



**Hart District
Authority Monitoring
Report
2020/21**

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1.0 Introduction

- 1.1 This report monitors the implementation of policies in the [Hart Local Plan \(Strategy and Sites\) 2032](#) (HLP32) adopted April 2020. It also provides updates on new local plan policies, neighbourhood plans, the duty to cooperate and a proposed community infrastructure levy. It covers the period 1st April 2020 to 31st March 2021, unless otherwise stated.
- 1.2 2020/21 was severely affected by the Covid 19 pandemic and consequent lockdowns, the first of which started in March 2020. Aside from the more tragic consequences of the pandemic, there were also severe impacts on the economy. Unemployment rose and many businesses struggled. Many shops and other high street services temporarily closed, and construction sites were paused.
- 1.3 The Council's priority was on Covid response: helping prevent the spread of the virus, providing and co-ordinating support for communities, and distributing grants to businesses. Its other priority was on Covid recovery: helping rebuild, restore, and rehabilitate the community. This included support to help people into work, to help local businesses and bring people back into town and village centres.
- 1.4 The Council itself had to adjust its ways of working, which included 'virtual' Council meetings. The Hart Local Plan (Strategy and Sites) 2032 was adopted at the Council's first virtual meeting in April 2020.
- 1.5 The pandemic has had lasting impacts on society, for example the increase in home/remote working, and how we choose to shop, with more activity going on-line. A reduced need to travel could have a positive impact on climate change. It could also alter the demand for different types of workspace in different locations, and it could affect the type of housing we need, and where we want to live.
- 1.6 Climate change is another major driver for policy and action going forward. In April 2021 the Council declared a Climate Change Emergency. It pledged to make Hart District carbon neutral by 2040, and sooner than that, by 2035, for areas under the Council's direct control. Subsequent work in terms of planning policy and development management relating to this will be reported in the next AMR for 2021/22.

2.0 Housing

- 2.1 The HLP32 contains policies which aim to deliver the right number of homes, of the right type, in the right place, at the right time. This includes affordable homes and accommodation that meets particular needs, such as specialist accommodation for the elderly and self-build plots.

Housing delivery

- 2.2 Policy SS1 requires 7,614 homes to be built between 2014 and 2032 - an average of 423 new homes each year.
- 2.3 Table 1 shows the net number of new homes built in Hart since the start of the plan period.

Table 1: Annual dwelling completions (net)

Year	Local Plan Housing Requirement	Dwelling Completions (net)
2014/15	423	338
2015/16	423	705
2016/17	423	623
2017/18	423	551
2018/19	423	608
2019/20	423	607
2020/21	423	581
Total	2,961	4,013

- 2.4 Between 2014 and 2021, on average 573 new homes (net) have been built each year, exceeding the requirement for that period by 1,052 homes.

Brownfield Land

- 2.5 The Council's preference is for homes to be built on brownfield land and to protect the countryside. A brownfield register, and an accompanying report is available at [Brownfield Land Register | Hart District Council](#).
- 2.6 A key brownfield site in Hart is Hartland Village, allocated under Policy SS2 of the HLP32. Details of delivery at Hartland Village are set out at Appendix 1.
- 2.7 Table 2 shows numbers of homes built on previously-developed land since the start of the plan period.

Table 2: Dwelling built on previously developed land

Year	Dwelling completions (net)	Completions on previously-developed land	% of completions on previously-developed land
2014-15	338	228	67%
2015-16	705	507	72%
2016-17	623	295	47%
2017-18	551	346	63%
2018-19	608	348	57%
2019-20	607	238	39%
2020-21	581	392	67%
Total	4,013	2,654	66%

Housing Delivery Test

- 2.8 The [Housing Delivery Test](#) compares housing delivery over the previous 3 years against the number of homes required over the same period¹. A score of over 95% is the benchmark for adequate performance where no remedial actions are deemed necessary.
- 2.9 The 2020 Housing Delivery Test Measurement for Hart was 201%, which covered 2017/18, 2018/19 and 2019/20. For the 2020 measurement the Government compared three years of completions against the number required for 2 years and 11 months. This made it slightly easier to pass the test, to account for disruption to housing delivery caused by the Covid 19 pandemic.

Five-Year Housing Land Supply

- 2.10 The Council publishes a separate Five-Year Housing Land Supply Position Statement each year. At 1st April 2021 Hart has 10.4 years of housing land supply. For more information, please refer to the [Five Year Housing Land Supply Position Statement](#).
- 2.11 A housing trajectory for the plan period is at Appendix 1 of this report. A surplus of approximately 360 homes is predicted by the end of the plan period. The details behind that trajectory (sites, windfall allowance etc.) are all set out in the Five-Year Housing Land Supply Position Statement² and not duplicated within this document.

¹ Divide the net number of homes built over the previous three years by the total number of homes required over the same period

² Available at [Evidence base | Hart District Council](#)

Affordable Housing

Affordable housing completions

- 2.12 Affordable housing is a key priority. Policy H2 requires 40% of homes on major sites³ to be affordable. Policy H3 supports rural exceptions sites where new affordable housing to meet local needs can be justified outside settlement boundaries.
- 2.13 Table 3 sets out affordable housing delivery since the start of the plan period.

Table 3: Affordable homes completed (net)

Year	Total homes completed (net)	Affordable homes completed (net)
2014/15	338	70
2015/16	705	155
2016/17	623	131
2017/18	551	152
2018/19	608	118
2019/20	607	224
2020/21	581	106
Total	4,013	956

New Permissions with Affordable Housing Provision

- 2.14 During 2020/21 there were two applications in which affordable homes were secured under Policy H2:
- **Land North of Netherhouse Copse, Fleet (16/01651/OUT).** In August 2020, an affordable housing plan was agreed with the developers securing the provision of 169 affordable homes (110 affordable rent, 59 shared ownership, in accordance with the 65%/35% tenure split). In addition, a financial contribution of £24,500 was made by the developers for off-site affordable housing.
 - **Hartland Village** – In November 2020, a Reserved Matters application for Phase 2 of was given consent. This will provide 26 affordable rented homes and 16 shared ownership homes during this phase which comprises 132 dwellings. Across the site a whole, 20% of the 1,500 homes will be affordable.

³ Sites of 10 or more homes, or sites greater in area than 0.5 hectares

Rural Exception Sites

- 2.15 Policy H3 gives supports the delivery of affordable housing in rural areas through Rural Exception Sites. These sites are small-scale designed to meet purely local needs.
- 2.16 During the monitoring period, a new Rural Exception Site was granted permission at Roughts Cottage, North Warnborough (19/01749/FUL). This site is entirely affordable, providing 12 homes, of which 9 are affordable rent and 3 are shared ownership.

Dwelling Mix

- 2.17 Policy H1 requires an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing needs, and the size, location and characteristics of the site and surroundings.
- 2.18 The [Strategic Housing Market Assessment \(SHMA\) 2016](#) identified the following mix of market homes needed across the study area comprising Hart, Rushmoor and Surrey Heath:

7% 1-bed; 28% 2-bed; 44% 3-bed; 21% 4-bed

- 2.19 Table 4 sets out the mix of market housing delivered in Hart since 2014.

Table 4: Market housing dwelling mix

Dwelling size	SHMA target	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
1 bed	7%	18%	24%	11%	21%	27%	7%	29%	20%
2 bed	28%	17%	33%	23%	27%	37%	23%	30%	28%
3 bed	44%	30%	21%	37%	25%	18%	44%	23%	28%
4 bed	21%	25%	18%	25%	19%	15%	18%	14%	19%
5+ bed	No target	10%	3%	4%	8%	4%	8%	4%	6%

- 2.20 The data suggests more 1-bed properties and fewer 3 bed properties have been completed than might be expected. This is most likely due to permitted development rights for office to residential conversions, and the inclusion of C3 specialist accommodation for the elderly in these figures (such as Extra Care schemes).
- 2.21 Comparing the sizes of dwellings delivered against the SHMA mix is helpful to a degree, but the SHMA mix is indicative for the Hart, Rushmoor, Surrey

Heath area as a whole, and site-specific factors will often influence the most appropriate mix on any given site.

Specialist and Supported Housing

- 2.22 Previous editions of the AMR have compared delivery of older persons specialist accommodation against the assessment of need published in the 2016 SHMA. However, in 2021 the Council commissioned new work to provide more up to date advice on the need for specialist accommodation for older people⁴.
- 2.23 The consultants (Housing LIN) identified a decrease in need for C2 residential care and nursing care accommodation, and Housing for Older People (C3 sheltered and enhanced sheltered housing) compared to the SHMA targets. It also found that an increase of provision of C3 extra care housing was needed to meet the projected growth demand by 2035. For full details please see the full [Housing LIN Report](#).
- 2.24 Table 5 shows the revised levels of need using the 2021 update by Housing LIN (columns B,C and D). It also factors in new supply since the base date of March 2020, updated to 8th September 2021 (Column E). For details of the new supply see Appendix 3.

Table 5: Older persons' housing need up to 2035

A	B	C	D	E	F	G	H
Housing/ accommodation type	Net need 2020 to 2025	Net need 2020 to 2030	Net need 2020 to 2035	New Supply March 2020 to 8 th Sept 2021	Updated net need to 2025	Updated net need to 2030	Updated net need to 2035
Housing for Older People ⁵ (units)	128	286	431	87	41	199	344
Housing with Care ⁶	100	155	217	68	32	87	149
Residential / Nursing care (bedspaces) ⁷	149	215	290	130	19	85	160

- 2.25 During the monitoring period the only change to either C2 or C3 older person's accommodation in Hart was the demolition of the existing care home at Fleetwood Lodge, Fleet (20/00418/FUL) leading to the loss of 44 C2

⁴ Available at [Hart District Council SHMA Older Persons housing need review June 2021.pdf](#)

⁵ Alternatively referred to as sheltered and enhanced sheltered.

⁶ Sometimes referred to as Extra Care

⁷ Due to challenges in distinguishing between C2 residential care and nursing care in new developments these figures have been combined.

residential care and nursing care beds. This is part of a redevelopment of the site which will provide a new 60 bedroom C2 care home on completion.

Accommodation for Travellers

- 2.26 Policy H5 sets criteria against which planning applications will be judged. It does not contain any figures on the need on the need for plots or pitches.
- 2.27 An updated Gypsy and Traveller Accommodation Assessment (GTAA) was published in March 2020. A call for sites was held between August–December 2019 although it did not generate any suitable site options. Covid 19 then put a halt to further work at that time.
- 2.28 Rather than prepare a separate Traveller Sites DPD it is now considered more effective to plan for traveller accommodation needs as part of the next local plan.
- 2.29 During the monitoring year a planning application (18/00571/FUL) for 1 pitch on land adjacent to White Lion Antiques, Hartford Bridge, London Road Hartley Wintney was dismissed on appeal in November 2020 on the basis that it would harm the setting of the listed building and the character and appearance of the landscape.

Self and Custom Build

- 2.30 Self-build refers to an individual or association of individuals seeking to organise the design and construction of their own homes. Custom-building can refer to an individual working alongside a developer to construct their own homes.
- 2.31 Policy H1 requires that “on sites of 20 or more dwellings, 5% of plots are for self and custom build homes, subject to site suitability and the need shown on the self and custom build register”.
- 2.32 During 2020/21 no permissions were granted for sites of 20 or more homes where the policy requirement would be triggered. However, there is self and custom build activity in Hart. Five of the homes granted permission during the 2020/21 monitoring year (April 2020 to March 2021) were self and custom build, and nine more in the previous year.
- 2.33 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.

2.34 The Register is divided into two parts⁸:

- **Part 1** – comprises local demand for plots. Applicants must meet all eligibility criteria including a local connection test.
- **Part 2** – comprises all other demand. Applicants must meet all eligibility criteria except for the local connection test.

2.35 At the end of the base period 31 October 2020 to 30 October 2021 there were 12 individuals, 2 associations on Part 1 of the register and no individuals or associations on Part 2. Also see [Self Build & Custom Housebuilding Register | Hart District Council](#).

⁸ From October 2015 to April 2018 the Council operated a basic expression of interest register with no eligibility criteria and so the register was not divided into Part 1 and Part 2. On 20 April 2018, the Council introduced eligibility criteria, a fee to join or remain on the register and an updated application form. All existing entrants were invited to reapply if they wished to remain on the register.

3.0 Economy and employment

- 3.1 The HLP32 contains policies to promote the vitality and viability of town and village centres, and to ensure an adequate supply of employment land to promote economic growth. The Council is also implementing a broader [Economic Strategy and Action Plan](#) providing support businesses and aiming to attract inward investment. There is also work taking place around employment and skills, to help local people into local jobs particularly in light of the covid pandemic.

Town and Village Centres

- 3.2 Policy SS1 of the Hart Local Plan 2032 supports the provision of 5,900m² of net additional convenience retail floorspace and 3,960m² of net additional comparison floorspace over the plan period, the majority to be focussed in Fleet.
- 3.3 During 2020/21 no new retail developments were completed. However, since 2014 there has been an additional 5,168m² of net A1 retail floorspace provided within the district (see Appendix 4), and several schemes have planning permission amounting to 10,792m² (see Appendix 5). These include new supermarkets at Hook (north side of London Road), the former Virtu site in Church Crookham where construction has started, and at Hartland Village where early phases of development are underway.
- 3.4 In light of the covid pandemic, and concerns over the future of our high streets, the Council engaged with the town and parish councils for the main settlements to encourage the preparation of town/village centre action plans. These action plans are designed to encourage people back into town/village centres and can cover a range of matters. Odiham Parish Council prepared such a plan during 2021 which was put out to consultation November/December 2021.

Hotels

- 3.5 At 31st March 2021, a 33-bedroom hotel annexe at Highfield Park, Heckfield had been completed (18/01002/FUL), and a 71-bedroom hotel was under construction within Fleet town centre (18/00574/FUL). There was outstanding planning permission for three other schemes: Wintney Court, Hartley Wintney for 16 bedrooms (17/00596); 28 bedroom hotel extension at Fleet Services southbound (17/02549/FUL); and 85 bedroom hotel at Providence House, Hook (18/01181/FUL).

Employment land and premises

3.6 Policy ED2 seeks to protect the portfolio of employment land and premises in Hart to help retain existing and attract new businesses. Strategic and locally important employment sites are specifically identified for protection and currently benefit from an [Article 4 direction](#) (which took effect in 6 May 2019) removing permitted development rights for office to residential conversion. Policy ED3 promotes the rural economy and allows development in the countryside subject to strict criteria.

3.7 Table 6 shows the changes to B use class employment since 2015.

Table 6 Changes to employment floorspace 2015-2021

Employment floorspace – net change (sq m)							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Offices	700	-13,092	-2,316	-31,392	-4,694	-813	-51,732
Research and development	0	0	0	0	0	-6,033	-6,033
Light Industry	0	0	281	113	0	0	394
General industry	0	-100	0	0	0	0	-100
Storage and distribution	0	1,080	17,967	9,070	-6,459	0	21,658

3.8 The loss of offices since 2015 is in part due to the rise of office to residential conversions through permitted development rights. At the same time, B8 storage and distribution floorspace increased by 21,658m².

3.9 During the monitoring year no employment land was lost at strategic or locally important employment sites.

3.10 There was one loss of office space (813m²) to residential through prior approval at Priors Corner, Dunleys Hill, North Warnborough (19/00842/PRIOR). This location is not in a strategic or locally important employment area and not covered by an Article 4 Direction.

3.11 The loss of 6,033m² Research and Development relates to the former Vertu site, Beacon Hill Road, Church Crookham (19/01867/REM) which has been demolished. However this will be replaced with 4,246m² of modern business/industrial units plus a supermarket. Immediately adjacent to this site, 10 new industrial units (5,122 m²) is being provided on the Martin Lines site (19/00428/REM).

3.12 Permission was also granted in December 2020 for the demolition of an existing office building on Ancells Business Park and its replacement with new

industrial units for flexible uses falling within Research and Development (Use Class E(g)(ii)), light industry (Use Class E(g)(iii)), general industry (Use Class B2) and storage and distribution (Use Class B8) with ancillary offices.

3.13 A full list of outstanding 'employment use' permissions is at Appendix 6.

Employment and Skills

3.14 The following information is drawn from the NOMIS website⁹:

- From 2009 the number of jobs in Hart¹⁰ (employees, self-employed, government supported trainees and HM Forces) rose steadily from 41,000 to a peak of 53,000 in 2015 before gradually returning to the 41,000 figure in 2020.
- Of the total jobs in the district 34,000 are employee jobs¹¹ (22,000 full time, 12,000 part time). There were 37,000 employee jobs in 2018 and 2019, and 38,000 employee jobs in 2015, 2016 and 2017.
- Appendix 7 shows the change in employee jobs between 2015 and 2020 by sector. Of the 4,000 employee jobs lost since 2017, 3,500 fall within the following 3 sectors: Administration Support Services Activities, Information and Communication, and Accommodation and Food Services. These industries comprise 33% of Hart's employee jobs compared to 20% both regionally and nationally.
- Hart has seen low unemployment rates for many years, falling from 3% of the economically active population in June 2014 to 1.7% in December 2019. With the covid pandemic they rose during 2020 to a high of 4.3% in June 2021 before falling again to 3.7% in September 2021. This is lower than the employment rate in September 2021 for Great Britain as a whole (4.8%) and for the South East (3.9%).
- Claimant data¹² from January 2021 provides a greater insight into unemployment across Hart's electoral wards both pre and post pandemic – see Table 7:

⁹ [Nomis - Official Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk) NOMIS is a service provided by the Office for National Statistics

¹⁰ To the nearest thousand.

¹¹ This excludes farm-based agriculture

¹² ONS Monthly Claimant Count – Data provided by Hampshire County Council

Table 7 Unemployment rates by Hart wards

Ward	Unemployment rate April 2020	Unemployment rate April 2021	Unemployment rate December 2021
Blackwater & Hawley	2.4%	4.2%	2.6%
Crookham East	1.7%	2.7%	1.5%
Crookham West & Ewshot	1.8%	2.7%	1.7%
Fleet Central	2.5%	4.1%	2.4%
Fleet East	1.6%	2.6%	1.6%
Fleet West	1.8%	2.4%	1.3%
Hartley Wintney	2.1%	3.5%	2.1%
Hook	2.3%	2.7%	1.9%
Odiham	1.6%	2.7%	1.8%
Yateley East	2%	3.8%	1.9%
Yateley West	1.9%	3.2%	1.5%

3.15 The Council is working to promote economic growth in the district and to help local people into local jobs, particularly in light of the pandemic. Achievements include:

- [Hart for Business](#) website launched in March 2021 to help attract inward investment.
- Ongoing communication and specialist support for businesses.
- Distribution of grants to businesses during the Covid 19 pandemic.
- At Hartland Village an Employment and Skills Plan is being implemented helping local young people gain work experience and apprenticeships in the construction sector.
- Hart [Employment and Skills Hub](#) went live including an online virtual job club. This will help residents access employment and skills support to overcome barriers to securing employment.
- Work started with Rushmoor and Basingstoke & Deane Councils on a [North Hampshire Employment Skills Zone for 18 to 24 year olds](#). The 18-24 age group was affected by the pandemic and has the highest rate of unemployment across the district. This scheme will provide a dedicated website and in-person employment and careers activities, advice and guidance to support young people with their current and future career aspirations.

4.0 Infrastructure

- 4.1 Local plan infrastructure policies secure necessary infrastructure with new development through planning obligations, either on-site, off-site or through financial contributions.

Planning obligations

- 4.2 The [Hart District Infrastructure Funding Statement 2020/2021](#) provides information on developer contributions through planning obligations. In summary during 2020/21:
- The Council entered into six s106 legal agreements with developers, securing 12 affordable homes (Rough's Cottage rural exception site), 0.516ha of SANG land and £119,027 in funding for green infrastructure, SANG and SAMM, and a Travel Plan¹³.
 - £2,709,201 was received, mostly SANG and SAMM related, but also included £262,077 towards education from the Moulsham Lane development in Yateley (14/02281/MAJOR), and £65,000 for Fleet town centre improvements from the retail and industrial development at Martin Lines, Church Crookham.
 - £12,270,427 from monies received prior to 2020/21 was allocated but not spent during 2020/21.
 - £362,598 of received funding was spent by the Council and its partners on district and parish leisure projects, sports provision, and children's play areas.
 - £651,276 was transferred to Hampshire County Council for SAMM purposes.

Community Infrastructure Levy

- 4.3 On 3 September 2020, Cabinet decided to proceed with preparation of a Community Infrastructure Levy (CIL).
- 4.4 A preliminary consultation on the draft charging schedule and supporting evidence ran from 5 November 2021 to 17 December 2021. Following the findings of the preliminary consultation, the CIL Charging Schedule will progress to the statutory consultation stage, followed by examination and adoption.

¹³ Guidion House, Ancells Farm, Fleet employment redevelopment 19/02871/FUL.

5.0 Built and Natural Environment

Historic Assets

5.1 [Historic England](#) holds a National Heritage List for England. At 31 March 2021 Hart had:

- 931 Listed heritage assets, comprising of 13 Grade I listed, 864 Grade II listed and 42 Grade II* listed.
- 4 scheduled monuments
- 8 listed parks and gardens.
- 919 Listed Buildings. There was no net loss over the monitoring year. This is an increase of 15 since 2014, the start of the plan period.
- 3 listed assets on the Heritage at Risk Register: Warbrook House, Eversley; Bramshill Park, Bramshill/Eversley/Mattingley; and Garden walls and gateways north of Bramshill House, Bramshill. This is unchanged from the previous year.

5.2 There are currently 28 conservation areas within Hart District, unchanged from the previous monitoring year. Work began on updating the Odiham and North Warnborough Conservation Area Appraisal.

The Natural Environment

5.3 Table 8 provides information on the amount of land in Hart designated as protected habitats. In 2020/21 there was an increase in the amount of land designated as SINC including a new site at B3011 Reading Road, Grouse Green (0.17ha).

5.7 Table 9 shows no change in the number or size of Hart's SSSIs over the monitoring period, but 32.10 ha have switched status from 'unfavourable declining' to 'unfavourable recovering'.

5.8 Also see [Annual Biodiversity Monitoring Report 2020/21](#).

Table 8 Habitat designations in Hart

Designation	Number of sites	Area (ha)	area (%)	Change since 2019/20 (ha)
Local Nature Reserve (LNR)	3	76	0.35	0
National Nature Reserve (NNR)	1	31	0.14	0
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
Site of Importance for Nature Conservation (SINC)	284	2,036	9.46	0.17

Table 9 Changes in the condition of SSSIs over the monitoring period

Condition	HDC area (ha)	HDC area (%)	Change in area (ha)
Favourable	494.19	18.3	0.00
Unfavourable Recovering	2,084.62	77.3	32.10
Unfavourable no change	9.69	0.4	0.00
Unfavourable Declining	100.73	3.7	-32.10
Part Destroyed	6.34	0.2	0.00
Destroyed	0.00	0.00	0.00
Total	2,695.57	100.0	0.00

Thames Basin Heath Special Protection Area

5.9 The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. The TBHSPA was designated under the European Birds Directive in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance. This protection is codified in UK law through the Conservation of Habitats and Species Regulations 2017.

- 5.10 Policy NBE3 sets out the approach to the protection of the SPA, the basis of which is the saved South-East Plan Policy NRM6 and the Thames Basin Heaths Special Protection Area Delivery Framework agreed by all the affected local authorities and Natural England. These set out the principles of avoidance and mitigation to avoid harm to the TBHS PA arising from new housing development which include:
- The establishment of a 400-metre exclusion zone around the TBHSPA within which no net new housing development will be supported;
 - The provision of mitigation through Suitable Alternative Natural Greenspace (SANG);
 - Contributions towards Strategic Access Management and Monitoring (SAMM) measures.

Suitable Alternative Natural Greenspace (SANG)

- 5.11 During the monitoring period the following SANGs came forward with new residential or mixed used developments.
- Hartland Country Park, Fleet opened in September 2020
 - Whitewater Meadows, Hook opened in August 2020 and has been adopted by Hart District Council in November 2021
 - Phase 2 of Moulsham Lane, Yateley was opened in May 2020
 - Poulter's Meadows (Albany Park), Church Crookham was set out and internal works completed in 2020/21.
- 5.12 Smaller housing developments that need SPA mitigation pay into a share of capacity at strategic SANGs. The Council has ownership and control of some strategic SANG capacity at Bramshott Farm (between Fleet and Cove), and at Whitewater Meadows, Hook. At November 2021, there was capacity for approximately 73 dwellings of capacity at these two SANG. Capacity also exists for 2,023 dwellings at SANGs owned by third parties.
- 5.13 New council controlled SANGs is projected for 2022 at Moulsham Lane Yateley, Grove Farm Fleet, Hawley Park Farm, and Albany Park/Poulter's Meadow, Church Crookham with capacity for approximately 827 dwellings.
- 5.14 Current SANG capacity is published separately at [Planning guidance | Hart District Council](#).
- 5.15 For SANG within its control, the Council decides which development proposals can use its SANG for mitigation - see [Council SANG allocations criteria 01.10.20.pdf \(hart.gov.uk\)](#).
- 5.16 Natural England's SANG guidelines were updated in August 2021 available at [Guidelines for Creation of Suitable Alternative Natural Greenspace \(SANG\) - August 2021 \(hart.gov.uk\)](#)

Strategic Access Management and Monitoring (SAMM)

- 5.17 The SAMM project aims to reduce the impact of visitors on the TBHSPA by promoting the use of SANG, providing on site wardens, a TBHSPA education programme and undertaking monitoring of both visitors and bird populations.
- 5.18 Access management measures are provided strategically across the whole of the TBHSPA to ensure that adverse impacts are avoided and that SANGs function effectively. This is funded through developer contributions and co-ordinated by Natural England in partnership with landowners and other stakeholders.
- 5.19 The Thames Basin Heaths Joint Strategic Partnership receives regular updates on the SAMM project available at [Browse meetings - Thames Basin Heaths Joint Strategic Partnership Board \(moderngov.co.uk\)](#).
- 5.20 In November 2020 [an increase to the SAMM tariff was agreed](#). [Hart implemented this increase from 1st April 2021](#).

Other TBH SPA updates

- 5.21 2021 saw the publication of a joint SPA Mitigation Project between Rushmoor, Hart and Surrey Heath (January 2021) which looked into possible alternatives to SANG. Published by Rushmoor Borough Council the findings are available at [Hart, Rushmoor and Surrey Heath Special Protection Area mitigation project - Rushmoor Borough Council](#)
- 5.22 Further information about the Thames Basin Heaths, including the latest information on the numbers of birds (Woodlark, Nightjar and Dartford warbler) is available at [Special Protection Area - Thames Basin Heaths \(tbhpartnership.org.uk\)](#).

6.0 Neighbourhood Planning

- 6.1 Hart has seen good progress with neighbourhood planning in recent years – see Appendix 7.

Crandall Neighbourhood Plan

- 6.2 The Council's decision to proceed to referendum was made on 5 March 2020. The referendum was delayed due to restrictions imposed as a result of Covid-19. The referendum was held on 6 May 2021. With a 47% turnout, 83.3% of the valid votes were in favour of the Plan. The Plan was 'made' 20 May 2021 and now forms part of the development plan.

Crookham Village Neighbourhood Plan

- 6.3 The Council's decision to proceed to referendum was taken on 2 July 2020 and as with Crandall, the referendum was delayed until 6 May 2021. With a 40% turnout, 90.6% voted in favour of the Plan, which was subsequently formerly adopted as part of the development plan following an extra ordinary meeting of the council on 20 May 2021.

Yateley Neighbourhood Plan

- 6.4 Yateley Town Council held a residents' survey to help inform development of the Neighbourhood Plan between 28 February and 17 April 2020.

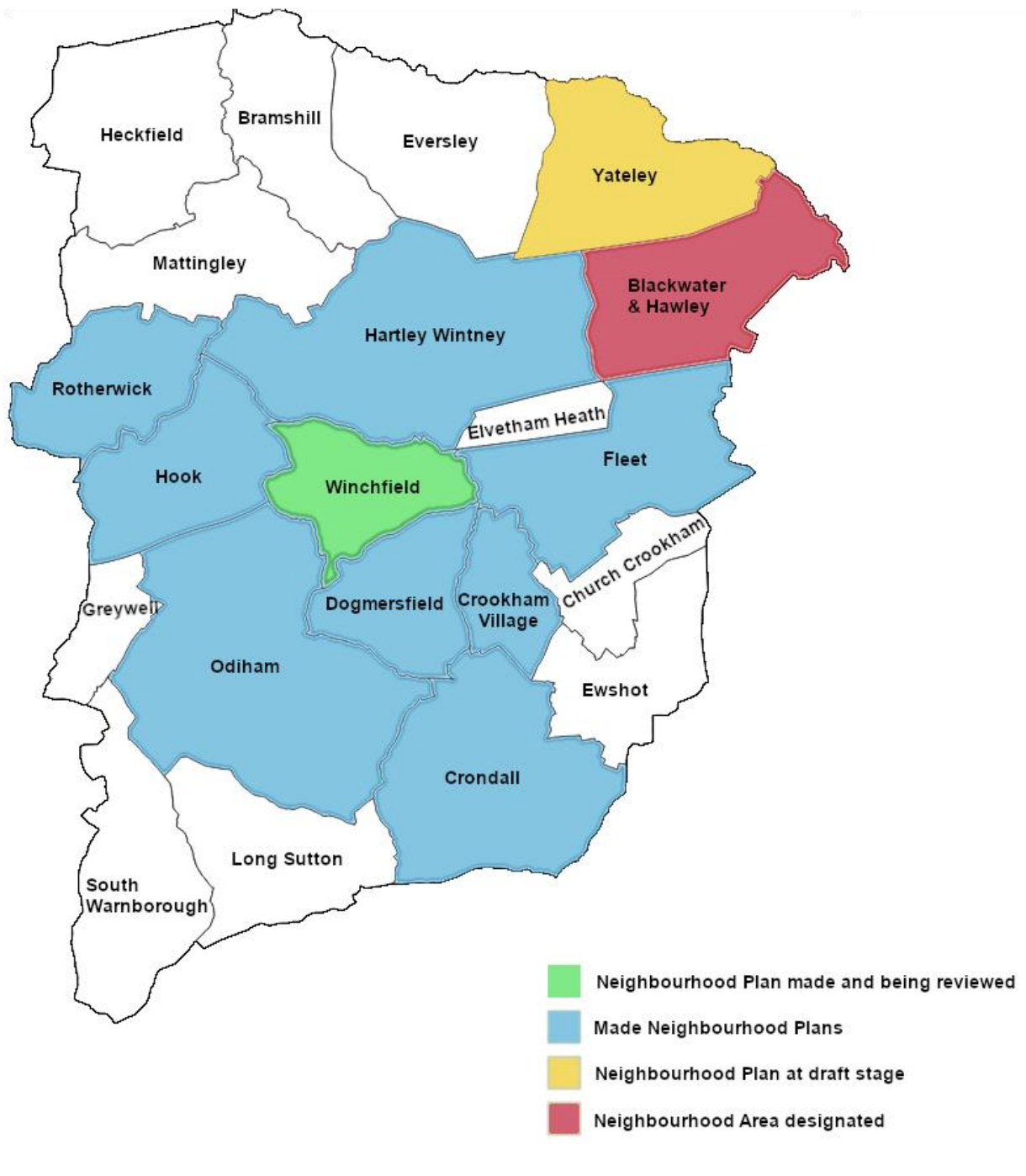
Status of Neighbourhood Areas

- 6.5 There are 21 parishes within Hart District, all of which are able to seek designation as a neighbourhood area in order to produce a neighbourhood plan.
- 6.6 At 31 March 2021 there were 11 designated Neighbourhood Planning areas in Hart, 8 of which had made (adopted) Neighbourhood Plans and one with a draft plan being prepared for consultation under Regulation 14. Table 10 illustrates the neighbourhood planning status of the parishes in Hart at 31 March 2021.
- 6.7 Further information on the designation of Neighbourhood Plan areas within Hart, and links to parish websites showing Neighbourhood Plans, can be found on the Council's website at www.hart.gov.uk/neighbourhood-planning and www.hart.gov.uk/towns-parishes.

Table 10: Neighbourhood planning status of parishes in Hart District at 31 March 2021

Parish	Neighbourhood Plan Status
<i>Blackwater & Hawley</i>	<i>Neighbourhood area designated</i>
Bramshill	Not designated
Church Crookham	Not designated
Crandall	Plan made
Crookham Village	Plan made
Dogmersfield	Plan made
Elvetham Heath	Not designated
Eversley	Not designated
Ewshot	Not designated
Fleet	Plan made
Greywell	Not designated
Hartley Wintney	Plan made
Heckfield	Not designated
Hook	Plan made
Long Sutton	Not designated
Mattingley	Not designated
Odiham	Plan made
Rotherwick	Plan made
South Warnborough	Not designated
<i>Winchfield</i>	<i>Plan made and being reviewed</i>
<i>Yateley</i>	<i>Plan at draft stage</i>

Status of Neighbourhood Planning areas at 31 March 2021



7.0 Local Development Scheme

- 7.1 This section of the AMR reports on the Council's progress in the production of development plan documents (DPDs), judged against the timetables in the Local Development Scheme (LDS).
- 7.2 A [9th revision to the LDS](#) was approved prior to the monitoring year in May 2019. It states that the new Hart Local Plan would comprise three Development Plan Documents (DPDs):
- Local Plan Strategy and Sites DPD
 - Traveller Sites DPD
 - Development Management DPD
- 7.3 Together these DPDs would supersede all the saved policies in the Hart District Local Plan (Replacement) 1996-2006, and the First Alterations to that Plan.
- 7.4 The first of these DPDs, the **Local Plan (Strategy and Sites) 2032** was adopted on 30 April 2020.
- 7.5 A review of this plan must be carried out within 5 years of adoption to establish whether it needs updating. It must then be updated as necessary.
- 7.6 On 4 November 2021 Cabinet agreed: *“A Local Plan review assessment to be carried out once any ‘Planning Bill’ has passed through Parliament and the Government has issued any associated updated guidance.”* Work on a new local plan, or a partial update, is likely to start following that review.
- 7.7 Regarding the Traveller Sites DPD, work did start on the back in 2019. Consultation with the statutory environmental bodies on the SA/SEA scoping report took place as scheduled in November 2019. A call for sites was held between August–December 2019, and a new Gypsy and Traveller Accommodation Assessment was published in March 2020. However, the call for sites did not generate any suitable site options and subsequent work was delayed due to Covid-19.
- 7.8 The issues to be addressed through a Traveller DPD and Development Management Policies DPD will now be addressed through the next local plan rather than separate DPDs.

8.0 Duty to Cooperate

- 8.1 In preparing Local Plans, local authorities have to address strategic planning matters that cross administrative boundaries. The duty to cooperate is the mechanism for ensuring that this happens. The duty applies to local planning authorities, county councils, and other public bodies prescribed in legislation. The following provides a summary of the key activity for the 2020/21 monitoring period.

Table 11: Summary of duty to cooperate matters in 2020/21

Authority	Date	Activity
Wokingham Borough Council	April 2020	Response to the Wokingham Local Plan Update consultation which included a proposal for a new settlement at Grazeley which could have had transport implications for Hart. This proposal has since been dropped.
Surrey Heath Borough Council	July 2020	Response to Surrey Heath revised duty to cooperate scoping framework – requested clarifications around unmet housing needs.
East Hampshire District Council	April 2020	Feedback provided on East Hants GTAA and cross border matters with Hart.
	September 2020	Meeting to discuss proposed sites in East Hants Local Plan. The main issue for Hart is any transport impacts on Hart’s side of the boundary.
Basingstoke & Deane Borough Council	November 2020	Response to B&DBC Issues and Options consultation. No specific sites were identified for allocation in that early consultation.
West Berkshire Council	January 2021	Responded to West Berks Regulation 18 local plan consultation. There were no significant issues for Hart in that consultation.
Bracknell Forest Council	November 2020	Officer response submitted on Draft Infrastructure Delivery Plan.
	January 2021	Responded to request to take unmet Traveller needs. Hart explained why it could not commit to taking any unmet Traveller needs at this time.
Thames Basin Heaths Joint Strategic Partnership	Ongoing	The Council is party to the ongoing discussions and initiatives, focussed on the SAMM (Strategic Access Management and Monitoring) Project which includes representatives from namely Guildford, Bracknell Forest, Elmbridge, Rushmoor, Runnymede, Surrey Heath, Waverley, Woking and Wokingham Borough Councils, Hart District Council

Authority	Date	Activity
		and Royal Borough of Windsor and Maidenhead) along with Natural England (as the delivery body) and Hampshire County Council (as the administrative body), forming a Joint Strategic Partnership Board.
	April 2021	Implemented the agreed tariff increase for the SAMM (Strategic Access Management and Monitoring) Project.

Appendix 1 Hartland Village

1. Hartland Village is by far the largest development site in Hart and the only site allocated in the HLP32. It is a brownfield sites with outline permission for 1,500 homes, a primary school, village centre with retail, community use, open space and SANG (17/00471/OUT).
2. The site is being developed over 11 phases, starting at the southern end.
 - The outline permission was granted 13 July 2018 along with reserved matters for Phase 1.
 - The SANG was granted permission 29 January 2018.
 - Phase 2 reserved matters was granted permission 26 November 2020.
 - Phase 3 is for 331 homes, retail and commercial space, a community building, with associated internal access roads, car parking, open space, landscaping and drainage (21/02871/REM).
3. 2020/21 was the first year with on-site completions of new homes, 46 in total. The latest expected delivery of new homes is set out below.

Hartland Village - homes per annum

20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Total
46	76	122	89	145	104	141	96	120	112	124	123	123	79	1,500

4. No affordable houses were completed on site in 2020/21 but 36 were under construction. A 20% on-site affordable housing provision was secured with the planning permission in addition to a £5 million financial contribution toward off-site affordable housing.
5. Hartland Country Park (the SANG) opened in September 2020. The SANG contains a butterfly garden, ponds, benches and picnic tables, 2.5km of circular walking routes, a play area and a children's cycle track. The Country Park forms a green infrastructure network with the adjacent Fleet Pond Nature Reserve and Rushmoor's Southwood Woodland. The greenspace has been connected to phase 1 of the development via a woodland footpath along the site's eastern boundary.
6. The first of the Local Areas for Play (LAPs) has been completed in phase 1 of the development.
7. The developer is also scheduled to make instalments toward mitigation works at Fleet Pond Nature Reserve. As of September 2021, work has commenced on

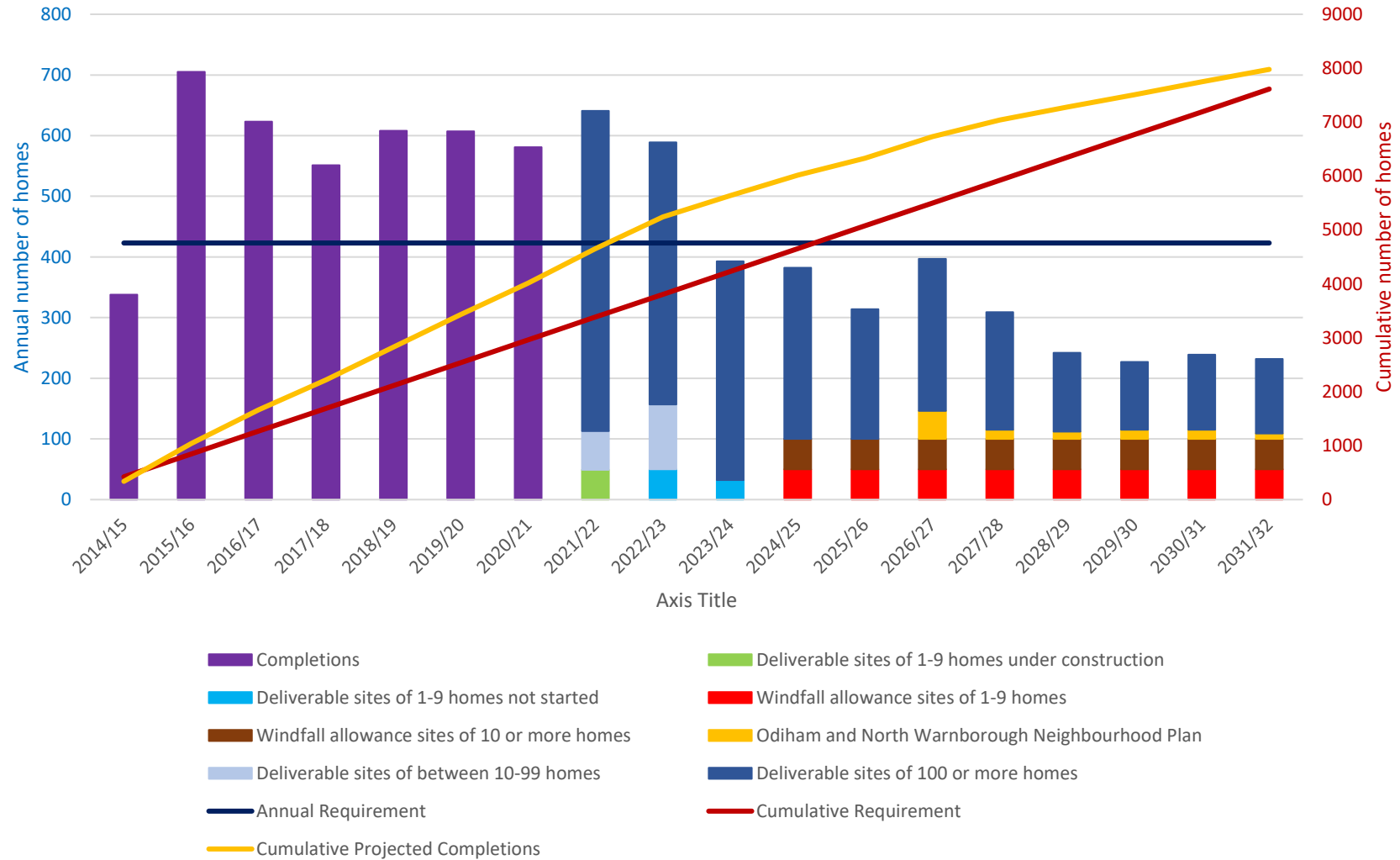
Phase 1 of the Fleet Pond Corridor works which will improve walking and cycling connections between the development and Fleet Train Station.

8. A new primary school was secured as part of the outline permission to be located towards the eastern edge of the Phase 3 site. It will be delivered by Hampshire County Council in their role as Local Education Authority, and so does not form part of the developer's reserved matters application for Phase 3. The school will meet the education needs arising from the development. A financial contribution of £720,000 towards off-site secondary education will be made prior to the occupation of 70 dwellings.
9. A highways contribution of £200,000 will be made prior to the occupation of 70 dwellings.
10. The first financial contribution to healthcare provision was received in the 2019/20. The next instalment will be received prior to Phase 3.
11. Financial contributions toward both District Leisure and Parish Leisure were made in 2019/20 and the next instalments will be triggered before Phase 3 of the development.
12. On 31st March 2021 consent was given by Hampshire County Council (the local lead flood authority) for the discharge of conditions relating to the implementation of Sustainable Urban Drainage Systems (SuDs) within Phase 2 of the development (21/00246/CON). The plans include a range of features including swales, storage tanks, permeable paving and water detention basins. The combination of these drainage systems across the site will ensure sufficient mitigation from a one in 100-year flooding event, with additional capacity included for increased rainfall due to climate change.

Appendix 2 Housing trajectory at 1st April 2021

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals	
Annual requirement	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	7,614
Cumulative requirement	423	846	1269	1692	2115	2538	2961	3384	3807	4230	4653	5076	5499	5922	6345	6768	7191	7614	n/a	
Completions	338	705	623	551	608	607	581													4,013
Deliverable sites of 1-9 homes under construction								49												49
Deliverable sites of 1-9 homes not started								0	50	32										82
Windfall allowance sites of 1-9 homes								0	0	0	50	50	50	50	50	50	50	50	50	400
Deliverable sites of 10 – 99 homes								64	107	0	0	0	0	0	0	0	0	0	0	171
Windfall allowance sites of 10 to 99 homes								0	0	0	50	50	50	50	50	50	50	50	50	400
Deliverable sites of 100 or more homes								528	432	361	282	214	251	194	130	112	124	123		2,751
Odiham & North Warnborough Neighbourhood Plan*								0	0	0	0	0	46	15	12	15	15	9		112
Total homes	338	705	623	551	608	607	581	641	589	393	382	314	397	309	242	227	239	232		7,978
Cumulative projected completions	338	1043	1666	2217	2825	3432	4013	4654	5243	5636	6018	6332	6729	7038	7280	7507	7746	7978		

Hart Housing Trajectory as of 1 April 2021



Appendix 3 Supply of specialist and supported housing for older people

The supply of specialist and supported accommodation for the elderly since March 2020

Category	Scheme	Address	Proposal	Application Reference	Affordable or Private	Existing Use	Net Difference	Date Permitted
Housing for Older People ¹⁴	Rawlings Building	Station Road, Hook	56 retirement living flats (C3)	18/00110/FUL	Private - McCarthy & Stone	Haulage yard	56	29/03/2019
Housing for Older People	Former Police Station	Crookham Road, Fleet	31 retirement apartments	19/02659/FUL (granted on appeal)	Private - Churchill	Vacant police station	31	14/05/2021
Housing with Care/ Extra Care	Rawlings Building	Station Road, Hook	68 extra care flats	18/00110/FUL	Private – McCarthy & Stone	Haulage Yard	68	29/03/2019
Residential/ Nursing Care	Fleetwood Lodge Care Home	Reading Road North, Fleet	60 bed care home	17/00370/FUL	Private - Larchwood Care	44 bed care home	16	10/06/2020
Residential/ Nursing Care	Elvetham Road	5A, 5B & 7, Elvetham Road, Fleet	31 bed care home	18/01743/FUL	Private - Horizon Care	11 bed care home	20	27/11/2018
Residential/ Nursing Care	Old Raven House Care Hotel	London Road, Hook	13 bed care home extension	19/02739/FUL	Private – Old Raven Ltd	Care home	13	01/06/2020
Residential/ Nursing Care	The Bell Inn	Frogmore Road, Blackwater	21 bed dementia care home	21/00378/FUL	Private – Larchwood	Public House	21	10/09/2021
Residential/ Nursing Care	Land on the west side of Alton Road	Alton Road, Odiham	60 bed care home	21/00777/OUT	Private -	Vacant	60	Resolved to grant permission 11/08/2021

¹⁴ Alternatively referred to as sheltered and enhanced sheltered.

Appendix 4 Retail completions since 2014

Address	Proposal	Net additional floorspace (m ²)	Year completed
Queen Elizabeth Barracks, Sandy Lane, Church Crookham	Redevelopment and change of use to include A1 retail 11/00001/MAJOR	788	2014/15
Redfield Garden Centre, Ewshot Lane, Church Crookham	Redevelopment of garden centre 08/01126/MAJOR	2,000	2014/15
150-156 Aldershot Road, Fleet	Replacement service area/retail 13/02463/FUL	-288	2015/16
100 Aldershot Road, Church Crookham	Extension and change of use from car sales to A1 retail 15/00459/FUL	293	2015/16
Wood BMW, 56 High Street, Odiham	Class A1 Retail Unit 12/02303/MAJOR	279	2015/16
Aldi Stores, 46 London Road, Blackwater	Extension to foodstore: retail and warehouse space 15/02426/FUL	201	2016/17
Newlyns Farm Shop, London Road, North Warnborough	New retail units 16/03002/FUL	232	2018/19
Lidl, 21 London Road, Blackwater	Extension to food store 17/02645/FUL	524	2018/19
Shell, 171 Fleet Road, Fleet	Redevelop and enlarge filling station shop 17/03032/FUL	119	2018/19
Morrisons, Elvetham Way, Fleet	Supermarket extension 17/02919/FUL	1,020	2019/20
Total		5,168	

Appendix 5 Outstanding retail planning permissions at 1 April 2021

Address	Proposal	Net Floorspace Increase (M ²)	Area (ha)	Status
Land on the north side of London Road, Hook	Erection of class A1 retail development 13/01145/MAJOR	5,081	2.22	Not started
Land at Redfields Lane, Church Crookham	Local centre retail convenience store 19/00748/REM	370	0.10	Not started
Hartland Park, Bramshot Lane, Fleet	Local centre development including A1-A5 uses. estimated floorspace 17/00471/OUT	1,355	0.70	Site preparation underway
Former Vertu site, Beacon Hill Road, Church Crookham	Redevelopment for commercial use including A1 retail & A3 18/00694/OUT	3,968	1.71	Construction underway
	Total	10,792		

Appendix 6 Outstanding 'employment use' permissions at 1 April 2021

Application reference	Address	Proposal	Use class	Outstanding floorspace (m2)	Site status
19/00428/REM	Martin Lines, Beacon Hill Road, Church Crookham	10 B1/B2/B8 units	B1/B2/B8	5,122	Not started
17/00471/OUT	Hartland Village, Fleet	Mixed use development with B1 uses	B1	To be confirmed through Reserved Matters	Site cleared
15/00100/FUL	Octel House, Fleet	B1(a) office extension	B1(a)	1,933	Not started
15/02610/FUL	Ford Farm, Upton Grey	Conversion of barns to B1 offices	B1(a)	476	Not started
17/01276/PRIOR	Barn West of Bagwell Lane, Winchfield	Change use of agricultural building to flexible A/B/C1/D2	B8	276	Not started
17/00596/FUL	Wintney Court, Thackhams Lane, Hartley Wintney	Conversion to hotel and erection of commercial floorspace	B1	500	Not started
18/01231/FUL	Penn Croft Farm, Crondall	Change of use from agriculture to B8 storage	B8	418	Not started
18/02496/PRIOR	Parfitts Farm, Eversley	Change of use from agricultural to B8 storage	B8	441	Conversion underway
18/02853/FUL	Goddards Farm, Crondall	Two storey offices & ancillary workshop/store	B1(a)	540	Not started
16/00724/FUL	Bramshill Park, Bramshill House, Bramshill	Change of use from police training college to B1(a) offices	B1(a)	5,196	Not started
19/01867/REM	Former Vertu Site, Martin Lines, Beacon Hill Road, Church Crookham	Redevelopment for mixed industrial & retail park	B8	4,246	Under construction
19/02290/FUL	Arlotts Farm, Elvetham	Redevelopment of farm buildings for B1/2/8 unit	B1/B2/B8	200	Not started

Application reference	Address	Proposal	Use class	Outstanding floorspace (m2)	Site status
18/02741/FUL	Wychwood Carp Farm, Odiham	3 single storey blocks including 30 B1(c) business units	B1(c)	1,487	Not started
19/02871/FUL	Guidion House, Ancells Business Park, Fleet	Demolition of existing office building and construction of new units for flexible industrial uses	Flexible with R&D, light industry, general industry, storage and distribution with ancillary offices	-8,129 office +7,292 flexible/industrial	Not started

Appendix 7 Employee jobs by industry

Data from NOMIS [Nomis - Official Labour Market Statistics \(nomisweb.co.uk\)](http://nomisweb.co.uk)

Industry	2015 Jobs	2020 Jobs	% change	Hart %	South East %	Great Britain %
Mining And Quarrying	20	30	50.0%	0.1	0	0.2
Manufacturing	1,750	1,500	-14.3%	4.4	6.3	7.9
Electricity, Gas, Steam And Air Conditioning Supply	20	15	-25.0%	0	0.4	0.5
Water Supply; Sewerage, Waste Management And Remediation Activities	225	250	11.1%	0.7	0.7	0.7
Construction	2,000	2,250	12.5%	6.6	5.8	4.8
Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	5,000	5,000	0.0%	14.7	15.4	14.9
Transportation And Storage	700	500	-28.6%	1.5	4.6	5.1
Accommodation And Food Service Activities	5,000	5,000	0.0%	14.7	7.3	7.2
Information And Communication	5,000	3,500	-30.0%	10.3	6.1	4.5
Financial And Insurance Activities	700	600	-14.3%	1.8	3	3.5
Real Estate Activities	700	700	0.0%	2.1	1.8	1.8
Professional, Scientific and Technical Activities	4,500	3,500	-22.2%	10.3	8.9	8.7
Administrative And Support Service Activities	3,500	3,000	-14.3%	8.8	8.1	8.8
Public Administration And Defence; Compulsory Social Security	450	450	0.0%	1.3	3.3	4.6
Education	3,500	3,000	-14.3%	8.8	10.3	9
Human Health And Social Work Activities	2,500	3,000	20.0%	8.8	12.9	13.6
Arts, Entertainment And Recreation	700	500	-28.6%	1.5	2.7	2.2
Other Service Activities	1,750	800	-54.3%	2.4	2.2	1.9

Appendix 8 Progress of Neighbourhood Plans

Neighbourhood Plan Area	Designation of Neighbourhood Area agreed	Regulation 14 ¹⁵ (pre-submission) consultation commenced	Regulation 16 (submission) consultation commenced	Receipt of Examiner's Report	Referendum	Adoption
Blackwater & Hawley	6 October 2016	-	-	-	-	-
Crondall	1 September 2016	3 November 2018	17 June 2019	8 November 2019	6 May 2021	20 May 2021
Crookham Village	7 August 2014	March 2019	25 July 2019	16 March 2020	6 May 2021	20 May 2021
Dogmersfield	6 August 2015	8 November 2018	11 February 2019	8 May 2019	25 July 2019	26 September 2019
Fleet	15 April 2015	4 May 2018	28 January 2019	19 June 2019	7 October 2019	28 November 2019
Hartley Wintney	2 October 2014	8 January 2018	28 January 2019	22 May 2019	7 October 2019	28 November 2019
Hook	2 October 2014	8 November 2018	1 April 2019	July 2019	7 October 2019	27 February 2020
Odiham	7 August 2014	14 October 2015	26 August 2016	22 December 2016	4 May 2017	29 June 2017
Rotherwick	2 October 2014	15 December 2015	29 April 2016	30 June 2016	3 November 2016	15 December 2016
Winchfield	8 January 2015	18 March 2016	18 July 2016	4 October 2016	2 February 2017	30 March 2017
Yateley	5 April 2018	10 May 2021	24 November 2021	-	-	-