



**HARTLEY WINTNEY PARISH COUNCIL**

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**COMMENT FORM - REGULATION 14 CONSULTATION - HARTLEY WINTNEY NEIGHBOURHOOD PLAN**

This document is for **Hartley Wintney Neighbourhood Plan** Pre-Submission Consultation.  
Name of the document this relates to: **Hartley Wintney Neighbourhood Plan** Regulation 14 2017.


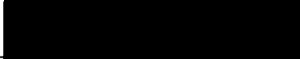

Please return to Hartley Wintney Parish Council,  
Parish Office, 1st Floor, Appleton Hall,  
West Green Road, Hartley Wintney.  
Hook, Hampshire. RG27 8RQ  
or email clerk@hartleywintney.org.uk by 9am on Monday 19<sup>th</sup> February, 2018.

This form has two parts –  
**Part A** – Personal Details  
**Part B** – Your representation(s)

**PART A**

**1. Personal Details\* 2. Agent's Details (if applicable)**

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title Mrs	
First Name JACQUELINE	Last Name VOWLES
Job Title (where relevant) Company Director of HART Equestrian Centre LTD	
Organisation (where relevant) local livery yard	
Address Line 1 	
Line 2	
Line 3	
Post Code 	Telephone Number 

**PART B**

Name or Organisation:	
<b>3. To which parts of the neighbourhood plan does this representation relate?</b> Paragraph(s), Policy / Policies, Map(s)	H.D.C. SHLAA
<b>4. Is your representation:</b> <input checked="" type="checkbox"/> (1) Supporting <input type="checkbox"/> (2) Objecting <input checked="" type="checkbox"/> (3) Commenting	Supporting 4.2.11 3.3.10 <hr/> and Objecting 4.2.11 4.2.13
<b>5. Please give details of the grounds why you are supporting or objecting to the plan. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary)</b>	<p>I am Supporting the use of Fewer houses over a Very large Site of over 70 Houses But</p> <hr/> <p>No Provision has been made For Local Villagers to be provided with affordable Housing For local Family members to Require Starter Homes or for old People Wishing to Down size + Stay in the Village</p>
<b>6. Please set out what change(s) you consider necessary to make the plan able to proceed, related to any objections you have raised. You will need to say why this change will enable the plan to proceed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary)</b>	<p>I Want to See local People being Considered to be able to Stay in Hartley Wintney Close to their families and I Sent in 4.2.15 call For Sites:</p> <p>Which I enclose</p> <p>I believe further assessment should be made for the local people listed above . . . .</p>

Signature:  Date: 30 January 2018.

Hartley Wintney Parish Council, Parish Office, Appleton Hall, West Green Road, Hartley Wintney, Hampshire, RG27 8RQ. Tel: 01252 845152 clerk@hartleywintney.org.uk

absence of an up-to-date Local Plan, there are a number of saved policies of relevance to the emerging Neighbourhood Plan. Appendix 4

3.3.6 The Draft Local Plan: Strategy and Sites 2011-2032 is currently out for Reg 18 consultation (June 2017) and this document provides the current context for the Hartley Wintney Neighbourhood Plan

3.3.7 The process of producing this Neighbourhood Plan has been considerably hampered due to the lack of finite housing numbers, and original calculations were based on reference to all of the above, and to consideration of previous development to inform realistic calculations of future development. The Steering Group initially identified 81 new houses as being a reasonable, sustainable and achievable number for Hartley Wintney to contribute within Hart District, and to meet the agreed objectives of the community over the period to 2032.

3.3.8 However, following publication of the HDC Cabinet Paper in February 2017, which proposed no housing development for Hartley Wintney in the emerging Local Plan, the Steering Group reconsidered its position and reduced the number of houses in draft 7 Neighbourhood Plan to

40, to be delivered on a single site. In addition, this draft Neighbourhood Plan proposed a small number of reserve sites, against the Local Plan failure at examination or should a subsequent Local Plan establish a higher level of housing need for Hartley Wintney, thereby requiring additional development.

3.3.9 In April 2017, Hart District Council produced its "Strategy and Sites 2011 – 2032" Reg 18 Consultation document setting out its preferred approach and proposing revised new home targets for the district<sup>10</sup>. This document also identifies no housing for Hartley Wintney Neighbourhood Plan area.

3.3.10 In view of this slightly more tangible document, the Steering Group in consultation with the Parish Council, revisited its proposals, and as a result has allocated three brownfield sites for development of a total of 23 homes

3.3.11 The newly adopted (Dec 2016) Hartley Wintney Planning Policy of the Parish Council has also been used to inform the Plan in terms of future development within the plan area.

3.3.12 A number of sites are identified within the Hart District Council Strategic Housing

3.3.13 Land Availability Assessment (SHLAA)<sup>11</sup> as shown below in Table 1.

Ref	Site Name	SHLAA no units	STEERING GROUP no units
SHL19	Land at Grange Farm	80	52
SHL35	Land South of Thackhams Lane	3-17	6
SHL45	Riverside Farm, Hartley Wintney	51	51
SHL89	Land adj. to Causeway Green	79	79
SHL91	Land adj. to 10 Rotten Green	11	11
SHL94	Land adj. to Causeway Farm	21	21
SHL95	Nero Brewery, Hartley Wintney	6	9
SHL97	Land adj. to Calthorpe Houses, Hartfordbridge	10	10
SHL132	Wintney Court, Phoenix Green	63	40
		184	184
SHL216	Land adj. to James Farm Cottages, Hartley Wintney	6	6

Table 1: Ref Site Name No. Units (Net) SHLAA Classification

*Not in Conservation Area*

*Conservation Area*

<sup>10</sup> Paper A: Hart Local Plan 2011 – 2032 – New home target and distribution for the purposes of preferred options (Regulation 18) Consultation

<sup>11</sup> Hart District Council Strategic Housing Land Availability Assessment



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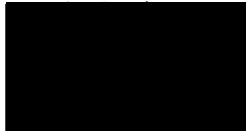
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Please reply to: Hook

Our ref: NC7543

Janet Martin  
Hartley Wintney Neighbourhood Plan  
Steering Group



27 January 2015

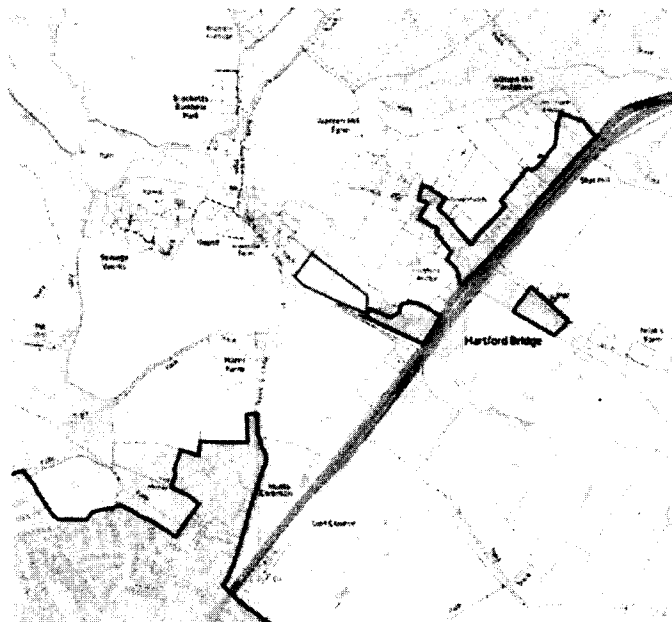
Dear Janet

**Hartley Wintney Neighbourhood Plan: Call for Sites. Land off Hares Lane/Hartford Bridge, Hartley Wintney**

On behalf of our client and landowner, Jacky Vowles, we submit part of her land for consideration as a site for residential development in the Hartley Wintney Neighbourhood Plan.

**Location of site and characteristics**

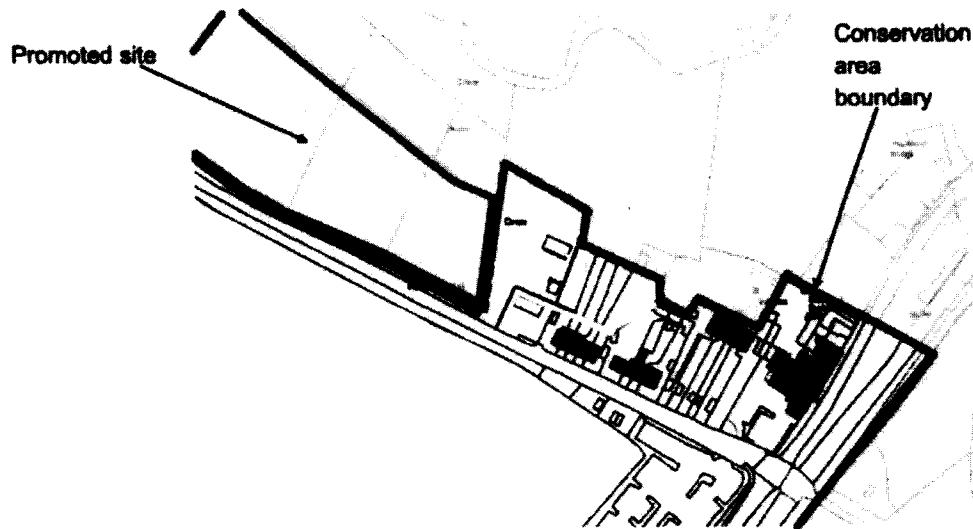
The site is located to the north west of Hartley Wintney and immediately adjacent to the defined settlement boundary which runs along the north eastern side of Hares Lane. This is demonstrated on the location plan below which shows the site in context of all of the settlement boundaries within this part of the Parish.



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On this basis the location of the proposed development satisfies the first requirement of the consultation of being either *directly adjacent to the existing curtilage of the village* or *directly adjacent to an existing cluster of buildings outside the curtilage* depending on where the defined settlement along Hares Lane is considered part of the village or a cluster of buildings.

The site is located outside, but adjacent to, the Hartley Wintney Conservation Area as shown on the plan below.



At its closest point, the site is located over 500m away from the Thames Basins Heaths Special Protection Area. As shown by the EA flood map below, the site is outside of all flood zones.



Therefore, other than being currently located in the open countryside, there are no significant constraints to the development of the site.

In terms of the on-site specifics, there is a row of trees along the front of the site and along the rear of the site but otherwise it consists of open fields. The trees actually provide a visual buffer from both principle directions which would soften any development on the site to the extent that it could be designed in a way that was barely noticeable. These fields have

historically been used for equestrian uses rather than agriculture and due to grazing, the grass has been kept short. The site is therefore likely to have no significant biodiversity interest.

### **Development Potential**

The site has an area of approximately 0.8ha which would normally be considered suitable for approximately 25 dwellings. Realistically, any development would be at a density lower than this to respond to the linear character and density of development along Hares Lane to the south east.

Whilst the whole site is submitted for consideration in the neighbourhood plan, should the assessors concluded that only part of the site should be developed then this should not rule out its allocation and the consideration can states the precise location and the number of dwellings which are considered to be appropriate in this location.

Given the location in the countryside and the surrounding uses along Hares Lane, a residential use would be most acceptable and would be most favourable in terms of satisfying the Hart Local Plan policies which are site specific.

### **Access and impact on the Highway Network**

There is an existing vehicular access to the site at the north western end, off the shared access to Riverside Farm. This could be used for pedestrians and vehicles alike. Furthermore, the frontage is long and relatively straight and therefore there are a number of locations in which an additional access could be provided, achieved by removing a small part of the front boundary vegetation. Hares Lane, is a country lane but as it is a no through road, the level of traffic is low notwithstanding the presence of the Hart District Council Springwell Lane depot at the end of the road. The additional level of traffic from the development of this site would be limited. Where Hares Lane meets the A30 at Hartford Bridge, the junction is good and there is good visibility in both directions. This junction does not operate at capacity and therefore any new development would not impact on the safety of the junction.

In terms of accessibility, whilst adjacent to the Hares Lane settlement rather than the Hartley Wintney Settlement Boundary, the proposed development site is closer to the facilities in the village centre than a lot of Hartley Wintney Village, especially the development to the south west of the village around Phoenix Green. Hunts Common runs directly from the site to the edge of the village and is a no through road which services very few properties. It is effectively a footpath link from the site to the village, a journey on foot of 0.6 miles to the village centre (13 minutes).

### **Sustainable Development**

As explained in the National Planning Policy Guidance, a Neighbourhood Plan must be submitted to the Local Planning Authority (LPA - Hart District Council). The LPA must satisfy itself that a draft neighbourhood plan or order submitted to it for independent examination complies with all the relevant statutory requirements and this requirement extends to the need to comply with the development plan wherever possible. Hart DC are currently preparing their Core Strategy Local Plan which will be followed by the Site Allocations Development Plan Document. We anticipate that the proposed Hartley Wintney Neighbourhood Plan will feed into the Site Allocations DPD if not the Core Strategy (depending on timings). As both document will be tested for soundness by an Independent Inspector, it follows logically that the Neighbourhood Plan must also be 'sound' i.e. consistent with up-to-date planning guidance and policy.

The National Planning Policy Framework (NPPF) sets out the Government's 'presumption in favour of sustainable development' (NPPF paragraph 14). The golden thread of the NPPF is the "presumption in favour of Sustainable Development" and therefore, if the proposal

represents sustainable development, then it stands a reasonable chance of being found to be 'sound' on examination unless any impacts significantly and demonstrably outweigh the benefits. Whilst the site is outside of the defined settlement boundary, the approval of 95 new dwellings at Rifle Range Farm (application 14/00593/MAJOR) suggests that there is an understanding that the required level of development cannot be delivered within the existing settlement boundaries.

The options around the village for development are running low. Dilly Lane has been developed to capacity and it is important that any development outside of the settlement to the south west does not inadvertently link Hartley Wintney to any development that is to happen in Winchfield. Rifle Range Farm has taken development off the main highway network to the south whilst the north of the village is entirely constrained for development by the protected heathland (SPA). This therefore leaves the north eastern end of the village as a reasonable location for some low-key residential development which does not have a detrimental impact on the conservation area, which doesn't connect Hartford Bridge/Hares Lane to the rest of the village and retains the rural feel of the area. Where the current application for a nursing home and residential development off Hares Lane falls all of the above, the development of this submission site would be appropriate in its context.

In more general terms of sustainable development Paragraph 7 of the NPPF provides a clear definition of what constitutes sustainable development: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

• ***an economic role*** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

"Sufficient land of the right type" - Sufficient land refers in this case to the pressing need for housing land in the LPA area as we go forward into the next plan period. As acknowledged by the proposed neighbourhood plan, each Parish should play an active role in delivering development in the locations where the local people would ideally like to see it. The proposed development is adjacent to a settlement policy boundary and immediately between two pocket of residential developments if the various residential/holiday dwellings at Riverside Farm are taken into account. Development to the front is constrained by Hares Lane whilst to the rear it is constrained by the flood plain. This would be a one off development at the size to be determined by the neighbourhood plan and there would be no resultant harmful expansion into the countryside. The land is not of high quality or had any historic farming use.

"provision of infrastructure" - the proposed development will provide mitigation in the form of financial contributions towards infrastructure in the vicinity of the site. Any additional infrastructure that is delivered by development is infrastructure which would otherwise not be funded.

***A social role*** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being

The supply and delivery of housing is fundamental to both the housing delivery argument and the sustainable development argument in favour of this proposal. There is a severe shortage of housing in the sub-region. Hart DC has an ongoing requirement to provide houses. The site fulfils all the requirements of Appendix 1 of the Neighbourhood Plan consultation and we are confident that through the Neighbourhood Plan a proposal would be brought forward which responds to the site specific requirement and respects the character of the area.



The "social role" also refers to the accessibility of services which was, until the NPPF redefined sustainable development, the main determining factor on sustainability. This was fundamental to the need to discourage the use of the private motor car and to encourage the use of sustainable transport methods. The application site is located within a sustainable location in terms of facilities with Hartley Wintney Village centre only 0.6 miles from the site. In context, the large urban extension on Dilly Lane was approved by the Council on the basis that it was in a sustainable location even though it is 1.1 miles from the High Street, almost double the distance of the proposed site from the village centre.

*• an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

There is no reason why any proposed dwellings will not be sustainable, in line with modern building regulations, and helping to mitigate against climate change. The site is not biodiversity sensitive and there are very few trees on the site. The majority of existing trees could be factored into the proposed development.

On the above basis, the application site and the proposal itself satisfies the tests of sustainable development in accordance with paragraph 7 of the NPPF. We submit that the Neighbourhood Plan should seriously consider some development around the settlement boundaries to the north east of the Parish (Hares Lane, Hartford Bridge etc.) as a suitable location for some housing development.

### **Services**

Gas, Water and Electricity all run along Hares Lane next to the site.

We enclose with this letter a site location plan of the land available for development and submitted for consideration. Should you require any additional information, please don't hesitate in contacting the writer.

Yours sincerely  
**BELL CORNWELL LLP**

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**NICK COBBOLD**  
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enc.  
cc. Jacky Vowles