

**CABINET**

**Date and Time:** Wednesday, 3 January 2018 at 7pm

**Place:** Council Chamber, Civic Offices, Fleet

**Present:**

**COUNCILLORS**

Ambler, Bailey, Cockarill, Collett, Kinnell, Neighbour (Chairman), Oliver, Radley (James)

**In attendance:** Councillors Burchfield, Crookes, Dickens, Forster, Gorys, Gray, Kennett, Parker, Renshaw, Wheale,

**Officers:**

Daryl Phillips	Joint Chief Executive
Patricia Hughes	Joint Chief Executive
Katie Bailey	Corporate Strategy and Policy Development Manager
Daniel Hawes	Planning Policy Manager

**84 MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of 7 December 2017 were confirmed and signed as a correct record.

**85 APOLOGIES FOR ABSENCE**

None received.

**86 CHAIRMAN'S ANNOUNCEMENTS**

None.

**87 DECLARATIONS OF INTEREST**

Councillor Oliver has a personal interest in the Neighbourhood Plan for Fleet Town Council.

Councillor Collett has a personal interest in the Neighbourhood Plan for Blackwater and Hawley Town Council.

Councillor Bailey had a personal interest as he was a Member of Yateley Town Council which was considering the preparation of a Neighbourhood Plan but he was not on the proposed Neighbourhood Plan Steering Group.

**88 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)**

Merrick Williams - Member of Winchfield Parish Council

- The inclusion of the area settlement approach has prevented the Council from properly considering how to appropriately regenerate the urban centres.
- Concerned that the three meetings, run on consecutive nights prevents debate on the plan including the different views on the required level of housing in the district.
- The Council appears to be relying on the prior alleged decision of the residents that they want a new settlement – what the public also wanted was to preserve the rural nature of Hart, by using brownfield sites, and only countenanced a new settlement as a last resort.
- No need for new settlement which will lead to up to 1200 new houses that are not needed and will ruin the best place in the country to live.
- If the development were to take place it should follow TCPA principles.

Christine Strudwick – Winchfield Resident

- The latest local plan has watered down the regeneration of urban centres and is leaving this to Neighbourhood Plans which will not be able to cover a number of issues including higher density.
- The small groups putting together Neighbourhood Plans do not have the funding or the wherewithal to complete this, based on the work of unqualified volunteers.
- the previous Cabinet took the responsibility for regeneration,
- why is there no social housing mentioned – lots of people needed help with children living with their parents
- We do not need more 4 and 5 bedroom homes - they bring people from outside of the district, who remain here only a few years and who are not part of the community

Will Fraser – Winchfield Resident

- Many residents have been disenfranchised by the process.
- There is a real need to keep momentum, this should happen without the new settlement.
- There has been no time to consider the new settlement proposals, doubling the number of houses needed according to the Government guidelines.
- This suggests that the Councillors are acting in haste against the views of the residents

Sebastian Gidley – Fleet Resident

- The Local Plan has a serious lack of focus on the infrastructure for regeneration of the town centres
- Fleet is losing shops
- Real plans needed to deliver infrastructure to enable this process.

## **89 PROPOSED SUBMISSION VERSION OF THE HART LOCAL PLAN: STRATEGY AND SITES 2016-2032**

Cabinet considered the Joint Chief Executive's report. Officers introduced the report and highlighted the key areas where the Plan had evolved from the April 2017 draft Local Plan and gave an explanation of why there were changes and highlighted the potential pitfalls and risks associated with the changes.

Members considered recommendation A; consideration and recommendations of Overview and Scrutiny Cabinet (2 January 2018);

Cabinet:

- 1 Welcomed the endorsement of the use of the Governments Proposed Housing Need methodology and the resultant calculation of houses at 388 dwellings per annum
- 2 Was satisfied with the wording as set out in paragraph 4.1 of the report given that it reflected the Councils agreed approach
- 3 Discussed the possible inclusion of the Town and Country Planning Association Garden City (TCPA) principles within proposed policy SS3 New Settlement
  - By adding in the land value capture and long term stewardship of assets principles of the TCPA, it gives developers a marker regarding the quality expected. Community ownership and long term stewardship could reduce land values and increase infrastructure delivery.
  - There are however, a range of different organisations who have definitions of Garden Villages and cities - it would be premature to choose one such approach at this point, prior to community engagement and the preparation of a bespoke Development Plan Document (DPD).
  - Need to create the best possible settlement, the principles of good design are already in the Local Plan and the proposed DPD will further develop this.
  - Must not do anything that predetermines the choice to be made through the DPD or even delays delivery, in the first place, as this would be a significantly worse outcome for our residents.
- 4 Cabinet considered the Officer agreed actions from Overview and Scrutiny and confirmed that the agreed adjustments would be made under Recommendation C, delegated authority to the Joint Chief Executive in consultation with the Portfolio Holder for Planning.

It was recognised that

- Bolstering the wording associated with community led regeneration, to positively encourage centres of our district to be regenerated and
- Acknowledging that Policy H4 (specialist and supported accommodation) should be clarified to make reference to others specialist needs, such as young people with mental health problems

would both be a welcomed refinements of the Local Plan.

Cabinet considered recommendation B, approval of the Proposed Submission Version of the Hart Local Plan; Strategy and Sites 2016-2032:

- If an issue is raised that is considered material and goes to the soundness of the plan, as a result of the consultation, then the matter would be referred back to Cabinet. Cabinet could then decide not to submit the plan and may decide that further consultation is carried out.
- Consideration of the rationale for including a new settlement area of search in Murrell Green/Winchfield which included:
  - Whilst not needed now, 5 years reviews may demonstrate that additional options are needed to meet future housing needs but without a policy

basis already being in place it would not be possible to introduce a strategy to deliver a new settlement – that would require a whole new Plan to be prepared and would need to restart at Issues & Options stage. This would have implications for filling the trajectory gap already identified towards the end of the Plan period.

- Inclusion of an area search sets out a clear commitment and enables the Council to set aside a substantial budget for the considerable work that will be required to be carried out.
- Need to be open and transparent about how one is going to deliver homes towards the latter end of the plan
- A new settlement option was considered the best option by residents in earlier consultations.
- Identifying a new settlement helps ensure the proper planning of the area, and all the requisite infrastructure that is required
- It will prevent planning by appeal and provide residents with reassurance of how and where homes will be delivered.
- The Local Plan provides an opportunity to go back a step and look at the options of both Murrell Green or Winchfield – either could work, both have challenges – there might be a third option that could include elements of both
- The question was raised about briefings to third parties on the Local Plan prior to publication. All Political Groups were offered a briefing, the Conservative Group took this offer up and this took place on the 6<sup>th</sup> December, where the whole strategy including the new settlement option was discussed. On the 13<sup>th</sup> December, the Joint Chief Executive met with a Leading Campaigner to brief him on the approach to housing numbers and supply only. The briefing was accurately presented on the Campaigners website.
- Affordable housing – the Plan provides a good direction of travel, but one needs to be clear with developers that 40% affordable housing is the target.

Cabinet considered recommendation C, and identified a number of areas where non material or minor changes may improve the document; which could be undertaken under Recommendation C(c):

- Improving the wording regarding green infrastructure policy to ensure there is reference to the Blackwater Valley Green Corridor/Gap
- Improving the wording associated with artificial lighting so it reflects that all artificial lighting can have impact.
- The retention of URBI8 and URBI9, to enable Neighbourhood Groups to consider their own approaches.
- The inclusion of an area of retail units within the Primary Shopping Area, currently excluded (subject to current Local Plan Policy F10)
- In inclusion in the vision for the district to add reference to biodiversity in first paragraph
- Confirmation that Hartland village is the east of Fleet
- Inclusion of the Officer recommendations from Overview and Scrutiny

## DECISION

- A. Cabinet considered the views and recommendations of Overview and Scrutiny Committee (2 January 2018); and
- a. Welcomed Overview and Scrutiny Committee's agreement and endorsement of the use of the Housing Assessment need approach and the 388 dwellings per annum, as identified in the report
  - b. Cabinet considered the wording of paragraph 4.1 of the report and were content that no action was required on this matter.
  - c. Cabinet did not accept the proposal of Overview and Scrutiny to the addition of the Town and Country Planning Association Garden City Principles to SS3 New Settlement Policy. However they looked forward to the Development Plan Document considering what can be achieved on quality of life, quality of design and the ability to deliver maximum infrastructure in the development of an effective community.
- B. That the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032 be approved
- C. Subject to Council endorsement of Recommendation B above, authority be delegated to the Joint Chief Executive, in consultation with the Cabinet Member for Planning to:
- a) publish the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032 and associated proposed submission documents for a six-week publicity period under Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012;
  - b) following the six-week publicity period, and publication of revised national planning policy relating to the assessment of local housing need, to submit the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032 and all associated documents, together with representations received, to the Secretary of State for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004
  - c) make non material and minor changes<sup>1</sup> and corrections to the Hart Local Plan: Strategy and Sites 2016-2032 and supporting documents, including minor editorial, typographical and grammatical errors, up to and following plan submission and during examination. These included the following non material/minor changes as identified by Cabinet and raised by Overview and Scrutiny and agreed by Cabinet;

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<sup>1</sup> - i.e. non-material and minor changes that do not affect the overall Strategy, arising from:

- completion of the evidence base;
- the draft and final National Planning Policy Framework or other Government Policy statements which affect the Submission Plan; and
- representations received on the proposed Submission Plan and any schedules of changes that the Council may wish the Inspector to consider as part of the Examination.

- Improving the wording regarding green infrastructure policy to ensure there is reference to the Blackwater Valley Green Corridor/Gap
- Improving the wording associated with artificial lighting so it reflects that all artificial lighting can have impact.
- The retention of URB18 and URB19, to enable Neighbourhood Groups to consider their own approaches.
- The inclusion of an area of retail units within the Primary Shopping Area, currently excluded (subject to current Local Plan Policy F10)
- In inclusion in the vision for the district to add reference to biodiversity in first paragraph
- Confirmation that Hartland village is the east of Fleet
- Inclusion of the Officer recommendations from Overview and Scrutiny

The meeting closed at 21.40