



Crandall Neighbourhood Plan 2017 - 2032

Representation Form

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

Comments must be received by 4pm on 29th July 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 29 July 2019

PART A	Your Details	Agents details (if applicable)
Full Name	Katherine Snell	
Address		
Postcode		
Telephone		
Email		
Organisation (if applicable)	Hampshire County Council	
Position (if applicable)	Planning and Urban Designer	
Date	16.07.19	

PART B

Comment 1

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

Whole document?	No	Paragraph Number		Policy Reference:	5 & 9
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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.

Hampshire County Council in its role, as a landowner and service provider, supports the principle of Policy 5.

Notwithstanding support for the policy overall, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not a fully justified strategy and risks not being effective.

The wording of the policy needs to allow sufficient flexibility to secure future improvements to education facilities during the plan period. This requirement is in compliance with paragraph 94 of the National Planning Policy Framework (NPPF), which states that “it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement.” Where central government funding is not available, the only way that education improvements can be funded is through developer contributions and through the disposal of surplus land within school sites.

As I appreciate you may be aware, the operational needs of the Crondall School and its playing field are already protected by the following layers of planning policy and legislation:

- Paragraph 97 of the NPPF states that existing open space including playing fields should not be built on unless an assessment has been undertaken which clearly shows:
 - i. the space to be surplus to requirements;
 - ii. that the loss from the proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location; and
 - iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- Sport England’s Playing Fields and Policy Guidance: Sport England’s policy and associated guidance on planning applications affecting playing fields (March 2018);
- The Department for Education: The Education and School land and property: protection, transfer and disposal guidance note. This restricts any form of development that would result in the loss of playing field land unless specific criteria are met including:
 - i. the school’s needs,
 - ii. curriculum needs,
 - iii. reinvestment in sport and education facilities; and
- Section 77 of the School Standards and Framework Act 1998 (as amended).

The County Council is only able to promote the disposal of surplus school facilities for alternative development where it can be demonstrated under Section 77 of the School Standards and Framework Act (1998) that the land is surplus to the requirements of both the subject school and other Local Education Authority (LEA) schools within the local area, and that the proceeds from the sale of the

surplus land is re-invested by the LEA into education, sport and/or recreational facilities. Section 77 is therefore a process that would be consistent with the intentions of Policy 5 and the County Council recommends that the wording for Policy 5 is amended to be consistent with Section 77.

As demonstrated above, it may be appropriate for the school expand onto existing playing fields, and therefore Policy 5 should support this and be amended with the removal of Crondall Primary School playing fields (site 5), or if it is to be retained, the inclusion of additional supporting text to clarify acceptable special circumstances (see text below).

Policy 5: Local Green Spaces

The Neighbourhood Plan designates the following sites as shown on the policies map:

1 Hook Meadow – 3.08 hectares to the North of Croft Lane and to the south of Well Road

2 Farnham Road Recreation Ground – 1.56 hectares of land on Dippenhall Street

3 Old Parsonage Meadow – 1.25 hectares of land adjoining Croft Lane

4 Church Graveyard and Burial Ground – 1.26 hectares of land within the curtilage of All Saints' Church, south of Croft Lane

~~5 School Playing Fields – 0.511 hectares to the west of Glebe Road~~

New development will not be supported on land designated as local green space except in very special circumstances.

Additional supporting text:

Section 77 of the Schools Standards and Frameworks Act 1998 sets out strict criteria to control the release of school playing fields for development, including requirements that the proceeds are used to enhance sports and/or education provision. Hampshire County Council may seek the development of school playing fields to rationalise its land holdings as a means of financing recreational and educational improvements.

Special circumstances may include Hampshire County Council make seek the development of playing fields to fund recreational and education improvements in accordance with the requirements of Section 77 of the School Standards and Framework Act 1998 (see Development Management Policy SD36: Local Green Spaces).

Hampshire County Council in its role, as a landowner and service provider, supports the principle of Policy 9.

Notwithstanding support for the policy overall, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not a fully justified strategy and risks not being effective.

The County Council would suggest the same approach to that as given for Policy 9, as whilst playing fields can provide permissive opportunities for recreation and are green infrastructure, they are not usually formal public open spaces and it may be appropriate for the school expand onto existing playing fields. Therefore Policy 9 should support this and be amended with the removal of School playing fields, or if it is to be retained, the inclusion of additional supporting text to clarify acceptable special circumstances (see text below).

Additional supporting text:

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