

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS

Hartley Wintney Neighbourhood Plan Steering Group,
c/o Hartley Wintney Parish Council,

Our Ref: TF/99/132

8th February 2019

Dear Sir/Madam,

NEIGHBOURHOOD PLAN REGULATION 16 SUBMISSION PLAN, JANUARY 2019
REPRESENTATION ON BEHALF OF OAKFIELD FARM

I enclose a paper representation in respect of the above as it has not been possible to do so on line. If you are able to provide me with a contact email address I will be happy to send an electronic version.

Please note that this representation is to be read in conjunction with the on line representation in respect of other parts of the text of the Draft Plan previously made on behalf of the same Client.

These paragraphs do not satisfactorily reflect the requirements of national; policy guidance and the Local Plan to actively support the provision of developments that will contribute to the supply of affordable and self-build housing over the Plan period. Small-scale developments will fall below the thresholds necessary to secure the delivery of specialist and related forms of housing to meet the community's needs, including those set out in the Neighbourhood Plan objectives.

Paragraph 5.1.16 in particular does not accurately reflect Draft Local Plan Policy SC9 (and NPPF para.54) to support mixed tenure developments outside of settlements We have previously objected to Objective 1 as inconsistent with the objectives of the Draft Local Plan and the Housing White Paper (February 2017) in that a Neighbourhood Plan should not be used as a tool to restrict or prescribe District Housing Targets. Objections to this and paragraphs 5.2.8 and 5.2.11 concern the inclusions of 23 dwellings as an allocations limit, in effect a self-imposed maximum, for the Neighbourhood Plan.

We object therefore to the exclusion of land at Oakfield Farm, West Green Road, for the provision of housing to help meet development plan housing need over the Plan period.

We wish also to correct the Council's assertion at comm ref 133 in the Submissions Appendix G that a site allocation is for some reason dependant upon the Local Plan. It is for the Parish Council to determine which sites may be suitable. For example the Site Allocation HWS2 does not form part of the emerging Local Plan but is so allocated in the Draft Neighbourhood Plan.

Yours sincerely,

Gregory Gray

Enc.

cc Client

**HW Policy X - Oakfield Farm,
Setting of Oakfield Farm and Location of Site**

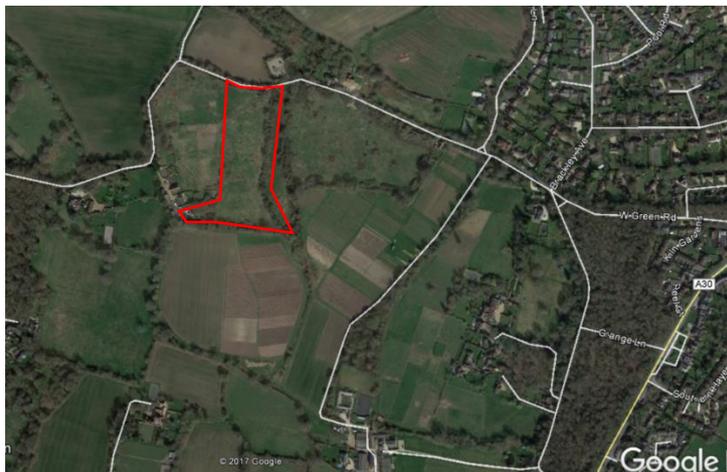


Figure X Proposals Map - Oakfield Farm



Figure X Existing Oakfield Farm buildings and ancillary residential land

Policy X – HWSX Oakfield Farm

- This site shall provide up to 40 dwellings with associated open space.
- Site access will be from West Green Road.
- Development proposals are expected to retain boundary trees and hedgerows other than those requiring removal for site access.
- Where mitigation of tree removal is required, replacements are expected to be native species.
- The maximum height of any new development is expected to reflect the surrounding buildings.
- The site has no record of groundwater flooding, however a Flood Risk Assessment will accompany a planning application.
- Development proposals that include a planting scheme to attract fauna will be strongly supported.
- The mix of dwellings expected will be 1-4 bedrooms to fit with existing dwellings on site unless there is compelling evidence at the time of application to demonstrate that a different mix is required. The dwelling mix will include the provision of affordable, market, starter, self-build, disabled and care, in line with local need and Local Plan policies.
- Development proposals will include provision for cycle storage.
- Development proposals should maintain and enhance existing on-site biodiversity assets, delivering 'net gain' in line with the District Council's Local Plan, and provide for wildlife needs on site and/or a contribution to biodiversity enhancement elsewhere in the parish.
- Contributions to existing SANGs are expected to provide appropriate mitigation alongside SAMM contributions. If a bespoke SANG solution comes forward, then this would need to meet the requirement of Policy 1 and be agreed with Natural England.
- A planning obligation would be required to ensure that the SANG came into public ownership.

X.X Evidence for Policy:

X.1 Oakfield Farm is a site of 2.7ha falling within the "zone of influence" of the Thames Basin Heaths SPA and has been used previously for agricultural, commercial and residential purposes. The site adjoins James Farm on the south side, which is identified in the Neighbourhood Plan as suitable for new housing.

X.2 The former farm and farm dwellings were developed as independent housing over 10 years ago. There is no agriculture carried on, nor is it high grade agricultural land. This site has become available for residential development and is available, deliverable and constraint-free.

X.3 The site is not in any flood risk zone and notwithstanding the indication otherwise the site is not subject to groundwater flooding. Any flood risk assessment would in any event include measures for the management of an accumulation of surface water were that to arise.

X.4 The size of the available site is capable of accommodating a mix of family units to include first time buyers or people wanting to downsize. In conjunction with this the site is highly accessible to Hartley Wintney centre flowing level tarmac footpaths on West Green Lane.

X.5 The site has been submitted for inclusion in the Draft Local Plan and has the capacity to contribute towards a housing quota for Hartley Wintney without detracting significantly from the rural character of the community.

X.6 This site is suitable for up to 40 dwellings. The density reflects the Neighbourhood Plan Housing objectives to provide the required housing capacity, and an appropriate mix capable of making a realistic contribution towards local need, including for older persons, on sites that do not give rise to harm to amenity or environmental constraints.