

## Crandall Submission Neighbourhood Plan 2017 - 2032



### Summary of comments

Summary of representations received by Hart District Council (HDC) as part of Regulation 16 Submission Plan consultation, covering the period from - 10am 17<sup>th</sup> June 2019 – 4pm 29<sup>th</sup> July 2019.

The table below is a summary of the comments received – a copy of the full representations were provided to the Examiner and can be viewed at <https://www.hart.gov.uk/crandall>.

Ref No.	Representor	Summary of Comment
001	Peter Page	General support for whole NP
002	Highways England	Have reviewed the NP and have no comment
003	Brian Palmer	Policy 2b : support the allocation as this will improve the area
004	Odiham Parish Council	No comment
005	Finn and Rio Homes	Policy 1 : support the spatial objectives Policy 2 : support housing site selection Policy 2b : support the allocation of site SHLA 179 Policy 3 : support the objectives to secure high quality housing Policy 8 : (table page 62) support but requests modifications to include references to the petrol station, shop and local employment floorspace and restaurant.
006	Hampshire County Council	Policy 5 : support the principle of the policy but are concerned that the policy lacks flexibility to secure improvements to educational facilities in the future. Request that reference to Crondall Primary School playing fields is deleted from the policy or if retain insert additional text to clarify when special circumstances might apply. Policy 9 : request the policy is amended to remove reference to school playing fields or additional text inserted to clarify when special circumstances might apply.

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007	Thames Water	<p>Request more details on wastewater/sewerage infrastructure under section 7.2 infrastructure. Request additional text is inserted :</p> <p><b>PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT</b> “Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.” “The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”</p> <p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: “It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”</p> <p>Provide specific comments on each housing allocation under Policy 2, which concludes that ‘on the information available to date we do not envisage infrastructure concerns regarding wastewater networks’.</p>
008	Michael Barnard	Support limited development at land known as the Old Parsonage Meadow as this will allow access to the site.
009	Roy Jones	Support local green space proposal
010	Millwood Designer Homes Ltd	<p>Provision for new homes under Policy 2 is too low and will not meet the village’s needs.</p> <p>Policy 2a is small and equates to a windfall site and should be deleted</p> <p>Policy 2b is in an unsustainable location and should be deleted</p> <p>Policy 2c is small and equates to a windfall site and should be deleted</p> <p>Policy 2d site is currently in use for employment purposes and should be retained for such activities.</p>

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		Policy 4 should be deleted as there is no justification for it Promote sites SHL73 - West of Crondall and SHL 74 – North West of Crondall for development for about 55-60 new homes
011	Tobias and Madelaine Wilks	Object to Policy 4 Crondall/Mill Lane Local Gap, as this is disproportionate in size and fails the basic conditions and requests the policy is deleted from the neighbourhood plan
012	Natural England	Natural England advise that the wording under Policy 2e should be amended for clarity, removing the word 'either' from the policy as the requirement is for all net new housing development to provide both SANG and SAMM mitigation. Policy 2e wording should support the Hart Interim Avoidance Strategy for the Thames Basin Heaths Special Protection Area, the emerging Hart Local Plan and saved Policy NRM6 of the South East Plan.
013	Barry Morgan	The submitted plan is flawed and not fit for purpose; it is a statement of intent to develop new housing outside of the village with minimum impact on village residents
014	Anne Murray	Support the neighbourhood plan
015	Historic England	Do not have any objections to the plans proposals. Request previous comments are fully recorded to reflect previous comments and suggestions to Policy 1
016	Forays Homes	Policy 5 (3)- object to the allocation of Old Parsonage Meadow as Local Green Space. Policy 5 is contrary to NPPF and seeks to restrict development in potentially suitable locations.
017	William Edgerley	Object to how comments made at previous stage of the NP process have been recorded and responded to by the parish council. Disagree with the scoring assessment of the Broden Stables site, which does not constitute a windfall site.
018	Dennis Jones	Object to the plan as due processes have not been followed and lack of expert input. Site selection process is flawed and Broden Stable site should be reconsidered.
019	Peter Hall	Support the neighbourhood plan in particular policies 2,4, 5 and 7, although request the gap should be extended.
020	Gladman	As such, the NP must ensure that policies are sufficiently flexible to assist in delivering housing needs whilst sufficiently aligning with the emerging Local Plan. Policy 1 – object to the use of settlement boundaries as this restricts suitable sites from coming forward, given the shortfall in housing provision in the local plan the policy should be amended to allow for flexibility of considering sites adjacent to the settlement boundary. Policy 2 – question the allocations which are small scale and within the existing settlement boundary and do not provide affordable housing

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		<p>Policy 3 - This policy seeks for development proposals to meet or exceed the Nationally Described Space Standards a neighbourhood plan is not the appropriate mechanism to achieve this</p> <p>Policy 4 – object to the use of local gaps, the scale of the gap proposed is larger than the settlements it is seeking to protect and follows no logical boundary. There is no evidence that the gap is necessary to prevent the settlements coalescing and therefore this policy should be deleted.</p>
021	Pelican Development Management Ltd	<p>The Broden Stables site as a comparatively more sustainable location to deliver homes, including affordable homes, than the Mill Lane site. Question the site assessment scoring criteria and how the results have been arrived at. Lack of technical evidence to inform the policies included in the neighbourhood plan. Broden Stables is capable of being delivered in the short term and will provide 12 much needed affordable homes in a more sustainable location than the Mill Lane site. Lack of evidence to indicate that the Mill Lane site can be delivered and is viable.</p>
022	Cron dall Developments	<p>Propose the allocation of the site at Broden Stables as this would reflect the evidence and provide 30 homes including 12 affordable homes.</p> <p>Para 2.4 - disagree as fails to boost the supply of housing as referred to by the government; need larger sites to be able to deliver affordable housing</p> <p>Policy 1 – agree focus of development should be on the settlement of Cron dall, but disagree with the allocation at Mill Lane as this is not a sustainable location when compared to Cron dall. Note that the settlement boundary is support, but that most of the area is within the conservation area, therefore it is necessary to search for sites within and adjacent to the settlement boundary. Support use of brownfield sites, but disagree with reference to creeping expansion as potentially sites adjacent to the settlement boundary are more sustainable than isolated sites.</p> <p>Policy 2 – disagree with sites selected which focuses on small sites which will not trigger a requirement for affordable housing. Propose Broden Stables is allocated for 30 homes, disagree with the results of the site assessment scores which appears to be based on judgement rather than evidence.</p> <p>Policy 2a – a small infill site which would appropriately come forward as a windfall site, rather than an allocation and will not deliver any affordable housing</p>

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		<p>Policy 2b - no objective assessment on which the site at Mill Lane is favourable when compared with the site at Broden Stables:</p> <p>Policy 2c - a small infill site which would appropriately come forward as a windfall site, rather than an allocation and will not deliver any affordable housing</p> <p>2d - a small infill site which would appropriately come forward as a windfall site, rather than an allocation and will not deliver any affordable housing</p> <p>Policy 2e - a small infill site which would appropriately come forward as a windfall site, rather than an allocation and will not deliver any affordable housing</p> <p>Policy 7 – policy should be clear that more weight will be given to the protection of important views.</p>
023	Sheila Lambert	<p>Object to the local green space designation of Old Parsonage Meadows, site should be developed for a mix of housing and open space. Concern that the green space designation is being used to prevent development, Crondall needs small housing as this site is ideal.</p>
024	Phantom Motor Cars Ltd	<p>Object to the deletion of the existing Phantom site which was included in the Reg 14 Plan for the allocation of 4 2/3 bed dwellings. The matters stated in support of the deletion by the parish council can be resolved and indeed the parish council has not been consistent in its consideration of matters such a flooding and the need for a sequential test. A suitable site has been identified for the existing business to relocate to but this site has also been disregarded by the neighbourhood plan. Crondall is one of the most sustainable settlements in the southern part of the District so should be accordingly identify sites for housing purposes. Object to the Mill Lane allocation and the use of local gaps as a factor in the site selection process.</p>
025	Farnham Town Council	<p>Farnham Town Council supports the Crondall Neighbourhood Plan however consideration should be given to highways improvements with increased traffic from new developments accessing the A287 and local roads to Farnham.</p>
026	Norman Lambert	<p>Object to the local green space allocation of Old Parsonage Meadow, which seems to being used to prevent development.</p> <p>Phantom Motors site – disagree with the deletion of the housing allocation on the site and the relocation of the existing business.</p>
027	Hart District Council	<p>Extensive comments to update the NP to reflect the emerging local plan to ensure consistency. There is no specific housing need or allocation for Crondall and it is</p>

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		<p>therefore not necessary to make reference to 66 dwellings and suggest it is removed. Express concern as to the suitability and sustainability of the Mill Lane allocation and how the proposed new settlement boundary has been identified, housing should be allocated in the village itself given its range of facilities. Disappointed the a sequential test has not been undertaken for site Cron 21 as required by the NPPF.</p>