



**Woolf Bond Planning**  
Chartered Town Planning Consultants

**BY EMAIL**

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16<sup>th</sup> February 2018

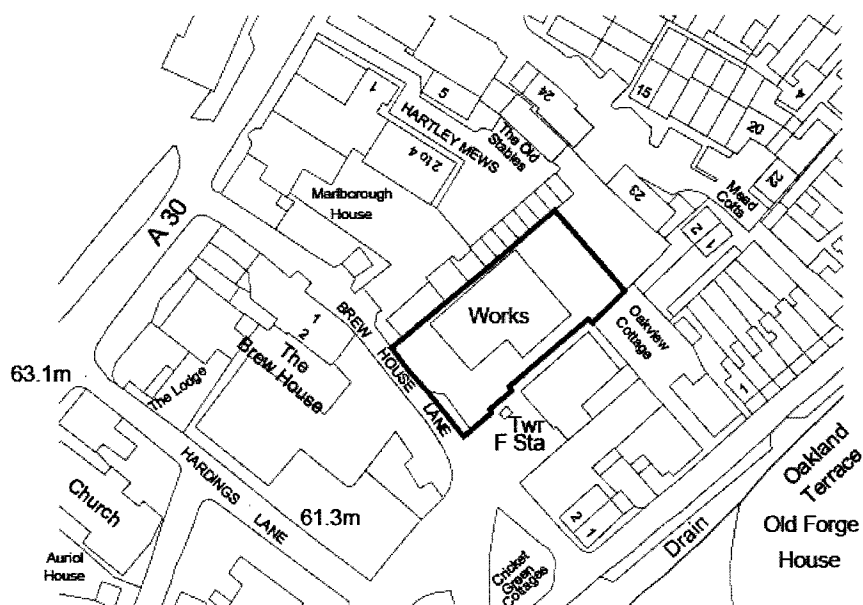
**Hartley Wintney Parish Council (By E-Mail)**

Dear Sirs,

**Hartley Wintney Neighborhood Plan Regulation 14 Consultation (Feb 2018)  
Representations on behalf of T A Fisher & Sons Ltd**

**Introduction**

I write on behalf of our Client, T A Fisher & Sons Ltd, in relation to their site at Brewhouse Lane, setting out or support for the allocation of the land for housing under Policy 4 (Site Ref: HWS3 - Pools Yard), edged red on the plan below:



We are fully supportive of the allocation of the site for housing in the draft Neighbourhood Plan ("NP").

### **Assessment of the Neighbourhood Plan against the Basic Conditions**

The Neighbourhood Plan must meet the "Basic Conditions". These are set out in Law [paragraph 8[2] of Schedule 4B of the Town and Country Planning Act 1990]. In order to meet the Basic Conditions, the Neighbourhood Plan must:

- Have regard to national policies advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area; and
- Be compatible with EU obligations.

In addition, the Planning Practice Guidance states:

**'It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan. This is because Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy in the last document to become part of the development plan'**

(Paragraph: 009 Reference ID: 41-009-20140306).

It follows that an emerging Neighbourhood Plan must be consistent with the content of an emerging Local Plan and must not introduce unnecessary restrictive policies that could constrain the ability of a future Hart-wide Local Plan to meet its objectives.

It is our opinion that the overarching aim of the NP is consistent with the emerging Local Plan and National guidance as set out in the NPPF in so far as it seeks to provide for the supply of housing and together with ensuring the protection and enhancement of the natural and built environments alongside employment related development.

### **Neighbourhood Plan Context**

The NP sets out a range of requirements and policies for various matters including the supply of housing, the natural and historic environment, transport related matters and employment issues.

Of relevance to our Client's site is Policy 4 – HES3 Pools Yard.

#### **Policy 4: HWS3 Pools Yard**

Policy 4 states as follows:

- **This site shall provide 8 dwellings.**
- **Any development proposals are expected to include a plan for amending the entrance to improve access.**
- **The current maximum building height of existing buildings must not be exceeded.**

- Design proposals will be expected to demonstrate how new development will fit with existing buildings and the character of the surrounding area.
- This site is expected to deliver the majority of development as 1 / 2 bed apartments / houses only unless there is compelling evidence at the time of application to demonstrate a different mix is required.
- Proposals that include provision for a central courtyard will be strongly supported.
- Development proposals should include screening for bins.
- Adequate on-site parking is expected to be provided within the site for both residents and visitors to a minimum of Hart DC Parking standards.
- 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.
- For smaller sites, a contribution to biodiversity enhancement elsewhere in the parish may be made.
- Contributions to existing SANG's are expected to provide appropriate mitigation alongside SAMM 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.

As referred to above, we are fully supportive of the site's allocation as it will ensure the delivery of a well-designed and sustainable residential development that will contribute towards meeting the need for additional houses in the village and the District as a whole.

There are however three particular elements of the Policy that are considered to be overly prescriptive and include the 3<sup>rd</sup> and 8<sup>th</sup> bullet points.

We are fully supportive of the overarching aim of the NP as a whole and the careful approach to design that is proposed through Policy 4, which seek to protect the character of the Conservation Area and listed buildings. However, we are of the view that the aforementioned bullet points are too prescriptive and both the Parish and Hart Council would through other local and national policies be able to achieve a similar outcome in terms of the mass of buildings and their relationship with those surrounding the site.

### **Bullet Point 3 – Building Heights**

The third bullet point states that the current maximum height of existing buildings must not be exceeded.

The existing Hart Local Plan, notwithstanding it being time dated, contains Policy GEN1 that ensures, inter alia, that development proposals "**be in keeping with scale, design, massing and height**" etc.

Furthermore, paragraph 60 of the NPPF ensures policies and decisions, inter alia, not attempting to impose architectural styles and should not stifle innovation.

The emerging Hart Local Plan also has a similar design based policy. Draft Policy NBE10 entitled Design states, inter alia

**“All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.**

**Development will be supported where it would meet the following relevant criteria:**

**a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape...”**

In any event the NP itself contains a similar design based policy. Policy 5 entitled Design Guide refers to the HW Housing Design Guide and states, inter alia:

- **Proposals for residential development and conversions within the settlement boundary, will be expected to be in general compliance with the Hartley Wintney Housing Design Guide (Appendix 7), unless protections for the Historic Environment set out in other policies of the statutory development plan would be compromised.**
- **In particular, proposals will need to comply with the following specific local characteristics, and they must:**

**o be proportionate to the scale, layout and character of surrounding buildings;**

#### Suggested amendment to the third bullet point

We propose an amendment to the third bullet point in Policy 4 as follows.

Delete the following:

- ~~*The current maximum building height of existing buildings must not be exceeded.*~~

And replace with the following wording:

- *The proposed building(s) should be proportionate to the scale, layout and character of surrounding buildings;*

#### **Bullet Point 8 – Parking**

This suggests that any redevelopment scheme will need to meet Hart’s parking standards as a minimum.

The site’s rectangular location and size is relatively constrained and highway safety and convenience is also of particular relevance. It is for this reason that the current scheme for the site (discussed below) contains a central access to ensure adequate visibility. This requirement, serves to restrict the net developable area. Accordingly the submitted scheme provides for an appropriate amount of on-site parking whilst

some visitors may, at times, find a need to park within the surrounding area, including the existing car parks within the village.

Given the sustainable location of the site, and the desire to provide an appropriately designed scheme that respects the character of the local vernacular, we are of the view that this bullet point should be reworded to provide a greater degree of flexibility. Ultimately, the outcome of an informed design approach should not be one that is dominated by the car.

#### Suggested amendment to the eighth bullet point

We propose an amendment to the third bullet point in Policy 4 as follows.

Delete the following:

- ~~• Adequate on-site parking is expected to be provided within the site for both residents and visitors to a minimum of Hart DC Parking standards.~~

And replace with the following wording:

- Adequate on-site parking is expected to be provided within the site, in consultation with the Local Planning Authority

#### Summary

We would therefore request that the two bullet points are revised in accordance with our comments.

Both the Parish and District Council's would, through other extant and emerging development plan policies, have adequate control over the potential impacts on the design of any proposed scheme and the Conservation Area and the wider character of the area.

#### **Site History**

The site has been the subject of previous planning applications that have all sought the residential redevelopment. Of particular relevance is application 17/02430/FUL which is currently being considered by the District Council.

The scheme proposes a residential development of a contemporary design that uses traditional forms to compliment the special character of the area and the Conservation Area. The scheme proposes 1 and 2 bedroom properties with adequate parking being provided on site together with a safe access that will not hinder highway safety or convenience.

We note the Parish Council's very helpful and supportive response in which you confirm that Councillors are "**in favour of this development...**".

The Planning Statement and DAS accompanying the current planning application confirm that the height of the proposed buildings will be commensurate with those in the surrounding area and that the overall scheme design would respect the character of the Conservation Area – which matters have been agreed with the LPA as part of the application process.

Other technical matters, including drainage are in the process of being discussed with the District Council and the Environment Agency and the necessary contributions towards Hart's SANG's and alongside the SAMM will be secured through the completion of a S106 Agreement.

### Summary

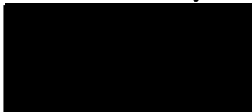
We are fully supportive of the Pools Yard allocation for a residential redevelopment as set out in Policy 4 and the overarching thrust of the NP as a whole and Policy 4 that relates to Pools Yard to ensure a well-designed sustainable form of development is secured and that such a development respects the special character of the Hartley Wintney.

We are also particularly appreciative of your positive and helpful comments on the current planning application that demonstrates that the scheme is well designed and positively contrasts and reflects the special character of the village.

We trust the above comments are of assistance and we await confirmation of receipt of our representations in due course.

Please do not hesitate to contact the writer should you wish to discuss any matter(s) arising.

Yours faithfully,

A black rectangular box redacting the signature of Steven Brown.

Steven Brown BSc Hons DipTP MRTPI