

# Strategic Policies of the Hart Development Plan for Neighbourhood Planning purposes

July 2018

## Background context

Paragraph 184 of the National Planning Policy Framework (NPPF) states that: “Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area...”

Paragraph 156 of the NPPF sets out certain strategic policies should be included in *Local Plans* to deliver development. These therefore form the basis for considering what the ‘strategic policies’ are, which includes policies, which among others, deal with development such as the homes and jobs needed in the area, commercial development, waste management, infrastructure for transport.

## Basic conditions

Only a draft Neighbourhood Plan that meets each of the set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions for *Neighbourhood Development Plans* are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- the making of the plan contributes to sustainable development;
- the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations;
- prescribed conditions are met in relation to the Order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

National planning policies are contained in the National Planning Policy Framework (NPPF) which can be found here: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

National planning policies for traveller sites are contained in the Planning Policy for Traveller Sites (PPTS) which should be read in conjunction with the NPPF, and can be found here: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6078/2113371.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf)

National planning guidance is contained in the Planning Practice Guidance (PPG) which can be found here: <http://planningguidance.planningportal.gov.uk/blog/guidance/>

The Planning Practice Guidance (PPG) (Reference ID: 41-074-20140306) advises that the basic condition relating to ‘general conformity’ with strategic policies contained in the Development Plan should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

## The Development Plan in Hart

Legislation<sup>1</sup> requires that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises:

- The South East Plan - partially revoked on 25<sup>th</sup> March 2013 but Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.
- Hart District Local Plan (Replacement) 1996 – 2006 and First Alterations – Saved Policies
- Hampshire Minerals and Waste Plan 2013

In June 2018 the Council submitted the Hart Local Plan: Strategy and Sites to the Secretary of State for Examination. This Plan now has some weight in decision making. Appendix 4 of the emerging Local Plan sets out the Strategic Policies for neighbourhood planning purposes and these are set out in the section below.

Further information on the Development Plan is available at <http://www.hart.gov.uk/Current-planning-policy-guidance>.

## Hart District Strategic Policies (for Neighbourhood Planning purposes)

### *South East Plan:*

‘Saved Policy’ NRM6 Thames Basin Heaths Special Protection Area

### *Hart Local Plan ‘saved’ policies*

<b>GEN1</b>	General Policy for Development
<b>GEN3</b>	General policy for landscape character areas
<b>ALT GEN 13</b>	Affordable Housing
<b>CON1</b>	European Designations
<b>CON2</b>	National Designations
<b>CON3</b>	Local Designations
<b>CON7</b>	Riverine Environments
<b>CON11</b>	Archaeological Sites and Scheduled Monuments
<b>CON12</b>	Historic Parks and Gardens
<b>CON13</b>	Conservation Areas – general policy
<b>CON19</b>	Strategic Gaps – general policy
<b>CON20</b>	Strategic gaps: Blackwater Valley

<sup>1</sup>Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990

<b>CON 21</b>	Local Gaps
<b>CON22</b>	Setting of Settlements and recreation
<b>RUR1</b>	Definition of areas covered by RUR policies
<b>RUR2</b>	Development in the open countryside - general
<b>RUR20</b>	Housing in rural settlements
<b>RUR22</b>	Affordable Housing
<b>RUR31</b>	Blackwater Valley
<b>RUR32</b>	Basingstoke Canal
<b>RUR35</b>	Social Infrastructure and services
<b>URB1</b>	Definition of areas covered by URB policies
<b>URB10</b>	Out of centre retailing
<b>URB12</b>	Residential development: criteria
<b>ALT URB14</b>	Sheltered and Supported Accommodation
<b>URB15</b>	Town, district and local centres
<b>T1</b>	Land Use and Transport
<b>T2</b>	Public Transport: General
<b>T5</b>	Highway network
<b>T14</b>	Transport and Development
<b>T15</b>	Development requiring new or improved access

## Hart Local Plan: Strategy and Sites 2016 – 2032

### Submission version: Strategic Policies

<b>SD1</b>	Sustainable Development
<b>SS1</b>	Spatial Strategy: Scale and Distribution of Growth
<b>SS2</b>	Hartland Village
<b>SS3</b>	New Settlement
<b>H1</b>	Housing Mix
<b>H2</b>	Affordable Housing
<b>H3</b>	Rural Exception Sites
<b>H4</b>	Specialist Housing
<b>H5</b>	Gypsies Travellers and Travelling Showpeople
<b>ED1</b>	New Employment
<b>ED2</b>	Safeguarding Employment Land and Premises
<b>ED3</b>	The Rural Economy
<b>ED4</b>	Town, District and Local Centres
<b>NBE1</b>	Development in the Countryside
<b>NBE2</b>	Gaps between Settlements
<b>NBE3</b>	Landscape
<b>NBE4</b>	Thames Basin Heaths Special Protection Area
<b>NBE5</b>	Biodiversity and Geodiversity
<b>NBE6</b>	Managing Flood Risk
<b>NBE7</b>	Water Quality
<b>NBE9</b>	Historic Environment
<b>NBE11</b>	Renewable and Low Carbon Energy
<b>NBE12</b>	Pollution
<b>11</b>	Infrastructure
<b>12</b>	Green Infrastructure
<b>13</b>	Transport
<b>14</b>	Open Space, Sport and Recreation
<b>15</b>	Community Facilities
<b>17</b>	Phoenix Green Flood Alleviation
<b>18</b>	Safeguarded Land for Education

## **Other matters**

By law Neighbourhood Development Plans cannot deal with minerals or waste issues.

A Neighbourhood Plan cannot require a Local Authority to make designations or exercise particular powers. Such examples include: serving a compulsory purchase order (CPO), listing an asset of community value, designating or extending a conservation area, putting a building on the local list, serving a tree preservation order (TPO).

Neighbourhood planning has its own set of Regulations which set out the legal matters relating to the neighbourhood planning process. These are 'The Neighbourhood Planning (General) Regulations 2012) and The Neighbourhood Planning (General) (Amendment) Regulations 2015' and can be viewed here:  
[http://www.legislation.gov.uk/uksi/2012/637/pdfs/uksi\\_20120637\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/637/pdfs/uksi_20120637_en.pdf) and  
[http://offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/uksi\\_20150020\\_en1.pdf](http://offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/uksi_20150020_en1.pdf)