

**Hart District Council – Draft Local Plan  
Hampshire County Council Response – May 2017**

Policy	Topic / Issue	Comments
	<b>Transport Assessment</b>	<p>Hampshire County Council as the Highway Authority notes that a Transport Assessment will be provided with the next version of the Local plan, however HCC are not able to provide support to the Plan at this early draft stage without having reviewed a Transport Assessment to support the Local Plan.</p> <p>HCC as the Highway Authority are therefore minded to place a <u>holding objection</u> at this stage, until such time as the Highway Authority are able to review a Transport Assessment and understand the methodology and process that has been followed to determine the proposed development sites and identify appropriate mitigation measures.</p> <p>HCC as the Highway Authority are willing to work with Hart District Council to agree the scope of the Transport Assessment to ensure that it provides an appropriate level of assessment. Please contact HCC Strategic Transport to discuss this work area to support the emerging Local Plan.</p>
	<b>Minerals &amp; Waste</b>	<p>The draft Local Plan (and appendices) reference the Hampshire Minerals and Waste Plan (HMWP) (2013) and acknowledge that, should minerals be present within or on a site that has been identified for development, the guidelines as set out in the HMWP (2013) must be adhered to. Hampshire County Council as the Minerals &amp; Waste Planning Authority would strongly support this and would also recommend that this is applied particularly in relation to Hartland Village and Land at Cross Farm as there are areas of these sites which are within the defined mineral safeguarding areas. The draft Local Plan also frequently references the need for appropriate waste facilities to be provided within the infrastructure of the proposed development sites. Again, this is something that HCC would strongly support as large new housing developments would present demanding waste management needs, on the site itself and at waste facilities handling the waste. Therefore, HCC would be keen to see support for waste management plans within the overall development plan.</p> <p>HCC as Minerals &amp; Waste Planning Authority would like to make the following comments in relation to the four identified, allocated strategic sites in the draft local plan:</p>

		<p><b><u>Hartland Village</u></b></p> <p>A large area of this 54 ha site is within the minerals and waste consultation area (MWCA) sand and gravel (superficial) layer. Should the decision be made to progress this site for development, Hampshire County Council, as the Mineral and Waste Planning Authority would need to be consulted at the application stage. It would be expected that a mineral assessment is conducted and opportunities for mineral extraction as part of the preparation for the development are considered and maximised.</p> <p><b><u>Land at Cross Farm</u></b></p> <p>A proportion of this 31 ha site is within the MWCA sand and gravel (superficial) layer. As with Hartland Village, should the decision be made to progress this site for development, Hampshire County Council, as the Mineral and Waste Planning Authority would need to be consulted at the application stage. It would be expected that a mineral assessment is conducted and opportunities for mineral extraction as part of the preparation for the development are considered and maximised.</p> <p><b><u>Murrell Green</u></b></p> <p>This proposed site is mentioned below as being the most favoured option. The site is not within the safeguarded sites layer, and although it does fall within the mineral buffer zone it is not within the defined mineral safeguarded layer.</p> <p><b><u>Sun Park</u></b></p> <p>This proposed site is only within the mineral buffer layer and not the defined safeguarded minerals layer.</p>
	<b>School place planning</b>	<p>Hampshire County Council (HCC) has a statutory duty to ensure a sufficiency of school places for Hampshire children therefore, forecasting of pupil numbers plays a key role in the decision making process around building/extending and even moving educational provision. Therefore, location and number of dwellings to be provided in the new Local Plan period need to be clarified in order for the County Council to be able to assess the implications on school place planning and propose specific solutions should additional school places be required. Until detailed information is available the comments made in this response relate to the principles of school place planning.</p>

The size and diversity of Hampshire creates a number of challenges for meeting the demand for primary and secondary school places. The main principle of current and future provision is that we will seek to provide local schools for local children.

The following factors are taken into account when forecasting school places:

- numbers of children living in area
- numbers of children attending local schools
- % participation rates for numbers joining each phase of schooling
- known housing developments and likely pupil yield
- in-year migration to and from local schools 'pushback' – children being pushed back to their local schools as preference schools fill from catchment demand

Schools are best organised into cohorts of 30 pupils per year group (form of entry or FE) to ensure a suitable organisational and financial structure exists to deliver the curriculum across the individual key stages. It follows, therefore, to maintain that structure schools should be expanded by a form of entry (or more than one if practical and possible) or expanded to become a school organised into whole forms of entry i.e. an admission limit in cohorts of 30. HCC children's Services initial comments are contained in the tables below.

### **Forecasting**

Predicting school place demand is a complex task. Where children go to school involves a range of different factors such as housing growth, inward and outward migration as well as parental preference. As a result, planning for school places is based on probabilities and not certainties, and projections become increasingly uncertain the further they are carried forward due to the inherent uncertainty of demographic behaviour. This is particularly so for smaller geographical areas such as Districts and School Catchment Areas, and this is why for this response, forecast data is currently not included and whilst pupil forecasts are derived from sound methodology, they come without a guarantee.

### **Housing and Pupil Yield**

It is expected that a housing development of circa 700 dwellings would produce an additional demand of 30 primary pupils per year group, albeit recent analysis has shown that the primary pupil yield within Hart District is increasing to 0.4 pupils per dwelling (up from 0.3). Consolidating the provision of new housing development to

create opportunities to expand existing schools in this way would provide the best possible opportunity to create additional school places close to the area of new housing development. If housing levels are sufficient then new primary school provision can be considered however, it should be noted that in the current economic climate small schools face particular financial challenges.

The County Council's Developers Contributions towards Children's Services Facilities document can be found at <http://www3.hants.gov.uk/education/school/school-places>. This guidance document underwent the appropriate consultation process with District and Borough Councils and has been adopted by the County Council. It is reviewed on an annual basis.

### **Further considerations**

The expansion of existing schools could be limited by site and building constraints so there is no guarantee that a school can be expanded to meet the demand for school places arising from a new development. A building feasibility study will need to be undertaken to assess whether expansion is possible, by how many places and at what cost. Agreement for any expansion will also need to be obtained from the head teacher and governors. And expansion may also require statutory authority as set out in the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 and (Establishment and Discontinuance of Schools) Regulations 2013. If expansion is not possible then school places may have to be provided at a school that is not the most local to the area of new housing. Access routes to the school serving the development will need to be considered in order to promote walking and cycling to school rather than allowing a significant rise in traffic movements. It may not always be the case that the expansion of an existing community through new housing can be accommodated at local schools within that community. A review of school catchment areas may also prove to be necessary.

Where the County Council has to purchase additional land in order to future proof the site for further housing developments it is expected that future developer(s) will repay the cost of the additional land to Hampshire County Council as part of the mitigation of their development, together with the appropriate contribution towards build costs.

Where the County Council finds or provides land to build a new school, relieving the developer of the need to provide a school site, a contribution will be sought from other developers for payment towards the cost of this land when it is used to mitigate their housing development.

There may be cases where a new school is proposed within a new development, but the optimum location, once the development is completed, cannot be provided with access and/or services by the time that the school is required. In such cases, it will be necessary for the developer to make a site available on which a temporary school can be provided, in which case the cost of the temporary buildings, access and services would also need to be met by the developer in addition to the normal level of contributions.

#### **Special educational needs**

Wherever possible, children with special educational needs are educated in mainstream schools. For some specific needs, it is appropriate to provide additional resources and, in a small number of cases, to provide places in special schools or education centres. Larger developments may therefore need to contribute towards the cost of additional facilities. This can only be determined by the assessment of individual situations.

#### **Home School transport**

HCC has a statutory duty to provide a free Home to School Travel service for children who live more than two miles (aged under 8) and three miles aged 8 and over from the nearest suitable school. Also, where there is no safe route to walk to school a free service must be provided. In most cases the distance from new housing to the nearest primary school will be under the two to three mile threshold. However, as secondary schools tend to serve a larger geographical area there is greater scope for additional housing to increase the home school transport cost to the authority. School Place Planning, wherever possible, factors in impacts for the authority of home to school travel. Therefore the County Council may seek a contribution from the developer towards these costs.

#### **Contributions towards other children's services facilities**

#### **Early Years**

In addition to the provision of schools for children of statutory school age, the County Council has a duty to ensure that there is adequate provision for pre-school education and childcare (although not normally as a provider itself). Traditionally, pre-school playgroups have been considered as potential users of community buildings. However, with the increasing requirements for facilities and numbers of sessions that have to be offered, there is a trend towards pre-school providers looking for exclusive use of space. This will also facilitate the establishment of full day care and after school clubs.

The County Council expects local planning authorities to bear this in mind in considering allocations of space for, and contributions towards the cost of providing, community facilities within any new development. The Children's Services Department will provide a calculation to assess the appropriate level of demand for pre-school facilities which can be found at the following link:

<http://documents.hants.gov.uk/childrenservices/EarlyYearsPlacesPlanningdocument2013.doc>

**Post 16 Provision**

Based on 4600 eligible dwellings, in the region of 170 Post 16 students would be generated. Local providers at Queen Mary's College, Basingstoke, Farnborough VI Form College, and Yateley School (11-18) could have sufficient future capacity to meet this additional student's demand. However, at this early stage the Local Education Authority would wish to keep its options open, and may consider in the future additional VI form provision as part of any new secondary school if required.

**Education Infrastructure requirements relating to the delivery of 4,591 new homes left to plan by 2032**

**Strategic Sites**

**PRIMARY**

	dwellings	Child Yield @0.4				Mitigation
		Total	FE	Per Year Group	FE	
Hartland Park	1500	600	20.0	86	2.9	New 2.5fe primary school and 2.8fe site
Murrell Green	1800	720	24.0	103	3.4	New 3fe primary school and 2.8fe site
Cross Farm	100 (plus 64 bed care home)	0	0.0	0	0.0	Not applicable/discounted
Sun Park	320	128	4.3	18	0.6	Sufficient school places forecast in School place planning area (2017-21)
<b>Total</b>	<b>3620</b>	<b>1448</b>	<b>48.3</b>	<b>207</b>	<b>7</b>	

**SECONDARY**

	dwellings	Child Yield @0.28				Mitigation
		Total	FE	Per Year Group	FE	
Hartland Park	1500	420	14.0	84	2.80	Financial contribution towards new school places and towards cost of LAND
Murrell Green	1800	504	16.8	101	3.36	Financial contribution towards new school places and 9.5ha site
Cross Farm	100 (plus 64 bed care home)	0	0.0	0	0.00	Not applicable/discounted
Sun Park	320	90	3.0	18	0.60	Sufficient school places forecast in School place planning area (2017-21)
<b>Total</b>	<b>3620</b>	<b>1014</b>	<b>33.8</b>	<b>203</b>	<b>6.8</b>	

**Land allocations for New Homes**

**PRIMARY**

	<b> dwellings</b>	<b> Child Yield</b>	<b> Per Year Group</b>	<b> Mitigation</b>
Hook	87	26	4	Capacity forecast in local schools (2017-21)
Eversley	124	37	5	Capacity forecast in local schools (2017-21)
Yateley	88	26	4	Capacity forecast in local schools (2017-21)
Odiham	119	36	5	Potential expansion to existing schools
South Warnborough	34	10	1	Capacity forecast in local schools (2017-21)
Long Sutton	10	3	0	Potential expansion to existing schools
Crondall	66	20	3	Potential expansion to existing schools
Risley	83	25	4	Capacity forecast in local schools (2017-21)
<b>Total</b>	<b>611</b>	<b>183</b>	<b>26</b>	

**SECONDARY**

	dwellings	Child @0.21	Yield	Mitigation
		total	Per Year Group	
Hook	87	18	4	Contribution towards new secondary school places
Eversley	124	26	5	Capacity forecast in local schools (2017-27)
Yateley	88	18	4	Capacity forecast in local schools (2017-27)
Odiham	119	25	5	Contribution towards new secondary school places
South Warnborough	34	7	1	Contribution towards new secondary school places
Long Sutton	10	2	0	Contribution towards new secondary school places
Crondall	66	14	3	Contribution towards new secondary school places
Risley	83	17	3	Contribution towards new secondary school places
<b>Total</b>	611	128	26	

<p><b>Policy MG5</b></p>	<p><b>Development in the Countryside</b></p>	<p>Hampshire County Council's Countryside Service, which in addition to its statutory responsibility for Public Rights of Way, manages Countryside Sites and Country Parks throughout Hampshire.</p>
<p><b>Policy MG6</b></p>	<p><b>Gaps between Settlements</b></p>	<p>The Countryside Services looks forward to working with the District Council to achieve the following Local Plan Objectives:</p> <p>"9 - To maximise opportunities for sustainable transport infrastructure that supports new development, including facilities for walking, cycling and public transport, and the delivery of measures to minimise, or mitigate the impact of new development on the existing network.</p> <p>10 - To protect and enhance the District's natural environment, including landscape character, water resources and biodiversity, including ensuring appropriate mitigation is in place for new development to avoid any adverse impacts on the Thames Basin Heaths Special Protection Area (TBHSPA)."</p> <p>Hampshire County Council's Countryside Service support <b>Policy MG5: Development in the Countryside</b> and <b>Policy MG6: Gaps between Settlements</b> for seeking to protect the countryside and the green infrastructure assets that exist within them, such as public rights of way. In particular, HCC agree with paragraph 160 which states that one of the roles of Strategic Gaps are:</p> <p>"...to prevent the coalescence of settlements and maintain their separate identity. They can also provide green infrastructure benefits close to settlements. Many public rights of way within Gaps are heavily used and of high value to those living in adjoining settlements. The reduction of Gaps can sometimes adversely affect the amenity of such rights of way."</p> <p>HCC have the following comments on the proposed strategic sites and other development allocations:</p> <p><b><u>Hartland Village</u></b></p> <p>The development site is adjacent to Southwood SSSI, which is a HCC Countryside Site. HCC request that any development at this site should seek to protect Southwood, including providing mitigation contributions where appropriate.</p>

**Murrell Green**

As identified in Figure 7, the site has a number of rights of way running through it. HCC request that the allocation should seek to protect and enhance the existing on-site rights of way. HCC welcome paragraph 198 of the draft Local Plan which states that development at this location 'should look to reduce reliance on travel by car', and that 'cycling and pedestrian links between the new settlement and surrounding villages, and natural assets must be delivered'. As outlined in the [Hampshire Countryside Access Plan 2015-2025](#), the Countryside Services would welcome the opportunity to work with the District Council to deliver improvements to the rights of way network near this site.

**Cross Farm**

HCC welcome that Policy SC3 seeks to protect the adjacent Zebon Copse SINC and the Basingstoke Canal SSSI, and request that any development at this site should be required to provide appropriate mitigation towards protecting these assets. HCC would expect a developer contribution towards enhancing the local rights of way network to mitigate for the recreational pressure upon the rights of way network which development of this site would generate.

**Sun Park**

As shown in Figure 9, Blackwater and Hawley Bridleway 11 runs through the south-western corner, and along the western boundary of this site, while Rushmoor Bridleway 511 borders the site's southern boundary. HCC would expect the allocation for this site to include developer contributions towards protecting and enhancing these rights of way. New links should also be provided from the site to the rights of way. In line with Policy SC4g), enhancements to these rights of way would also help to minimise impacts upon the Hawley Common SSSI, by encouraging users to use the bridleway for recreation.

**Eversley Centre**

Eversley Footpath 16 borders the shown edge of this site (SC5). HCC would expect residential development at this site to provide an appropriate green buffer around this right of way, helping to preserve its rural character and biodiversity value. Due to the increased footfall this development would generate, we would also expect a contribution towards enhancing the local rights of way network. This would have added value in helping to minimise recreational damage caused to Lower Eversley Copse (North) SSSI.

		<p><b><u>Riseley</u></b></p> <p>Heckfield Footpath 501 runs along the northern boundary of this site. HCC would expect residential development at this site to provide an appropriate green buffer around this right of way, helping to preserve its rural character and biodiversity value.</p> <p><b><u>South Warnborough</u></b></p> <p>A number of rights of way are located near to this site. HCC would expect a developer contribution towards enhancing the local rights of way network to mitigate the increased recreational pressure upon the rights of way network which development of this site would generate.</p> <p><b><u>Yateley</u></b></p> <p>This site is bordered by Eversley Restricted Byway 28 to the west. HCC would expect residential development at this site to provide an appropriate green buffer around this right of way, helping to preserve its rural character and biodiversity value. In addition, we would expect a developer contribution towards enhancing the local rights of way network to mitigate the increased recreational pressure upon the rights of way network which development of this site would generate.</p>
	<p><b>Local Public Facilities - Libraries</b></p>	<p>The proposed development of 10,185 new homes over the 2011-2032 plan period is likely to provide the Library Services within Hart with an additional 2,414 members based on a calculation of 10% of the existing catchment population using the service. Currently there are three Hampshire County Council Library Services operating within the Local Plan area these are: Fleet Library, Yately Library and Odiham Bridewell Library. The impacts of these additional members are likely to include:</p> <ul style="list-style-type: none"> <li>• Increased demand for all pre-existing library services offered (e.g. book borrowing (hard copy and e-resources), digital services, and staff time.)</li> <li>• Increased demand on the new digi-lab and increase in the geographical area which this service will need to cater for.</li> <li>• Need to ensure that all three libraries align with the National Universal Offer to provide Health and Wellbeing Services. Fleet, Yately and Odiham Bridewell will require flexible spaces which can accommodate a range of different needs.</li> </ul>

		<p>To date, the average cost per Active Member is £75.22, 20% of which is related to the specific costs identified above. HCC Library Services would therefore expect an additional cost to the Hampshire County Councils Library Service of £36, 210 (i.e. 2,414 x £15). Currently no funding has been identified to support the Library Service with this potential additional influx of customers.</p> <p>If a new settlement is developed, such as Murrell Green, Hampshire County Council Library Service would like to engage with Hart District Council to explore whether additional services are required within this new community. Hampshire County Council Library Service would also like to engage with Hart District Council about any strategic development sites to ensure that any requirements for Library Service provisions are also identified early.</p>
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