantaneous hot water. So, gas boilers should be of the conventional type which store hot water in a storage tank as well as providing space heating.~~ [in my view a statement that is a distraction and unnecessary level of detail for a Neighbourhood Plan to assert, national policies and building regulations will cover this]

60 All developments should minimise energy use and maximise the proportion of energy used from low carbon, renewable sources. ~~Development should consume significantly less nonrenewable energy than the development it replaces. To evaluate~~ In the evaluation of the energy requirements and ~~resulting potential~~ carbon emissions arising from proposed development, developers/applicants should, as appropriate to the scale of the development, ~~include with~~ be able to demonstrate within their planning application ~~evidence setting out~~ how they proposed design ~~hasve considered and~~ incorporated ~~appropriate~~ the measures set out in Policy YDFNP2, ~~including~~ For redevelopment and replacement buildings comparisons of existing and proposed energy ~~sources should be included~~ consumption.

Policy YDFNP2 – Limiting Climate Change

[in my view the second sentence of this Policy should be clearer that any appropriate measures apply to all development. Para 60 above may also benefit from wording changes to provide more focus on how appropriate low carbon energy sources should be incorporated in planning applications]

Development will be supported where it contributes to adapting and mitigating against impacts of climate change in accordance with HDC's Climate Change Action Plan. As appropriate to their scale, nature and location, developments will be supported which seek to consume less energy that the development they are replacing and which minimise carbon emissions to the atmosphere by incorporating the following measures:–

- a. Instituting best practice in energy conservation;
- b. Orientating roofs South East to South West so they can maximise solar gain through roof mounted modules;

- c. Utilising local renewable energy sources wherever possible;
- d. Installing low carbon heating or prior to 2025 preparing buildings for introduction of low carbon heating;
- e. Providing charging points for electric vehicles;
- f. Providing access to schools, shops and local public transport via provision of pavements and cycle lanes; and mitigating against changes in climate by –
- g. Preventing overheating in dwellings by cross flow ventilation, and passive solar shading;
- h. Ensuring that buildings are not liable to flooding;
- i. Providing for greywater/rainwater and/or surface water harvesting and recycling;
- j. Moderating external temperatures through the use of green walls and roofs, tree planting and landscaping;
- k. Promoting new green infrastructure assets such communal boreholes to provide geothermally heated water which can be concentrated using heat pumps to provide space and water heating;
- l. demonstrating that energy efficiency measures have been chosen that best protect the significance of heritage assets and the historic character of the area.

Proposals for retrofitting historic buildings that do not harm their character or significance will be supported.

Other minor wording changes such as those offered below may be appropriate?!

Policy YDFNP3 – Promoting Biodiversity Development proposals should integrate biodiversity from an early stage and **seek to** demonstrate a net gain in biodiversity appropriate to the nature and scale of the development and in line with any statutory requirements. The priority should be to demonstrate net-gain improvements on-site.

Landscaping proposals on new development should be project specific with species selection according to the site conditions to maximise biodiversity, aesthetic value and health benefits. Artificial turf will not be accepted within landscaping schemes associated with residential or commercial development or as part of surface cover within the development, unless required as part of a sports facility.

New development should protect trees **and hedgerows** from damage or loss and be designed so as to minimise tree loss.

Where trees must be lost as a result of development or for safety reasons, these must be replaced at a minimum ratio of 1:1 within the vicinity of the lost tree and of a species appropriate to the area.

Development proposals should make provision for the care and protection of existing trees and hedgerows to be retained prior to, during and after the construction process, including measures for the long term management and maintenance of existing and new trees and landscaping.

91 The Parish is fortunate in having a number of designated and non-designated heritage assets which contribute to local character and history. Hart Local Plan Policy NBE8 sets out the considerations for planning applications affecting heritage assets. The three Conservation Areas play an important role in the heritage and character of the Parish and therefore it is considered appropriate to set out a Policy which establishes the principles for development in the three Conservation Areas in the Neighbourhood Area. This Policy links to the Strategic Hart Local Plan Policy ~~ies~~ NBE8 and [Local Saved Policy](#) URB19.

Policy YDFNP11 - Telecommunications

As appropriate to their nature, scale and location new residential, commercial and community development proposals within the Neighbourhood Plan area should ~~be served by a where~~ [practical and viable, include provision for the installation of a](#) superfast broadband (fibre-optic) connection ~~unless it can be demonstrated that this would not be possible, practical or commercially viable. In such circumstances suitable ducting should be provided to the property (ies) to facilitate future installation.~~

Proposals that deliver the expansion of electronics communications networks and highspeed broadband and improvements to connectivity will be supported where:

- a. The siting and appearance of equipment does not have a significant adverse impact on the amenity of local residents or on local character including on Conservation Areas and their settings; and
- b. ~~b.~~ Where freestanding new masts are proposed, it is demonstrated that there are no [other](#) viable options for siting the equipment on or in existing building and structures.