

Date	Ref	Name	Please give details of the grounds why you are supporting or objecting to the plan. Please be as precise as possible.	changes considered necessary to make the plan able to proceed, related to any objections you have raised.
29/01/18	133	Gregory Gray Associates representing Rio Homes & Developments	<p>1. These paragraphs do not satisfactorily reflect the requirements of national; policy guidance and the Local Plan to actively support the provision of developments that will contribute to the supply of affordable and self-build housing over the Plan period. Small-scale developments will fall below the thresholds necessary to secure the delivery of specialist and related forms of housing to meet the community's needs, including those set out in the Neighbourhood Plan objectives. Paragraph 5.1.16 in particular does not accurately reflect Draft Local Plan Policy SC9 (and NPPF para.54) to support mixed tenure developments outside of settlements</p> <p>2. We have objected to Objective 1 elsewhere as inconsistent with the objectives of the Draft Local Plan and the Housing White Paper (February 2017) in that a Neighbourhood Plan should not be used as a tool to restrict or prescribe District Housing Targets. Objections to this and paragraphs 5.2.8 and 5.2.11 concern the inclusions of 23 dwellings as an allocations limit, in effect a self-importance maximum, for the Neighbourhood Plan.</p> <p>3. We object to the exclusion of land at Oakfield Farm, West Green Road, for the provision of housing to help meet development plan housing need over the Plan period.</p>	<p>1. Amend para. 5.1. 14 by the deletion of the words: 'a limited amount of' and in bullet point 4 adding to the end: 'in accordance with the Local Plan and NPPF' Amend para. 5.1.15 to delete the words 'approximately 23' Delete para. 5.1.16 and substitute in its place: 'In addition, district planning policies and the NPPF can allow for the development of new sites which would not otherwise be allowed on the condition that a proportion of the new dwellings are, in perpetuity, affordable homes. Therefore, proposals for mixed tenure housing developments on sites outside the settlement area, which help to meet the Hart District Council criteria for rural affordable housing provision will be supported.</p> <p>2. Delete the Objective and reference to a site allocation total, as a limitation, of 23 dwellings from these and other paragraphs referring to same. and replace with: "Provide for new dwellings between 2016 and 2032 in accordance with Hart District Council's SHMA and Local Plan"</p> <p>3. Identify Oakfield Farm for development as set out below, which will be provided under separate cover as the plans will not transfer with the text: HW Policy X - Oakfield Farm, Setting of Oakfield Farm and Location of Site Figure X Proposals Map - Oakfield Farm (to be provided) Figure X Existing Oakfield Farm buildings and ancillary residential land (to be provided) Policy X – HWSX Oakfield Farm • This site shall provide up to 40 dwellings with associated open space. • Site access will be from West Green Road. • Development proposals are expected to retain boundary trees and hedgerows other than those requiring removal for site access. • Where mitigation of tree removal is required, replacements are expected to be native species. • The maximum height of any new development is expected to reflect the surrounding buildings. • The site is not subject to groundwater flooding, however a Flood Risk Assessment will accompany a planning application. • Development proposals that include a planting scheme to attract fauna will be strongly supported. • The mix of dwellings expected will be 1-4 bedrooms to fit with existing dwellings on site unless there is compelling evidence at the time of application to demonstrate that a different mix is required. The dwelling mix will include the provision of affordable, market, starter, self-build, disabled and care, in line with local need and Local Plan policies. • Development proposals will include provision for cycle storage. • Development proposals should maintain and enhance existing on-site biodiversity assets, delivering 'net gain' in line with the District Council's Local Plan, and provide for wildlife needs on site and/or a contribution to biodiversity enhancement elsewhere in the parish. • Contributions to existing SANGs are expected to provide appropriate mitigation alongside SANG contributions. If a bespoke SANG solution comes forward, then this would need to meet the requirement of Policy 1 and be agreed with Natural England. • A planning obligation would be required to ensure that the SANG came into public ownership.</p> <p>X.X Evidence for Policy: X.1 Oakfield Farm is a site of 2.7ha falling within the "zone of influence" of the Thames Basin Heaths SPA and has been used previously for agricultural, commercial and residential purposes. X.2 The former farm and farm dwellings were developed as independent housing over 10 years ago. This site has become available for residential development and is available, deliverable and constraint-free. X.3 This size of the available space is capable of accommodating a mix of family units to include first time buyers or people wanting to downsize. X.4 The site has been submitted for inclusion in the Draft Local Plan and has the capacity to contribute towards a housing quota for Hartley Wintney without detracting significantly from the rural character of the community. X.5 This site is suitable for up to 40 dwellings. The density reflects the Neighbourhood Plan Housing objectives to provide the required housing capacity, and an appropriate mix capable of making a realistic contribution towards local need, including for older persons, on sites that do not give rise to harm to amenity or environmental constraints. Paragraph 1 be amended to read: 1. Providing for sufficient housing in the period 2016-2032 to assist in meeting the targets of the Hart Local Plan, including the sites identified in this Neighbourhood Plan.</p>
29/01/18	134	Gregory Gray Associates representing Rio Homes & Developments	<p>Paragraphs 1 and 2 are contradictory. Para. 1 should not be confined to a limitation of 23 dwellings over the Plan period. The Ministerial Statement (December 2016) and Housing White Paper (February 2017) both make clear the duty of Neighbourhood Plans to facilitate the delivery of District-wide housing targets, not prescribe or limit them.</p>	