



Hartley Wintney Neighbourhood Plan 2017 - 2032

Representation Form

Copies of the Hartley Wintney Neighbourhood Plan and supporting documents are available to view on Hart District Council's website at <https://www.hart.gov.uk/hartley-wintney> , and in paper form at the locations listed on that webpage.

Comments must be received by 4pm on 11 March 2019.

There are a number of ways to make your comments:

- Using the on-line form at the weblink above
- Complete this form and email it to: neighbourhoodplanning@hart.gov.uk
- Print this form and post it to us at:
Neighbourhood Planning
Corporate Services
Hart District Council
Harlington Way
Fleet, Hampshire, GU51 4AE

Anonymous comments will not be accepted. All comments will be publicly available, and identifiable by name and organisation (where applicable) and your name, address and comments will be forwarded to the independent examiner as required by the regulations covering neighbourhood plans. We have received assurance that the data will be kept securely and not used for any other purpose. The examiner will retain the data until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published.

If you submit comments they will be published on our website along with your name. If a copy is requested by the relevant Town or Parish Council who prepared the Plan, a redacted copy showing your name and comments will be sent. If you are responding as an individual rather than a company or organisation, we will not publish your address or any details other than your name and comments.

For further details on how your information is used, how we maintain the security of your information and your rights, including how to access information we hold on you and how to complain if you have any concerns about how your personal details are processed, please visit www.hart.gov.uk/privacy .

If you would like to be notified of Hart District Council's decision whether to 'make' the Plan (to bring it into legal force), please tick the box below.

Yes, please notify me

All comments must be received by 4pm 11 March 2019

PART A	Your Details	Agents details (if applicable)
Full Name	c/o Agent	Kieron Gregson
Address	c/o Agent	
Postcode	c/o Agent	
Telephone	c/o Agent	
Email	c/o Agent	
Organisation (if applicable)	Wates Developments	Carter Jonas
Position (if applicable)	c/o Agent	Associate Planner
Date	March 2019	March 2019

PART B

Comment 1

To which part of the Neighbourhood Plan does your representation relate?

Whole document?	Yes/No	Paragraph Number	4.4 / Objective 1	Policy Reference:	
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Do you support, oppose, or wish to comment on this policy/paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments in the box below, including any specific changes you wish to see to the Plan. Please be as precise as possible.

Objective 1 caps the level of housing in the Parish over the Plan period (2017 – 2032). This is contrary to national guidance which suggests housing targets in Development Plan Documents including Neighbourhood Plans are minimum targets and not a cap to prevent further housing development.

The Inspector has recently published their interim findings on the Council's emerging local plan and has suggested a number of amendments which are set out below:

- that the Local Plan timeframe is changed to cover the period from 2014 to 2032; and
- that Hart meets Surrey Heath's unmet need of approximately 730 units thereby increasing the requirement from 382dpa to 423dpa, total 7,614 units.

As of 7th March, the Council has proposed to accept these changes and it is therefore clear the Parish needs to calculate its objectively assessed housing need (OAHN) as a correct proportion of the revised overall target for the District of 7,614 new homes between 2014 and 2032 in order to accord with Planning Practice Guidance for preparing Neighbourhood Plans (Paragraph: 009 Reference ID: 41-009-20160211).

Proposed Changes:

Objective 1 should be reworded as follows so it will no longer act as a cap on new residential development:

Providing for a minimum of 23 new dwellings between 2014 and 2032.

(Continue on separate sheet if necessary)

Comment 2

To which part of the Neighbourhood Plan does your representation relate?

Whole document?	Yes/No	Paragraph Number	4.4 / Objective 2	Policy Reference:	
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Do you support, oppose, or wish to comment on this policy/paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments in the box below, including any specific changes you wish to see to the Plan. Please be as precise as possible.

Objective 2 is unduly restrictive by hampering the planning of large-scale developments which can deliver the supply of new homes and associated infrastructure that the country desperately needs. Furthermore, Pale Lane ("the Site") is sustainably located to a range of facilities available in neighbouring Elvetham Heath.

A 50 dwelling cap seems arbitrary and would be contrary to the NPPF which seeks to "proactively drive and support sustainable economic development to deliver the homes ... that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth" (paragraph 80).

Furthermore, Objective 2 does not accord with paragraph 72 of the NPPF which recognises that "the supply of new homes can sometimes be best achieved through planning for larger scale developments, such as new settlements or significant extensions to existing villages and towns" (our emphasis) (paragraph 72).

Finally, we consider large-scale developments assist with the provision of delivering infrastructure improvements as they provide the required economies of scale needed to fund and deliver them. Such infrastructure improvements will not be delivered through the development of the three sites that have been draft allocated as these often struggle on viability grounds thus will not provide the necessary financial contributions, the required amount of affordable housing and other appropriate community and social infrastructure.

In summary, we suggest the development of sites adjacent to existing settlements is likely to be easier to deliver and make a full contribution to meeting the housing need in an effective and meaningful manner.

Proposal:

Objective 2 should be deleted as it is inappropriate to put an arbitrary cap on the number of dwellings that can be delivered on a site that is able to deliver more in a sustainable manner and help contribute to the need for housing.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

