



Hart District Council's Authority Monitoring Report

2015 / 2016

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1.0 Introduction

- 1.1 This Authority Monitoring Report (AMR) is the thirteenth for Hart District Council and covers the monitoring period of 1st April 2015 to 31st March 2016.
- 1.2 The Planning and Compulsory Purchase Act 2004 (35) states that every local planning authority must make an annual report to the Secretary of State. The specific requirements of what matters should be covered by the AMR are set out in Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 The report must monitor progress on Local Development Documents as set out in the Local Development Scheme (LDS). It must also monitor the effectiveness of policies set out in the Local Development Documents.
- 1.5 The AMR can also be used to provide details of activities relating to the Duty to Cooperate, Neighbourhood Planning, Community Infrastructure Levy (CIL), and housing development within Hart district.
- 1.6 Throughout this report, reference to the 'monitoring period' is referring to the timescale 1st April 2015 to 31st March 2016.

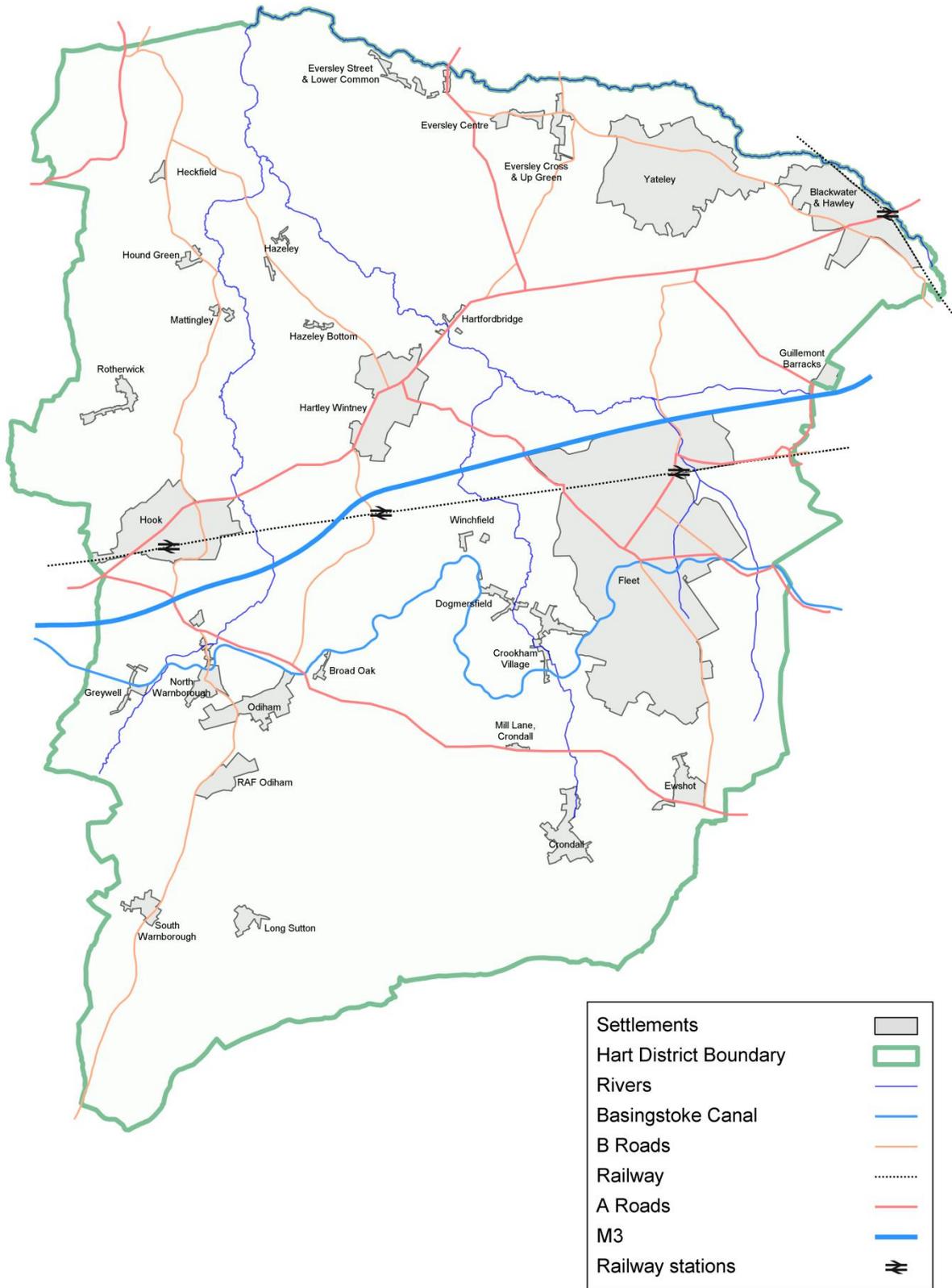


Figure 1: Map of Hart District

2.0 Monitoring Policy Progress

- 2.1 This section of the AMR looks at our progress in the production of policy documents. It describes the progress that has been made during the monitoring year in general and discusses the future programme.

Local Development Scheme

- 2.2 The Local Development Scheme (LDS) 5th Revision is out of date and currently under review. A new LDS will be published together with the Regulation 18 consultation documents.

Emerging Local Plan: Strategy and Sites 2011-2032

- 2.3 By the end of March 2016, a consultation on Refined Options for Delivering New Homes had taken place following guidance set out in Hart District Councils Statement of Community Involvement (SCI)¹. This was to inform the emerging Local Plan Regulation 18 stage and give the community a greater say on which strategic housing options and sites the Council should consider in the emerging draft Plan. The consultation was held between 3rd February and 18th March 2016 and the council received over 4,000 responses. During this consultation the council also conducted a 'call for sites' to inform Hart District Councils site allocation process.
- 2.4 The emerging Local Plan will allocate sites for housing for the plan period and set policies to guide development within the district.

Community Infrastructure Levy

- 2.5 Section 34 (5) of the Town and Country Planning Regulations (2012) requires the AMR to contain information on the annual reporting of receipts of monies received under the Community Infrastructure Levy (CIL) regime. CIL has not currently been adopted within Hart district.
- 2.6 The council does intend to implement CIL. As the emerging Local Plan is a corporate priority, CIL will be progressed after the adoption of the Local Plan. Therefore the timetable for CIL is intrinsically linked to the progress on the draft Local Plan.

Neighbourhood Planning

- 2.7 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. Neighbourhood Plans can include planning policies and allocations of land for different uses.
- 2.8 Neighbourhood Plans can be produced by Neighbourhood Planning Steering Groups (usually formed by town and parish councils) in consultation with their communities,

¹ SCI available at:

http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Statement_of_Community_Involvement%20-%20July%202014.pdf

but must be in conformity with the National Planning Policy Framework (NPPF) and local planning policy.

- 2.9 No Neighbourhood Plans have been 'made' within the monitoring period, however two parishes have been designated as Neighbourhood Plan areas: Dogmersfield and Fleet. At 31st March 2016, there were eight Neighbourhood Planning areas in Hart. Figure 2 illustrates the status of Neighbourhood Planning areas in Hart at 31st March 2016.
- 2.10 On the 6th of August 2015, Hart District Council approved the designation of the whole parish of Dogmersfield as a Neighbourhood Area.
- 2.11 On 15th April 2015, Hart District Council approved the designation of the whole parish of Fleet as a Neighbourhood Area.
- 2.12 Odiham consulted on their Pre-Submission Neighbourhood Plan between October and November 2015.
- 2.13 Rotherwick consulted on their Pre-Submission Neighbourhood Plan between December 2015 and January 2016.
- 2.14 Winchfield Parish consulted on their Neighbourhood Plan between March and April 2016.
- 2.15 Further information on the designation of Neighbourhood Plan areas within Hart, and links to parish websites showing Neighbourhood Plans, can be found at <http://www.hart.gov.uk/towns-parishes>

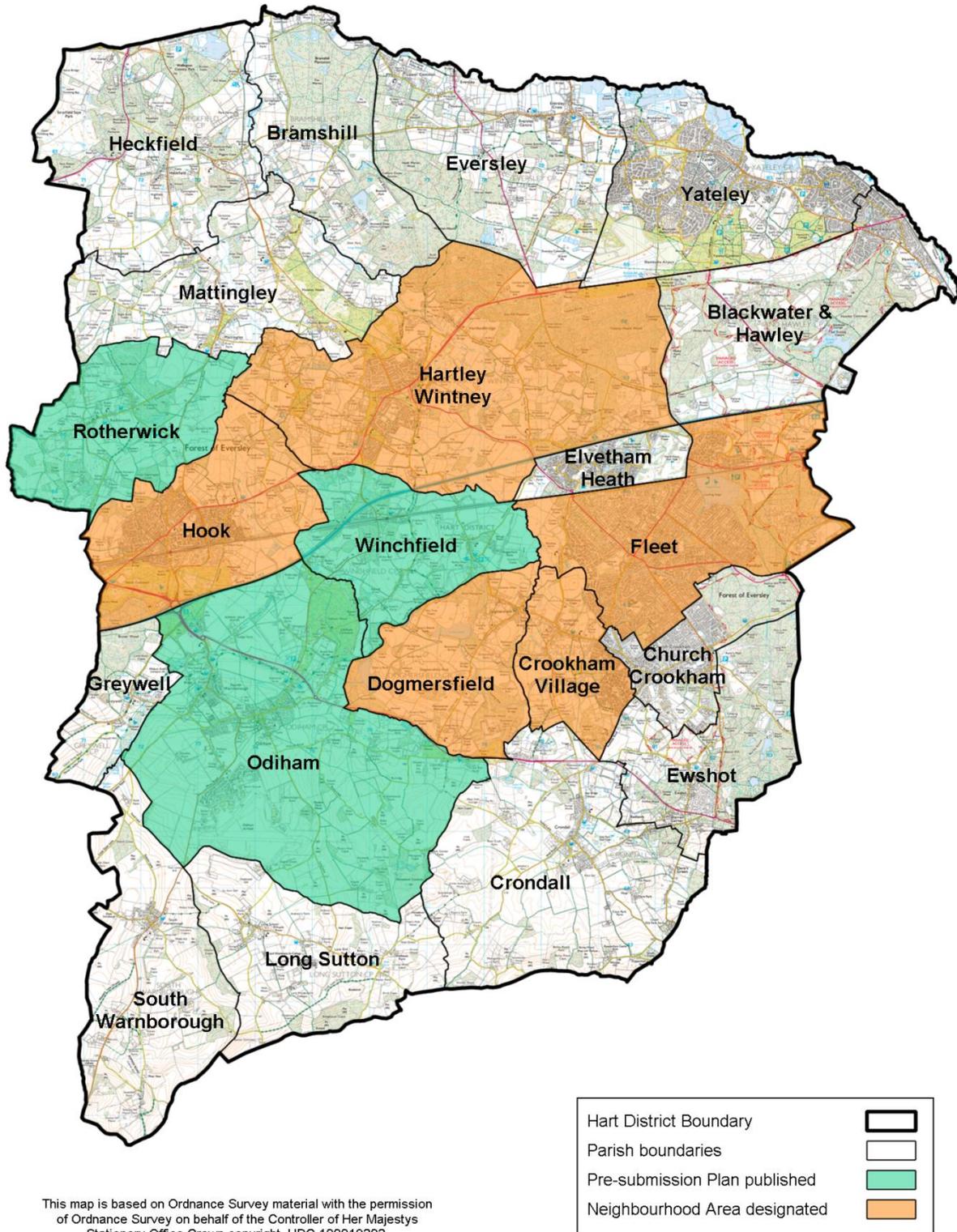


Figure 2: The status of Neighbourhood Planning areas in Hart at 31st March 2016

3.0 Duty to Cooperate

- 3.1 In preparing local plans local authorities have to address strategic planning matters that cross administrative boundaries. The duty to cooperate is the mechanism for ensuring that this happens. National Planning Policy Guidance describes the duty to cooperate as follows:

“The duty to cooperate was created in the [Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004](#). It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.

The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination.”

(Extract from Paragraph: 001 Reference ID: 9-001-20140306)

- 3.2 The duty applies to local planning authorities, county councils, and other public bodies prescribed in legislation².
- 3.3 Appendix I sets out the recorded duty to cooperate activity that took place in the monitoring year from 1st April 2015 to 31st March 2016. The activity relates solely to activity with the prescribed duty to cooperate partners. It does not include activity with other key organisations that are not duty to cooperate bodies, for example some of the infrastructure providers such water companies. The duty to cooperate activity is set out under various topic or ‘issue’ headings.

² Prescribed in the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) as amended by [The National Treatment Agency \(Abolition\) and the Health and Social Care Act 2012 \(Consequential, Transitional and Saving Provisions\) Order 2013](#)

4.0 Self and Custom Build Housing

- 4.1 The Self-build and Custom Housebuilding Act 2015 requires every local planning authority to keep a register of individuals and groups who wish to acquire serviced plots of land in order to build their own home. Hart District Council started a Self and Custom Build Register in September 2015³. The register will help the Council gauge the demand for self and custom build homes within the district which will inform a policy on self and custom build in the emerging Local Plan.
- 4.2 At 31st March 2016, there were 30 persons on Hart District Council's Self and Custom Build Register.

³ The self and custom build form is available at: <https://www.hart.gov.uk/hart-self-build-form?wssl=1>

5.0 Housing Development

5.1 This section analyses the housing development within the district in the monitoring year.

Dwelling Completions

5.2 Between 1st April 2015 and 31st March 2016, 705 new dwellings were completed. This is a significant increase to previous year's housing completions (see table 1). Of the 705 completions, there were 17 windfall completions identified (excluding garden sites).

| Year | New dwellings (net) |
|---------|---------------------|
| 1996/97 | 308 |
| 1997/98 | 364 |
| 1998/99 | 163 |
| 1999/00 | 211 |
| 2000/01 | 294 |
| 2001/02 | 341 |
| 2002/03 | 443 |
| 2003/04 | 567 |
| 2004/05 | 642 |
| 2005/06 | 527 |
| 2006/07 | 396 |
| 2007/08 | 229 |
| 2008/09 | 52 |
| 2009/10 | -17 |
| 2010/11 | 70 |
| 2011/12 | 326 |
| 2012/13 | 197 |
| 2013/14 | 264 |
| 2014/15 | 338 |
| 2015/16 | 705 |

Table 1: Annual housing completions in Hart

Permitted Dwellings

5.3 At 1st April 2016, there were 2,377 dwellings with outstanding planning permission. 926 of these were permitted within the monitoring period. Some of the major applications permitted can be seen below:

- Greenwell Providence House, Hook (113 dwellings)
- Land at Watery Lane, Fleet (300 dwellings)
- Brickyard Plantation, Elvetham (45 dwellings)
- Hawley Park Farm, Blackwater (126 dwellings)
- Hatchwood Cottage, Odiham (35 dwellings)
- Pioneer House, Fleet (33 dwellings)

- Oak House, Fleet (45 dwellings)
- Landata House, Hook (78 dwellings)

5.4 Of the 2,377 dwellings with outstanding planning permission, 762 of these are under construction.

5.5 There were two applications with planning permission in Hart district which lapsed within the monitoring period:

- Oakfield, Ewshot (0 dwellings)
- Castle Bridge Cottages, North Warnborough (4 dwellings)

Brownfield Land

5.6 The Housing and Planning Act 2016 introduced a requirement for local planning authorities to compile and maintain a register of brownfield land suitable for housing. Hart District Council was one of 73 Councils across England who acted as a pilot authority to show the way on how it could be implemented⁴. The register forms part of the housing supply evidence, alongside the SHLAA, that will feed in to the Local Plan.

5.7 Housing completions for 2015-16 show that 507 of the 705 dwellings are on previously developed land (72%). Figure 3 shows that this is an increase on previous years brownfield completions.

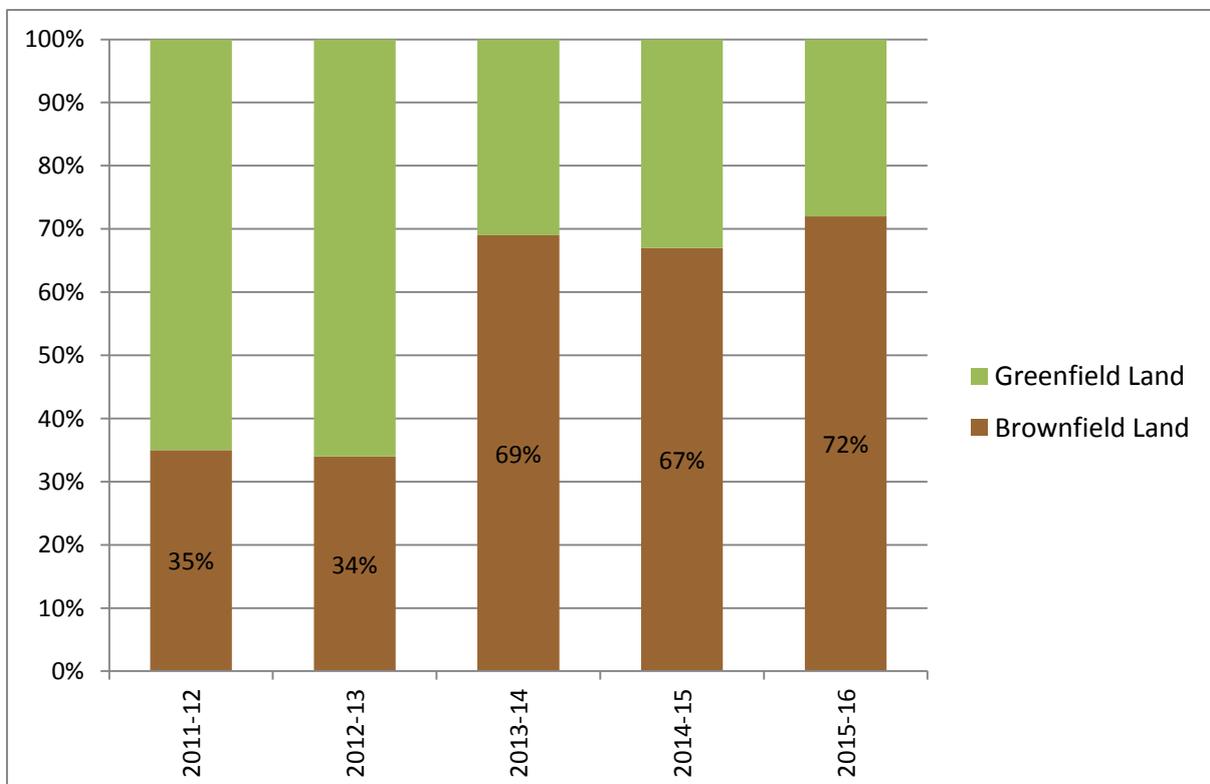


Figure 3: Percentage of residential completions built on brownfield land since 2011

⁴ The brownfield register can be found online here <http://www.hart.gov.uk/Emerging-planning-policy-guidance>.

- 5.8 Of the 2,377 dwellings with outstanding planning permission, 1,009 of these are categorised as brownfield land.
- 5.9 Monitoring of previously developed land will be continued to identify as many opportunities as possible. The preparation of the Strategic Housing Land Availability Assessment (SHLAA) will help towards achieving this.

Affordable Housing

- 5.10 Table 2 shows completions in Hart district split by affordable and market housing. 2011-12 saw a high percentage of affordable housing with 64% of the total dwelling completions identified as affordable. The last four years have not seen such high figures, however 2015-16 has seen an increase on the previous three years.
- 5.11 Of the 2,377 dwellings with outstanding planning permission, 653 of these are affordable units.

| Year | Net affordable housing completions | Net market housing completions | Affordable housing % |
|----------------|---|---------------------------------------|-----------------------------|
| 2011-12 | 208 | 118 | 64% |
| 2012-13 | 22 | 175 | 11% |
| 2013-14 | 46 | 218 | 17% |
| 2014-15 | 70 | 268 | 21% |
| 2015-16 | 155 | 550 | 22% |

Table 2: Affordable housing completions 2011 - 2016

Five Year Housing Land Supply

- 5.12 The Council monitors the five year housing land supply⁵. Hart's housing requirement has been identified as 382 dwellings per year. At 1st April 2016 the Council had a 6.32 year supply, the equivalent of 553 surplus dwellings. The five year housing land supply calculations can be viewed in Appendix 2.
- 5.13 Figure 4 shows dwelling completions and projected completions since the start of Hart District Council's emerging plan period against the annual requirement of 382 dwellings per annum. The projected completions do not take into account sites which are to be allocated in Hart District Council's emerging Local Plan. An updated

⁵ The most recent five year housing land supply position can be found at: <http://www.hart.gov.uk/Evidence-base>

trajectory including allocated sites will be shown alongside the Regulation 18 Local Plan consultation.

- 5.14 Figure 4 illustrates that at the end of 2016, Hart district's cumulative completions and projections is slightly below the requirement for the plan period. However over the next 5 years Hart District Council plan to meet the housing requirement which is reinforced by the five year housing land supply.

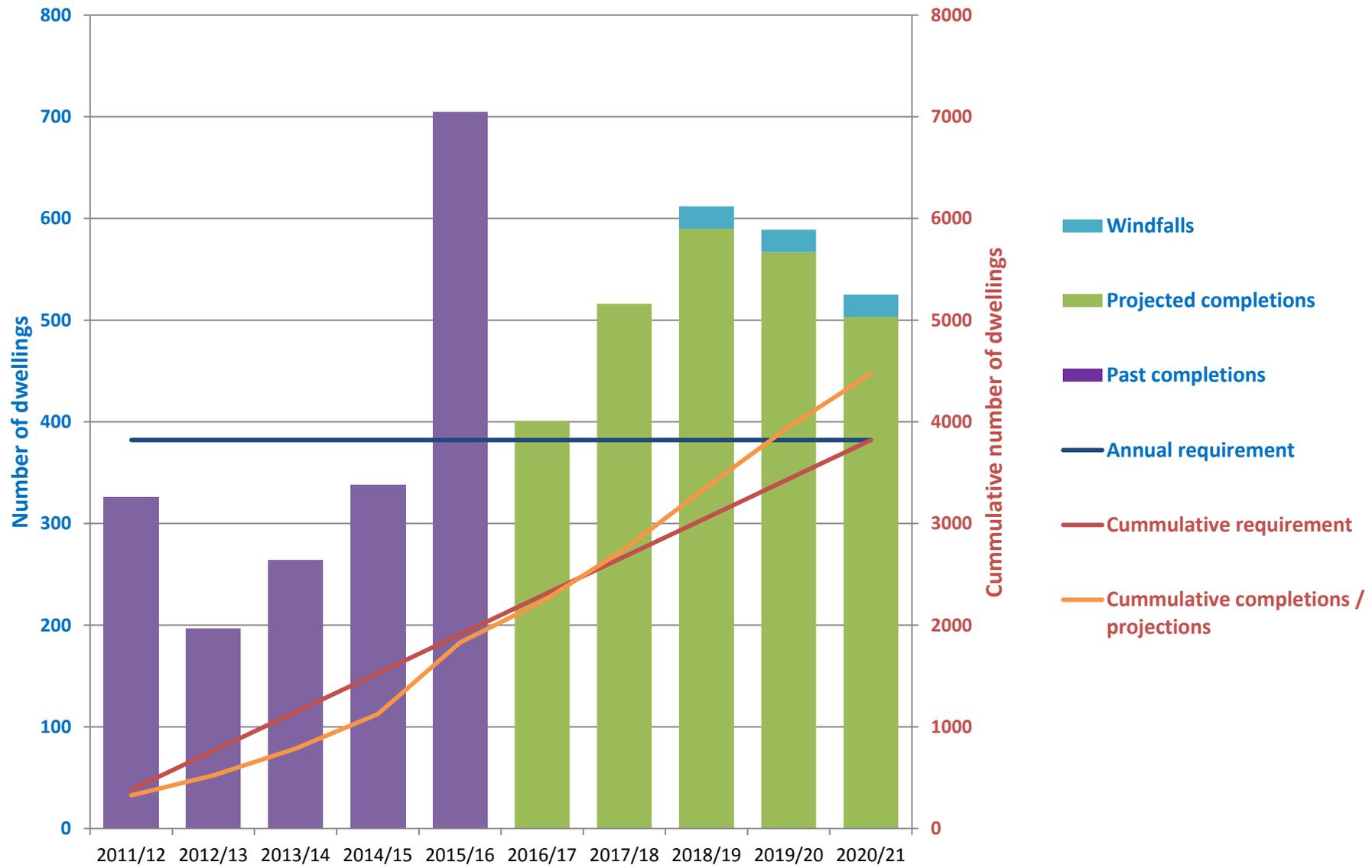


Figure 4: Hart's housing trajectory 2011-2021 (at 1st April 2016)

6.0 Economic Development

- 6.1 This section analyses the economic development within the district in the monitoring year. The Employment Land Review (ELR) lists the current employment sites in Hart district and will be published along side the Regulation 18 draft local plan.

| Amount of employment floor space completed (m²) | Amount of employment floor space lost (m²) |
|---|--|
|---|--|

| | |
|------------|----------|
| 700 | 0 |
|------------|----------|

Table 3: Employment floor space (B1, B2 and B8 uses) completions 1st April 2015 – 31st March 2016

- 6.2 The employment floor space completions in table 3 reflects two developments: conversion of a barn and outbuildings to B1 use in Elvetham (463m²); and the erection of an office and storage building in South Warnborough (237m²).

| Amount of retail floor space completed (m²) | Amount of retail floor space lost (m²) |
|---|--|
|---|--|

| | |
|-------------|----------|
| 1199 | 0 |
|-------------|----------|

Table 4: Retail floor space (A1-A5 uses) completions 1st April 2015 – 31st March 2016

- 6.3 The retail floor space completions in table 4 is a reflection of developments in Fleet and Odiham.

| Amount of leisure floor space completed (m²) | Amount of leisure floor space lost (m²) |
|--|---|
|--|---|

| | |
|----------|----------|
| 0 | 0 |
|----------|----------|

Table 5: Leisure floor space (D2 use) completions 1st April 2015 – 31st March 2016

- 6.4 Within the monitoring period, there were no tourist or leisure floor space completions (tables 5 and 6).

| Number tourist accommodation completions (bedrooms) | Number tourist accommodation lost (bedrooms) |
|--|---|
|--|---|

| | |
|----------|----------|
| 0 | 0 |
|----------|----------|

Table 6: Tourism/hotel development (C1 use) completions 1st April 2015 – 31st March 2016

7.0 SANG Capacity

7.1 To facilitate residential development within the Thames Basin Heaths Special Protection Area (SPA) zone of influence, the Council adopted an Interim Avoidance Strategy⁶. This enables developers to mitigate development via financial contributions towards off-site SANG (Suitable Alternative Natural Greenspace) and SAMM (Strategic Access Management and Monitoring). SANG is intended to direct people away from causing habitat disturbance on the SPA.

7.2 The Interim Avoidance Strategy contains two SANG sites: one at Hitches Lane, Fleet; and one at Hawley Meadows, Blackwater. The latter is shared with Rushmoor and Surrey Heath. There are also four SANGs in Hart district which are not owned or managed publically but can be used to mitigate housing development, subject to the agreement of the SANG owner and compliance with the Interim Avoidance Strategy principles. Table 7 shows the remaining capacity of these six SANGs at the end of the monitoring period.

| Suitable Alternative Natural Greenspace (SANG) | Total SANG Capacity (persons) | Persons allocated to date | Remaining unallocated capacity (persons) | Approximate remaining capacity (dwellings) |
|---|-------------------------------|---------------------------|--|--|
| Hitches Lane | 2587 ⁷ | 2229 | 358 | 149 |
| Hawley Meadows and Blackwater Park | 1139 ⁸ | 180 | 187 | 78 |
| Approximate public SANG capacity | | | 545 | 227 |
| Bassetts Mead (Hook Parish Council) | 1113 | 546 | 567 | 236 |
| Queen Elizabeth Barracks / Crookham Park | 2050 ⁹ | 372 | 1678 | 699 |
| Clarks Farm / Swan Lakes Yateley | 305 | 188 | 0 | 0 ¹⁰ |
| Dilly Lane / Queen Elizabeth II Fields, Hartley Wintney | 341 | 341 | 0 | 0 |
| Approximate private SANG capacity | | | 2245 | 935 |
| Total public and private SANG capacity | | | 2790 | 1162 |

Table 7: Remaining capacity of SANG land in Hart at 31st March 2016

7.3 Both Hitches Lane and Hawley Meadows SANG have now reached their full capacity. The Council is in the progress of securing additional strategic SANG land to ensure

⁶ Available at <http://www.hart.gov.uk/Current-planning-policy-guidance>

⁷ Original capacity was 2240 persons. Application 13/02513/MAJOR added 4.84ha of Hitches Lane SANG and removes approximately 2.06ha (net additional 2.78ha, 348 persons, approx. 145 dwellings).

⁸ Release of share of Hawley Meadows and Blackwater Park SANG to Rushmoor BC and Surrey Heath BC – 386 persons each. Agreed at Cabinet – 17th July 2014

⁹ Utilises 12ha / 1000 population

¹⁰ Yateley Town Council SANG - Remaining capacity given to Surrey Heath

that housing delivery is not affected. The emerging Local Plan will also look at bringing forward SANG to mitigate against future development.

7.4 There are two SANG sites coming forward as part of housing developments from current planning applications:

- Watery Lane, Fleet – 14/00504/MAJOR
- Hawley Park Farm – 14/01817/MAJOR

8.0 Monitoring Policy Performance

8.1 The AMR must monitor the effectiveness of policies set out in Local Development Documents. The Hart District Local Plan (Replacement) 1996-2006 was adopted on 23rd December 2002. The majority of the policies within this Plan are for development management guidance. There are no monitoring systems in place to monitor the performance of these policies. With the emergence of the new Local Plan Strategy and Sites 2011-2032 there will be monitoring systems in place to effectively monitor all new policies.

8.2 It is possible, however, to examine how consistent the saved local plan policies are with the NPPF (see Appendix 3). Table 8 below summarises what policies are considered to be consistent with the NPPF, there are three categories:

High – No direct conflict with the NPPF (although may not go as far as the NPPF requires)

Medium – Not completely consistent with the NPPF but not directly in conflict

Low – Elements of, or the whole policy is in conflict with the NPPF.

8.3 Appendix 3 does not consider whether there are any gaps in policy as a result of the NPPF. Relevant paragraphs of the NPPF are referenced but not written in full, the NPPF should be referred to for the full text.

| Level of consistency | Policies |
|----------------------|--|
| High | GEN1, GEN2, GEN3, GEN4, GEN6, GEN7, GEN8, GEN9, GEN10, ALTGEN13, CON1, CON5, CON6, CON7, CON8, CON10, CON11, CON12, CON13, CON14, CON17, CON18, CON19, CON20, CON21, CON23, RUR1, RUR3, RUR4, RUR8, RUR10, RUR11, RUR12, RUR13, RUR17, RUR18, RUR20, RUR22, RUR23, RUR24, RUR30, RUR31, RUR32, RUR33, RUR34, RUR35, RUR36, RUR37, URB1, URB2, URB3, URB4, URB5, URB6, URB8, URB9, URB11, ALTURB14, URB15, URB16, URB17, URB18, URB19, URB20, URB21, URB22, URB23, URB24, F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11, Y1, Y2, Y3, Y4, Y5, Y6, Y7, Y8, B1, B2, B3, H1, H2, H3, H4, H5, T1, T2, T3, T10, T11, T12, T14, T15, T16, T17 |
| Medium | GEN11, CON2, CON3, CON4, CON6, CON22, RUR2, RUR38, URB10, URB12, T5, T6, T7, T8, T9, T13 |
| Low | RUR5, RUR16, URB7 |

Table 8: Saved Local Plan policies level of consistency with the NPPF.

Appendix I – Duty to Cooperate Activity

| Duty to Cooperate activity 1 st April 2015 to 31 st March 2016 | | | |
|--|---|---|--|
| Housing | | | |
| Date | Event | Purpose | Outcomes/recommendations |
| 28/4/15 | Hart/ Rushmoor/ Surrey Heath Joint Member Liaison Meeting, involving Members and officers from all three authorities | Joint working on planning for housing and economic development across the Hart/ Rushmoor/ Surrey Heath housing market area and functional economic area | <ul style="list-style-type: none"> HDC notified RBC and SHBC of arguments being put by developers at appeal as to why the OAHN in the December 2014 SHMA should be higher. A review of the SHLAAs for Hart, Rushmoor and Surrey Heath carried out by PAS (Planning Advisory Service) found that whilst improvements to methodology and consistency across the SHLAAs could be made, all three SHLAAs were broadly consistent with national policy. Housing capacity in Rushmoor and Surrey Heath was discussed. RBC indicated a potential shortfall of around 1600 dwellings. SHBC did not yet have a figure but suggested that it may be unable to meet its own housing needs. |
| 16/6/15 | HDC agrees with RBC and SHBC to withdraw a joint objection to Basingstoke & Deane Borough Council's Local Plan. | To agree to the withdrawal of a joint HDC/RBC/SHBC objection to the objectively assessed housing need figure which formed the housing target in the B&D Local Plan. | <ul style="list-style-type: none"> RBC wrote to B&DBC on behalf of RBC, HDC and SHBC withdrawing the joint objection to the B&D Local Plan. The joint objection was originally to B&DBC's objectively assessed housing need (OAHN) being too low. Once the OAHN was revised upwards, along with the corresponding local plan housing target, the issue had been addressed. |
| 20/7/15 | Hart DC responds to Rushmoor BC Regulation 18 consultation on a Local Plan 'Preferred Approach' | To provide HDC views on Rushmoor's emerging local plan | <ul style="list-style-type: none"> HDC objected to the housing shortfall of approximately 1600 dwellings that would have to be met elsewhere in the housing market area. Hart asked Rushmoor to look again at its SHLAA to see if more capacity could be identified. It is important to emphasise that Hart's objection was raised in the spirit of joint working under the duty to inform Rushmoor's plan as it progresses. Hart was not suggesting that Rushmoor was failing in its duty to cooperate. |
| 4/8/15 | Officer meeting: Hart, Rushmoor, Surrey Heath | To plan the next Joint Member Liaison Meeting | <ul style="list-style-type: none"> That the next Joint Liaison Group meeting in September 2016 would cover the need for a SHMA update and responses to the Rushmoor Preferred Approach Plan. |
| 21/9/15 | Hart/ Rushmoor/ Surrey Heath Joint Member Liaison Meeting, involving Members and officers from all three authorities. | Joint working on planning for housing and economic development across the Hart/ Rushmoor/ Surrey Heath housing market area and functional economic area | <ul style="list-style-type: none"> It was agreed that the December 2014 SHMA be updated in light of the experience at the Hop Garden S78 Appeal Inquiry, and to incorporate new datasets on population/household and employment growth that have emerged or will soon emerge. |
| 14/10/15 | Officer meeting: Hart DC, Rushmoor BC, Surrey Heath BC. | SHMA update meeting | <ul style="list-style-type: none"> To catch up with the consultants on progress with the revision to the SHMA |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Housing

| Date | Event | Purpose | Outcomes/recommendations |
|---------------|--|---|--|
| February 2016 | Hart ran a consultation on Refined Options for Delivering New Homes (a re-run of a consultation that originally ran in Autumn 2015). It was a full public consultation. Duty to co-operate bodies were notified. | To set out strategy and site options for meeting housing needs. The issue of potentially having to plan for unmet housing needs in Rushmoor and Surrey Heath was raised in the consultation document. Options were presented for the best way to address that scenario. | <ul style="list-style-type: none"> • Rushmoor BC responded reiterating their position that they were likely to have a shortfall of approximately 1,600 dwellings • Surrey Heath BC's response was similar to their position in 2014, suggesting that they may struggle to meet their OAHN due to environmental constraints. They stated in their response that they were under no obligation to review their Green Belt. • Several other duty to cooperate bodies responded to this consultation – their responses are referred to below under the relevant heading (e.g. Hampshire County Council's response regarding transport implications is set out under the 'Transport' heading). |
| 8/3/16 | Officers of East Hampshire District Council (EHDC), on behalf of Hart DC, meet with RBC and SHBC. | To discuss the emerging updates to the Strategic Housing Market Assessment (SHMA) and Employment Land Review (ELR). | <ul style="list-style-type: none"> • EHDC explained the new working arrangements for the Hart Local Plan. • Detailed matters regarding the preparation of the SHMA (methodology, datasets, interpretation of data, presentation of reports etc.) were discussed in the interests of ensuring the document would be sound. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Employment Land

| Date | Event | Purpose | Outcomes/recommendations |
|----------------|---|---|---|
| 28/4/15 | Hart/ Rushmoor/ Surrey Heath Joint Member Liaison Meeting, involving Members and officers from all three authorities. | Joint working on planning for housing and economic development across the Hart/ Rushmoor/ Surrey Heath housing market area and functional economic area | <ul style="list-style-type: none"> • The group discussed the feedback arising from consultation on a draft Employment Land Review. The ELR process included consultation with numerous stakeholders including the EM3 LEP, other Duty to Cooperate partners, commercial agents and developers. • The group discussed the positive outcome of a review of the ELR by PAS. • RBC presented its emerging approach to employment land that will be set out in a forthcoming Regulation 18 consultation on their local plan 'preferred approach'. |
| June 2015 | Joint Employment Land Review for the Hart, Rushmoor and Surrey Heath FEA published. | To inform local plan policies for HDC, RBC and SHBC. | <ul style="list-style-type: none"> • The ELR sets out various recommendations on approaches to address the need for employment floorspace across the FEA. |
| September 2015 | Hart/ Rushmoor/ Surrey Heath Joint | Joint working on planning for housing | <ul style="list-style-type: none"> • A decision was made to update the ELR in parallel with an update to the SHMA. This |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Employment Land

| Date | Event | Purpose | Outcomes/recommendations |
|--------|--|---|--|
| | Member Liaison Meeting, involving Members and officers from all three authorities. | and economic development across the functional economic area. | would ensure that the evidence on employment land was kept up to date and consistent with the latest SHMA. |
| 8/3/16 | East Hampshire District Council (EHDC) on behalf of Hart DC meet with RBC and SHBC | To discuss the emerging updates to the Strategic Housing Market Assessment (SHMA) and Employment Land Review (ELR). | <ul style="list-style-type: none"> • EHDC explained the new working arrangements for the Hart Local Plan. • The emerging update to the ELR was discussed including links with the emerging SHMA. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Transport

| Date | Event | Purpose | Outcomes/recommendations |
|---------------------|---|--|--|
| 26/5/15 | Hampshire County Council officers respond to a request for information regarding potential strategic sites. | To achieve a better understanding of the infrastructure requirements associated with different potential strategic sites | This response fed into the site assessment work being done at the time for Hart DC by consultants. |
| 3/11/15 | Meeting between Hart DC officers and Hampshire County Council Transport officers | To discuss the Hart Local Plan Transport Assessment | To update HCC regarding the emerging Hart Local Plan. HCC recommended that the TA be carried out using the HCC North Hampshire Transport Model – a strategic transport model which is fit-for-purpose for the Hart Local Plan. |
| 8/1/16 | Highways England respond to Hart's Refined Housing Options Consultation | To provide HE's position with regards to the emerging Hart Local Plan | The response is available here |
| January 2016 | Hampshire County Council respond to Hart's Refined Housing Options Consultation | To provide HCC's position with regards to the emerging Hart Local Plan | The response is available here |
| 15/2/16 | Meeting between East Hampshire District Council (EHDC) officers (on behalf of Hart DC), Hampshire County Council officers and transport consultants | Inception meeting for the TA study. | Agreement on the methodology (as per the brief), the information that the consultants need from HCC and EHDC to feed into the study, the outputs from the study and timescales. |
| Spring 2016 onwards | EHDC officers have kept Rushmoor BC officers informed | To ensure that wherever possible modelling outputs | A more robust TA for Hart and similarly a more robust TA for Rushmoor. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Transport

| Date | Event | Purpose | Outcomes/recommendations |
|--------|---|--|---|
| | about when different components of the transport modelling (notably phases 1 and 2) were being undertaken. | reflect the growth being proposed through both the emerging Hart Local Plan (Regulation 18) and Rushmoor Local Plan (Regulation 19). | |
| 9/3/16 | Meeting with the promoters of a new settlement at Winchfield, Hampshire County Council (Transport) and Thames Water to discuss infrastructure | To enable HCC to understand the work to date on transport by the site promoters. | HCC provided feedback to the site promotes on assumed trip rates and high level feedback on the general level of mitigation being proposed. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Water supply, waste water and water quality

| Date | Event | Purpose | Outcomes/recommendations |
|---------|---|--|---|
| 22/4/15 | Meeting with Environment Agency, Hart DC and Rushmoor BC (all duty to co-operate bodies) and Thames Water (not a duty to cooperate body). | To discuss sewerage treatment capacity across the two local authority areas to meet development growth as emerging through Local Plans. | That a water cycle study is needed to support the local plan. |
| 22/7/15 | Environment Agency send comments on Thames Water's comments on various strategic development site options. | To supplement the information provided by Thames Water on the different strategic development site options. | Useful additional information provided from the EA perspective on the foul drainage network. |
| 8/9/15 | Environment Agency send comments on the scope of the water cycle study to be carried out. | To inform the scope of the water cycle study. | The EA provided very helpful and comprehensive comments to inform the final scope of the study. |
| 16/3/16 | EHDC on behalf of Hart DC email officers of Rushmoor BC and Surrey Heath BC regarding Water Cycle Study, attaching a draft project brief. | To notify Rushmoor and Surrey Heath of the intention to undertake a water quality study, and to invite their participation in the study. | Both Rushmoor BC and Surrey Heath BC agreed to take part in the study, thus covering the whole housing market area. |
| 18/3/16 | Comments on draft project brief received from Rushmoor BC and Surrey Heath BC officers. | To ensure the brief reflects the context and requirements for all three authorities. | The study brief for consultants was prepared robustly with input from all three local authorities. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Flood Risk

| Date | Event | Purpose | Outcomes/recommendations |
|------------------|---|--|---|
| 7/4/15 | EA liaison with SFRA consultants | To ensure the update to SFRA is fit for purpose | EA responded to various technical questions to inform the Strategic Flood Risk Assessment |
| 12/7/15 | Environment Agency invited to comment on the draft SFRA | To seek comments on draft SFRA | EA were unable to comment at that time due to staff leaving. |
| 20/7/15 | Hart DC responds to Rushmoor BC Regulation 18 consultation on a Local Plan 'Preferred Approach' | To provide HDC views on Rushmoor's emerging local plan | Rushmoor list Hart as a duty to cooperate partner for flood risk. Hart alerted Rushmoor to its progress on an SFRA which identified an increased risk of flooding in Hart that could arise from increased urbanisation in 'upstream' Rushmoor. Hart noted that Rushmoor's Preferred Approach Plan appeared to address the risk with appropriate policies but would be interested to see how the EA respond to the consultation. |
| 24/8/15 | SFRA consultants receive combined comments from Hart DC Flood Risk Infrastructure Engineer and the Environment Agency | To ensure the update to SFRA is fit for purpose. | Detailed feedback ensuring that the SFRA is fit for purpose. |
| July/August 2015 | Comments received from HCC (in their capacity as the Lead Local Flood Authority) | To ensure the update to SFRA is fit for purpose | Detailed feedback ensuring that the SFRA is fit for purpose. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Health

| Date | Event | Purpose | Outcomes/recommendations |
|----------|---|---|--|
| 14/12/15 | Meeting between officers from Hart DC and Community Health Partnerships who were preparing an Estate Strategy for the North East Hampshire & Farnham Clinical Commissioning Group | To make initial contact and share understanding of the local plan, the estate strategy for the NEH&FCCG, and explore synergies between the two. | <ul style="list-style-type: none"> • That the CCG look at the former police station site in Fleet as potential options for an integrated care hub. • That dialogue is maintained as both the local plan and estates strategy progress • That Hart DC officers receive a copy of the estates strategy. |
| 7/1/16 | NHS North Hampshire Clinical Commissioning Group respond to the Hart Local Plan consultation on Draft Vision and Strategic Priorities | To provide comments on the draft vision and strategic priorities | The response is available here |
| 18/2/16 | Health & Wellbeing Partnership meeting | | The partnership was updated on the Local Plan. The Refined Housing Options Consultation to |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Health

| Date | Event | Purpose | Outcomes/recommendations |
|-------------|--|---|---|
| | | | <p>seek public opinion had been halted and a new Consultation started.</p> <p>Input from this group would be sought around the summer.</p> |
| 21/3/16 | North East Hampshire & Farnham Clinical Commissioning Group respond to Hart Local Plan Refined Housing Options consultation. | To provide NEH&F CCGs position with regards to the emerging Hart Local Plan | <p>The response from the CCG made the following points:</p> <ul style="list-style-type: none"> • The CCG identified in its Estate Strategy a projected requirement for an increase in Primary and community care capacity within the Fleet locality – both to reflect planned population growth and demographic changes (both progressively ageing and increase in younger families), but also to align with Commissioning aspirations to increase Patient care activity in community settings – including care closer to or at home and the adoption and implementation of an Integrated Care Team model of care around the service ‘hub’ concept. • CCG’s initial estimate indicates an aggregated requirement for an additional GP practice – and/or expansion within existing Practices – but some of which are constrained physically and operationally to increase capacity within current premises. • The CCG with local Practice support would be interested in discussing / exploring options with Hart District Council for adaptation of the former Fleet Police Station building / site (at the top of the high street) to help meet additional capacity needs and to potentially support the community care hub model • The CCG and local Practices would welcome the continuation of dialogue about housing provision options / solutions and the associated infrastructure provisions, including exploring the use of developer contributions. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Education

| Date | Event | Purpose | Outcomes/recommendations |
|----------------|---|--|--|
| April/May 2015 | HCC Children’s Services respond to an officer request made in February 2015 for information regarding infrastructure requirements associated with potential strategic | To understand the education requirements associated with different strategic sites | Comments were provided mainly relating to relating to pupil yields arising from new developments and the scope for different sites to provide new schools. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Education

| Date | Event | Purpose | Outcomes/recommendations |
|--------------|---|--|--|
| | sites. | | |
| 9/10/15 | Meeting between HCC Children's Services, Hart DC officers and site promoters over the potential Winchfield new settlement | Exploratory meeting around the provision of a secondary school and primary school(s) at a potential new settlement in Winchfield | Shared understanding of current provision/capacity, pupil yields, HCC policy on developer contributions and various issues related to the delivery of new schools on strategic developments. |
| January 2016 | HCC Children's Services respond to Hart's Refined Housing Options Consultation | To provide HCC's position with regards to the emerging Hart Local Plan | The response is available here |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Thames Basin Heaths Special Protection Area

| Date | Event | Purpose | Outcomes/recommendations |
|-------------|---|---|---|
| 15/4/15 | TBH SPA Joint Strategic Partnership: Officers meeting | To progress the work of the JSP | Discussion around securing SANG monies from development under PD rights and CIL Discussion around SANG provision and their effectiveness |
| 6/5/15 | Letter from Hart DC to the EM3 LEP | To support a bid by Rushmoor BC for a loan from the EM3 LEP to purchase land in Hart as a SANG (Ball Hill) | The letter clarified that there would be no 'in principle' objection to the use of the proposed SANG land in Hart as a SANG, and that Hart DC welcome Rushmoor's SANG proposal. |
| 25/6/15 | TBH SPA Joint Strategic Partnership: Officers meeting | To progress the work of the JSP | Discussion of emerging work on effectiveness of SANGs |
| August 2015 | Submission of SANG and SAMM monitoring data to Hampshire County Council | To enable the JSPB to maintain an overall picture of SANG provision and capacity, and SAMM contributions, along with estimates of future revenue. | Monitoring information from all authorities represented on the Thames Basin Heath SPA Joint Strategic Partnership helps the JSP Board to monitor SANG delivery and to programme projects under the SAMM programme (Strategic Access Management and Monitoring). |
| 27/11/15 | Joint Strategic Partnership Board Meeting | To progress the work of the JSP | The meeting considered a financial report on the SAMM project, annual monitoring update, an update on the delivery of the SAMM project, and a confidential item on SANG. |
| July 2015 | Hart DC grant of planning permission for housing and a strategic SANG at Hawley Park Farm (14/01817/MAJOR and 14/02112/MAJOR) | To bring forward a new strategic SANG with the potential to mitigate housing development in neighbouring Rushmoor and | A new strategic SANG to be provided for the benefit of delivering housing in Hart/ Rushmoor/ Surrey Heath. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Thames Basin Heaths Special Protection Area

| Date | Event | Purpose | Outcomes/recommendations |
|-----------------|---|---|---|
| | | Surrey Heath. | |
| During the year | Hart District Council undertake work seeking to deliver a SANG at Great Bramshot Farm | To deliver a SANG on the boundary with Rushmoor BC which can be used for SPA mitigation by both Hart and Rushmoor Councils. | The aim is to deliver a new strategic SANG with some capacity to be provided to Rushmoor BC to aid housing delivery in their area as well as in Hart. An update on progress was provided to the Hart/ Rushmoor/ Surrey Heath Member Liaison Group on 21/9/15. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Gypsies, Travellers and Travelling Showpeople

| Date | Event | Purpose | Outcomes/recommendations |
|-----------|---|---|---|
| 14/7/15 | Hart DC respond to a consultation on the Wokingham Borough Council (WBC) Gypsy & Travellers Local Plan (GTLP) preferred options. | To provide Wokingham BC with Hart's position in respect of provision for gypsies and travellers | Hart supported WBC being able to accommodate future Wokingham need within the Borough's administrative area, noting that the WBC GTAA March 2015 found: <ul style="list-style-type: none"> • That there is no identified requirement for transit sites • That sites to accommodate Wokingham's future need will be identified in the submission version of the GTLP |
| July 2015 | Hart DC Planning Policy Manager takes part in a telephone interview for Basingstoke & Deane Borough Council regarding provision for Gypsies and Travellers. | To assist B&DBC in the preparation of their Gypsy and Traveller Accommodation Assessment. | Information provided to Basingstoke & Deane on issues around the need for and provision of sites for gypsies and travellers. |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Duty to cooperate scoping exercises

| Date | Event | Purpose | Outcomes/recommendations |
|---------|--|--|---|
| 13/5/15 | Hart DC responds to Runnymede BC's Duty to Cooperate Scoping Statement | To inform Runnymede BC of Hart DC's views in respect of defining the cross boundary issues common to both authorities. | Hart's response: <ul style="list-style-type: none"> • points out that housing needs should be met within each HMA in the first instance, that Hart is within an adjoining HMA • agrees with Runnymede that if housing needs cannot be met within the Runnymede-Spelthorne HMA then the adjoining authorities of Elmbridge, Hounslow and Woking Boroughs |

Duty to Cooperate activity 1st April 2015 to 31st March 2016

Duty to cooperate scoping exercises

| Date | Event | Purpose | Outcomes/recommendations |
|------------|---|--|---|
| | | | <p>should be approached before any other authorities.</p> <ul style="list-style-type: none"> Disagrees that the provision of sites for gypsies and travellers is a duty to cooperate issue between Hart Runnymede. Agrees that the Thames Basin Heaths Special Protection Area is a duty to cooperate issue common to both Hart and Runnymede. |
| 20/10/2015 | Hart DC, Rushmoor BC and Surrey Heath officers provide a Joint response to Reading BC duty to cooperate scoping exercise. | To provide Reading BC with a single joint response from the Hart DC, Rushmoor BC and Surrey Heath BC housing market area and functional economic area to their duty to cooperate scoping consultation. | <p>The response made the following points:</p> <ul style="list-style-type: none"> Housing and economic needs –we agree with the statements made in the Scoping Document but emphasise that at present we do not anticipate a need to work together on these issues. At present the assumption is that housing and economic needs will be met with respective HMA/FEA areas. Strategic transport – We are content to be listed as a potential partner at this stage, although at present there appears to be no indication of strategic transport requirements that merit collaborative working between Reading and HRSH. Climate change – We query whether in practice this is a relevant duty to cooperate issue between our areas. We suggest we are all removed from this issue. |
| 1/12/15 | Joint response with Rushmoor and Surrey Heath to Bracknell Forest Duty to Cooperate Framework | To provide Reading BC with a single joint response from the Hart DC, Rushmoor BC and Surrey Heath BC housing market area and functional economic area to their duty to cooperate scoping consultation. | <p>The response made the following points:</p> <ul style="list-style-type: none"> Hart, Rushmoor and Surrey Heath agreed that they should be listed as duty to cooperate partners for housing and economic development to cover the eventuality that cross boundary working becomes necessary to meet needs. However, the point was made that needs should be met within the housing and functional economic areas and that unless evidence emerged to the contrary, there is no expectation that Hart, Rushmoor, Surrey Heath would be asked to meet unmet needs in Bracknell Forest. In addition to the joint response set out above, Hart responded on other issues querying whether they should be seen as DtC matters between Hart and Bracknell Forest: climate change; utilities, landscape including Green Belt. Hart also commented that the issue of gypsies and travellers should be separated out from general housing, and that it could potentially be a DtC issue between the authorities. |

Appendix 2: Hart's Five Year Housing Land Supply at 1st April 2016

At 1st April 2016, the Council was able to demonstrate a five year housing land supply (position statement published 2nd August 2016). There is a 6.32 year supply equivalent to a surplus of 553 dwellings once an additional 5% buffer has been taken into account.

| | | Total | Annual |
|---------------------------------|---|--------------|---------------|
| Requirement (minimum) | | | |
| A | Requirement 2011-2032 | 8,022 | 382 |
| B | Completions 2011-2016 | 1,830 | 366 |
| C | Requirement for first 5 years (2011-2016) | 1,910 | |
| D | Undersupply | 80 | |
| E | Requirement for 5 years (2016-2021) | 1,910 | 382 |
| F | Requirement for 5 years + undersupply | 1,990 | 398 |
| G | Plus 5% Buffer | 2,090 | 418 |
| Supply | | | |
| H | Large site planning permissions | 2,024 | |
| I | Small site planning permissions | 200 | |
| J | Deliverable Sites | 353 | |
| K | Windfalls | 66 | |
| L | Total Supply | 2,643 | |
| Shortfall/Over Provision | | | |
| M | Against requirement + 5% | 553 | |
| No. of years' supply | | | |
| N | Against requirement + 5% | 6.32 | |

Appendix 3: Local Plan Policies consistency with the NPPF

This table does not consider whether there are any gaps in policy as a result of the NPPF. Relevant paragraphs of the NPPF are referenced but not written in full, the NPPF should be referred to for the full text.

| Policy | Relevant parts of NPPF | Issues | Level of Consistency |
|---|--|---|----------------------|
| GEN1 General Policy for Development | <p>Para 17 – seek to secure high quality design and a good standard of amenity.</p> <p>Para 57 – achieve high quality and inclusive design for all development</p> <p>Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected/establish a sense of place/respond to local character and history and local surroundings and materials/create safe and accessible environments.</p> <p>Para 59 - Policies should avoid unnecessary prescription or detail.</p> <p>Para 69 - create/promote safe and accessible environments/developments</p> | Positively worded. General DC issues. | HIGH |
| GEN2 General Policy for Changes of Use | <p>Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected/establish a sense of place/respond to local character and history and local surroundings and materials/create safe and accessible environments.</p> | Positively worded. No conflict. | HIGH |
| GEN3 General Policy for landscape character areas | <p>Para 17 – recognise the intrinsic character and beauty of the countryside</p> <p>Para 109 – Planning should protect and enhance valued landscapes and minimise impacts on biodiversity.</p> | Locally valued landscapes. Consistent with the NPPF. | HIGH |

| | | | | |
|-------------|---|--|-------------------------------|------|
| | | Para 113 – Should set criteria based policies against which proposals in protected landscape areas will be judged. | | |
| GEN4 | General Design Policy | Para 17 – seek to secure high quality design and a good standard of amenity. Para 57 – plan positively for the achievement of high quality and inclusive design for all development. Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected. | NPPF emphasis on good design. | HIGH |
| GEN6 | Policy for noisy/un-neighbourly developments | Para 125 – Effects of pollution on health, natural environment or general amenity should be taken into account. The potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account. Para 123 – Policies should avoid/mitigate and reduce noise giving rise to significance adverse impacts on health and quality of life. | | HIGH |
| GEN7 | Policy for noise sensitive developments | Para 125 – Effects of pollution on health, natural environment or general amenity should be taken into account. The potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account. Para 123 – Policies should avoid/mitigate and reduce noise giving rise to significance adverse impacts on health and quality of life. | No conflict | HIGH |
| GEN8 | Pollution | Para 125 – Effects of pollution on health, natural environment or general amenity should be taken into account. The potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account. Para 123 – Policies should avoid/mitigate and reduce | No conflict | HIGH |

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|--------------|--|---|--|--------|
| | | noise giving rise to significance adverse impacts on health and quality of life. | | |
| GEN9 | Contaminated Land | <p>Para 109 – should protect and enhance soils, and prevent new and existing development from contributing to, or being put at unacceptable risk from unacceptable levels of soil, air, water or noise pollution.</p> <p>Para 120 – where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.</p> | No conflict | HIGH |
| GEN10 | Renewable Energy | <p>Para 93 – Planning plays a key role in ...and supporting the delivery of renewable and low carbon energy and associated infrastructure.</p> <p>Para 97 – should have a positive strategy to promote energy from renewable/low carbon sources, consider identifying areas for renewable and low carbon energy sources where this would help secure the development of such sources.</p> <p>Para 98 – not require applicants for energy development to demonstrate overall need/approve the application if its impacts can be made acceptable.</p> | Positively worded. No conflict with criteria. But to note NPPF para 97 suggests that LPA's should consider identifying suitable areas for renewable and low carbon energy development. | HIGH |
| GEN11 | Areas affected by flooding or poor drainage | <p>Para 94 – should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk...</p> <p>Para 103 – in areas liable to flood should ensure that development is appropriately flood resilient and resistant. And should ensure that flood risk is not increased elsewhere. In areas at risk should be informed by a site specific flood risk assessment.</p> | No reference to the sequential test or need for site specific assessment. | MEDIUM |
| GEN12 | Design against Crime | Para 69 - create/promote safe and accessible environments/developments | No conflict | HIGH |

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|---------------------------|------------------------------|---|--|---------------|
| ALT GEN 13 | Affordable Housing | <p>Para 47 – use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing.</p> <p>Para 50 – where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be robustly justified.</p> | <p>No direct conflict. However, the evidence base is out of date supporting the thresholds and percentages. Definitions of affordable housing have changed since policy drafted (although not included within the policy).</p> | HIGH |
| CON1 | European Designations | <p>Para 109 – minimise the impacts on biodiversity.</p> <p>Para 113 – Set criteria based policies for proposals on/affecting protected wildlife sites. Make a distinction between the hierarchy.</p> <p>Para 117 – Policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>Para 118 – If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.</p> <p>Should refuse development resulting in the loss of irreplaceable habitats.</p> <p>Para 119 – presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> | <p>No conflict but protection covered by Habitats Regulations.</p> | HIGH |
| CON2 | National Designations | <p>Para 109 – minimise the impacts on biodiversity.</p> <p>Para 113 – Set criteria based policies for proposals on/affecting protected wildlife/geodiversity sites. Make</p> | <p>Policy is more permissive Some difference in wordings in relation to</p> | MEDIUM |

| | | | | |
|-------------|---------------------------------|---|--|---------------|
| | | <p>a distinction between the hierarchy.</p> <p>Para 118 – Should refuse development resulting in the loss of irreplaceable habitats. Should seek to avoid, then mitigate and then compensate.</p> <p>Para 118 – where adverse effect (on SSSI) likely, an exception should only be made where benefits outweigh the impact.</p> | <p>allowing exceptions - NPPF refers to where the benefits of the development clearly outweigh both the impact on the features of that SSSI and wider impacts on the SSSI network.</p> <p>NPPF states should refuse applications resulting in the loss of irreplaceable habitats. Also should seek to avoid, mitigate and then compensate.</p> | |
| CON3 | Local Designations | <p>Para 109 – minimise the impacts on biodiversity.</p> <p>Para 113 – Set criteria based policies for proposals on/affecting protected wildlife/geodiversity sites. Make a distinction between the hierarchy.</p> <p>Para 117 – Policies should aim to prevent harm to geological conservation interests.</p> <p>Para 118 – Should refuse development resulting in the loss of irreplaceable habitats. Should seek to avoid, then mitigate and then compensate.</p> | <p>Policy more permissive. Should be looking to avoid or mitigate. See CON2</p> | MEDIUM |
| CON4 | Replacement and Habitats | <p>Para 109 – minimise the impacts on biodiversity.</p> <p>Para 113 – Set criteria based policies for proposals on/affecting protected wildlife/geodiversity sites. Make a distinction between the hierarchy.</p> <p>Para 117 – Policies should aim to prevent harm to geological conservation interests.</p> <p>Para 118 – Should refuse development resulting in the loss of irreplaceable habitats. Should seek to avoid, then mitigate and then compensate.</p> | <p>Compensate – should be the last resort. See CON2</p> | MEDIUM |

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|--------------|---|--|--|--|
| CON5 | Species Protected by Law | <p>Para 109 – minimise the impacts on biodiversity.</p> <p>Para 113 – Set criteria based policies for proposals on/affecting protected wildlife/geodiversity sites. Make a distinction between the hierarchy.</p> <p>Para 117 – Policies should aim to prevent harm to geological conservation interests.</p> <p>Para 118 – Should refuse development resulting in the loss of irreplaceable habitats.</p> | No conflict | HIGH |
| CON6 | Heathlands | <p>Para 109 – minimise the impacts on biodiversity.</p> <p>Para 113 – Set criteria based policies for proposals on/affecting protected wildlife/geodiversity sites. Make a distinction between the hierarchy.</p> <p>Para 117 – Policies should aim to prevent harm to geological conservation interests.</p> <p>Para 118 – Should refuse development resulting in the loss of irreplaceable habitats.</p> | Overtaken by SPA designation. See comments for CON2. Policy approach should reflect the hierarchy of designations. | HIGH – for non-SPA sites MEDIUM – for other sites |
| CON7 | Riverside Environments | <p>Para 109 – Planning should protect and enhance valued landscapes and minimise impacts on biodiversity.</p> | | HIGH |
| CON8 | Trees, Woodland & Hedgerows: Amenity Value | <p>Para 109 - ‘minimise impacts on biodiversity’ and provide net gains in biodiversity where possible.</p> <p>Para 114 – plan positively for the creation, protection and enhancement and management of networks of biodiversity.</p> <p>Para 118 – planning permission should be refused for development resulting in the loss or deterioration of irreplaceable landscapes.</p> <p>Para 6 – Planning system should seek environmental gains.</p> | | HIGH |
| CON10 | Basingstoke Canal | <p>Para 109 – Planning should protect and enhance valued landscapes and minimise impacts on biodiversity.</p> | | HIGH |

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|--------------|--|---|--|------|
| CON11 | Archaeological Sites and Schedule Monuments | <p>Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance.</p> <p>Para 133 – Should refuse consent where there would be substantial harm to or loss of significance of a designated heritage asset.</p> <p>Para 128 – can require assessment or field evaluation from developers where there are potential heritage assets.</p> <p>Para 135 – Effects of an application on non-designated heritage assets should be taken into account in applications. Make a balanced judgement based on scale of any harm/loss and significance of asset.</p> | HIGH | |
| CON12 | Historic Parks and Gardens | <p>Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance.</p> <p>Para 133 – Should refuse consent where there would be substantial harm to or loss of significance of a designated heritage asset.</p> | Some difference in terminology. LP uses ‘adversely affect’ and NPPF uses ‘lead to substantial harm’. | HIGH |
| CON13 | Conservation Areas – general policy | <p>Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance.</p> <p>Para 132 – in considering the impact on the significance of a designated heritage asset, great weight should be given to the asset’s conservation</p> <p>Para 133 – Should refuse consent where there would be substantial harm to or loss of significance of a designated heritage asset.</p> | No conflict but Para 133 of NPPF suggests that consent should be refused unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or a number of other criteria apply. NPPF (para 133) includes circumstances under which development may be granted which is not | HIGH |

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|--------------|---|---|--|--------|
| | | | reflected in the LP Policy. | |
| CON14 | Conservation Areas – demolition of buildings | Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance. Para 133 – Should refuse consent where there would be substantial harm to or loss of significance of a designated heritage asset. | As above | HIGH |
| CON17 | Listed Buildings and Buildings of Local Interest – extension or alteration | Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance. Para 133 – Should refuse consent where there would be substantial harm to or loss of significance of a designated heritage asset. | No conflict but para 129 refers to assessing the particular significance of any heritage asset that may be affected by a proposal. | HIGH |
| CON18 | Listed Buildings or Buildings of Local Interest – Change of Use | Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance. Para 133 – Should refuse consent where there would be substantial harm to or loss of significance of a designated heritage asset. | As above | HIGH |
| CON19 | Strategic Gaps – General Policy | Para 109 – Planning should protect and enhance valued landscapes. | Nothing supportive of, or restricting Gaps. | HIGH |
| CON20 | Strategic Gaps: Blackwater Valley | Para 109 – Planning should protect and enhance valued landscapes. | As above | HIGH |
| CON21 | Local Gaps | Para 109 – Planning should protect and enhance valued landscapes. | | HIGH |
| CON22 | Setting of Settlements and recreation | Para 110 – should allocate land with the least environmental or amenity value, where consistent with other policies in this framework. | Nothing directly supporting this approach, but also not directly in conflict. | MEDIUM |
| CON23 | Development affecting Public | Para 75 – should protect and enhance public rights of way and access. | | HIGH |

| Rights of Way | | | | |
|----------------------|--|---|--|---------------|
| RUR1 | Definition of areas covered by RUR policies | Nothing directly relevant | | HIGH |
| RUR2 | Development in the open countryside – general | <p>Para 17 – recognise the intrinsic character and beauty of the countryside</p> <p>Para 28 – should support economic growth in rural areas and take a positive approach to sustainable new development.</p> <p>Paras 54/55 – Plan housing to meet local needs including rural exception sites. Avoid isolated new homes in Countryside unless special circumstances.</p> <p>Para 109 – Planning system should protect and enhance valued landscapes.</p> <p>Para 113 – Should set criteria based policies against which proposals in protected landscape areas will be judged.</p> | Negatively worded. NPPF has a more positive approach to the types of development that might be permitted in the countryside. | MEDIUM |
| RUR3 | Development in the open countryside - control | <p>Para 17 – recognise the intrinsic character and beauty of the countryside</p> <p>Para 28 – should support economic growth in rural areas and take a positive approach to sustainable new development.</p> <p>Para 109 – Planning system should protect and enhance valued landscapes.</p> <p>Para 113 – Should set criteria based policies against which proposals in protected landscape areas will be judged.</p> | Positively worded | HIGH |
| RUR4 | Re-use of Rural Buildings – general | <p>Para 17 – recognise the intrinsic character and beauty of the countryside</p> <p>Para 109 – Planning system should protect and enhance valued landscapes.</p> <p>Para 113 – Should set criteria based policies against</p> | PD rights? | HIGH |

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|---------------|--|---|---|-------------|
| | | which proposals in protected landscape areas will be judged. | | |
| RUR5 | Re-use of rural buildings – residential | <p>Para 17 – recognise the intrinsic character and beauty of the countryside</p> <p>Para 55 – location of housing should be where it will enhance or maintain the vitality of rural communities. Avoid isolated homes in the countryside unless meet relevant criteria.</p> <p>Para 109 – Planning system should protect and enhance valued landscapes.</p> <p>Para 113 – Should set criteria based policies against which proposals in protected landscape areas will be judged.</p> | <p>No requirement for commercial to be considered before residential.</p> <p>Policy no longer being implemented – see Cabinet Report September 2015</p> | LOW |
| RUR8 | Advertisements in the countryside | <p>Para 64 – permission should be refused for poor design that fails to take opportunities for improving character and quality of an area.</p> <p>Para 67 – Control over outdoor advertisements should be efficient, effective and simple. Only adverts that have an appreciable impact on a building or their surroundings should be subject to detailed assessment. Should be subject to control only in the interests of amenity and public safety.</p> | | HIGH |
| RUR10 | Telecommunications | <p>Para 43 – should support the expansion of electronic communications networks. Should aim to keep masts to a minimum and use existing masts, buildings and other structures unless can justify a new site.</p> <p>Para 46 – LPAs should not question the need for the telecommunications system or determine health safeguards.</p> | | HIGH |
| RUR 11 | Agricultural developments | <p>Para 28 – should support economic growth in rural areas. Should promote the development and diversification of agriculture.</p> | | HIGH |

| | | | | |
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| RURI2 | Business in rural settlements | <p>Para 19 – significant weight should be placed on the need to support economic growth through the planning system.</p> <p>Para 25 – Sequential approach does not apply to rural offices.</p> <p>Para 28 – should support economic growth in rural areas.</p> | | HIGH |
| RURI3 | Business in open countryside | <p>Para 19 – significant weight should be placed on the need to support economic growth through the planning system.</p> <p>Para 28 – should support economic growth in rural areas.</p> | | HIGH |
| RURI6 | Loss of employment uses | <p>Para 19 – significant weight should be placed on the need to support economic growth through the planning system.</p> <p>Para 22 – should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of them being used for that purpose.</p> <p>Para 51 – should normally approve applications for change to residential use from commercial (B class) uses unless strong economic reasons not to do so.</p> | <p>PD rights</p> <p>Robust evidence to justify economic reasons not to allow loss of employment (e.g. industrial units?)</p> <p>Need clarification from the Employment Land Review.</p> | LOW |
| RURI7 | Protection of rural shops and post offices | <p>Para 70 – guard against the unnecessary loss of valued facilities and services particularly where this reduces the community’s ability to meet day to day needs.</p> | <p>New PD rights (e.g. A1 to A2) will affect the number of proposals submitted under this Policy.</p> | HIGH |
| RYRI8 | Small scale shopping development | <p>Para 28 – Should promote the retention and development of local services and community facilities in villages, such as local shops.</p> <p>Para 70 – plan positively for the provision and use of shared space, community facilities (such as local shops..) to enhance the sustainability of communities.</p> | | HIGH |

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| RUR20 | Housing in rural settlements | <p>Para 54 – In rural areas plan housing to reflect local needs.</p> <p>Para 55 – In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p> | HIGH |
| RUR22 | Affordable housing | <p>Para 47 – use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing.</p> <p>Para 50 – where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be robustly justified.</p> <p>Para 54 – In rural areas should plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.</p> | HIGH |
| RUR23 | Replacement of existing dwellings | <p>Para 17 – Planning should recognise the intrinsic character and beauty of the countryside.</p> <p>Paras 54/55 – Plan housing to meet local needs including rural exception sites. Avoid isolated new homes in Countryside unless special circumstances.</p> <p>Para 109 – Planning should protect and enhance valued landscapes.</p> | HIGH |
| RUR24 | Renovation and extension of existing dwellings | <p>Para 17 – Planning should recognise the intrinsic character and beauty of the countryside.</p> <p>Paras 54/55 – Plan housing to meet local needs including rural exception sites. Avoid isolated new homes in Countryside unless special circumstances.</p> <p>Para 109 – Planning should protect and enhance valued landscapes.</p> | HIGH |
| RUR30 | Informal recreation facilities | <p>Para 28 – should support sustainable rural tourism and leisure developments.</p> | HIGH |

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| | | <p>Para 73 – Access to open space and opportunities for sport and recreation makes an important contribution to health and well-being.</p> <p>Para 109 – Planning should protect and enhance valued landscapes and minimise impacts on biodiversity.</p> | |
| RUR31 | Blackwater Valley | <p>Para 28 – should support sustainable rural tourism and leisure developments.</p> <p>Para 73 – Access to open space and opportunities for sport and recreation makes an important contribution to health and well-being.</p> <p>Para 109 – Planning should protect and enhance valued landscapes and minimise impacts on biodiversity.</p> <p>Para 75 – should protect and enhance public rights of way and access.</p> | HIGH |
| RUR32 | Basingstoke Canal | <p>Para 28 – should support sustainable rural tourism and leisure developments.</p> <p>Para 73 – Access to open space and opportunities for sport and recreation makes an important contribution to health and well-being.</p> <p>Para 109 – Planning should protect and enhance valued landscapes and minimise impacts on biodiversity.</p> | HIGH |
| RUR33 | Camping and Caravanning | <p>Para 28 – should support sustainable rural tourism and leisure developments.</p> <p>Para 75 – should protect and enhance public rights of way and access.</p> | HIGH |
| RUR34 | Horse related development | <p>Para 28 – should support sustainable rural tourism and leisure developments.</p> <p>Para 17 – Planning should recognise the intrinsic character and beauty of the countryside.</p> | HIGH |

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| RUR35 | Social infrastructure and services | <p>Para 28 – should promote the retention and development of local services and community facilities in villages such as local shops, etc.</p> <p>Para 70 – Should guard against the unnecessary loss of valued facilities and services.</p> | | HIGH |
| RUR36 | Motor sports | <p>Para 28 - Support tourism and leisure developments.. which respect the character of the countryside.</p> <p>Para 123 – policies and decisions should avoid noise having an adverse impact, mitigate and reduce impacts arising from noise, recognise that development will create some noise, and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and which are prized for their recreational and amenity value for this reason.</p> | | HIGH |
| RUR37 | Use of dwelling for BI use | <p>Para 19 – significant weight should be placed on the need to support economic growth through the planning system.</p> <p>Para 28 – should support economic growth in rural areas, through conversions and new buildings.</p> | | HIGH |
| RUR38 | Provision of Gypsy Sites | <p>NPPF Para 47 – use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing.</p> <p>NPPF Para 50 – Should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.</p> <p>PPTS¹¹ para 10 – where no identified need, criteria-based policies should be included.</p> <p>PPTS para 11 – criteria that policies should consider.</p> <p>Para 23- considerations for traveller sites in the countryside.</p> | <p>The principle of having a criteria based policy such as RUR38 is supported by the PPTS. However, not all of the relevant criteria in para 11 of the PPTS are covered in RUR38 although it could probably be argued these issues are covered by other policies, also elements of paras 23</p> | MEDIUM |

¹¹ Planning Policy for Traveller Sites, CLG, 2012

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| | | Para 24 - Issues to be considered in determining planning applications. | and 24 not directly referred to. The main gap is setting the need and the target, working with adjoining LPA's. There is no immediate 'need' identified at present which has been translated into policy. Might argue that 'exceptionally be permitted' in the Local Plan policy is more stringent than the wording in the PPTS and NPPF. |
| URB1 | Definition of areas covered by URB policies | Nothing directly relevant | HIGH |
| URB2 | Business Development – general | Para 19 – significant weight should be placed on the need to support economic growth through the planning system. Para 21 – should set criteria, or identify strategic sites for local and inward investment. Para 22 – should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Para 51 – should normally approve planning | HIGH |

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| | | applications for change to residential use from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided not strong economic reasons why it would be inappropriate. | | |
| URB3 | Town, district and Local centres: Business above ground floor | Para 19 – significant weight should be given to the need to support economic growth. Para 23 – support the vitality and viability of town centres. Set out the extent of town centres and primary shopping areas and primary and secondary frontages and policies which make clear which uses will be permitted in such locations. | No primary/secondary designations though | HIGH |
| URB4 | Town, district centres: business at ground floor level | Para 19 – significant weight should be given to the need to support economic growth. Para 23 – support the vitality and viability of town centres. Set out the extent of town centres and primary shopping areas and primary and secondary frontages and policies which make clear which uses will be permitted in such locations. | No primary/secondary designations though? | HIGH |
| URB5 | Provision of small businesses | Para 19 – significant weight should be placed on the need to support economic growth through the planning system. Para 21 – Policies should set criteria or identify strategic sites to meet anticipated needs and this should be supported by evidence/support existing business sectors, where possible identify and plan for new or emerging sectors. Policies should be flexible to allow response to changes in economic circumstances. | Evidence of the need for small businesses? | HIGH |
| URB6 | Expansion of employment uses | Para 19 – significant weight should be placed on the need to support economic growth through the planning system. | | HIGH |

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| | | <p>Para 21 – should set criteria, or identify strategic sites for local and inward investment.</p> <p>Para 22 – should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p> <p>Para 24 – should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan.</p> <p>Para 26 – Should require an impact assessment for retail, leisure and office developments outside town centres and not in accordance with an up to date local plan – locally set size threshold or default of 2,500m².</p> | | |
| URB7 | Loss of employment uses | <p>Para 51 – should normally approve planning applications for change to residential use from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided not strong economic reasons why it would be inappropriate.</p> | <p>PD rights.</p> <p>Robust evidence to justify economic reasons not to allow loss of employment (e.g. industrial units?)</p> <p>Need clarification from the ELR.</p> <p>Changes to its implementation. see Cabinet Report September 2015</p> | <p>LOW</p> |
| URB8 | Shopping in urban areas and rural centres | <p>Para 23 – should pursue policies to support their (town centres) viability and vitality. Should define a network and hierarchy of centres. Glossary – Town</p> | | <p>HIGH</p> |

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| | | centres or centres includes, town centres, district centres and local centres but excludes small parades of shops of purely neighbourhood significance. Para 28 – should support economic growth in rural areas and promote the retention and development of local services and community facilities in villages (such as local shops). | | |
| URB9 | Retail: local needs | Para 28 – should support economic growth in rural areas and promote the retention and development of local services and community facilities in villages (such as local shops). Para 70 – Should guard against the unnecessary loss of valued facilities and services. | | HIGH |
| URB10 | Out of centre retailing | Para 23 – should set policies for the consideration of main town centre uses which cannot be accommodated in town centres. Para 24 when considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Should apply a sequential test. Para 26 – require an impact assessment for large developments outside town centres and not in accordance with a Local Plan. | NPPF does not require need to be demonstrated. | MEDIUM |
| URB11 | Shop fronts | Para 17 – seek to secure high quality design and a good standard of amenity. Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected. Para 59 – Should consider using design codes/Policies should avoid unnecessary prescription or detail. Para 57 – plan positively for the achievement of high quality and inclusive design for all development. | | HIGH |

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| | | Paras 58/69 – create/promote safe and accessible environments/developments. | | |
| URB12 | Residential developments criteria | <p>Para 17 – seek to secure high quality design and a good standard of amenity.</p> <p>Para 51 – should normally approve planning applications for change to residential use from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided not strong economic reasons why it would be inappropriate.</p> <p>Para 57 – achieve high quality and inclusive design for all development</p> <p>Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected/establish a sense of place/respond to local character and history and local surroundings and materials/create safe and accessible environments.</p> | <p>Conflict is criterion (v) which resists the loss of land in B1/B2 uses.</p> <p>See also comments on URB7.</p> | MEDIUM |
| ALT URB14 | Sheltered and Supported Accommodation | <p>Para 50 – Should plan for a mix of housing based on current and future demographic trends including for older people.</p> <p>159 – Should produce a SHMA which addresses the needs for all types of housing and the needs of different groups including older people.</p> | No conflict but evidence out of date. | HIGH |
| URB15 | Town, district and local centres | <p>Para 23 – support the vitality and viability of town centres.</p> <p>Mix of uses? Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. Residential identified as an appropriate town centre use.</p> | Not all require pp. | HIGH |
| URB16 | Extensions | Para 17 – seek to secure high quality design and a good standard of amenity. | | HIGH |

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| | | <p>Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected.</p> <p>Para 59 – Should consider using design codes/Policies should avoid unnecessary prescription or detail.</p> | | |
| URB17 | Annexes for dependent relatives | Nothing specific | | HIGH |
| URB18 | Residential densities in North Fleet and Yateley Conservation Area | Para 47 – local planning authorities should set out their own approach to housing density to reflect local circumstances. | | HIGH |
| URB19 | Yateley Conservation Area | <p>Para 47 – local planning authorities should set out their own approach to housing density to reflect local circumstances.</p> <p>Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance.</p> <p>Para 131 – in determining planning applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness.</p> | | HIGH |
| URB20 | Retention and provision of local services and community facilities | Para 70 – should plan positively for the provision and use of shared space, community facilities and other local services. Should guard against the unnecessary loss of valued facilities and services. | | HIGH |
| URB21 | Loss of amenity and recreation open space | <p>Para 69 - Para 69 -Planning plays an important role in creating healthy, inclusive communities.</p> <p>Para 70 – Should guard against the unnecessary loss of valued facilities and services.</p> <p>Para 73 – Access to open space makes an important contribution to health and well-being. Policies should</p> | No conflict but evidence out of date | HIGH |

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| | | <p>be based on robust and up to date evidence. This should then inform what open space, sports and recreational provision is required.</p> <p>Para 74 – Open space, sports and recreational buildings on land should not be built on (subject to various criteria).</p> | | |
| URB22 | Change of use of small open space areas | <p>Para 57 – plan positively for high quality, inclusive design including individual buildings, public and private spaces.</p> <p>Para 186 – should approach decision taking in a positive way.</p> | | HIGH |
| URB23 | Open space requirements with new developments | <p>Para 73 – Access to open space makes an important contribution to health and well-being. Policies should be based on robust and up to date evidence. This should then inform what open space, sports and recreational provision is required.</p> | No conflict but evidence out of date | HIGH |
| URB24 | Signs and advertisements | <p>Para 17 – seek to secure high quality design and a good standard of amenity.</p> <p>Para 58 – develop robust and comprehensive policies that set out the quality of development that will be expected.</p> <p>Para 57 – plan positively for the achievement of high quality and inclusive design for all development.</p> <p>Para 67 – only adverts which have an impact on a building or surroundings should be subject to detailed assessment. Adverts should be subject to control only in the interests of amenity and public safety.</p> | Criteria relate to amenity and public safety. | HIGH |
| FI | Fleet town centre – General Policies | <p>Para 17 – promote mixed use developments</p> <p>Para 23 – support the vitality and viability of town centres. Set out the extent of town centres and primary shopping areas and primary and secondary frontages and policies which make clear which uses</p> | No defined primary/secondary frontages | HIGH |

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| | | will be permitted in such locations. Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance. Para 40 – should improve quality of parking in town centres. | | |
| F2 | Fleet Town Centre – Primary retail centre | Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. Allocate a range of suitable sites to meet the scale and type of retail etc. needed in town centres. | This will now be hard to control given new PD rights. | HIGH |
| F3 | Fleet town centre – Secondary retail area | Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. Allocate a range of suitable sites to meet the scale and type of retail etc. needed in town centres. | | HIGH |
| F4 | Fleet Town Centre – Area I | Para 23 – supports the allocation of sites for town centre uses including residential. | | HIGH |
| F5 | Fleet Town Centre – Area F5 | Para 23 - Allocate a range of suitable sites to meet the scale and type of retail, commercial development etc. needed in town centres. | | HIGH |
| F6 | Fleet Town Centre Area F6 | Para 23 – supports the allocation of sites for town centre uses including commercial uses | | HIGH |
| F7 | Fleet Town Centre – Area F7 | Para 23 – supports the allocation of sites for town centre uses including commercial uses | | HIGH |
| F8 | Fleet Town Centre – Area F8 | Para 23 – supports the allocation of sites for town centre uses | | HIGH |
| F9 | Church Road Car Park | Para 40 – should improve the quality of town centre parking. | No reference to improving quantity of car parking to support town | HIGH |

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| | | | centres – but may be an element needed to improve vitality and viability. | |
| F10 | Victoria Road Car Park | Para 23 – supports the allocation of sites for town centre uses | No reference to improving quantity of car parking to support town centres – but may be an element needed to improve vitality and viability. | HIGH |
| F11 | Fleet Town Centre – Rear Servicing | Para 35 – plans should ensure developments are located so as to accommodate the efficient delivery of goods and supplies and create safe and secure layouts. | | HIGH |
| Y1 | Yateley Town Centre – General Policies | Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. | | HIGH |
| Y2 | Yateley Town Centre: Harpton Parade | Para 23 – define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. supports the allocation of sites for town centre uses | Positive approach to development | HIGH |
| Y3 | Yateley Town Centre: Gayton House | Para 23 - supports the allocation of sites for town centre uses | | HIGH |
| Y4 | Yateley Town Centre: Uses | Para 23 - supports the allocation of sites for town centre uses including commercial uses | | HIGH |
| Y5 | Yateley Town Centre: Redevelopment | Para 23 - supports the allocation of sites for town centre uses Para 23 – define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. | | HIGH |

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| Y6 | Yateley Town Centre: Martins Parade | Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. | New PD rights mean that some changes of use will be hard to resist. | HIGH |
| Y7 | Yateley Town Centre: Rear of Royal Oak | Para 23 - supports the allocation of sites for town centre uses | | HIGH |
| Y8 | Yateley Town Centre: South of Reading Road | Para 23 - supports the allocation of sites for town centre uses including commercial uses Para 126 – Recognise that heritage assets are an irreplaceable resource and preserve appropriate to level of significance. Para 131 – in determining planning applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness. | | HIGH |
| B1 | Blackwater Town Centre: Retention of retail uses | Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. Para 70 – Should guard against the unnecessary loss of valued facilities and services. | If ‘retail uses’ means A1 then many changes will be PD. | HIGH |
| B2 | Blackwater Town Centre: Redevelopment of Green Lane Car Park | Para 23 - supports the allocation of sites for town centre uses including commercial uses | | HIGH |
| B3 | Blackwater Town Centre: Redevelopment of White Hart Parade | Para 23 – support vitality and viability, define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. | | HIGH |

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| | | Para 23 - supports the allocation of sites for town centre uses | | |
| B4 | Blackwater Town Centre: Redevelopment of garage site | Para 23 - supports the allocation of sites for town centre uses Para 157 – Local Plan should allocate land to promote development and flexible use of land. | Scheme built | N/A |
| H1 | Hook Village Centre: Area A1 | Para 23 - supports the allocation of sites for town centre uses including commercial uses Para 23 – define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. | Will be affected by PD changes of use. | HIGH |
| H2 | Hook Village Centre: The Acorn | Para 23 - supports the allocation of sites for town centre uses including commercial and retail uses | | HIGH |
| H3 | Hook Parade: Redevelopment | Para 23 - supports the allocation of sites for town centre uses Para 23 – define the extent of different frontages in designated centres and set policies that make clear which uses will be permitted in such locations. Para 70 – should plan positively for the provision and use of shared space, community facilities and other local services. | | HIGH |
| H4 | Hook Village Centre Area: Area H4 | Para 23 - supports the allocation of sites for town centre uses Para 70 – should plan positively for the provision and use of shared space, community facilities and other local services. | | HIGH |
| H5 | Hook Village Centre: Area H5 | Para 23 - supports the allocation of sites for town centre uses Para 157 – Local Plan should allocate land to promote development and flexible use of land. | | HIGH |
| T1 | Land Use and Transport | Para 30 –should support a pattern of development which, where reasonable to do so, facilitates the use | | HIGH |

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| | | of sustainable modes of transport. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. | | |
| T2 | Public Transport: General | Para 30 - should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Para 35 – Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. | | HIGH |
| T3 | Public Transport: Fleet Town Centre | Para 41 – should identify and protect sites and routes critical in developing infrastructure to widen transport choice. | | HIGH |
| T5 | Highway Network | Para 30 - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Para 32 – development should only be refused on transport grounds where the residual cumulative impacts are severe. Para 35 – Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. | NPPF largely concerned with the location of development to ensure the use of sustainable modes of transport. | MEDIUM |
| T6 | Safeguarding land for schemes | Para 41 – should identify and protect sites and routes critical in developing infrastructure to widen transport choice. | Proposals more for highway safety than widening transport choice. | MEDIUM |
| T7 | Fleet Inner Relief Road | Para 41 – should identify and protect sites and routes critical in developing infrastructure to widen transport choice. | As above | MEDIUM |
| T8 | Highway network east of Fleet | Para 41 – should identify and protect sites and routes critical in developing infrastructure to widen transport | As above | MEDIUM |

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| | | choice. | | |
| T9 | Road and junction improvements | Para 41 – should identify and protect sites and routes critical in developing infrastructure to widen transport choice. | As above | MEDIUM |
| T10 | Safeguarding land for cycleway & footpath networks | Para 35 – Development should be designed where practical to give priority to pedestrian and cycle movements, create safe and secure layouts. Para 41 – should identify and protect sites and routes critical in developing infrastructure to widen transport choice. | | HIGH |
| T11 | Public access for mobility impaired | Para 35 – developments should consider the needs of people with disabilities by all modes of transport. Paras 58/69 – create/promote safe and accessible environments. | | HIGH |
| T12 | Public car parking: safeguarding | Para 23 – supports the vitality and viability of town centres Para 39 – Sets out the factors to be taken into account in setting local parking standards. Para 40 – should seek to improve the quality of parking in town centres, including for motorcycles. Para 41 – should identify and protect sites critical in developing infrastructure to widen choice. | | HIGH |
| T13 | Traffic management | Para 32 – should take account of whether the opportunities for safe and secure access have been taken up, improvements can be undertaken within the transport network that limit significant impacts of the development. Para 41 – should identify and protect sites critical in developing infrastructure to widen choice. | NPPF largely concerned with the location of development to ensure the use of sustainable modes of transport. | MEDIUM |
| T14 | Transport and Development | Para 32 – should take account of whether the opportunities for safe and secure access have been taken up, improvements can be undertaken within the | | HIGH |

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| | | <p>transport network that limit significant impacts of the development.</p> <p>Para 35 – Development should be designed where practical to give priority to pedestrian and cycle movements, create safe and secure layouts.</p> <p>Paras 32/36 – developments which generate significant amounts of movement should be supported by a Transport Statement or Transport assessment and a Travel Plan.</p> | | |
| T15 | Development requiring new or improved access | <p>Para 32 – should take account of whether the opportunities for safe and secure access have been taken up, improvements can be undertaken within the transport network that limit significant impacts of the development.</p> | | HIGH |
| T16 | Improvements made necessary by development | <p>Para 157 – Local Plans should plan positively for the development and infrastructure required in the area.</p> <p>Para 203 – 206 – use of planning obligations</p> | <p>Circular no longer in place.</p> <p>NPPF and CIL Regulations relevant.</p> <p>Now affected by the pooling restrictions.</p> | HIGH |
| T17 | Ewshot/QEII Barracks | <p>Para 35 – sets out transport considerations in new development</p> <p>Para 41 – should identify and protect sites critical in developing infrastructure to widen choice.</p> | | HIGH |