

Hart Local Plan: Strategy and Sites 2016 - 2032



**Proposed Submission Version
February 2018**

Making Hart a great place to live

Foreword

Welcome to our Proposed Submission version of the Hart Local Plan: Strategy and Sites 2016-2032.

This Local Plan outlines how we will balance future development requirements with the need to protect the special qualities of Hart. It includes policies setting out how we will protect and enhance our natural and built environment and our heritage assets.

We recognise that there are considerable pressures for development over the plan period. These include the need for new homes as well as other forms of development. Through policies in this Plan we will seek to ensure that a range of housing types, including affordable housing, are provided to meet the varied needs of residents as they move through their stages of life. The Plan will apply all available measures to deliver new homes that are of a good design, adaptable with adequate living space.

This Plan has been prepared following several rounds of consultation with residents and stakeholders and using a range of technical evidence and advice. Many different points of view have been expressed, and in this version of the Plan we have done our best to respond to opinions that have been submitted. However, we recognise that there may still be more to be said, and this version will be open for consultation for a further six week period.

Any comments on this version of the Plan will be taken into account by an independent Inspector during the Plan's Examination in 2018.

We hope that we will be able to formally adopt the Local Plan following the examination and put in place an up to date and positive framework to guide future development within Hart.

Councillor David Neighbour

Leader

Hart District Council

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Introduction

1. The Hart Local Plan: Strategy and Sites sets out the overall vision, objectives and policies to guide future development in the District over the plan period 2016-2032.

What is the Local Plan for?

2. Planning has a key role in enabling us to meet the challenges that Hart faces whilst protecting what is valued. The Local Plan addresses future development needs, especially for housing, while ensuring that the special qualities of the District are conserved and, where possible, enhanced.
3. The Plan has been prepared in the context of national planning policy and guidance, and on the basis of specific local evidence relevant to Hart.
4. In preparing this new plan we have:
 - Considered how much land is likely to be needed for different uses;
 - Identified sites to make sure that we have an appropriate supply of land that is available for development;
 - Set out strategic, and locally specific policies to guide development and provide the framework for the preparation of Neighbourhood Plans;
 - Worked with neighbouring councils and Hampshire County Council, as well as expert advisers (such as the Environment Agency and Natural England) and infrastructure providers;
 - Engaged with residents, businesses and other stakeholders.
5. This Plan covers the whole of the District and forms a key part of the Development Plan for Hart.

What is the purpose of this stage of the Local Plan?

6. This version of the Local Plan is known as the 'Proposed Submission' version of the Hart Local Plan: Strategy and Sites 2016-2032. It has been informed by previous consultations and a robust evidence base prepared in partnership with neighbouring authorities, where relevant. It sets out a final version of the Local Plan that the Council believes will guide sustainable development in the District up to 2032.
7. We are now publishing the Proposed Submission Plan, including the accompanying Policies Map, for comments, along with a Sustainability Appraisal and other supporting documents.

How to make comments

8. You can view the Proposed Submission Local Plan, Proposed Changes to the Adopted Policies Map, the Sustainability Appraisal and all other supporting documents online at www.hart.gov.uk/Local-Plan-Publication-2018. A hard copy of the Local Plan will be available at the Hart District Council Offices in Fleet, at Town and Parish Council offices, and at libraries within the District.

**Comments must be made between
Friday 9 February and 4pm on Monday 26 March 2018
inclusive.**

A response form is available at
www.hart.gov.uk/Local-Plan-Publication-2018

Please email response forms to planningpolicy@hart.gov.uk

Hard copies of the response forms are available at the Council offices and should be returned to: Planning Policy, Hart District Council, Harlington Way, Fleet, GU51 4AE

Further information is available at www.hart.gov.uk/planning-policy

9. The information collected as part this consultation will be processed by the Council in accordance with the Data Protection Act 1998. The purposes for collecting this data are to:
- contact you to acknowledge receipt of any representations that you make
 - seek further information regarding the information provided in your representation (where necessary) and
 - forward your comments to an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound (see paragraph 131 of the National Planning Policy Framework).
10. We will hold your personal data securely but please note that representations made must be attributable to named individuals or organisations at a postal address. Any comments received will be made available for public viewing at the Council Offices, Harlington Way, Fleet. Furthermore, all representations and contact names will be published on Hart District Council's website but no other personal information. We will not use your personal data for any

purposes other than set out above without first obtaining your consent (unless we are obliged by law to disclose it).

11. At this stage of the process comments should be made on the 'legal compliance' and 'soundness' of the Local Plan. This means, in preparing the Local Plan:
- Has the Council followed the correct procedures?
 - Has the Council complied with the Duty to Cooperate?
 - Does the Plan meet the 'tests of soundness' set out below¹?
 - **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

What happens next?

12. The comments made on the Proposed Submission Plan will be sent to the Secretary of State along with the 'Submission' Local Plan and all supporting evidence. The Local Plan will then be examined by an independent planning inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. The examination is likely to involve public hearings.
13. The Inspector may conclude that the Plan is sound (with or without further changes) or that it is unsound. If significant changes are needed to make the plan sound these will be subject to further consultation.
14. It is anticipated that the Local Plan will be adopted towards the end of 2018. The latest timetable is set out in the Local Development Scheme, available at <https://www.hart.gov.uk/Emerging-planning-policy-guidance>.
15. On adoption of the Plan, a number of the saved policies within the existing Hart Local Plan² will be replaced, as set out in Appendix 5. Those saved policies that would remain are set out at Appendix 6.

¹ These tests of soundness are set out at paragraph 182 of the [National Planning Policy Framework](#)

² That is the Hart Local Plan (Replacement) 1996-2006 and First Alterations to that Plan.

Context

16. In preparing the Local Plan, we must have regard to the local characteristics of Hart, to other local, regional and national plans and strategies, to the outcome of consultation and to the findings of technical evidence. Key elements of the context within which this Plan has been prepared are set out below.

National planning policy, guidance and legislation

17. This Plan takes into account the [Planning and Compulsory Purchase Act 2004](#), the [Localism Act 2011](#) and the [Town and Country \(Local Planning\) Regulations 2012](#). It reflects the aims and objectives of government planning policy as set out in the [National Planning Policy Framework](#) (NPPF), [Planning Policy for Traveller Sites](#) and the [Planning Practice Guidance](#) (PPG).
18. We are also required by national planning policy to take a positive approach to development, and for an up-to-date local plan to be produced that meets identified needs, unless there are good reasons why this cannot be achieved. Together the NPPF and PPG set out overarching policy and guidance on a wide range of planning topics, to which we have had regard.

South East Plan

19. The South East Plan (2009) set out regional policies for the South East up to 2026. In May 2013, the Government revoked the South East Plan with the exception of [Policy NRM6](#), which relates to the Thames Basin Heaths Special Protection Area (TBHSPA). This policy remains part of the Development Plan for Hart and as such is relevant in preparing the Local Plan.

Local Enterprise Partnership

20. The District is part of the [Enterprise M3 Local Enterprise Partnership](#) (LEP). The LEP covers mid and north Hampshire and south west Surrey, stretching from the hinterland of London, along the corridor of the M3 motorway to the New Forest. The LEP has set out strategic growth aspirations in its [Strategic Economic Plan](#) and this wider economic strategy therefore informs local plans and strategies.

Hampshire County Council Policy

21. As the District lies within a two tier authority, [Hampshire County Council](#) (HCC) delivers many of the services which support local people. These include the provision of school places, and highway safety and improvement measures in its role as Highway Authority. HCC is also responsible for Minerals and Waste Planning and has an adopted [Minerals and Waste development plan](#). Our plan must therefore have regard to HCC plans and strategies.

Evidence base

22. The Plan is informed by an up to date evidence base covering subjects such as housing, employment, retail, infrastructure, viability and the environment. All the evidence supporting this Plan can be viewed on our web site at <https://www.hart.gov.uk/Evidence-base>.

Sustainability Appraisal

23. The purpose of the Sustainability Appraisal (SA) process is to ensure that the principles of sustainable development (social, economic and environmental impacts) are considered in the plan making process, and to inform choices on reasonable options, where they exist.
24. The SA process has contributed directly to the development of policies set out in this Plan. As a result, the approach to future development will ensure that is sustainable in the long term. A Sustainability Appraisal Report is published for consultation alongside this Plan.

Habitats Regulation Assessment

25. A Habitats Regulation Assessment (HRA) has been prepared to support this Plan. The objective of the HRA is to identify any areas of the Local Plan that are likely to have a significant effect on Natura 2000 or European Sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites), either in isolation or in combination with other plans and projects, and to devise appropriate mitigation strategies where such effects are identified. Much of Hart lies within five kilometres of the Thames Basin Heaths Special Protection Area (TBHSPA), and it is therefore relevant to consider these issues.
26. The HRA confirms that the recreational impacts of proposed development on European sites can be avoided or mitigated. It also confirms that air quality is not likely to cause a significant effect on the SPA.

Stakeholder engagement

27. The preparation of this Plan has included extensive community and stakeholder engagement, including the following public consultations:

<i>Housing Development Options</i>	<i>14 August -10 October 2014</i>
<i>Refined Options for Delivering New Homes</i>	<i>4 February – 18 March 2016</i>
<i>Draft Local Plan Strategy and Sites 2011–2032</i>	<i>26 April – 9 June 2017</i>

28. The outcome of these consultations has been summarised in the Council's Consultation Statement published alongside this Plan. The full results are on

the Council's website³. In addition, there has been stakeholder engagement in the preparation of much of the evidence base including, for example, the preparation of the Infrastructure Delivery Plan.

Duty to Co-operate

29. In preparing the Local Plan we have a duty to co-operate with specific organisations (such as adjoining local authorities) in relation to strategic planning issues that cross administrative boundaries. The main cross boundary issues are:
- Identifying, and meeting the need for, new homes and employment land across the housing market area and functional economic area;
 - Delivery of avoidance and mitigation measures including SANG (Suitable Alternative Natural Greenspace) to facilitate housing delivery in areas affected by the Thames Basin Heaths Special Protection Area;
 - Infrastructure related issues including transport and water resources.
30. Work related to the duty to co-operate has included the preparation of joint evidence (for example in relation to housing, employment and water resources), a memorandum of understanding with Rushmoor Borough Council on SANG delivery and sharing SANG capacity; and consideration of the impacts of the plans and strategies of adjoining local authorities and other key stakeholders. Further details can be found in the Duty to Co-operate Statement published alongside the Local Plan.

Neighbourhood Plans

31. Neighbourhood Plans enable communities to establish general planning policies for the development and use of land in a local neighbourhood (such as a parish). Once adopted they form part of the development plan for the area along with the Local Plan.
32. A Neighbourhood Plan must meet a set of 'basic conditions', one of which is to be in general conformity with the strategic policies of the development plan for the area. To help those communities preparing Neighbourhood Plans, we have set out what are considered strategic policies in this Local Plan at Appendix 4.
33. Neighbourhood Plans can plan for more growth than set out in the Local Plan's strategic policies. Where Neighbourhood Plans identify a strategy for growth they will be expected to provide sufficient evidence to demonstrate deliverability of the strategy. For all other policies in the Local Plan there is an opportunity for Neighbourhood Plans to identify a specific local approach.

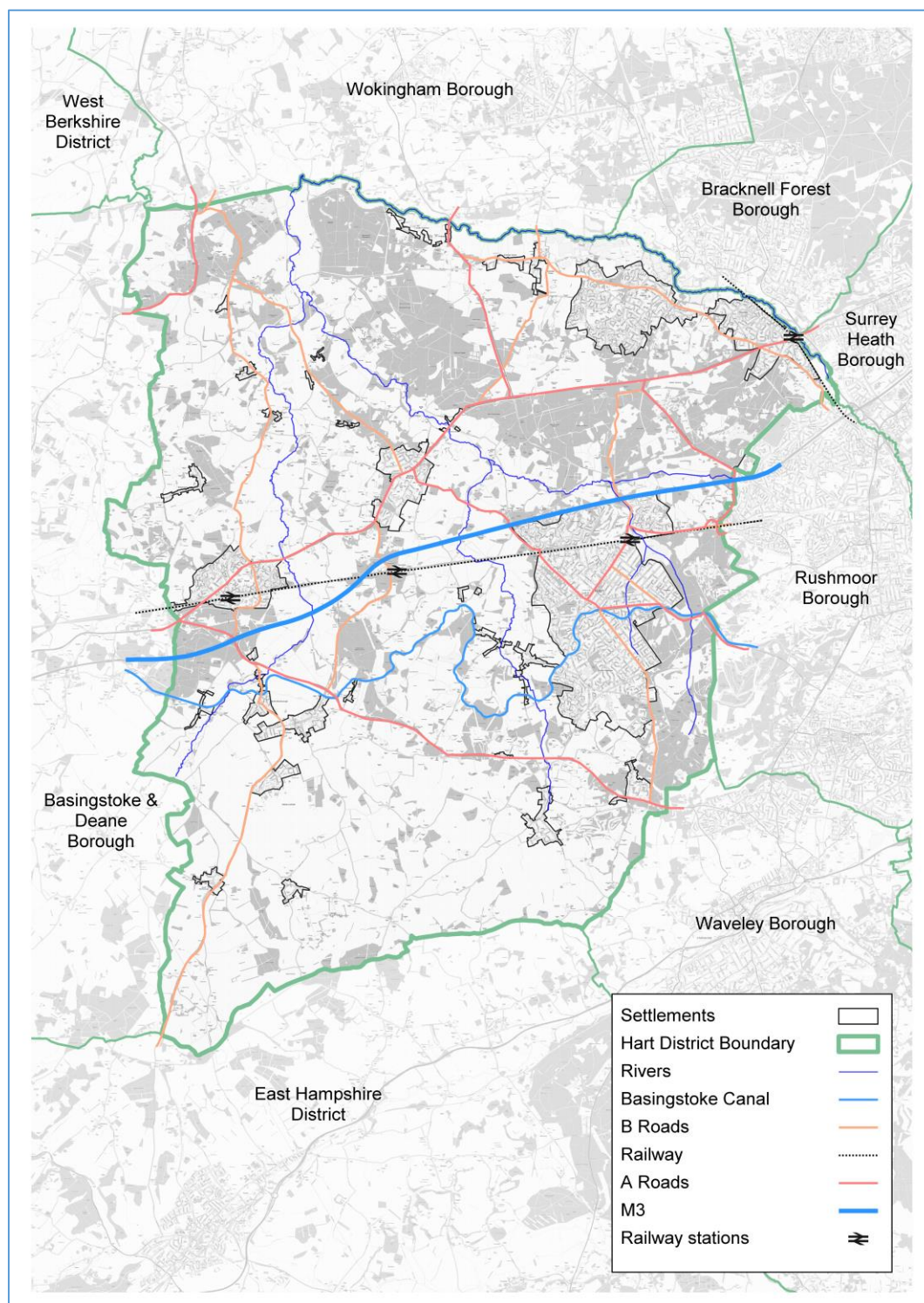
³ Local Plan evidence page at <https://www.hart.gov.uk/Evidence-base>.

34. Further detail on neighbourhood plans in the District can be found at <https://www.hart.gov.uk/neighbourhood-planning>.

The District's key characteristics

35. The Local Plan and its policies and allocations are also informed by the social, economic and environmental characteristics of the District.
36. The District is primarily rural, covers some 21,500 hectares (83 sq. miles) and is situated in north-east Hampshire, bordering both Surrey and Berkshire.
37. The main towns are Fleet (comprising Elvetham Heath, Fleet and Church Crookham), Yateley, Blackwater and Hawley. Hook, Odiham, and Hartley Wintney are the larger villages in the District whilst other settlements are mainly small, dispersed villages and hamlets.
38. The main centres of population (i.e. Fleet, Yateley and Blackwater/Hawley) are in the north and east of the District and form part of a larger 'Blackwater Valley' urban area with other nearby towns including Farnborough, Aldershot, Camberley and Sandhurst.
39. The District is bisected by the main line railway from Waterloo to Southampton and east to west by the M3. These enable good access to London, Southampton and other key employment areas such as Basingstoke, Camberley and Farnborough. However, movement patterns are complex and vary with the purpose of the journey. Some key services such as main hospitals and larger shopping centres will continue to be provided outside the District, particularly in Basingstoke, Guildford, Reading, and Camberley.
40. The District is a popular place to live, as it benefits from low unemployment, low crime rates and good schools. It has a healthy, active population with high participation in sports and leisure. Due to its good connectivity and popularity, property values are very high.
41. There are approximately 94,250 residents in the District with an increasing ageing population. The District has a complex geography comprising a collection of diverse and distinct settlements. The larger settlements are suburban in character and have grown significantly in the last 30 years, largely through relatively low density, 'greenfield' development. There are an estimated 35,500 homes in the District with 30% of the population living in rural areas.

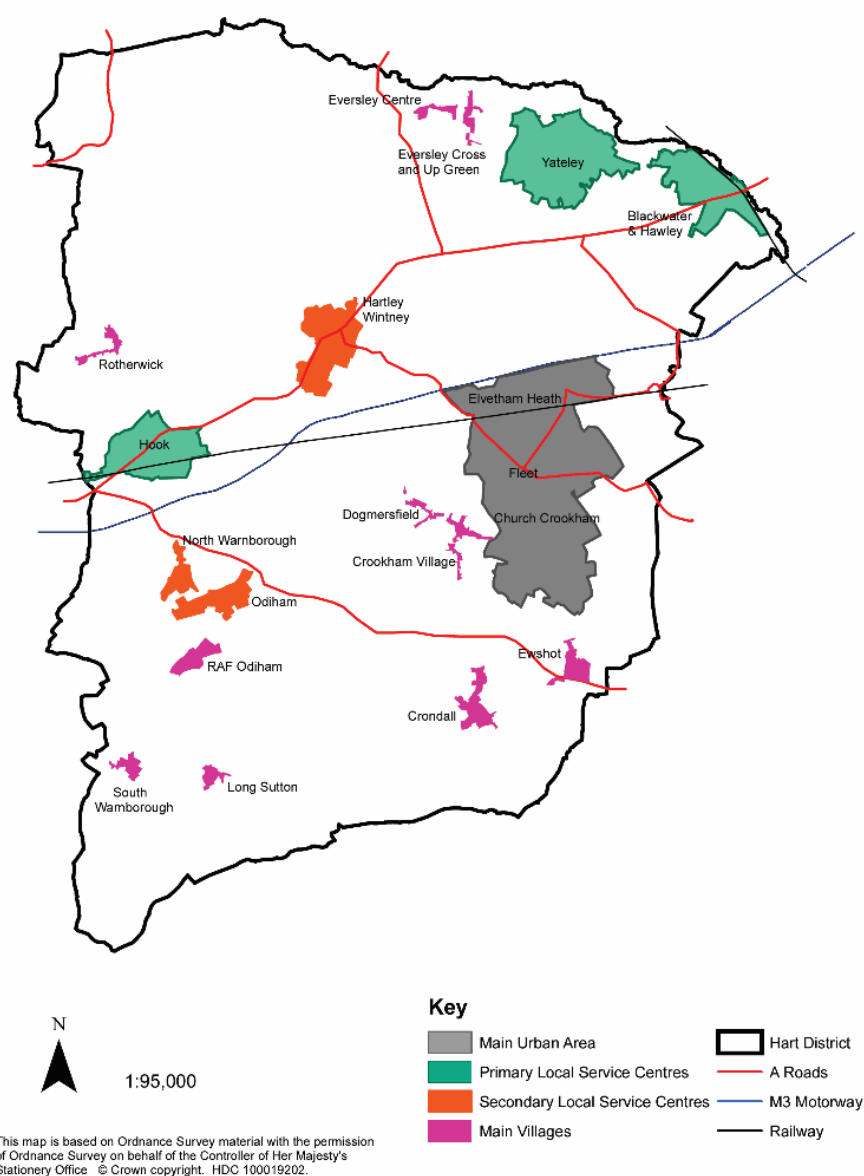
Figure 1 Location of Hart District



Settlement Hierarchy

42. There are around 35 settlements scattered across the District, although some are just isolated groups of houses with no community facilities. We have categorised the settlements within the District by their size and the services and facilities they offer, using criteria on employment opportunities, schools, health services, recreation and leisure opportunities, shops, accessibility and population. All our towns and villages have been categorised by tiers; see [Settlement Hierarchy for Hart District, 2010](#).

Figure 2 Hart's settlement hierarchy



Fleet (including Church Crookham and Elvetham Heath)

43. Fleet is the largest administrative, retail and commercial centre within the District and includes a significant proportion of the District's employment opportunities. It had a population of more than 35,000 people in 2011 (Source: ONS) and benefits from close proximity to the M3 motorway and a mainline train station providing access to London, Basingstoke and Southampton.
44. The Basingstoke Canal cuts across the town from east to west. There has been significant housing development surrounding Fleet, most notably Edenbrook to the west, Crookham Park to the south, and Elvetham Heath to the north which has its own school, community hall, church and supermarket. The Thames Basin Heaths Special Protection Area (TBHSPA) tightly hugs part of the Fleet settlement boundary constraining development to the east.

Yateley

45. Yateley is the second largest settlement in the District and had a population of 20,471 in 2011 (Source: ONS). It is situated in the north of the District, south of the River Blackwater, and benefits from having several schools, a library and a few scattered retail centres. Yateley has been built up surrounding a series of open greens, of which Yateley Green is the largest. Access is heavily car dependent although Blackwater train station is nearby giving further access to Reading and Guildford (and Gatwick Airport beyond). Yateley is heavily constrained to the north and east due to flood risk and to the south and southwest due to the TBHSPA.

Blackwater & Hawley

46. Blackwater & Hawley had a population of approximately 4,500 in 2011 (Source: ONS) and is a settlement with some retail and office units. The River Blackwater runs along its eastern boundary. It benefits from its close proximity and good access to Farnborough, Camberley and the Meadows retail park. Frogmore and Darby Green adjoin Blackwater at its western extent but are located within Yateley Parish.
47. The A30 road bisects the settlement, connecting it with the surrounding road network. Blackwater train station also links the town with Reading and Guildford. The town is heavily constrained with flood risk areas to the north and the TBHSPA to the south. Beyond limited infilling it has little development potential.

Hook

48. Hook is a large village in the west of the District which had a population of 7,770 in 2011 (Source: ONS) and is one of the newer areas of urban development within the District, having grown significantly in the past thirty years. The village is primarily residential to the north of the railway line, and to

the south is an area of employment that includes Osbourne Way, Bartley Point and Bartley Wood Business Park. Hook railway station gives direct access to London and Basingstoke, the M3 junction 5 is just south of the settlement.

Hartley Wintney

49. Hartley Wintney is a large village which had a population of approximately 5,000 in 2011 (Source: ONS) located in the centre of the District. It is bisected by the A30 and lies just north of the M3 motorway. The valley of the River Hart creates a natural boundary to the north and the east of the village. There is no train station, however Winchfield station is nearby. The village reflects the characteristics of an 18th century coaching town with a number of wooded and open greens. Part of the TBHSPA lies to the north of Hartley Wintney constraining potential development opportunities to the north.

Odiham & North Warnborough

50. Odiham village has a distinctive character and historically was a coaching town. The High Street is lined on both sides with a largely continuous group of listed buildings and commercial premises. The town developed from the 12th century onwards and a few buildings from the 14th – 16th century are still present. The Deer Park lies to the north of Odiham, adjacent to the settlement boundary and there is a library located just off the main street. There is no train station, so residents travel to Hook or Winchfield station to access the rail network. There is reasonable access to other settlements via the A287 and the M3.
51. North Warnborough is a linear village arranged along the River Whitewater, north of Odiham. The village is primarily residential, relying on schools and shops elsewhere, particularly Odiham and Hook. There is no train station within the village, the nearest is Hook or Winchfield station. The village is accessible to surrounding areas via the A287 and nearby M3. There is a local gap between Odiham and North Warnborough.

Population and Housing

52. The latest mid-year population estimates published by the Office for National Statistics indicate that in 2016 the resident population of Hart was 94,250. Comprising 46,811 males (49.7%) and 47,439 females (50.3%). Forecasts predict the population will grow to 99,100 by 2021. According to the age profile of the District (based on the 2011 population census), 43% of the residents are aged between 30-59 years old. A further 24% are between the ages of 0-19 years, which indicates that the District is an attractive place for families to locate. Indeed, a third of the District's households are families. However, nearly a fifth of the population are aged 65 and over and this age group has been steadily increasing since 2001.

53. There are 35,500 households (2011 census) with 78% of these households owned by residents and the average house price is just above £400,000. This may be due to the area's access to London, with the train only taking an hour into the capital.
54. Reflecting most of the South East, the District has high housing costs with house prices over 11 times workplace earnings and has a significant need for affordable housing.

Housing Market Area

55. The Strategic Housing Market Assessment⁴ (SHMA) identifies significant housing market linkages between Hart, Rushmoor and Surrey Heath. In terms of migration, Hart, Rushmoor and Surrey Heath are linked closely to one another. The 2016 SHMA also identifies that there are key travel to work flows between the three authorities. It therefore concludes that the three authorities comprise a single Housing Market Area (HMA), which corroborates the long history of the three authorities working together in terms of planning to meet housing needs at a strategic level.

Economy and Employment

56. The geography of economic activity is increasingly complicated. People often live, work and undertake leisure activities in different administrative areas. Functional economic geography relates to the real area within which an economy operates, rather than simply following administrative boundaries. To inform the preparation of the new plan, we commissioned a study to identify the Functional Economic Area in which Hart District is located. That study⁵ confirmed that we should work with Rushmoor and Surrey Heath to produce an update to the joint Hart, Rushmoor, Surrey Heath Employment Land Review 2009.
57. The [Hart, Rushmoor, Surrey Heath Employment Land Review 2016](#) update confirmed that the FEA has a successful economy that has generated over 10,000 additional jobs between 2009 and 2015. The local economy has been resilient throughout the economic downturn. This is attributable to the broad range of businesses across a wide range of sectors to be found in the FEA.
58. Self-containment (i.e. residents living and working within the FEA) is 53%, which is not surprising given the dense pattern of urban settlements in the

⁴ Strategic Housing Market Assessment for Hart, Rushmoor and Surrey Heath, November 2016 available at <https://www.hart.gov.uk/Evidence-base>

⁵ [Hart Functional Economic Area Analysis Report, August 2014](#)

wider area and opportunities for residents in the three local authority areas to commute into London and other economic centres.

59. More locally, a high proportion of those people who live in the District also work here too, but the District itself is far from being self-contained. 62% of those who work commute out of the District, with significant commuter flows to Rushmoor, Surrey Heath, Bracknell Forest, Guildford Borough and London.
60. The District itself has a diverse economy accommodating a range of sectors with over 5,000 businesses being registered in 2016 of which 91% are categorised as micro firms. The District is also home to some large corporate headquarters including Virgin Media, Serco and Surface Technology International.
61. The business base is diverse with strengths in professional services, telecommunications, data processing, specialist electronics and a growing hospitality sector. The local economy benefits from good strategic transport connections and has a very high rate of GVA per head (over £52,000), partly due to a highly qualified workforce.
62. There is a strong rural economy that is highly reliant on local and regional markets. Whilst businesses benefit from the space and the high-quality environment, in rural areas mobile phone signal coverage and broadband speeds are identified as constraints to businesses.
63. Approximately 49,000 residents are in employment, equivalent to 83% of the working age (16-64) population. Around 11% of the employed residents (7,700) are self-employed which is lower than regional averages, but higher than national averages.

Retail and Shopping

64. Fleet is the major settlement in the District, providing a range of shopping, employment and leisure facilities. It is the only defined town centre within Hart. Hook, Yateley and Blackwater are defined as smaller district centres, and Hartley Wintney and Odiham are identified as local centres.
65. Fleet competes primarily with other medium sized town centres such as Farnborough, Aldershot, Farnham, Bracknell and Wokingham. Hart residents have good access to regional and sub-regional centres, as well as having a choice of smaller centres for day to day shopping needs. The outflow of retail spending from the District, particularly in terms of comparison goods spending, is relatively high and is likely to remain high in the future.
66. The challenge for Fleet specifically, will be to secure investment so that it can compete with the comparable towns in neighbouring districts. There will be continued scope to diversify, for example the evening economy, leisure and

entertainment and more focus on convenience retailing and services, but comparison retail will still be the driver of growth.

Sport and Leisure

67. The District benefits from good areas of open space for informal recreation. These include green corridors such as the Blackwater and River Hart Valleys, the Basingstoke Canal and semi-natural green spaces such as Fleet Pond, Yateley Heath and Warren Heath. Fleet Pond Nature Reserve, Hartley Wintney Commons and Elvetham Heath Nature Reserve have obtained '[Green Flag Awards](#)' as being prestigious green spaces.
68. The new Hart Leisure Centre (2017) and the refurbished Frogmore Leisure Centre have both improved the quality and variety of sport and leisure facilities available to local people.
69. There are also a significant range of leisure facilities delivered by Town and Parish Councils including the Blackwater and Hawley Sports Centre, Sean Devereux Centre in Yateley and a range of recreation and sports pitches, across the area. Many exercise classes are delivered in local venues and there are a range of private leisure facilities and clubs.

Health and Wellbeing

70. The District performs exceptionally well against a range of measures related to health and wellbeing. For example, it is the least deprived local authority area in England on the Index of Multiple Deprivation 2015, it has high participation rates in sport (above the national average and the average for the South East) and life expectancy is above the national average.
71. However, this masks some specific areas of challenge in public health. Access to health and social care services is a more challenging issue for the District, particularly given the ageing population, the rural nature of the District and poor public transport in many areas. Other relevant health issues include children in low income families, the level of obesity in certain sectors of the population and levels of smoking.
72. Ten GP surgeries are located in the larger towns and villages, and eleven dental practices. There is also the Fleet Community Hospital and the Odiham Cottage Hospital which provide a range of services including out-patient clinics, community nursing and social day care services. However, the District does not have any large hospitals. Instead residents rely on Frimley Park Hospital to the east and Basingstoke Hospital to the west, both out of District. Clare Park Hospital near Crondall offers private healthcare services.
73. We work with health and social care service providers including the Clinical Commissioning Groups and Hampshire County Council (HCC), through the

Hart Health and Wellbeing Partnership, to improve the provision of these services. Changes to the population, both in terms of its size and its demographic structure, combined with funding pressures, drive a need for regular reviews of the ways health services are delivered. Where changes to the health care estate are required as a result of new development, or because of new approaches to service delivery, we will seek to facilitate those changes wherever possible through the local plan policies and proposals.

Education and Schools

74. The area has good schools and high levels of education attainment: 37% of the adult population hold a degree, and 48% hold an NVQ level 4 or higher.
75. There are 28 infant/junior/primary schools and 5 secondary schools in the District (excluding private schools). Yateley School is the only school with a sixth form. Many students therefore travel outside the District for post-16 education, for example to Farnborough's Sixth Form College and College of Technology. Pre-school (nursery) education is provided through both private and public organisations, registered with HCC.
76. Several schools in the District have, or are to be, expanded, particularly in the Fleet/Church Crookham, Hook and Odiham areas, and further additional places will be needed to support the growing population. However, not all school sites can easily be expanded to accommodate future growth, and this is particularly relevant in relation to providing secondary education capacity.
77. HCC is the Education Authority with responsibility for school place planning in the District and we therefore work closely with HCC in relation to planning and providing for new school places.

Transport and Travel

78. The District benefits from good strategic road and rail links to London, the Midlands and the south coast.

Motorways and Strategic Roads

79. The M3 motorway runs through the District providing good connectivity to the west of London (and the M25 London Circular) and the south coast, including the ports of Portsmouth and Southampton. The close proximity of the District to the M4, M25, A34 and A303 means that the area is well connected to the strategic road network in all directions.

Rail

80. The District is well connected by rail with four stations. Fleet has a relatively high frequency of services to London Waterloo. Winchfield and Hook provide less frequent stopping services to London Waterloo. Blackwater Station provides regular services to Guildford and Reading.

Airports

81. There is good access to Gatwick Airport by rail, and by road to Heathrow and Southampton Airports. Locally, Farnborough Airport with its specialist business aviation operation lies immediately to the east of the District. Blackbushe Airport lies within the District and also caters for business and recreational aviation. RAF Odiham is an operational military airfield.

Local Travel

82. The nature of the District means that residents within the main towns and settlements are better able to access a range of facilities by walking, cycling and public transport. However, there is relatively limited public transport availability in many parts of the District, particularly the more remote rural areas and between its main towns such as Yateley/ Blackwater and Fleet, which limits accessibility to facilities and services for residents. The District has the second highest level of car ownership in the country (Source: Census 2011) which impacts on traffic movements both within and outside the District.
83. There is peak hour congestion, both on rail and road networks and we are working with partners such as the Department for Transport, the Local Enterprise Partnership (Enterprise M3) and rail operators to improve transport infrastructure within the District.

Environment and Heritage

84. Hart comprises a high proportion of attractive rural countryside. This landscape is defined by the sandy heaths and forests around Fleet, Hartley Wintney and Yateley, and areas of more mixed landscapes of farmland, woodland and parkland, which lie mainly in the centre of the District around Hook. To the south the District is characterised by the rolling Hampshire chalk downland associated with Odiham and Crondall. Several meandering river valleys cut across the central part of the District including the Whitewater and Hart. The overall quality of the landscape of Hart is high and is valued by local communities.
85. There is a range of sites in the District designated for their international, national or local biodiversity importance. One of the South East's most important natural assets, the [Thames Basin Heaths Special Protection Area](#)

(TBHSPA), covers large parts of land in the north and east of the District. In addition to the TBHSPA there are a large number of sites of national and local importance including Sites of Special Scientific Interest (SSSIs), National and Local Nature Reserves and Sites of Importance for Nature Conservation (SINCs). This is supplemented by locally important heritage and historic landscapes such as the Forest of Eversley.

86. The District also benefits by having a diverse heritage underpinned by its special character which includes over 1,000 listed buildings, 10 scheduled monuments, 8 registered historic parks and gardens, and more than 30 conservation areas.
87. Together, these features provide an attractive, popular environment for residents, businesses and visitors.

Flooding and Water

88. The District is potentially at high risk of flooding from a range of sources, such as fluvial, surface water, groundwater, and sewer flooding. It is also at risk from flooding from artificial sources such as the Fleet Pond Reservoir and in some areas the Basingstoke Canal. The District has a large number of watercourses (over 30) and some of the District lies within '[Flood Zone 3](#)' (areas identified as being subject to a high probability of flooding).
89. The top four urban areas at risk of fluvial and surface water flooding are Fleet, Yateley, Blackwater/Hawley and Crondall. These areas along with Hook, Eversley and North Warnborough make up the majority of the area at risk of groundwater flooding. External sewer flooding is concentrated in the northern half of the District, with northern Fleet being the worst affected.

Water and waste water

90. Water supply in the District is the responsibility of South East Water (SEW) whilst waste water is the responsibility of Thames Water. The Hart, Rushmoor and Surrey Heath Water Cycle Study, May 2017 assessed the impact of new development on the capacity for water supply in addition to capacity to process waste water and was undertaken in consultation with the water companies. The study did not identify any significant issues in respect of either water supply or waste water, although upgrades to waste water infrastructure may be required to support new development and ensure that water quality objectives deriving from the Water Framework Directive are met.

Telecommunications

91. The provision of telecommunications infrastructure, including broadband, is the responsibility of private telecommunications companies. The main

telecommunications issue is the need for superfast broadband infrastructure in rural areas. This issue is identified in the Council's [Economic Development Strategy](#) as a particular problem for rural businesses. To address this problem funding has been made available by both central and local government to ensure that broadband infrastructure is delivered to the majority of the population. Under the [Hampshire Broadband Programme](#), the target is to reach 97.4% of premises in the County by the end of 2019, although a few places, particularly in rural areas may still remain without coverage.

Identifying the Key Issues for the Hart Local Plan: Strategy and Sites 2016-2032

92. Having regard to the above context and characteristics of the District, including key issues in national policy and other local and regional plans and strategies, and feedback from previous consultations, the following Key Issues for the Local Plan were identified (not in any order of priority):
- 1 *To make provision for the new homes needed in the area, including affordable housing particularly for social/affordable rent;*
 - 2 *For housing to meet the needs of all sectors of the community particularly for older people and/or the disabled;*
 - 3 *To facilitate sustainable economic growth in the context of the wider Enterprise M3 Local Economic Partnership area, and the Functional Economic Area within which Hart sits, and the need to provide for healthy town, district and local centres to serve the needs of residents;*
 - 4 *To ensure that the impacts on infrastructure (including waste water, transport, education, and community leisure facilities) arising from new development are adequately mitigated where necessary through infrastructure improvements;*
 - 5 *To promote a healthy rural economy, and to maintain the viability of rural communities;*
 - 6 *To deliver development where possible, which respects the separate character and identity of Hart's settlements and landscapes;*
 - 7 *For development to be well-designed, creating safe, inclusive and cohesive environments where new housing is successfully integrated with existing communities;*
 - 8 *To promote and improve sustainable transport particularly given the relative lack of sustainable transport options in what is a largely rural area, the pressure on highway infrastructure including the M3 motorway and its junctions in Hart (4a and 5) and a railway network at capacity at peak periods;*
 - 9 *To deal with climate change both in terms of mitigation and adaptation;*

- 10 For development to be safe from flooding and not to increase the risk of flooding from all sources;*
- 11 To protect and enhance water quality and the ecological status of water bodies in accordance with the Water Framework Directive;*
- 12 To protect and enhance biodiversity including the protection of sites designated for their ecological importance. This includes the need to ensure that new development does not adversely affect the Thames Basin Heaths Special Protection Area (TBHSPA);*
- 13 To protect and enhance the District's green infrastructure;*
- 14 To conserve and enhance the District's heritage assets and their settings.*

Vision and Objectives

93. The Local Plan has a crucial role to play in promoting and delivering sustainable communities. The overarching objective is to help ensure that we deliver a positive legacy of places where people want to live and work.

Vision

In 2032 the District will still be an attractive, largely rural area with thriving towns and villages and a variety of landscapes. Our countryside will be recognised for its importance to the quality of life, as the setting where people live and work, and for its contribution to biodiversity, leisure and recreation.

We will have played our role in meeting future housing, social and economic needs, with priority given to the redevelopment of previously developed (brownfield) land. This includes the creation of a new community at Hartland Village, east of Fleet.

To meet longer term needs the creation of a new settlement will have begun, providing new homes, jobs and infrastructure, including a new secondary school.

In addition to market housing, the number of affordable homes will have increased, along with more accommodation for the elderly and other forms of specialist housing.

The number of jobs in the District will also have increased as Hart plays its role in delivering the employment needs of the wider functional economic area. The best employment sites will have remained in

employment use and there will be enhanced opportunities for businesses in rural areas.

Fleet will have maintained and developed its role as the main service centre, providing employment, services and facilities, including improved entertainment facilities. Hart's other settlements including Yateley, Blackwater, Hook, Hartley Wintney and Odiham will have retained and enhanced their vibrant centres providing shops and services for their respective local communities.

Our infrastructure will have been enhanced to support the changing population. There will be a new primary school at Hartland Village and educational facilities at the new settlement. New development will also have provided improvements to health care facilities. There will have been investment in our roads to tackle congestion and make them safer, and in measures to encourage walking, cycling and the use of public transport. Green infrastructure will have been protected and enhanced encouraging healthy communities and opportunities for wildlife to thrive.

New development will have been built to high environmental and design standards including measures to meet the challenges of climate change. These developments will have respected the individual characteristics of the towns and villages across Hart and will have avoided the coalescence of settlements.

The character, quality and diversity of our natural, built and heritage assets will have been preserved, and where possible enhanced. These assets include the Thames Basin Heaths Special Protection Area (TBHSPA), Sites of Special Scientific Interest (SSSI), such as the Basingstoke Canal and other protected habitats, the chalk downland in the south west of the District, riverine environments, the Forest of Eversley, Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

Objectives

94. The following objectives (in no particular order) provide the link between the Vision and the policies and proposals in this Plan.
- 1 To plan for sufficient land to be available for at least 6,208 new homes to be built in the District in the period 2016 – 2032 such that it provides a continuous supply of housing.
 - 2 To deliver a sustainable new community at Hartland Village by 2032.

- 3 *To provide for longer term development needs through planning for a sustainable new settlement within the Murrell Green/Winchfield area of search.*
- 4 *To provide new homes of a mix of types, sizes and tenures to meet the current and future needs of Hart's residents, including affordable housing; new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups⁶.*
- 5 *To support the vitality and viability of the District's town and village centres to serve the needs of residents.*
- 6 *To support economic growth by protecting and providing a range of size and types of employment land and buildings, including those supporting the rural economy.*
- 7 *To ensure that transport, social and physical infrastructure required to support new development is delivered in a timely and coordinated manner including through partnership working with infrastructure providers and neighbouring local authorities.*
- 8 *Through partnership working with the education authority (Hampshire County Council) to plan for the provision of sufficient primary and secondary school places. This will include new primary provision at Hartland Village as well as new primary provision and a new secondary school at the new settlement within the Murrell Green/Winchfield area of search.*
- 9 *To conserve and enhance the distinctive built and historic environment in the District including the protection of heritage assets and their settings.*
- 10 *To maximise opportunities for the provision of sustainable transport infrastructure that supports new development, including facilities for walking, cycling and public transport, and the delivery of measures to minimise, or mitigate the impact of new development on the existing network with priority given to the improvement of sustainable transport options.*
- 11 *To protect and enhance the District's natural environment, landscape character, water environment and biodiversity, including ensuring appropriate mitigation is in place for new development to avoid adverse impacts on the Thames Basin Heaths Special Protection Area (TBHSPA).*
- 12 *To provide measures for adapting to the impacts of climate change and minimising the contribution of new development to the causes of climate change, including reducing the risk of flooding by directing development away from areas at risk of flooding, and using opportunities offered by new development to reduce the causes and impacts of flooding from all sources.*

⁶ For example plots for self and custom build homes, pitches for Gypsies and Travellers and plots for Travelling Showpeople.

- 13 To promote healthy and sustainable local communities through protecting and enhancing community, sport, health, cultural, recreation and leisure facilities, and through the delivery of a multi-functional green infrastructure network across the District.*
 - 14 To maintain the separate character and identity of settlements by avoiding development that would result in their physical or visual coalescence.*
 - 15 To ensure new development is well designed creating safe, inclusive environments and taking account of character, local distinctiveness and sustainable design principles.*
95. The Monitoring Framework identifies the key policies relevant to delivering each of the above objectives (see section on Delivery, Monitoring and Review).

Sustainable Development

96. National planning policy places the presumption in favour of sustainable development at the heart of the approach to planning. This Plan therefore, takes a positive approach to meeting future development needs. This Plan has also been tested through a sustainability appraisal to make sure that the policies and proposals reflect the most sustainable approach to development, having regard to the balance of economic, social and environmental factors.
97. With the exception of the mostly rural south west quarter, the rest of the District lies within five kilometres of the Thames Basin Heaths Special Protection Area (TBHSPA). The presumption in favour of sustainable development does not apply where development that requires an appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. As most development in the District will be affected by these directives, an appropriate mechanism for mitigation (through Suitable Alternative Natural Green Space and Strategic Access Management and Monitoring measures) has been put in place. The impact of the TBHSPA is reflected in the policy wording of Policy SD1:

Policy SD1 Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (or its successor), whilst having regard to the need to assess, and where appropriate, mitigate against, the likelihood of a significant effect on the Thames Basin Heaths Special Protection Area. It will work pro-actively with applicants to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Development Plan (including, where relevant, policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) There are available and deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area; and**
- b) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- c) Specific policies in that Framework indicate that development should be restricted.**

Spatial Strategy

Spatial Strategy and Distribution of Growth

98. Policy SS1 sets out the planned amount and location of new development (housing, employment and retail) to be built in Hart over the Plan period 2016–2032.

Policy SS1 Spatial Strategy and Distribution of Growth

Development will be focused within defined settlements, on previously developed land in sustainable locations, and on allocated sites as shown on the Policies Map.

New Homes

Subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision is made for the delivery of at least 6,208 new homes (388 new homes per annum) between 2016 and 2032. These will be provided by:

- a) Completions since 1st April 2016 and delivery of housing commitments as of 6th October 2017;**
- b) Permitting further development and redevelopment within the defined Settlement Policy Boundaries (subject to other Plan policies);**

- c) **Delivery of Hartland Village for 1,500 dwellings, approximately 1,400 of which are expected to be within the plan period (Policy SS2);**
- d) **Supporting the delivery of new homes through Neighbourhood Plans;**
- e) **Permitting rural exception sites located outside of defined Settlement Policy boundaries in accordance with Policy H3, and other housing where it is essential for the proposal to be located in the countryside in accordance with Policy NBE1.**

New Employment

New employment development will be focussed on existing Strategic and Locally Important Employment Sites listed at Policy ED2 and identified on the Policies Map.

New Retail

Hart's hierarchy of retail centres will be maintained and enhanced by encouraging a range of uses, consistent with the scale and function of the centres in line with Policy ED4.

Provision will be made for approximately 5,900 square metres (net) of additional convenience retail floorspace and 3,960 sq m (net) of additional comparison floorspace in the District over the Plan period. The majority of this additional floorspace will be focussed within Fleet Town Centre.

New local retail provision will be promoted within existing district and local centres and will also be provided as part of the mixed-use developments at Hartland Village and the new settlement.

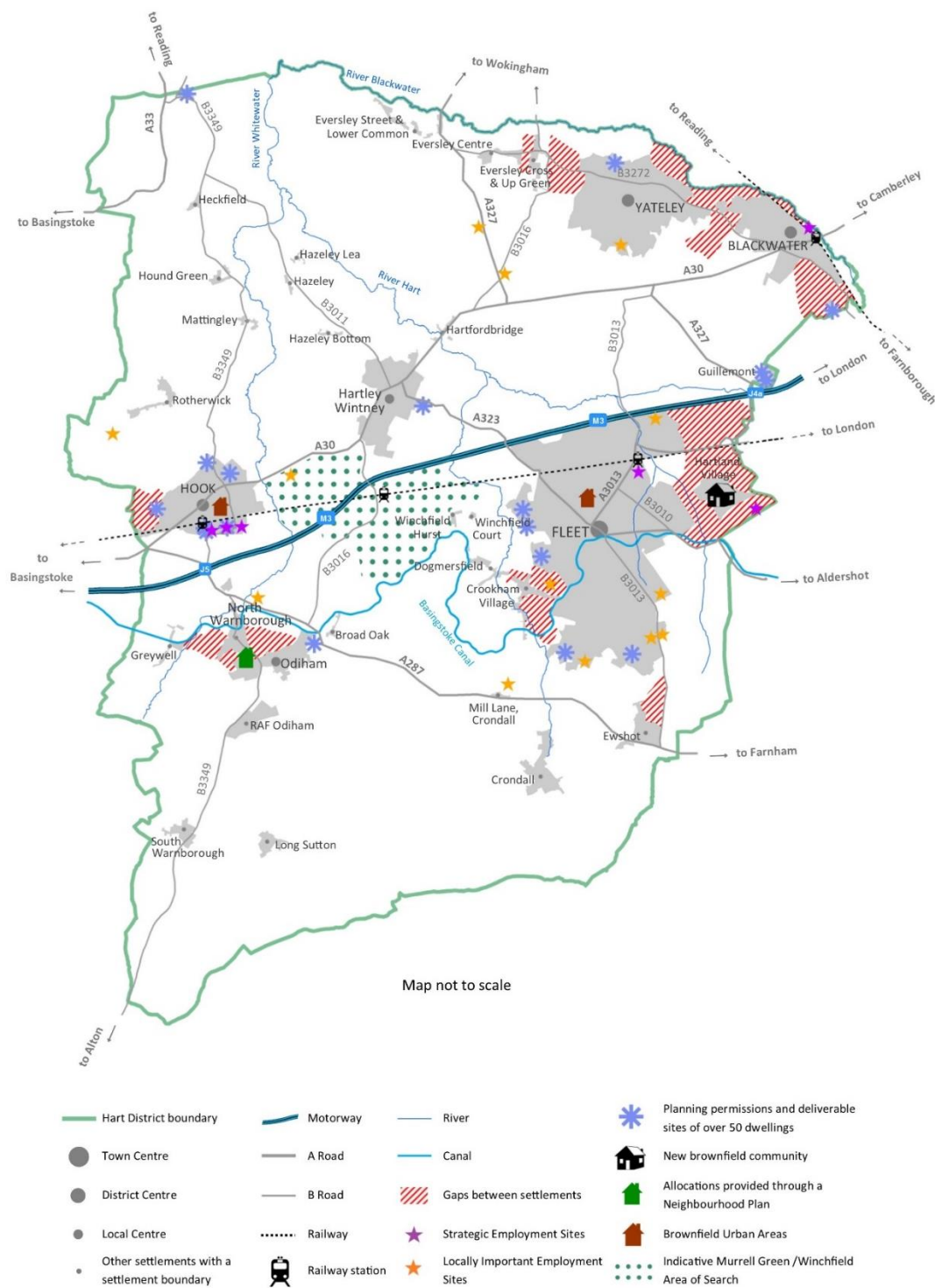
New Settlement Area of Search

To help address longer term growth requirements⁷, an area of search is identified in this Plan for a new settlement (see the key diagram and Policies Map). The new settlement will be brought forward through a separate development plan document (DPD) in accordance with Policy SS3.

99. The key diagram below shows this strategy graphically along with other key spatial policies and features.

⁷ A new settlement within the area of search is not needed to meet the housing needs identified in this Plan. It is shown in this Plan so that work can start on planning for a new settlement in anticipation of the need for additional homes and infrastructure arising in future, potentially within five years of adoption when the Plan should be reviewed in any event. It does not therefore form part of the housing supply needed to meet the housing target of 388 homes per annum.

Figure 3 Key diagram



Delivering New Homes

100. We are planning to deliver at least 388 homes per annum in the District, which is 6,208 homes over the plan period 2016–2032.
101. In reaching this figure we have used as our start point the Government's proposed approach to calculating local housing need⁸. We have considered the need for a contingency (recognising that the housing need figures could change), the need for flexibility to allow for the non-delivery of sites, the need to deliver affordable housing and the need to ensure the best use is made of previously developed land. Appendix 2 sets out further detail as to how the annual housing figure was derived.
102. The overall supply that is likely to come forward is set out at Table 1. At least 6,346 homes are expected to be built over the plan period from a combination of sources including sites within settlements, deliverable⁹ greenfield sites and an allocation for a new community at Hartland Village on previously developed land. Appendix 2 includes further details on the sources of supply and a housing trajectory showing anticipated timings for delivery of these sites.

Table 1 Sources of Housing Supply

Source	Homes
a Homes completed between 1 st April 2016 to 6 th October 2017	798
b Sites with outstanding planning permission at 6 th October 2017	3,046
c Other deliverable sites ¹⁰	504
d Sites within settlement boundaries ¹¹	184
e Hartland Village (site allocation – see Policy SS1)	1,428 ¹²
f Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 6 th October 2017	111 ¹³
g Small site windfall allowance ¹⁴	275
Total	6,346

⁸ [Planning for the right homes in the right places, CLG, 2017](#). This provides a figure of 292 dwellings per annum for Hart from 2016.

⁹ i.e. sites that have planning permission, or have a resolution to grant planning permission subject to the completion of a legal agreement

¹⁰ This includes sites where there is a Committee resolution to grant permission subject to completion of a S106 Agreement as at 6th October 2017 and are listed in Appendix 2.

¹¹ This is likely to be an underestimate as it is based only on known developable SHLAA sites within settlement boundaries (see Appendix 2). There is no double counting with other sources of supply.

¹² The site is allocated for 1,500 dwellings (see Policy SS2) with 1,428 expected to be constructed within the Plan period (source: planning application Ref. 17/00471/OUT).

¹³ This is an adjusted figure to ensure no double counting with sites with planning permission.

¹⁴ See Appendix 2 for how the small sites windfall allowance is calculated.

- I03. Policy SS1 and the table above identifies that one source of new homes will be from within settlement boundaries. Settlement policy boundaries will be reviewed through a future Development Plan Document.

Planning ahead: new settlement

- I04. We recognise that additional land for housing and infrastructure, including a new secondary school, is likely to be needed in the longer term. Our preference for meeting future growth needs is to plan for a sustainable new settlement, which is of sufficient size to support longer term housing needs and larger scale infrastructure needs beyond the plan period.
- I05. Planning for a new settlement takes time to ensure that a sustainable, and high quality, community is created. An area of search is identified in this Plan for a new settlement with issues such as the precise location, scale and mix of development to be developed through a separate development plan document (DPD)'. Further detail is set out in Policy SS3.

Duty to Cooperate

- I06. Under the [Duty to Cooperate](#) we are also working in cooperation with our Housing Market Area (HMA) partners (Rushmoor and Surrey Heath Councils) to ensure that the housing needs of the whole of the HMA is delivered.
- I07. The level of housing proposed in the Rushmoor Local Plan shows that it can exceed its identified housing needs, with a significant surplus compared to the Government's indicative figures. Surrey Heath has indicated a potential housing shortfall in its area (compared to the Government's indicative figures based on the proposed standard methodology for calculating local housing needs). However, its plan is at an early stage and thus the extent of any shortfall has yet to be independently tested or agreed.
- I08. The Hart Local Plan proposes a considerably higher amount of housing than the indicative Government figures for Hart require. In addition, the Council commits to planning for a new settlement at Murrell Green/Winchfield. Together these measures provide a substantial contingency to any increase in the Government figures that could, in theory, result in an unmet need arising elsewhere in the HMA.
- I09. The appropriate level of new housing and employment will be monitored, and a review undertaken five years after this Plan is adopted, unless evidence suggests that a review is needed before this. Further detail on monitoring and reviewing the Local Plan can be found in the 'Delivery, Monitoring and Review' section of this Plan.

A Place to Work – Employment and Economy

- I 10. Historically, the District's economy has been very successful, based on its location with good connectivity to London and the south coast, a skilled workforce and diverse economy, with a strong presence of businesses in knowledge-based sectors.

Establishing employment needs

- I 11. An essential part of the approach to retaining existing businesses and attracting new businesses into the District is the supply of employment land and premises that meet identified needs. The [Employment Land Review 2016](#) (ELR, 2016) provides a detailed assessment of the supply of employment floorspace and land within the Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) and the likely future demands.
- I 12. The ELR concludes that across the FEA, the balance between the supply of office and industrial space and forecast requirements to 2032 is tight. There is therefore a need to include in the Local Plan policies to safeguard the provision of existing employment land and premises and which provide support for new employment growth in appropriate locations.
- I 13. The District contains a number of employment sites which act as the focus for B-class uses. Depending on their function these have been identified as either Strategic or Locally Important Employment Sites and employment uses on these sites are protected under Policy ED2. We will encourage the regeneration of our established employment sites and these sites should provide the focus for additional employment floorspace.

Small business and rural enterprises

- I 14. Historically there has been demand for business accommodation from small businesses, rural enterprises and some smaller office occupiers not requiring a town centre location. The types of premises available to such occupiers vary significantly from converted agricultural barns providing storage/workshop space, to purpose-built office buildings. Occupancy rates are generally high demonstrating that they meet a market need. Support for the Rural Economy is set out in Policy ED3.

Town centres and shopping

- I 15. The District contains a network of centres of different sizes with Fleet being the main shopping destination. The [Retail, Leisure and Town Centres Study, 2015](#) (Retail Study) identifies that there is capacity from existing and future spending to build more retail floorspace within the District.

- I 16. Policy SS1 sets out the amount of new retail floorspace to be provided over the plan period according to whether it is for convenience or comparison goods. There is also additional capacity identified for additional food and drink floorspace¹⁵ (primarily in Fleet) which can be delivered through planning applications in line with other policies in the Plan.
- I 17. The overall strategy is to build on Fleet's strengths as the main shopping destination by consolidating and improving its retail offer and complementing this with a range of service uses. New retail development within Fleet will be focused within the primary shopping area as shown on the Policies Map and in line with Policies ED4, ED5 and ED6.
- I 18. In addition to provision for new retail development at Fleet, the district centres also offer limited capacity for additional floorspace in line with other policies in this Plan, and specifically the Retail Study identifies potential for additional convenience floorspace in Blackwater. The strategy for these centres is to focus on the reoccupation of vacant units, and small-scale intensification and extensions where appropriate.
- I 19. Other local centres across the District will continue to play a vital role in providing day to day shops and services that are accessible to residents in villages and rural areas. This approach can be supplemented through community led Neighbourhood Plans. Some small scale retail provision will also be made at Hartland Village.

Hartland Village

- I 20. Hartland Village is a large, previously-developed site located between Fleet and Farnborough. The vision for the site is for a sustainable, well designed new community with its own sense of place and identity, and with facilities to meet local needs.

Policy SS2 Hartland Village

Hartland Village, a site of approximately 54 hectares to the east of Fleet, is allocated for a new settlement that meets the following criteria:

- a) **The delivery of approximately 1,500 dwellings with an appropriate mix of sizes and types of accommodation including affordable housing and accommodation for older persons. The affordable housing shall be distributed throughout the site with each phase making an appropriate contribution towards the overall provision;**

¹⁵ Use Classes A3- A5

- b) The provision of a local neighbourhood centre comprising community uses, small scale local retail, service and food and drink facilities. The centre shall provide a focal point for the scheme with landmark buildings in appropriate locations and high quality public civic space.**
- c) A primary school and early years facility to be provided on site, and financial contributions towards the provision of secondary school places off-site;**
- d) Measures to improve access to local health facilities (either on or off-site);**
- e) Provision of on-site public open space comprising play areas (Neighbourhood Equipped Area for Play (NEAP), Local Equipped Area for Play (LEAPs), and Local Areas for Play (LAPs)), parks and gardens, amenity greenspace and green corridors with appropriate long term maintenance and management arrangements. The open spaces should be connected as part of a green infrastructure network throughout the site with links into green infrastructure off-site including Suitable Alternative Natural Greenspace (SANG);**
- f) The development must be well designed and include appropriate landscaping recognising its location within the Fleet to Farnborough Gap;**
- g) Address the treatment of the site's boundaries with regards to accessibility, and security issues and the achievement of good design;**
- h) Not result in any new housing within 400m of the Thames Basin Heaths Special Protection Area (TBHSPA);**
- i) Include measures to avoid and mitigate any impact of the development upon the TBHSPA by the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures along with associated long term management and maintenance plans. The SANG may be off site but it must be in a close accessible location.**
- j) Any adverse effects on the Fleet Pond Site of Special Scientific Interest (SSSI), and the Basingstoke Canal SSSI are avoided or adequately mitigated; and any adverse effects on the Sites of Importance for Nature Conservation (SINCs) within or adjoining the site are avoided, mitigated or if necessary compensated for;**

- k) Provide mitigation for impacts on the local highway network, footpaths and cycleways (including the Basingstoke Canal) and promote sustainable transport. This will include measures to connect the site with Fleet, Fleet Station and Farnborough by sustainable transport modes;**
- l) Be safe from flooding and reduce surface water run-off over existing levels through the use of sustainable drainage systems;**
- m) There are no adverse effects on water quality;**
- n) Ensure that residents are not subject to unacceptable levels of noise pollution.**

Housing Mix

- I21. The housing mix should comply with Policy H1 which seeks a variety of house types and sizes, and specialist housing including housing for older persons. It also requires that 15% of dwellings are built to the standards of accessibility and adaptability as defined by Part M4(2) of the Building Regulations.

Affordable Housing

- I22. We will seek to achieve the maximum level of affordable housing provision in accordance with Policy H2, but this should not be less than 20%. Each phase of the development will be subject to review. The affordable housing should be distributed throughout the development so that overly large concentrations of affordable housing are avoided, and that no later phases are rendered unviable as a result of under-provision in earlier phases.

Local Neighbourhood Centre

- I23. At the heart of the community must be a local neighbourhood centre where educational, community and retail facilities can be easily accessed. Retail provision should be sufficient to serve local needs without drawing trade from elsewhere. As a guideline up to 1,000 sqm of convenience floorspace would be appropriate. Any community facility should be designed to be multi-functional and adaptable over time to maximise its benefit in the long term.

Education and health care

- I24. A primary school and bespoke early years facility is required. Applicants should engage with Hampshire County Council Children's Services to establish the scale, design and location requirements of these facilities.

Appropriate mitigation will be required off-site for secondary education and either on or off-site health care to meet needs arising from the development.

Open Space

- I25. The provision of high quality public open space on-site will be an integral part of the overall masterplan in meeting infrastructure requirements. The standard for natural and semi-natural greenspace will be met through the provision of SANG off-site but in a close accessible location.

Site boundaries

- I26. The site is currently fenced for security reasons. The scheme must be designed to be safe and secure for residents but also visually appealing at its edges, and with managed access to areas outside the site.

The Fleet to Farnborough Gap

- I27. The site lies within the Fleet to Farnborough Gap (see Policy NBE2). Whilst development of this previously developed site is encouraged, a landscape strategy will be required that addresses the visual impact of the development within the Gap and includes appropriate long-term maintenance and management arrangements.
- I28. In addition to landscaping, consideration should also be given to the heights of buildings. A full landscape impact assessment will be required but any tall buildings should be sited where their visual impact is minimised. Consideration should also be given to the impact of lighting within the Gap.

Thames Basin Heath Special Protection Area

- I29. The site lies within the 5km buffer zone for the TBHSPA, and measures to mitigate the potential impacts of recreational activities on this area will be required (Policy NBE4). No housing will be permitted within 400m of the TBHSPA. Given the scale of the site and its proximity of the SPA, the SANG (Suitable Alternative Natural Greenspace) should be provided at an accessible location nearby.

Biodiversity

- I30. Any adverse effects on nearby SSSIs (Fleet Pond and the Basingstoke Canal) should be avoided or adequately mitigated. Recreational impacts should be mitigated through access management measures and infrastructure improvements. The SANG should be designed to maximise its potential as a local alternative to recreation at Fleet Pond. Other measures should include improvements to cycle path provision, with access to Fleet Train Station, and improvements to the footpath network at Fleet Pond.

- I31. There are several Sites of Importance to Nature Conservation (SINCs) within the site. Pyestock (North Grasslands) SINC lies in the northern part of the site. Pyestock (Fairway) SINC is in the southern part of the site and extends beyond the southern boundary. A small section of Bramshot Common SINC extends into the site on the northern boundary. Adverse effects on the respective SINCs should be adequately mitigated or, if necessary, compensated for (for example through translocation off-site).
- I32. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity. Opportunities to incorporate biodiversity enhancements are encouraged in accordance with Policy NBE5.

Connectivity

- I33. The development should be well connected wherever possible to nearby settlements, particularly to Fleet and Farnborough town centres and to Fleet railway station, not only by car but also by sustainable transport modes (walking, cycling and public transport). Vehicular access is expected to be from the existing access points from Ively Road and Bramshott Lane.
- I34. A Transport Assessment and Travel Plan will be required in support of a planning application to ensure that traffic impacts on the wider highway network are adequately mitigated and sustainable transport modes encouraged. The site should preferably be served by bus. If that is not feasible then viable alternatives must be explored and implemented.

Flood Risk and Drainage

- I35. A Flood Risk Assessment will be required taking into account climate change and the Level 2 SFRA to support any planning application. Surface and groundwater flood risk will require investigation and mitigation. Surface water run-off from the site contributes to flooding in Rushmoor Borough, so it is important that this is reduced through the use of sustainable drainage systems. Opportunities to reduce the amount of hardstanding on site below existing levels will also be encouraged.
- I36. A holistic approach to flood risk and site drainage is required (Policy NBE6), whereby surface water overland flow routes are identified and integrated with the site's green infrastructure and amenity provisions wherever feasible. A wide variety of Sustainable Drainage Systems (SuDS) should be employed across the site within SuDS treatment drains; maximising water quality, wildlife and amenity benefits. The drainage strategy must consider the on-going maintenance requirements of the drainage system proposed.

Water quality

- I37. The Water Cycle Study identifies a capacity issue at some of the local Waste Water Treatment Works (WwTw) including the Camberley WwTw, the catchment for which includes Hartland Village. Developers will need to work with the Environment Agency and Thames Water to ensure delivery of timely upgrades to infrastructure.

Noise

- I38. Future residents need to live within acceptable levels of noise pollution, whether from off-site or on-site activities. A noise survey will be required to support an application. Applicants are advised to consult the MOD Defence Infrastructure Organisation given the proximity of MOD training areas to the site and the potential for associated noise issues.

New Settlement

- I39. As set out in Policy SS1, we want to start planning a new settlement to meet longer term development needs.
- I40. By the time this Plan is due to be reviewed, five years after adoption if not sooner, we think it is likely that the evidence base will have moved on, and that we may need to plan for more new homes and infrastructure than this Plan addresses. We also think that any significant additional growth is unlikely to be met on previously developed sites.
- I41. Our preferred option for delivering significant additional growth in future is a new settlement. This is supported by previous public consultations on strategic growth options and would mean a secondary school can be delivered as part of a comprehensively planned new community. It also means that a long-term solution to housing delivery can be established not only within this plan period, but beyond into future plan periods.
- I42. Planning and delivering a new settlement is a complex process, and a significant lead in time is needed to develop the proposals. We have therefore made a policy choice for a new settlement in this Plan, rather than leave the matter until the Plan is reviewed, by which time the opportunity to start the necessary planning process would be lost.
- I43. The most sustainable option for a new settlement is in the Murrell Green/Winchfield area¹⁶. In this plan we therefore identify an 'area of search' at that location (see key diagram on page 30).

¹⁶ This is supported by the Sustainability Appraisal that accompanies this Plan.

- I44. Policy SS3 below sets out a clear commitment to plan for the new settlement within this area of search through a separate development plan document (DPD). This will provide the opportunity for community and stakeholder engagement as part of the process. The DPD, together with a masterplan developed by the key parties, will set out how a new settlement should take shape, including precise settlement boundaries and any designated 'Gaps' between settlements. We anticipate new homes and infrastructure being built from around 2024/25.

Vision

- I45. An early part of the process will be the development of a long-term vision for the new settlement. At this stage we have the following high-level ambitions for the new settlement:

Highly connected – *electronically and physically, internally and externally, creating sociable neighbourhoods with walkable access to services, facilities and recreation assets, as well as innovative sustainable transport solutions.*

Community focussed - *a comprehensive range of social, educational, retail and recreational facilities for the community, along with developing community pride through the stewardship and ownership of land, assets and facilities to ensure their management and maintenance for the long-term.*

Inclusive – *the provision of a full range of housing needs, including for genuinely affordable social and market lifetime homes for a mixed and thriving community that respond to the needs of families, children and older generations.*

Forward thinking – *through the innovative use of technology and design solutions.*

Sensitive – *to the existing landscape character, important natural and built assets and the surrounding environment.*

Quality Infrastructure – *includes a wide range of local and wider infrastructure needs including significant provision of green and blue infrastructure, and provision of a secondary school.*

Policy SS3 New Settlement at the Murrell Green/Winchfield Area of Search

Permission will be granted for the development of a new settlement to be identified from the area of search identified on the Policies Map following the adoption of a New Settlement Development Plan Document and agreed comprehensive masterplan.

Development proposals will not be permitted which would prejudice the delivery of a new settlement in advance of a robust master planning process.

The development of the new settlement proposals will be based upon the following high-level principles:

- a) Of a scale to support long term development needs beyond 2032 and the provision of key infrastructure and community facilities including a secondary school;**
- b) The potential to deliver new homes from the middle of the plan period;**
- c) Comprehensively planned in consultation with existing communities and key stakeholders;**
- d) Delivery of a sustainable, inclusive and cohesive community promoting self-sufficiency and with high levels of connectivity, minimising separation of communities by existing barriers;**
- e) Deliver innovative and forward-thinking solutions and technology to design, transport issues, telecommunications and measures to mitigate and adapt to climate change;**
- f) Provision of a mix of housing in accordance with relevant policies in the local plan and most up to date evidence at the time for affordable housing, specialist provision for the elderly and self-build;**
- g) Inclusion of measures to avoid and mitigate any adverse impact of the development upon the Thames Basin Heaths Special Protection Area;**
- h) Promote health and wellbeing and self-containment by providing the necessary supporting infrastructure including green infrastructure, community facilities, employment, education, retail and health care services;**
- i) Providing the most appropriate location within the area of search for key infrastructure, particularly the new secondary school, having regard to maximising ease of accessibility and to catchments;**
- j) A layout and form of development that avoids coalescence with existing settlements and does not undermine their**

separate identity; respects the landscape character and conserves and where possible enhances the character, significance and setting of heritage assets;

- k) Provide measures to avoid, mitigate or offset direct and indirect biodiversity impacts across the site, including opportunities for net gains in biodiversity where possible;**
- l) Supported by a transport assessment and strategy, together with an infrastructure delivery plan that ensures the necessary supporting infrastructure is delivered in a timely fashion and promotes sustainable transport modes;**
- m) Measures to fully address flood risk and drainage issues.**

The detailed framework setting the nature, form and boundary of the new community will be set out in a future Development Plan Document and Supplementary Planning Documents where required.

Mechanisms will also be required which ensure that comprehensive master-planning is properly coordinated across site ownership boundaries to ensure that key items of infrastructure are delivered in a consistent and cohesive way regardless of landownership or phasing.

- 146. The strategic framework provided by this Policy gives the basis for the development of a separate development plan document and comprehensive master-plan. Matters to address will include:
 - further consideration of the constraints and opportunities within the area of search;
 - assessment of infrastructure and phasing requirements; and
 - viability considerations which will inform the parameters and boundaries of the new settlement, its capacity for new homes and associated infrastructure needs and delivery.
- 147. The ultimate scale of development that can be accommodated will be informed by this additional work. A critical mass of new homes and population will be needed to enable the larger scale infrastructure items, particularly the secondary school, to be viable. Having regard to the DPD and master-planning processes, it is anticipated that first completions of new homes on the site could take place from around the middle of the plan period.
- 148. The new settlement will be community focussed creating a strong sense of place around one or more neighbourhood centres. The new settlement will

help to meet longer term housing needs, whilst also providing for local and wider infrastructure provision such as secondary school education needs. A range of more localised development needs will also be met, including primary school education requirements, business units for small businesses, community facilities including new shops, and green infrastructure.

- I49. In preparing the DPD and masterplan we will engage the community and key stakeholders as well as working with the land owners, promoters and developers to achieve a comprehensively planned community.

Housing

- I50. The new settlement will provide a range of dwellings types and sizes at a mix of densities, to meet both the needs of the local housing market, and the need to ensure that the new community is both balanced and inclusive. The exact range of housing types and tenures will be set out in the DPD but will include a significant proportion of affordable housing. The development will include other forms of housing including specialist accommodation for the elderly, and a proportion of self and/or custom build plots.

Design

- I51. The new development will achieve high standards of sustainable design and energy efficiency and will be future-proofed to meet future communication needs. The Masterplan and DPD will set out the design parameters and indicate how the development will achieve the required standards of sustainable design. A design code may be used to ensure a joined-up approach to design.

Employment

- I52. In order to promote self-sufficiency and provide a sustainable development, provision of a range of employment opportunities should be provided. This may include the allocation of a specific site for B class uses but should also include other forms of employment opportunity within the development.

Transport

- I53. Master-planning of the new settlement should look to reduce reliance on travel by car and promote an accessible movement network and the appropriate location of housing, employment and leisure facilities. Cycling and pedestrian links between the new settlement and surrounding settlements and other key destinations should be provided.
- I54. The new settlement will also provide for good connections to bus and rail transport networks to help encourage the use of sustainable modes of transport. Innovative transport modes will be encouraged. New pedestrian and cycle links within the settlement must also ensure that all areas are well connected to new schools, local centres and to Winchfield Station.

Other Infrastructure

- I55. The new settlement will include the provision of other infrastructure including pre-school and primary education, and a new secondary school. Subject to discussions with the appropriate agencies, the development should include primary health care facilities.
- I56. A range of social infrastructure will also be required, including the provision of a community building(s). Provision will need to be made for all age groups. Given the likely diverse nature of the new community, a community development strategy should be put in place early in the planning process.
- I57. A Green Infrastructure Strategy will be required to inform the preparation of the DPD and the provision and maintenance of green infrastructure in the new community. The new settlement will need to include high quality, multifunctional green space.
- I58. The New Settlement DPD will include a detailed infrastructure delivery strategy, which sets out the full extent of the physical and social infrastructure required to support the new community, the phasing and the potential sources of funding. The phasing of housing delivery will need to be set against the need to ensure the delivery of appropriate infrastructure to support the new community.

Thames Basin Heaths SPA Mitigation

- I59. The site lies within the 5km buffer zone for the TBHSPA and measures to mitigate the potential impacts of recreational activities on this area will be required in line with Policy NBE4, including provision of Suitable Alternative Natural Greenspace (SANG) and contributions towards Strategic Access Management and Monitoring (SAMM). Due to its size, proposals may need to be subject to a site-specific Habitat Regulations assessment which would include investigating impacts relating to atmospheric pollution on European designated sites.

Biodiversity

- I60. Development of the new settlement must have regard to existing biodiversity assets on the site, including for example Biodiversity Opportunity Areas. Development should seek to deliver if possible a net gain in biodiversity through traditional and innovative measures. The masterplan must consider the location and quality of biodiversity assets in determining the most appropriate locations for development.

Landscape

- I61. There is potential for adverse landscape and visual impacts arising from the development. The new settlement must therefore, be designed to avoid or substantially mitigate these impacts, utilising and enhancing existing landscape features such as mature trees and woodlands wherever possible. Although a

change to the landscape character is inevitable, the layout and design of the new settlement should provide attractive through routes that incorporate new green infrastructure and connect the site to its wider rural environs. The layout of development should also respect the landform and reduce the potential for visual impacts from surrounding residential areas.

Flood risk management

162. The Masterplan and DPD will be informed by a site-specific Flood Risk Assessment that considers the areas at risk of flooding. Proposals must avoid locating development in areas at risk of flooding and must include appropriate flood mitigation measures such as sustainable drainage systems. An integrated water management strategy, including a detailed drainage strategy, should be prepared for the new settlement.

Housing

163. This chapter includes policies aimed at delivering the right types of homes to address local needs including market housing, self/custom build housing, affordable housing, accommodation for older persons, and provision for Gypsies, Travellers and Travelling Showpeople. It also includes a policy on internal space standards for new homes.

Housing Mix

164. We will plan for a mix of new homes based on current and future demographic and market trends, as well as on the needs of various groups within the community including those requiring specialist accommodation, and those seeking plots for self or custom build properties.
165. The SHMA¹⁷ distinguishes between the size mix that may be suitable for new market homes and the size mix for new affordable homes. Households who are able to afford market homes are more likely to buy or rent larger properties, to satisfy a preference for more space and this is supported by Census data from 2011 when 74% of households in the market sector had three or more bedrooms, compared to 35% of households in the affordable sector. These differences mean that it is appropriate to deal with issues of housing mix separately for market and affordable homes.

¹⁷ Strategic Housing Market Assessment for Hart, Rushmoor and Surrey Heath, 2016

Policy H1 Housing Mix: Market Housing

Proposals for new homes will be supported where:

- a) they provide an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need, and the size, location and characteristics of the site and its surroundings;**
- b) on sites of 5 or more dwellings, at least 15% of new market homes are accessible and adaptable homes as defined by requirement M4(2) of the building regulations¹⁸;**
- c) provision is made for specialist/supported accommodation where appropriate;**
- d) on sites of 20 or more dwellings, 5% of plots are for self and custom build homes, subject to site suitability and the need shown on the self and custom build register.**

Development proposals for new homes must be supported by an explanation of the proposed mix of new homes, in the context of the criteria above.

Proposals that do not meet one or more of the criteria may be supported provided they are justified in relation to evidence of housing need, viability, or to site-specific physical or environmental constraints.

166. A mixed and balanced community requires the provision of homes for single person households, couples, families and older people. The diverse requirements of these households will need to be reflected in the mix of house types, sizes and tenures on new development sites within the District.

Mix of dwelling sizes for market housing

167. The 2016 SHMA confirms that across the housing market area (HMA) a mix of property sizes will be required as follows:

7% 1 bed
28% 2-bed
44% 3-bed
21% 4-bed

168. However, it is important to use the most up to date evidence. Applicants should review the most up to date SHMA, but also any other sources of evidence including that which may have been prepared to support relevant Neighbourhood Plans. Where a Neighbourhood Plan exists containing a policy on housing mix then that policy should also be taken into account.

¹⁸ Or as otherwise amended by the Building Regulations

169. An appropriate housing mix for an individual development site will also depend on site-specific factors, such as its location and the local density and character of housing in the neighbourhood which will determine the eventual mix of housing sizes, types and tenures to be provided. Applicants should explain their proposed housing mix using this evidence and in the context of the policy criteria.

Accommodation for older people

170. In response to the ageing population and the significant increase in persons in advanced old age (85+ years), a proportion of new housing (at least 15% on sites of 5 or more dwellings) should meet Requirement M4(2) of the Building Regulations. This is the requirement for ensuring that buildings are accessible and adaptable to changing needs. This requirement should be designed into the development at the planning application stage but will be implemented through Building Regulations.
171. If a proposal for 5 or more dwellings (gross) does not include at least 15% accessible and adaptable homes, applicants for planning permission will be expected to provide evidence in terms of the impact on project viability, or of physical or environmental factors (such as steep slopes or flooding vulnerability) that would make the site unsuitable.
172. The ageing population is also likely to create a need for additional specialist housing, to meet the healthcare requirements of older people (also see Policy H4 Specialist and Supported Housing). On larger sites new residential developments will be expected to incorporate housing/supported accommodation to meet the needs of older people and people with support needs, for example sheltered and extra care housing that falls within Use Class C3 (Residential), or residential care/nursing care which falls within Use Class C2 (Institutional Uses).
173. Local evidence suggests that there is a need for smaller homes, which would enable people to down-size where they are under-occupying their current homes. In sustainable locations, such as in the centre of towns and larger villages, applicants should investigate opportunities to provide new homes that are suitable for people of retirement age and older, looking to down-size.

Self and Custom-Build Housing

174. Building one's own home can in some cases be a more affordable way for many people to become home-owners. The two types of projects are generally referred to as Custom Build or Self Build. With Self Build there is generally a greater level of 'hands-on' involvement in the build by the owner, and it can be the cheaper option.
175. We maintain a [register](#) of individuals and associations of individuals who have expressed an interest in self and custom-build homes.

176. To support self and custom build housing, we will require at least 5% of homes on larger sites (i.e. at least 20 or more dwellings gross) to be provided as serviced plots for self-build and/or custom-build homes where it is practical to do so. This policy will be applied flexibly recognising that it becomes easier to accommodate self and custom build plots the larger the site. However, applicants should show they have considered the provision of self and custom build plots. If self-build plots are not taken up by the public after being marketed for at least two years, we will allow these to revert to conventional build plots.
177. Plot providers should avoid fixing the details concerning the appearance of the dwellings. We will negotiate design details, such as the external appearance of individual dwellings, with the self or custom builders on a case-by-case basis. Dwellings should comply with Policy NBE10 Design and with any agreed design codes.
178. The requirement in Policy H1 to provide self and custom build plots on larger sites is a specific measure to facilitate plots being made available. We will also:
- support proposals for self-build and custom-build projects within settlement boundaries;
 - require self and custom build plots as part of the proposed new settlement (see Policy SS3); and
 - consider further policies and site allocations for self and custom build in a subsequent development plan document.

Affordable Housing

179. There is a significant need for additional affordable housing within the District. Affordable housing includes social rented /affordable rented and intermediate housing that is available to households in the District whose needs are not met by the market. The cost must be low enough for eligible households to afford based on local incomes and house prices. The homes should be restricted for use by future eligible households. If these restrictions are lifted, the subsidy should be recycled for alternative affordable housing in the District.

Policy H2 Affordable Housing

On developments of 11 or more dwellings (gross), or of greater than 1,000 square metres gross residential floorspace irrespective of the number of dwellings, the Council will require no less than 40% of the new homes to be affordable housing, to be provided in accordance with the following criteria:

- a) **the affordable housing will be provided on site, and interspersed and distributed throughout the development mixed with the market housing;**
- b) **The affordable housing will be of a size and type which meets the requirements of those in housing need;**
- c) **the tenure mix of the affordable housing will be 65% social/affordable rented and 35% shared ownership unless superseded by the most up to date housing evidence;**
- d) **at least 15% of the affordable units will be accessible and adaptable as defined by requirement M4(2) of the Building Regulations**
- e) **where evidenced by local need, a proportion of affordable dwellings will be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3);**
- f) **in cases where the 40% calculation provides a part dwelling a financial contribution will be sought equivalent to that part dwelling.**

In exceptional circumstances, if it is clearly demonstrated that the provision of affordable housing on site is impractical, the Council may accept off-site provision, or a financial contribution of equivalent value in lieu of on-site provision.

Only in exceptional circumstances, and only when fully justified, will the Council grant planning permission for schemes that fail to provide at least 40% affordable housing, or fail criteria a) to f) above. Any such proposals must be supported by evidence in the form of an open book viability assessment, demonstrating why the target cannot be met. In such cases the Council will commission an independent expert review of the viability assessment, for which the applicant will bear the cost. The Council will then negotiate with the applicant to secure the optimum quantity and mix of affordable housing that is viable and meets the identified housing need.

Developments which appear to artificially restrict the site area, or level of development proposed in order to avoid the provision of affordable housing will be refused.

- 180. In applying this policy we will use the latest government definition of affordable housing.
- 181. The exact mix of affordable housing on each site, in terms of types, sizes and tenures will be agreed through negotiation with the developer. Our housing strategy, housing register, the SHMA, the Help to Buy register and where relevant local housing needs surveys, will inform these negotiations.

Applicants should always contact the Housing Department at an early stage for advice on affordable housing mix requirements and check the up to date guidance¹⁹. We will monitor the delivery of affordable housing through Policy H2 and review our housing strategy periodically to ensure that our aim to provide an appropriate mix of houses is fulfilled.

182. Policy H2 applies to single use or mixed-use schemes that require planning permission. It will apply to all types of residential development including private retirement homes, sheltered accommodation, extra care schemes and other housing for older people where these fall within Use Class C3 (Dwelling houses). Where specialist accommodation is being provided applicants should approach the Council at an early stage to establish whether on-site or off site affordable housing provision would be appropriate or whether the contribution should be in the form of a financial contribution.
183. To support the ageing population and the specific needs of people with mobility problems the Council expects a proportion of new housing (15%) to be accessible and adaptable by meeting Requirement M4(2) of the Building Regulations. On any particular scheme, 15% of the affordable homes should comply with Part M4(2). In addition, depending on identified need and site suitability, there may be a requirement for one or more of the affordable homes to meet the standard for 'wheelchair user dwellings' (requirement M4(3) of the Building Regulations). This will be negotiated on a site by site basis.
184. The policy will apply to all development sites which meet the threshold set out within the policy. Where such sites are sub-divided we will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing which would have been appropriate on the whole or larger site. In applying this policy the Council will ensure that the most effective use is made of development sites at appropriate densities.
185. The artificial restriction of site areas or inefficient use of land to avoid the affordable housing thresholds is not acceptable, as proper planning of an area requires a comprehensive approach. Sites in the same ownership (or with an ownership relationship) will be treated as a single planning unit. Sites which have a clear relationship in physical terms will be treated as one site, such as adjacent underused sites, even if they are in different ownerships.
186. The affordable homes provided must be distributed within the development wherever practically possible to support the creation of integrated and mixed communities. Policies to achieve good design apply to affordable homes as they do to all other development. The affordable housing should be indistinguishable from the market housing.

¹⁹ Hart's Informal Affordable Housing Development Guidance, August 2017 or subsequent updates.

187. In exceptional circumstances, and only where evidenced and justified, we may accept off-site provision, or a financial contribution of equivalent value in lieu of on-site provision. We will consider this matter on a site by site basis.
188. Similarly, proposals that fail to meet the 40% requirement will be refused unless it is demonstrated through an open book viability assessment that for genuine reasons of viability, such as unusually high site development costs, the 40% target is not achievable. It should be noted that genuine viability reasons will not include paying a price for the land that has not taken into account the affordable housing policy or other policies that have a bearing on viability. The applicant will need to bear the costs for the provision of an independent expert review of the viability work submitted with the application. The Council will then engage in negotiations with the applicant to agree the optimum viable mix of affordable housing provision in terms of quantity and mix of affordable units.

Rural Exception Sites

189. We will seek to meet local affordable housing needs in rural areas by encouraging affordable housing schemes that meet a local need on suitable sites outside settlement boundaries. We will work closely with parish councils and local communities to progress these schemes. In circumstances where agreement cannot be reached, we will consider the use of compulsory purchase powers to procure any land necessary for 'exception' development.

Policy H3 Rural Exception Sites

Small-scale developments of affordable housing on land adjoining or closely related to villages will be supported provided:

- a) they would address a proven local need for affordable housing;**
- b) the affordable housing is available in perpetuity for those with a local connection;**
- c) they include a mix of dwelling types, sizes and tenures that are informed by a discussion and agreement with the Council, including considerations of the current evidence of housing needs for the settlement;**
- d) the development is in keeping with the character and size of the settlement.**

An element of market housing will be supported where at least 70% of the total number of proposed dwellings would be affordable housing solely for subsidised rent.

190. The development of rural exception sites will help to create sustainable, mixed communities. It will complement the overall supply of new homes in the District, making additional provision in the rural areas, but only where there is a proven local need for affordable housing. Evidence of need should be drawn from the Council's Housing Register and from surveys of local residents within the Parish. Applicants will be required to enter into a planning obligation to ensure that all affordable housing remains available for those with a local connection in perpetuity.
191. Policy H3 allows for a proportion (not more than 30%) of market housing to come forward on rural exception sites if it helps to deliver the rest of the development as being for affordable subsidised rent. This is to incentivise the delivery of such sites.
192. The size of an exception site will depend on the level of need and site-specific considerations, but, as a general rule are envisaged to be up to 20 dwellings. Rural exception sites should be well related to an existing settlement, for example in terms of impact on landscape, heritage assets, and the setting of the settlement. The development should also be well designed to be in keeping with the character of the settlement.

Specialist and Supported Accommodation

193. Over the plan period there is likely to be a very substantial increase in the number of older people residing within the District. The projected increase for the number of people aged 75+ years is relatively large, compared to the South East as a whole, or to the national average²⁰. As people age, there is likely to be an increased requirement for specially-adapted housing and care accommodation, to address their health-related problems.
194. Housing for older persons covers a spectrum of needs, from sheltered housing (where residents live mainly independent lives whilst sharing some communal facilities) through to extra care housing and care homes, where a level of personal health care is typically provided.
195. The 2016 SHMA estimates potential requirements for sheltered, extra care and residential care housing for the period 2014-2035. Most of the requirement is for sheltered (52 units per annum), enhanced sheltered (14 units per annum) and extra care housing (8 units per annum). This provision can be considered to be part of the mainstream requirement for housing. The need for residential care (33 units per annum) and nursing care (22 units per annum), is additional to the housing requirement set out in Policy SSI and is typically Use Class C2 (Residential Institutional Uses) in planning terms.

²⁰See Figure 14.7 of the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment, 2016

196. The 2016 SHMA requirements should be considered indicative, particularly regarding the future provision of sheltered housing, given that a greater proportion of older persons may choose to remain in their own home if it can be appropriately adapted and any care needs can be met. However, if older persons choose to down-size to specially adapted homes, this could free up some of the under-occupied stock of housing within the District, to help meet the needs of larger households.
197. In addition to accommodation largely related to the needs of older people, there are other types of supported accommodation that provide for other health related needs in the District. These would also fall within the provisions of this policy.

Policy H4 Specialist and supported accommodation

Proposals for specialist and supported accommodation that meets the needs of older persons or others requiring specialist care will be permitted:

- a) on sites within settlement boundaries and within the new community at Hartland Village; and**
 - b) on sites in the countryside provided:**
 - i. there is a demonstrated need for the development and there are no available or viable alternatives within settlement boundaries; and**
 - ii. the site is well related to an existing settlement with access to appropriate services and facilities either on or off site.**
198. Policy H4 applies to all specialist and supported accommodation proposals, whether these fall into Use Class C2 (Residential institutions) or C3 (Dwelling houses), or they provide a mixture of both types of residential use. Where proposals include C3 uses, which allow for independent living, the proposed mix of housing tenures, sizes and property types will be assessed in terms of Policy H1. Affordable housing provision will also be expected in relation to C3 uses in accordance with Policy H2.
199. Sequentially, sites within settlements are the preferred choice for meeting needs particularly at locations close to services and facilities. However, where there is proven unmet need, particularly for C2 accommodation (for which there is a need additional to general housing needs) specialist accommodation may, where justified, be permitted on suitable sites outside settlement boundaries. Such sites would need access to the necessary services and be well related to an existing settlement, for example in terms of impact on landscape, heritage assets, and the setting of the settlement.

- 200. Specialist and supported accommodation will also be required as part of the new settlement proposed under Policy SS3.
- 201. Policy NBE4 (Thames Basin Heaths Special Protection Area) may apply to specialist and supported accommodation if the potential for increased recreation in the SPA cannot be ruled out.

Gypsies, Travellers and Travelling Showpeople

- 202. Within the District the overall scale of need for Gypsy, Traveller and Travelling Showpeople accommodation is small in comparison to wider housing needs, but we have a responsibility to develop a fair and effective strategy to address these needs.

Policy H5 Gypsies, Travellers and Travelling Showpeople

Existing permanent authorised gypsy, traveller and travelling showpeople sites will be retained for the use of these groups unless acceptable replacement accommodation can be provided or it has been established that the sites are no longer required.

Proposals for Gypsies, Travellers and Travelling Showpeople will be supported where it has been demonstrated that the following criteria have been met:

- a) there is a proven need for the development and/or the capacity of the site can be justified to meet needs for further Gypsy, Traveller and Travelling Showpeople sites, or extensions to existing sites;**
- b) the potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople in accordance with the planning definition set out in national planning policy;**
- c) services and facilities can be readily accessed, including schools, medical services and other community facilities;**
- d) it has no unacceptable adverse impact upon local amenity and the natural and historic environment;**
- e) it can be adequately serviced with drinking water and sewage and waste disposal facilities;**
- f) it is of a scale that does not dominate adjoining communities;**
- g) the site is appropriately screened without creating a sense of isolation from adjoining communities;**
- h) it has safe and convenient access to the highway network;**

- i) **it is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment.**
- j) **the site is not located in an area of high risk of flooding as defined by the District's SFRA.**

Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople, as appropriate.

Planning conditions or legal obligations may be necessary to ensure that any replacement sites are provided. Any replacement site should normally be available before the original site is lost.

203. Gypsies, Travellers and Travelling Showpeople are defined as persons that are leading or have led a nomadic life. Travelling Showpeople differ from other gypsies and travellers as their employment and travel centres upon holding fairs, circuses or shows across the country. Therefore, different terminology is used when referring to their residential needs. Gypsy and Traveller households tend to reside on a residential "pitch" within a Traveller "site" whereas travelling showpeople tend to reside on mixed-use "plots" within a Travelling Showpeople "yard".
204. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (August 2016) shows that there is currently no need to make any additional pitch provision for Gypsies and Travellers and that no additional plots are required for Travelling Showpeople. There is also no proven need to consider any new transit provision at this time. Policy H5 contains criteria against which the suitability of sites can be assessed should a need arise over the plan period.
205. We will continue to work collaboratively with our neighbouring local authorities to understand the accommodation needs of Gypsies, Travellers, and Travelling Showpeople so that we maintain an evidence base to plan positively and manage development.

Internal space standards for new homes

206. All new housing should have sufficient internal space to cater for a variety of different household needs, with the aim of promoting high standards of liveability, accessibility and comfort. Policy H6 therefore requires new homes to be built to nationally described space standards.

Policy H6 Internal space standards for new homes

Where planning permission is required development proposals for new homes must meet or exceed the nationally described space standard.

207. The internal space standards are set out at Appendix 3. Applicants are required to demonstrate how the internal space standards have been applied and are encouraged to provide dwelling plans not smaller than 1:100 scale, with metric room dimensions identified and the gross internal area (GIA) clearly identifiable.
208. No amount of sensitive design can compensate for houses and flats that are too small. The new minimum space standards will improve residents' quality of life and ensure that our homes are accessible and able to accommodate changing personal circumstances and growing families.

Economic Development

New Employment

209. Sustainable economic development is a key element of national planning policy. Historically, the District's economy has been very successful based on its location and the sectors represented. The District has a diverse economy with one in nine businesses (11%) being micro firms that employ fewer than ten people. One of the key objectives is to maintain and where possible support this economic diversity.
210. The Joint Employment Land Review (2016)²¹ assessed the requirement for future employment land and the quality and quantity of employment sites across the District. The ELR concluded that there is sufficient employment land (in quantitative terms) to meet needs over the plan period, although land supply is limited for the industrial and warehousing sectors.
211. For the purposes of Policies ED1 - ED3 an 'employment use' includes the B Class Uses i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses.

²¹ The Employment Land Review (ELR) covered the functional economic area of Hart, Rushmoor and Surrey Heath

Policy ED1 New employment

Employment proposals (B Use Class) will be supported:

- a) within Strategic or Locally Important Employment Sites; or**
- b) on a suitable site within a settlement policy boundary;**
- c) on suitable previously developed land appropriate for the proposed use; or**
- d) within the countryside provided they comply with Policies NBE1 and ED3 or otherwise demonstrate an overriding need for the development at that location and the proposal complies with other plan policies.**

Where feasible, major developments should deliver local skills and training initiatives.

212. To retain existing businesses and attract new businesses into the District the supply of employment land and premises of the right quality, type and size is crucial. Based on evidence in the ELR, Strategic and Locally Important Employment Sites have been identified and will be maintained and enhanced to enable an employment land supply that provides a range of sites across the District (see Policy ED2). In the case of the Locally Important Employment Area at Eversley Storage the site includes an area to allow an expansion of the existing floorspace, adding to the overall supply of employment land identified in the ELR.
213. In the countryside, proposals that help promote a strong rural economy will be supported where they accord with Policies ED3 and NBE1. In addition, there may be limited instances where although there is no quantitative evidence to support additional employment floorspace, there are other factors, such as the expansion of an established employer, or development to meet the strategic ambitions across the wider FEA and/or the LEP, which would justify new or expanded buildings outside existing settlement boundaries. Where this arises, applicants will need to show evidence of an overriding need for the development at that the location. Such proposals will be considered on a case by case basis, taking into account all the relevant plan policies.
214. A key element of economic success is having a skilled local workforce and providing opportunities to improve educational attainment and training. Developers will be encouraged to commit to construction training (and other forms of training if appropriate) as part of their project and to make their intentions clear in their planning applications, through for example the inclusion of, or commitment to, an employment and skills plan.

Safeguarding employment

215. The majority of the District's employment land allocations are well established and provide accommodation for a range of businesses including the District's priority sectors²².
216. A portfolio of employment land will be protected to meet the needs of the District's established sectors (and their supporting industries) and so contribute to meeting the aims and objectives of the Local Enterprise Partnership Strategic Economic Plan and the Hart Economic Development Strategy.
217. A number of employment sites in the District have been identified as either Strategic or Locally Important Employment Sites. These will be the focus of new employment development as set out in Policies ED1 and ED2.

Policy ED2 Safeguarding Employment Land and Premises (B-Use Classes)

I. Strategic Employment Sites

To contribute towards meeting the future economic growth needs of the District and the wider Functional Economic Area, the following sites are designated as Strategic Employment Sites and given the highest protection and safeguarding against loss to non-B-class employment uses by protecting them for B-class uses.

- i. Bartley Wood, Hook**
- ii. Bartley Point, Hook**
- iii. Cody Technology Park, Farnborough**
- iv. Meadows Business Park, Blackwater**
- v. Osborn Way, Hook**
- vi. Waterfront Business Park, Fleet**

The redevelopment and regeneration of these sites will be supported to provide B-class employment floorspace that meets the needs of the market.

Small-scale proposals for changes of use or redevelopment to non-B-class employment uses at the above sites will be supported where they would provide complementary use(s)²³ that are not

²² Identified in the Hart Economic Development Strategy as Telecommunications, Computer programming, Data processing and hosting, Management Consultants, Manufacture of specialist electronics and hospitality.

²³ Such as small scale convenience retail and food and drink establishments which serve the employment area

detrimental to the function and operation of the Strategic Employment Area.

2. Locally Important Employment Sites

To contribute towards meeting the future economic growth needs of the District, the following sites are designated as Locally Important Employment Sites and will be given protection against loss to non-B-class employment uses by protecting them for B-class uses:

- vii. Ancells Business Park, Fleet**
- viii. Blackbushe Business Park**
- ix. Eversley Haulage Yard**
- x. Eversley Storage**
- xi. Finn's Business Park, Crondall**
- xii. Fleet Business Park, Church Crookham**
- xiii. Grove Farm Barn, Crookham Village**
- xiv. Lodge Farm, North Warnborough**
- xv. Murrell Green Business Park**
- xvi. Potters Industrial Park, Church Crookham**
- xvii. Redfields Business Park, Church Crookham**
- xviii. Optrex Business Park, Rotherwick**
- xix. Beacon Hill Road, Church Crookham**

In cases where planning permission is required, the change of use or redevelopment of land and buildings in defined Locally Important Employment Sites will only be supported if it can be demonstrated that:

- a) there are no strong economic reasons to retain the employment use;**
- b) market signals indicate that the premises / site are unlikely to be utilised for employment use; or**
- c) the proposed use is of a similar character²⁴ to employment uses in Use Classes B1, B2 and B8; or**
- d) the site is not appropriate for the continuation of its employment use due to a significant detriment to the environment or amenity of the area.**

²⁴Use classes that are of similar character will reflect the level of employment proposed, and the skills required and could include sui-generis uses but will not include town centre uses (e.g. uses in class A1 – A5).

218. A number of premises within defined employment sites have been subject to changes of use from office to residential use under 'permitted development rights'. In order to support the protection of employment sites, the Council will explore additional measures to provide protection for the designated sites.

Strategic Employment Sites

219. Strategic Employment Sites are sites that fulfil a strategic function within the FEA and have the greatest alignment to the Enterprise M3 priority sectors.
220. Maintaining a supply of employment land and premises is crucial to enhance the economic competitiveness of the District and deliver sustainable economic growth. Sites within the Strategic Employment Sites are particularly valuable and the loss of land in these areas to non-employment uses could generate pressure to release land in less acceptable locations. The Strategic Employment Sites are therefore protected for Class B uses and as such the loss of these sites to alternate uses will not be acceptable unless the criteria set out in the policy can be satisfied.
221. It may be possible to introduce small-scale non-B-class employment uses into the Strategic Employment Sites where they provide complementary uses to support businesses and employees. Examples of complementary uses include cafés and sandwich bars that would cater for breakfast and lunchtime trade, gymnasiums etc. The operating hours of such uses would be restricted accordingly. These sorts of uses can support the operation and function of employment sites and improve the offer available to prospective tenants/occupiers. The judgement about operation will consider whether the proposed use would affect the ability of established businesses, or potential future B-class occupiers, to carry out their activities without constraints. The judgement about function will consider the role that the site plays in the supply of land to meet B-class employment needs over the plan period.

Locally Important Employment Sites

222. Other employment sites in the District play an important role in servicing the local economy. These smaller employment sites provide important business locations and in some instances provide a location for valuable bad neighbour activities. "Bad neighbour" uses are those uses or industrial processes which may cause nuisance by reason of noise, vibration, smell and fumes. They include uses which are visually unattractive such as those involving large areas of open storage.
223. Policy ED2 identifies that market signals will be taken into account when determining applications for the change of use of a Locally Important Employment Site to a non-employment use. In addition, we will require

applicants to demonstrate that there would be no strong economic reasons why the premises or site should not be lost to alternate uses.

224. An indicative list of the evidence that we will require to be submitted with proposals for non-employment uses at Locally Important Employment Sites is detailed below:

Market Signals Evidence

- Sites will need to have been shown to be marketed at a reasonable value for at least six months with no sustained or viable interest from prospective buyers/tenants;
- Information should be provided on premises similar to those that are proposed to be lost which are being marketed in the local area; and
- The findings of the most recent Employment Land Review and annual monitoring data on employment land will also be used to determine whether there is a need for such employment premises (or sites) to meet future needs.

225. Demonstrating that there are no 'strong economic reasons'

- Whether the proposal would undermine the operation of the wider employment site by negatively impacting upon established neighbouring uses;
- Whether the proposals would harm the businesses currently established at the site (for example, by requiring them to relocate prior to the termination of their lease) when no suitable alternative accommodation is available in the local area, and it can be demonstrated that the relocation of the business would impact upon its operation and sustainability;
- Whether the proposal would undermine the function of the employment site by affecting the supply of locally important employment land or premises available to meet employment needs over the plan period;
- Whether the site is suitable for contributing towards meeting the needs for employment land, as identified in the most recent ELR; and
- If the site is occupied, information on the number of businesses occupying the site/premises, the remaining lease length for each of the occupiers, and evidence that suitable alternative accommodation is available in the local area.

Other Employment Sites

226. Whilst a significant proportion of the District's employment floorspace lies within the Strategic and Locally Important Employment Sites there is a proportion of the District's businesses which comprise small or medium enterprises (SME's) in other locations including those which make a valuable contribution to the rural economy.
227. The regeneration and intensification of other existing employment sites for B-class uses will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that have reached, or are reaching, the end of their functional economic life.

The Rural Economy

228. Rural areas support a range of businesses including micro and small enterprises which make a vital contribution to the strength and diversity of the District's economy. These enterprises can be found in a range of employment premises (both in terms of type and size) but also include self-employed people working from home. The rural economy of the District faces a number of challenges including the funding of agriculture, varying levels of economic infrastructure (including poor broadband connectivity) and poor accessibility by public transport.
229. Policy ED3, along with other policies in the plan, provides support for rural economic growth that will enhance or maintain the vitality of rural communities and meet identified needs.

Policy ED3 The Rural Economy

To support the rural economy, development proposals for economic uses in the countryside will be supported where they:

- a) are for a change of use or conversion of a suitable permanent building or for a new small-scale building that is appropriate to a rural area, located in or on the edge of an existing settlement; or**
- b) are for a replacement building or extension to a building in line with Policy NBE1; or**
- c) enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise; or**
- d) provide business floorspace that would enable the establishment of rural enterprises; or**

- e) in the case of new buildings, and extensions to existing buildings, are supported by evidence of need for the scale of the development proposed.**

All development proposals must be of a use and scale that is appropriate to the site and location when considering:

- i. landscape, heritage and environmental impacts;**
- ii. impacts on residential amenity;**
- iii. the accessibility of the site; and**
- iv. the impact on the local highway network including the type of traffic generated, the appropriateness for the local highway network to accommodate the development and the impact on their character.**

- 230. The rural economy policy seeks to maintain and enhance prosperity of the rural area by recognising that the need for new jobs is not limited to the villages and towns, given the existing population within the rural parts of the District. There are also existing businesses which may need to expand or re-locate, and these can be vital to local employment provision and local services in rural areas.
- 231. This policy applies to Business, General Industrial and Storage or Distribution (Classes B1, B2 and B8) proposals and other proposals for rural economic development, including rural tourism and leisure activities. Such proposals will be supported where the use and scale of the development is appropriate to its location. This also applies to farm diversification schemes which can contribute a significant source of income for farmers, sustaining their main agricultural enterprise.
- 232. The redevelopment of previously developed land in the countryside will generally be encouraged, provided it is located on a suitable site appropriate for the proposed use.
- 233. The Local Plan seeks to focus development in sustainable locations which have access to services and facilities. However, there may be cases where a small scale, well designed new building to support a rural enterprise may be appropriate. Proposals will need to comply with Policy NBE1 and a clear justification will be needed as to why a new building or extension is required including the provision of information on the business requirement for the new building and on the long term viability of the enterprise.
- 234. Development proposals for uses that require a need for the occupant to have on site residential accommodation will need to satisfy Policy NBE1.

The District's Retail Centres

235. Policy ED4 sets out a retail hierarchy for the District, reflecting the role and relationship of the centres in the District's retail network. The boundaries of the town, district and local centres are defined on the Policies Map. These boundaries may be subject to detailed refinement in the relevant Neighbourhood Plan.
236. Hart District is within the wider catchments of regional centres (Basingstoke, Guildford, and Reading) and nearby centres (Aldershot, Bracknell, Camberley, Farnborough and Farnham). Residents have access to a good range of retail and other town centre services, but it is recognised that people will travel to higher order centres outside of the District for comparison shopping, and that it is unrealistic to try to compete with those centres. To do so would require the provision of a significant amount of new retail floorspace to attract larger units when there has been little developer interest in such schemes in the recent past.
237. The promotion of accessible, attractive and vibrant town, district and local centres is sought through development that reflects the role that each performs. Development should maintain the current hierarchy of centres and enhance their vitality and viability.
238. We will support development proposals which deliver regeneration improvements in the centres in line with the following policies, including those promoted through neighbourhood plans.

Policy ED4 Town, District and Local Centres

The vitality and viability of the District's centres, as defined on the Policies Map, will be maintained and improved according to the role of each as set out in the hierarchy below:

Town Centre: Fleet

District Centres: Blackwater, Hook and Yateley

Local Centres: Hartley Wintney and Odiham

Within the defined centres, developments for town centre uses will be encouraged where they are appropriate to the scale, function and character of the centre.

The retail and local service function of local neighbourhood facilities will be protected to provide for local day to day needs.

Proposals for main town centres uses that are not in the defined centres will need to satisfy the sequential test.

To support the rural economy, in those parts of the District within the countryside, developments for town centre uses of less than 100sqm will not be required to apply a sequential test.

Development for main town centre uses, with a net floorspace exceeding 1,000sqm, in edge or out of centre locations will be supported if, following a Retail Impact Assessment, it would not have a significant adverse impact on existing centres.

239. In considering proposals for main town centre uses (including retail, leisure, entertainment, recreation, cultural and office uses) there are two tests, notably the sequential test and retail impact assessment:

Sequential Test

240. In considering proposed developments of main town centre uses on sites outside of designated centres, or sites that are not allocated for such uses, the sequential test must be applied unless they are located in the countryside and are for developments of less than 100 sqm.

Retail Impact Assessments

241. Even small-scale developments in the District may have cumulative impact implications and a significant adverse impact on smaller centres. Policy ED4 sets a local floorspace threshold for the preparation of retail impact assessments. All retail development exceeding 1,000 sqm gross floorspace that is not located within a Primary Shopping Area or centre boundary (as defined on the Policies Map) will be subject to a Retail Impact Assessment. This applies to all retail proposals on the edge of or outside of the District's centres.

Fleet Town Centre

242. Fleet Town Centre is the main town centre in the District. Retail development is focussed along the High Street and within the Hart Centre. There are a range of food and drink premises and entertainment facilities include the Harlington; a multipurpose arts and entertainment venue. The town includes both multiples and independent retailers. The boundary of Fleet town centre is shown on the Policies Map.
243. Fleet has an active local and business community involved in activities promoting the town centre. This includes the implementation of a Fleet Business Improvement District (BID) which brings additional funding for town centre initiatives, and activities and marketing delivered specifically by the local business community. Support to improve the range and quality of shopping and leisure facilities within Fleet town centre will enable it to compete more effectively with surrounding towns.

Policy ED5 Fleet Town Centre

Development proposals will be permitted that maintain or enhance the vitality and viability of Fleet Town Centre and which contribute to its continued enhancement as the main town centre in Hart.

Any additional net comparison goods (non-food) and convenience goods (food) retail development will be first directed to the Town Centre Primary Shopping Area as defined on the Policies Map.

Proposals within the Primary Shopping Area will be permitted where they would:

- a) Not harm the retail character of the Centre;**
- b) Be for a main town centre use, which retains or provides an active frontage;**
- c) Have no significant adverse impact on surrounding amenity (noise, odour, waste collection, highways and parking);**
- d) Enhance the character of the street scene.**

Outside of the Primary Shopping Areas and within the Town Centre, development for retail uses will be supported. Other main town centre uses will be supported subject to their size, design and overall impact on the quality of the centre.

- 244. Fleet town centre will be the main focus for future town centre development in the District. As set out in Policy ED4, there is capacity for additional retail floorspace (Class A uses) to be located within Fleet town centre over the plan period.
- 245. The Town Centre boundary is defined to include all areas occupied by main town centre uses. Within the Town Centre boundary, a primary shopping area is shown on the Policies Map. This has been defined based on evidence in the Retail, Leisure and Town Centres Study (2015) and defines the retail 'core' within the town centre. It is important that the density of non-retail uses within the primary shopping area does not adversely impact its primary function.
- 246. Beyond this area is a mix of uses which includes commercial buildings and non-retail uses with the potential for a variety of uses. Whilst retail uses are fundamental for attracting customers, non-retail uses such as leisure and cafe facilities can add to the vitality of centres.
- 247. Primary and secondary shopping frontages will be defined through a subsequent DPD or through the preparation of the Fleet Neighbourhood Plan. Similarly, site allocations to meet future development needs will be

identified through one of these Development Plan Documents. This work may result in future changes to the Primary Shopping Area.

District and Local Centres

248. Three centres in the District (Blackwater, Hook, Yateley) have been identified as District Centres that form the focal point for services and facilities that serve the immediate communities and the surrounding population. The boundaries of the District Centres are shown on the Policies map.
249. Two centres in the District (Hartley Wintney and Odiham) are defined as Local Centres based on the size of centre and range of facilities.

Policy ED6 District and Local Centres

Within the District and Local Centres as defined on the Policies Map, proposals that require planning permission will be supported for changes of use and new uses subject to the proposal satisfying the following criteria:

- a) the proposal is appropriate to the centre's location in the retail hierarchy;
- b) the proposal would maintain or enhance the centre's vitality or viability; and
- c) the proposal is for a main town centre use, which retains an active frontage; and
- d) the proposal has no unacceptable impact upon local amenity and the historic environment.

District Centres

250. **Blackwater** - The District Centre is focused on London Road and has retail and service units that provide convenience and comparison retail, some services and entertainment. The centre provides facilities for its immediate population, as well as supporting the wider catchment area of Yateley and Hawley.
251. **Hook** - The District Centre runs along Station Road to just south of the railway line, as well as along London Road. Retail and service units provide convenience and comparison retail, services and entertainment.
252. **Yateley** - The District Centre consists of two defined areas located along Reading Road providing a good mix of retail and service uses.
253. All three Centres historically have vacancy rates lower than the national average and perform relatively well in terms of general customer

satisfaction²⁵. All have areas that would benefit from improved public realm and areas of refurbishment.

254. There is an identified capacity for additional convenience floorspace in Blackwater over the plan period, however due to elevated turnover of an existing retail store this should be treated with some caution. In addition, further limited capacity for additional shops, financial and professional services, restaurants and cafes, drinking establishments, and hot food takeaways (Use Class A) floorspace is identified within Hook and Yateley.

Local Centres

255. **Hartley Wintney** – The Local Centre serves the surrounding rural communities and is focused along the High Street providing a range of retail and service units.
256. **Odiham** - The Local Centre is located along the High Street, between Church Street in the west and 45 High Street in the east and provides convenience and comparison shopping, services and entertainment.
257. Both Local Centres are located within Conservation Areas and contain a number of listed buildings. Therefore, proposals for new development will need to satisfy the appropriate conservation and heritage policies.
258. There is an identified small capacity for additional comparison and food and beverage floorspace within the Local Centres. However, it is recognised that this need could be met through some small windfalls and provision elsewhere in the District which is accessible to the locality.
259. Neighbourhood Plans may provide further detailed policies on district and local centres.

The Natural and Built Environment

Development in the Countryside

260. Countryside is the area lying outside of the settlement boundaries and can be in a variety of uses including agriculture. It is used for recreation, leisure, and contains different landscapes and ecologic habitats.
261. The intention is to maintain the existing open nature of the countryside, protect and enhance rural landscape character, prevent the coalescence of settlements and resist the encroachment of inappropriate development into rural areas. The countryside is therefore subject to a more restrictive policy approach, recognising its intrinsic character and beauty. There should be

²⁵ NEMS shopper survey 2014 as reported in the Retail and Leisure Study 2015 (Part 2).

good reasons to site new development in the countryside and development will not be permitted that would be better situated in an urban location or which contributes little to the benefit of the countryside, or where the benefits to the countryside are greatly outweighed by the harm.

Policy NBEI Development in the Countryside

Development proposals within the countryside (defined as the area outside settlement policy boundaries) will only be supported where they are:

- a) meeting the proven essential need of a rural worker to live permanently at or near their place of work; or**
- b) providing business floorspace to support rural enterprises (Policy ED3); or**
- c) providing reasonable levels of operational development at institutional and other facilities; or**
- d) providing community facilities close to an existing settlement which is accessible by sustainable transport modes; or**
- e) providing affordable housing on rural exception sites (Policy H3); or**
- f) providing specialist housing (Policy H4); or**
- g) providing a replacement dwelling or an extension to an existing dwelling; or**
- h) converting previously used permanent buildings or redundant agricultural buildings for appropriate uses: or**
- i) are for a replacement building that is not temporary in nature, or for an extension to an existing building, provided that the proposal does not require substantial rebuilding²⁶, extension or alteration; or**
- j) located on suitable previously developed land appropriate for the proposed use; or**
- k) proposals for small scale informal recreation facilities such as interpretation centres and car parks which enable people to enjoy the countryside.**

262. This policy applies to all areas of countryside, that is, all areas outside of settlement boundaries²⁷ as defined on the Policies Map.

²⁶ The existing building must have a substantial residual fabric and be capable of re-use

²⁷ This includes land within the new settlement area of search identified under Policy SS3, until a settlement boundary is designated through the New Settlement DPD.

263. It is recognised that some development can take place which is beneficial to the countryside and the people that live and work there. Development in the countryside will therefore be permitted where it can be demonstrated that a countryside location is both necessary and justified. Inappropriate types and scales of development will not be supported. It is possible to maximise opportunities to strengthen the rural economy by encouraging uses related to the land, including appropriate forms of agriculture and other land-based business, forestry and sustainable rural tourism without harm.
264. There are a number of facilities in the countryside such as educational and training institutions, Ministry of Defence facilities, and Blackbushe Airport, where there could be a need for new development for operational reasons. Any such proposals should be located, designed and mitigated in a way that minimises their impact on the countryside, for example by siting new buildings within the existing built envelope.
265. It is important to deliver a wide choice of homes to meet the needs of different groups in the community including planning for affordable homes in rural areas, and for specialist types of housing. To meet identified local affordable housing needs and specialist accommodation needs, it may be appropriate to permit such development within the countryside in line with Policies H3 and H4.
266. For the purposes of this policy rural workers are defined as workers engaged primarily in farming, forestry or other rural based industries. In instances where a rural worker cannot find sustainable or suitable accommodation we will support applications subject to sufficient evidence of local housing need being provided. In assessing the need, we will take into account whether there is a clear functional need for the person to be readily available on the site or nearby at most times; the worker is fully or primarily employed on the site; the business is financially sound and has a clear prospect of remaining so; the dwelling sought is of an appropriate size commensurate with the established functional requirement; and the need cannot be met by an existing dwelling on the unit or by other existing accommodation in the area.
267. An appropriate condition or legal agreement restricting occupancy will be required to ensure it remains for the purpose for which it was granted. Where there is insufficient evidence provided of need at the planning application stage, we will consider granting permission for temporary accommodation such as mobile homes for a period of up to three years. Applications which are primarily made on the grounds of providing security will not generally be supported.
268. Existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. Buildings constructed of temporary or short-life materials, or which are derelict or in an advanced

state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be required.

- 269. The impact of a replacement building is likely to increase with its size especially in relation to its impact on surroundings and being out of scale with its plot. A replacement dwelling should be positioned within the site where it would result in no material harm, including to the local landscape or amenity.
- 270. The size and design of a proposed extension to any building should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The size of the proposed development will be compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot.
- 271. The redevelopment of suitable previously developed land in the countryside will be encouraged provided that the site is not of high environmental value and that the proposed use and scale of development is appropriate to the site's rural context.
- 272. Small scale developments such as interpretation boards or shelters, small interpretation centres, bird watching hides and minor car parking areas will be permitted where they enable enhanced enjoyment of the countryside, particularly rights of way, for visitors, subject to there being no significant adverse impacts for example on landscape, ecology, designated sites, and traffic.

Gaps between Settlements

- 273. The countryside around settlements plays an important role in helping to define their character and in shaping the settlement pattern of an area. In some parts of the District the towns and villages are relatively close together.
- 274. Gaps are designated to prevent the coalescence of settlements and maintain their separate identity. They can also provide green infrastructure benefits and support wildlife networks close to settlements. Many Public Rights of Way within Gaps are heavily used and of high value to those living in adjoining settlements and the reduction of a Gap can sometimes adversely affect the amenity of such rights of way.

Policy NBE2 Gaps between Settlements

Development in Gaps will only be permitted where it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed developments.

The following Gaps have been identified:

- i. **Yateley/Blackwater/Sandhurst**
- ii. **Hawley to Farnborough**
- iii. **Fleet to Farnborough**
- iv. **Fleet/Church Crookham to Crookham Village**
- v. **Church Crookham to Ewshot**
- vi. **Crookham Village to Dogmersfield**
- vii. **Eversley to Yateley**
- viii. **Eversley Centre to Eversley Cross**
- ix. **Hook to Newnham**
- x. **North Warnborough to Greywell**
- xi. **Odiham to North Warnborough**

The Gaps are shown indicatively on the Key Diagram and the Policies Map. The precise boundaries of Gaps will be determined through a separate development plan document or through Neighbourhood Plans.

Additional Gaps will be designated through the preparation of the New Settlement DPD (see Policy SS3).

- 275. Development on the edge of settlements can reduce the physical extent of the Gaps and development within the Gaps themselves could reduce the visual separation of settlements. Both the individual effects of any proposals and the cumulative effects of existing and proposed development will be taken into account. Development that would result in a perception of the settlements coalescing and losing their separate identity will be refused.
- 276. Not all development is necessarily prevented within a Gap. In some circumstances limited development may be acceptable, for example where the proposal is of a rural character, e.g. agricultural buildings, and has a minimal impact on the purpose of the Gap.
- 277. Through Neighbourhood Plans it is open to local communities to define existing and/or designate new Gaps. However, this does not apply where an existing Gap serves to prevent coalescence between settlements that lie in different parishes or Designated Neighbourhood Plan areas. In such circumstances the boundaries will be defined in a separate development plan document, or the respective parishes can jointly prepare a Neighbourhood Plan to coordinate the designation of a Gap.
- 278. Additional Gaps may be designated through the New Settlement DPD (see Policy SS3). This is in line with one of the key principles for the new

settlement, which is that coalescence with existing communities is avoided and their separate identity retained.

Landscape

279. Hart comprises a high proportion of attractive rural countryside with a range of different landscapes. The special qualities of the District's landscape must be respected in planning for future growth.
280. The historic landscape character of the District has also been mapped as part of the Hampshire's Historic Landscape Assessment²⁸. The historic landscape of Eversley is of particular interest. Eversley is situated within what was once the Royal Forest of Eversley and contains a wide variety of Historic Landscape Types.

Policy NBE3 Landscape

Development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes.

Development proposals will be supported where there will be no adverse impact to:

- a) the particular qualities identified within the relevant landscape character assessments²⁹ and relevant guidance;
- b) the visual amenity and scenic quality of the landscape; and
- c) historic landscapes, parks, gardens and features; and
- d) important local, natural and historic features such as trees, woodlands, hedgerows, water features e.g. rivers and other landscape features and their function as ecological networks.

An assessment of the impact on landscape character and visual quality should be carried out proportionate to the scale and nature of the development proposed.

Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.

²⁸

<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/landscape>

²⁹ Namely the Hart Landscape Character Assessment 1997 and the [Integrated Landscape Character Assessment \(Hampshire County Council, 2012\)](#)

281. It is important to conserve and where possible enhance landscape character identified within the District. Any new development should be in keeping with the character of the local landscape in terms of its location, siting, design and sense of place.
282. Smaller, individual features can combine to establish character and identity. These elements, such as trees, hedgerows and watercourses often provide recognisable boundaries to settlements which help to establish an identity of an area. These features should be protected as their loss, either individually or cumulatively, could have a potential impact on both the immediate and wider character of the landscape.

Thames Basin Heaths Special Protection Area

283. The Thames Basin Heaths Special Protection Area (TBHSPA) is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. The TBHSPA was designated under the European Birds Directive in March 2005 because it represents a mixture of heathland, scrub and woodland habitat that support important breeding populations of nightjar, woodlark and Dartford warbler. These ground nesting birds are particularly vulnerable to predation and disturbance. This protection is codified in UK law through the Conservation of Habitats and Species Regulations 2017.
284. Policy NBE4 sets out the approach to the protection of the SPA, the basis of which is the South East Plan saved overarching policy (Policy NRM6) and the Thames Basin Heaths Special Protection Area Delivery Framework agreed by all the affected local authorities and Natural England. These set out the principles of avoidance and mitigation to avoid harm to the TBHSPA arising from new housing development. These measures include:
- Directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures;
 - The establishment of a 400 metre buffer zone around the TBHSPA within which no net new housing development will be supported;
 - The provision of mitigation through Suitable Alternative Natural Greenspace (SANG);
 - Contributions towards Strategic Access Management and Monitoring (SAMM) measures.

Policy NBE4 Thames Basin Heaths Special Protection Area

New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will be required to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects.

When considering development proposals for residential or similar forms of development the following principles will apply:

- a) there is an ‘exclusion zone’ set at 400m linear distance from the TBHSPA boundary. Permission will not be granted for development that results in a net increase in residential units within this zone unless it can be demonstrated through an Appropriate Assessment that there will be no adverse effect on the integrity of the TBHSPA;**
- b) there is a “zone of influence” set at between 400m and 5km linear distance from the TBHSPA boundary. Mitigation measures will be required for all net new dwellings and must be delivered prior to occupation and in perpetuity. Measures must be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision and maintenance of Suitable Alternative Natural Greenspace (SANG).**
- c) Residential development of over 50 net new dwellings that falls between five and seven kilometres from the TBHSPA may be required to provide mitigation measures. This will be assessed on a case-by-case basis in consultation with Natural England and where appropriate a full appropriate assessment maybe required to ascertain whether the proposal could have an adverse effect on the SPA.**

The provision of SANG will meet the following standards and arrangements:

- i) a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants;**
- ii) developments must fall within the catchment of the SANG that provides mitigation, except developments of fewer than 10 net new residential units.**

Where further evidence demonstrates that the integrity of the TBHSPA can be protected using different linear thresholds or with alternative mitigation measures these must be agreed with the Council and Natural England.

285. This Policy will apply to developments as set out below:

- Proposals for one or more net new homes falling within Use Class C3 and C4 (residential development); and
- Proposals for one or more net new units of ancillary staff residential accommodation.

286. Proposals falling within Use Classes C1 (Hotels) and C2 (Institutions) will be assessed on a case by case basis in consultation with Natural England.

Within 400m zone

287. It is not considered possible to mitigate impacts from the development of new homes within the exclusion zone up to 400m (linear) from the SPA due to the risks of fires, fly tipping, cat predation and other impacts. Therefore, proposals that would result in a net increase in the number of homes within the exclusion zone will not be supported. In exceptional circumstances this may vary with the provision of evidence that demonstrates that mitigation measures will be capable of protecting the integrity of the SPA. Any such proposals will be subject to Appropriate Assessment.

Within 400m to 5km zone

288. In the zone of influence, beyond the exclusion zone and up to 5km (linear) from the TBHSPA, a net increase in the number of homes is likely to lead to increased recreational use of the TBHSPA as visitor surveys produced by Natural England demonstrate that 70 percent of visitors to the TBHSPA come from within this distance. To ensure that new homes will not lead to increased recreational pressure on the SPA, new development must secure or provide Suitable Alternative Natural Greenspace (SANG) and provide funding for Strategic Access Management and Monitoring (SAMM) in line with our adopted [TBHSPA Avoidance and Mitigation Strategy](#).

5 to 7 kilometres ‘zone of influence’

289. 80% of visitors come from within 7 kilometres of the TBHSPA. Developments which individually, or collectively in close proximity, deliver more than 50 net new homes in the five to seven kilometres zone may be required to provide or contribute to an amount of SANG, and make a contribution towards SAMM, to be determined on a case by case basis.

New homes that do not require planning permission

290. Developments covered by prior approval and permitted development rights benefit from automatic planning permission or deemed consent and do not need to submit a planning application. These developments must nevertheless be compliant with the Habitats Regulations as a matter of law and must

adhere to the principles set out in Policy NBE4 and the TBHSPA Avoidance and Mitigation Strategy.

Suitable Alternative Natural Greenspace (SANG)

291. SANGs are semi-natural public open spaces that mitigate the impact of new homes on the TBHSPA by providing land that can be used for recreation as an alternative to visiting the TBHSPA. No new housing can be inhabited until the SANG to which it has been allocated is functional to ensure that recreational pressure is diverted from the Thames Basin Heaths SPA.
292. The amount of SANG land needed to provide mitigation for a new development will depend upon the expected number of occupants as well as factors such as the size, scale and proximity to the SPA. SANG must be provided at a minimum of 8 hectares of SANG per 1,000 occupants of new development.
293. Proposals for new SANGs must be approved by the Council (the relevant Competent Authority) following advice from Natural England and will be expected to follow Natural England's SANG guidelines. Applicants may propose bespoke SANGs that provide mitigation for their own developments, either within the development site or off-site in an appropriate location. The requirements of the SANG guidelines often mean that SANGs cannot be delivered on smaller sites. Where we have capacity we may make Council administered SANG available to developers of smaller sites subject to the payment of a tariff.
294. Large developments may be required to provide bespoke SANGs based on factors including their scale and potential impact on the TBHSPA, and the availability of strategic SANG. This will be judged on a case-by-case basis. In addition to providing an attractive alternative to the SPA, bespoke SANGs may be required to include a combination of benefits, including biodiversity enhancement, green infrastructure and, potentially, new recreational facilities in line with the Council's adopted green infrastructure policies.
295. SANGs as a publicly accessible open space must also conform to all the usual criteria and standards associated with a high quality open space provision (see the Hart Open Space Study, 2016). This will mean that the site must have regard to the suitability for a diverse range of user groups, with a variety of social and physical needs and abilities. The SANGs must have an agreed, detailed management plan that has regard to both the needs of the visitor as well as the practical management of the site and have the financial resources to run the SANGs in perpetuity.
296. The Council's preference is to adopt the SANGs as an appropriate managing body. However, if this is not achievable then other solutions will be considered, provided it can be demonstrated that the SANGs is meeting its

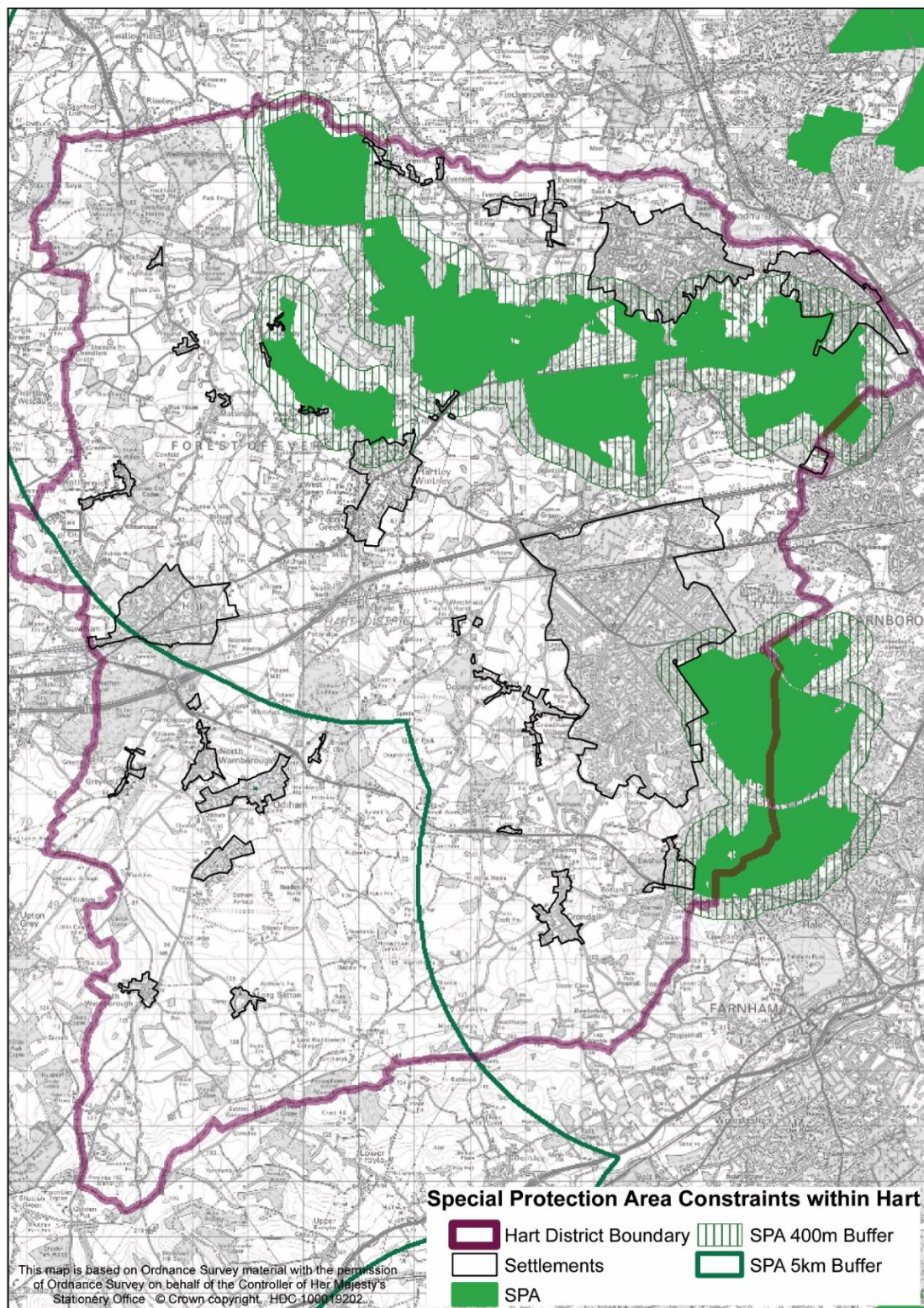
capacity targets and the site continues to meet the needs of the community it serves.

297. The Council owns and manages a number of strategic SANG across the District. Details of these, and of SANG allocation policies and capacity are set out on the Council's website.

Strategic Access Management and Monitoring (SAMM)

298. SAMM refers to measures undertaken to reduce the impact of visitors on the TBHSPA by promoting the use of SANG, providing on site wardens, a TBHSPA education programme and undertaking monitoring of both visitors and bird populations. Access management measures are provided strategically across the whole of the TBHSPA to ensure that adverse impacts are avoided and that SANGs function effectively. This is funded through developer contributions and co-ordinated by Natural England in partnership with landowners and other stakeholders.

Figure 4 Map of the Special Protection Area with 400m and 5km zones of influence.



Biodiversity

299. Hart has many areas which are noted for their biodiversity value. These areas support a wide variety of species and habitats and form an important part of the network of biodiversity sites within the wider environment. Of note are chalk rivers, tracts of heathland, and parcels of ancient woodland.
300. The importance of these areas is recognised by statutory protection afforded through European Directives (The Thames Basin Heaths Special Protection Area), and UK legislation (National Nature Reserves e.g. Castle Bottom, and Sites of Special Scientific Interest e.g. Odiham Common SSSI, Fleet Pond SSSI and Basingstoke Canal SSSI). In addition, there are sites of local importance: Sites of Importance for Nature Conservation (SINCs)³⁰ and Local Nature Reserves (LNRs). These sites will be maintained, with opportunities for enhancement encouraged.

Policy NBE5 Biodiversity

In order to conserve and enhance biodiversity, new development will be permitted provided:

- a) It will not have an adverse effect on the integrity of an international, national or locally designated site including the Thames Basin Heaths Special Protection Area (SPA), Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and National and Local Nature Reserves (NNRs and LNRs). The level of protection afforded to these sites is commensurate with their status within this hierarchy;**
- b) It does not result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;**
- c) Opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible, including the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. All**

³⁰ SINCs are shown on the Council's [on-line maps](#) and further information is available from the [Hampshire Biodiversity Information Centre \(HBIC\)](#). Potential SINCs are assessed by a SINCs Advisory Panel comprising Hampshire County Council, Natural England and the Hampshire & Isle of Wight Wildlife Trust. Existing SINCs are also re-surveyed and re-assessed on a regular basis. For the purposes of applying Policy NBE5 SINCs are those that are deemed by the Panel to meet the SINC criteria. Updates to SINCs will be provided on the Council's on-line maps.

development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible.

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

301. All development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain, where possible.
302. Sites designated for their international, national, or local importance will continue to be protected. The level of protection will be commensurate with their status within this hierarchy, with appropriate weight given to their importance and the contribution they make to wider ecological networks.
303. Plans or projects proposing development with significant effects on European designated sites (i.e. the Thames Basin Heaths Special Protection Area), will require a Habitats Regulations Assessment to ensure that effects are avoided or adequately mitigated. If the adverse effects cannot be avoided or mitigated, then reasons of overriding public interest must be demonstrated and compensation measures provided.
304. Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.
305. Locally important habitats (Sites of Importance for Nature Conservation and Local Nature Reserves) are also protected, as are irreplaceable habitats including ancient woodland. River corridors are another key feature within Hart that should be protected for their biodiversity and green infrastructure benefits.
306. The overall aim is to achieve a net gain in biodiversity, not merely to avoid a net loss. Developments should therefore aim to achieve best practice and take opportunities to enhance biodiversity where possible. Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:
 - habitat restoration, re-creation and expansion;

- improved links between existing sites;
- buffering of existing important sites;
- new biodiversity features within development; and
- securing management for long term enhancement.

307. Proposals must be supported by adequate information to enable a proper assessment of the implications for biodiversity. Applicants should approach the Hampshire Biodiversity Information Centre (HBIC) for relevant local data and have regard to the Council's Green Infrastructure Strategy and other relevant strategies when considering how to address biodiversity issues.

The mitigation hierarchy

308. If a proposal would result in significant harm to wildlife species and habitats the first question will be whether the impact can be avoided, for example through locating on an alternative site with less harmful impacts.
309. Where significant harm cannot be wholly or partially avoided, the next question is whether it can be minimised by design, or by the use of effective mitigation measures.
310. Where, despite whatever mitigation would be effective, there would still be significant residual harm, the next question is whether, as a last resort, this can be properly compensated for by measures to provide for an equivalent value of biodiversity.
311. Where compensation is required one route to consider is the potential for biodiversity off-setting. Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for residual adverse biodiversity impacts arising from a development after mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity.
312. Where a development cannot satisfy the requirements of the mitigation hierarchy, planning permission will be refused.

Flood risk

313. New developments should not increase the risk of flooding elsewhere and should be safe from flooding themselves. Inappropriate development in areas at risk of flooding from any source should be avoided by directing development away from areas at highest risk. We must also take into account the likely impacts of climate change in covering flood risk issues.
314. A Strategic Flood Risk Assessment (SFRA) provides robust evidence of areas of flood risk from various sources in the District. This should be used alongside the Environment Agency's flood risk maps and recently updated

Climate Change Allowances to assess flood risk and prepare flood risk assessments.

Policy NBE6 Managing Flood Risk

Development will be permitted provided:

- a) Over its lifetime it would not increase the risk of flooding elsewhere and will be safe from flooding;**
- b) Sustainable drainage systems (SuDS) are used in major developments³¹ unless demonstrated to be inappropriate;**
- c) Within Causal Areas (as defined in the SFRA) all development takes opportunities to reduce the causes and impacts of flooding;**
- d) If located within an area at risk from any source of flooding³², now and in the future, it is supported by a site-specific flood risk assessment and complies fully with national policy;**
- e) It would not compromise the integrity and function of a reservoir or canal embankment.**

315. A fundamental principle is that development must not increase the risk of flooding elsewhere from any source and it must be safe.

316. Sustainable Drainage Systems (SuDS) that mimic natural systems are required where feasible on all major developments, and are encouraged on minor developments (also see paragraph 315 regarding Causal Areas). SuDs should seek to enhance water quality, amenity and biodiversity and arrangements should be put in place for their whole life management and maintenance. Where SuDs cannot be implemented a justification must be provided along with proposed alternative sustainable approaches to surface water management. Drainage designs will be expected to comply with current best practice guidance.

317. The SFRA identifies Causal Areas i.e. the surface water catchments for Fleet, Yateley, Blackwater/Hawley and Crondall. In these areas stricter management of surface water runoff will be applied as these areas will have the greatest impact on fluvial and surface water flood risk in Hart. The SFRA identifies the following forms of mitigation:

- a) all parking areas and hard surfacing (with the exception of the public highway) using permeable surfacing unless shown to be technically unviable.

³¹ As defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015

³² Including Indicative Flood Problem Areas defined in the SFRA as well as areas prescribed in national policy.

- b) all brownfield development should be looking to provide a reduction in surface water runoff below existing levels.
 - c) minor new builds should be providing surface water storage and ensuring discharged rates are no higher than existing or where this is not possible due to blockage issues discharging at rates no higher than 5 l/s.
 - d) Major developments are to incorporate a wide range of SuDS and demonstrate that they are fully compliant with the National SuDS Standards and latest climate change advice.
318. Other measures such as natural flood risk management measures; de-culverting of water courses, use of water butts or rainwater harvesting and removing surface water flows from the foul sewer will also be encouraged. The particular measures used to reduce flood risk off-site will depend on site specific circumstances and be proportionate to the scale of development.
319. Sites should look to discharge their surface water to as sustainable location as possible. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
- 1. into the ground (infiltration);
 - 2. to a surface water body;
 - 3. to a surface water sewer, highway drain, or another drainage system;
320. Applications involving discharging surface water to foul sewers are unlikely to be supported.
321. If development is proposed in an area of flood risk, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (including the functional floodplains), then it must fully accord with national policy and guidance including the Sequential and, if required, the Exception Test and be supported by a site-specific flood risk assessment. A site-specific Flood Risk Assessment will be required for any development located within an Indicative Flood Problem Area identified in the SFRA as well as in locations prescribed by national policy.
322. The SFRA provides the framework for applying the sequential and exception tests in the District. It identifies and maps the risk of flooding across the District based on a range of data and taking into account (where available) predicted climate change impacts, and is a useful source of information in undertaking site specific Flood Risk Assessments particularly in relation to specific locations across the District.
323. Flood Risk Assessments prepared for individual sites will consider flood risk from all sources, surface water run-off issues and the potential for sustainable drainage systems to minimise flood risk. Any development within areas of flood risk will require flood management, mitigation measures and demonstrate that development is safe from flooding. Site specific Flood Risk Assessments will also, locally, need to consider the Indicative Flood Problem Areas and the surface water catchment areas locally defined as Causal areas

in the District. Where the assessment falls outside the remit of a statutory consultee, the Council will assess the acceptability.

324. Should a development be proposed in proximity to a canal or reservoir embankment it shall be expected to demonstrate that the structural integrity of the structure, function, or access for maintenance will not be negatively affected by the development. Developments adjacent to raised sections of the canal embankment will be supported by a breach analysis and appropriate mitigation to ensure site user's safety.

Water Quality

325. The District's water environment includes the River Whitewater, River Hart and River Blackwater, as well as streams, water bodies such as Fleet Pond, and groundwater sources. Some water bodies within the District are of particular significance ecologically, for example the Basingstoke Canal is a SSSI, and of landscape importance³³, whilst groundwater sources are often used to supply households with drinking water. To make sure that development occurs in a sustainable manner, local water quality must not be compromised by the new development.
326. Policy NBE7, and other policies in the Plan have been informed by the 'Hart, Rushmoor and Surrey Heath Water Cycle Study' (WCS) and seeks to ensure that development occurs within the environmental limits of the water environment and that statutory objectives for water quality can be met.

Policy NBE7 Water Quality

Development will be required to protect the quality of the District's water environment, and where possible contribute towards improvements that are necessary to meet statutory requirements for water quality. Development will be supported provided that:

- a) it would not deteriorate the individual element band status of the District's waterbodies³⁴ or prevent the waterbodies from achieving 'good' ecological status;**
- b) it would help to protect and, where possible, enhance the quality of groundwater and surface water features;**
- c) any adverse impacts on local water bodies would be fully mitigated; and**

³³ Section 2 of the Hart District Council Strategic Flood Risk Assessment, July 2016, contains further information about the primary watercourses (the River Blackwater, River Hart, River Whitewater and the Fleet Brook) and the Basingstoke Canal in particular.

³⁴ A water body's band status is determined through monitoring by the Environment Agency.

d) it incorporates sustainable drainage systems where appropriate.

327. The District forms part of the Thames River Basin. A [Thames River Basin Management Plan](#) has been prepared, for the purposes of achieving the objectives of the [European Water Framework Directive](#). Amongst other things, this directive aims to achieve 'good' status for all water bodies and to prevent deterioration of the status of surface waters and groundwater³⁵.
328. Development should be planned to support the attainment of the environmental objectives of the Water Framework Directive, by supporting actions in the Thames River Basin Management Plan. In particular, development proposals that have the potential to contaminate groundwater within [Groundwater Source Protection Zones](#) will need to demonstrate that groundwater and surface water is adequately protected to prevent any deterioration in water quality and pollution of the water source. There are a number of Groundwater Protection Zones affecting development in North Warnborough and Odiham. Sustainable drainage systems will not be supported on contaminated land.
329. The Environment Agency monitors the status of the water environment. The relevant results for the primary watercourses in the District will be reported through the Council's Annual Monitoring Report. Planning permission will not be granted where monitoring detects a deterioration in the band status of a waterbody that is attributable to development, or where a waterbody would be prevented from achieving 'good' ecological status by a development proposal.
330. Where the achievement of water quality objectives is likely to be compromised by the effects of new development, intervention measures (i.e. improvements to wastewater drainage infrastructure) may need to be implemented prior to any new construction. This may require the Council to refuse planning permission, or to apply Grampian-type (suspensive) planning conditions. New water supply and wastewater drainage infrastructure should be phased, timed and funded in advance of new development.
331. Contributions may be sought to upgrade existing water supply and drainage infrastructure, where this would be necessary to ensure that local water quality is not compromised and that statutory requirements are met. The WCS identifies that upgrades at relevant Waste Water Treatment Works are likely to be required during the plan period. Sustainable drainage systems should be used where they would help to manage the discharge of water into

³⁵Section 2.2 of the Environment Agency's Thames River Basin District River Basin Management Plan (updated December 2015) provides a full list of the environmental objectives of the Water Framework Directive.

the environment and prevent existing infrastructure from becoming overloaded.

Sustainable Water Use

332. Climate Change and water stress are key issues in the District. We therefore need to adopt a proactive approach to take full account of water supply and demand considerations, including whether the application of a tighter water efficiency requirement for new homes is justified to help manage demand.

Policy NBE8 Sustainable Water Use

All new homes must meet the water efficiency standard of 110 litres/person/ day.

333. All new homes already have to meet the mandatory national standard set out in the Building Regulations of 125 litres per person per day. However, the evidence³⁶ supports the application of the tighter [Building Regulations optional water efficiency requirement of 110 litres per person per day](#) for new homes. Water efficiency measures within non-residential developments are also encouraged.

Historic Environment

334. The District has a diverse heritage which underpins its special character including both designated and non-designated heritage assets.
- Hart's designated assets include 32 conservation areas, approximately 1,000 listed buildings, 10 scheduled monuments and 8 registered historic parks and gardens.
 - Hart's non-designated assets include more than 300 locally listed buildings, 16 locally listed parks and gardens, archaeological sites such as those identified on the Historic Environment Record I, and historic landscapes which includes Eversley Forest.

³⁶ The Environment Agency report 'Water Stressed Areas: Final Classification' (2013) identifies that the area is characterised by serious water stress. This is based on current and future water usage and climate change scenarios. The Hart, Rushmoor and Surrey Heath Water Cycle Study (AECOM, May 2017) recommends water use per person per day for new homes meets the specific water use standard of 110 l/h/d in line with the Building Regulations Optional Requirement (the Regulations already require developers to submit such evidence before a completion certificate can be granted) and that non-domestic building should as a minimum reach 'Good' BREEAM status.

335. Heritage assets are an irreplaceable resource that are vulnerable to change and potential harm. They should be managed proactively and conserved or enhanced in a manner appropriate to their significance.
336. Legislation³⁷ provides specific protection for buildings and areas of special architectural or historic interest. When making a decision concerning a listed building or its setting, the Council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Act also places the duty on the Council in making its decisions to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the district.
337. The local plan allows some flexibility for the re-use and conversion of historic assets, but care must be taken to ensure this does not lead to unacceptable adverse impacts. Small scale changes over time, especially the standardisation of building materials and practices, can erode the special character and appearance of places, and the setting of historic features such as listed buildings and scheduled monuments, which can be crucial in maintaining historic integrity.
338. We will seek to conserve and enhance the historic environment through a range of measures including:
- a) Determining planning applications for proposals that affect heritage assets in accordance with national and local policies. In addition to Policy NBE9 below, the Council will consider the need for additional policies on the historic environment through a subsequent development plan document;
 - b) Designating Conservation Areas and preparing and reviewing Conservation Area Appraisals and Management Plans;
 - c) Introducing and reviewing Article 4 Directions within Conservation Areas where necessary. There are Article 4 directions covering a number of the Conservation Areas. Article 4 Directions remove permitted development rights for certain types of development that would ordinarily not require planning permission. These are applied in appropriate cases to protect the character and appearance of a conservation area. Article 4's will be reviewed and updated where there are relevant changes to legislation or other circumstances which would justify us to do so;
 - d) Monitoring buildings or other heritage assets which are at risk and seeking to bring them back into appropriate condition and use. The Heritage at Risk Register is maintained by Historic England. We will monitor buildings or other heritage assets which are at risk from neglect, decay or other threats and seek to bring them back into appropriate

³⁷ The Planning (Listed Buildings and Conservation Areas) Act 1990 or its successor.

condition and use through discussion with owners, consideration of development schemes that ensure the repair and maintenance of the asset and as a last resort, by using statutory powers;

- e) Maintaining a 'local list' of heritage assets and seeking to achieve their conservation and enhancement.

339. Policy NBE9 below sets out an overarching policy approach towards planning applications that would affect heritage assets.

Policy NBE9 Historic Environment

Development proposals should protect, conserve and where possible enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the District's townscapes and landscapes.

Proposals that would affect a designated or non-designated heritage asset must be supported by a statement that describes the significance of the heritage assets and their setting and identifies the nature and level of potential impacts on the significance of the heritage assets.

Where a proposal would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, the Council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework.

340. Development proposals should be planned and designed in a manner which responds appropriately to its historic context and, where possible, positively enhances the historic character of the locality.

341. Proposals must be fully supported by information that:

- a) Demonstrates a thorough understanding of the significance of the heritage assets and their setting, including their historic form, fabric, character and any other aspects that contribute to their significance. This should use appropriate references such as the Hampshire Historic Environment Record (HER), relevant Conservation Area Appraisals, the Hampshire Historic Landscape Assessment, national sources, and if necessary, original survey (including for assets of archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation).
- b) Identifies the nature and level of potential impacts on the significance of the heritage assets; and

- c) Demonstrates how this assessment has informed the proposed development, so as, where possible, to avoid any harm to the significance of any asset(s) and to enhance or better reveal that significance, including opportunities to improve access to and understanding of the asset(s).
342. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
343. Designated heritage sites benefit from a considerable degree of protection set out in national policy. We will only permit proposals that result in loss or harm to such assets where the tests set out in national policy are met.
344. When determining planning applications that would affect a non-designated heritage asset we will make a balanced judgement having regard to all relevant factors including the scale of any harm or loss, the significance of the asset, and whether the public benefits³⁸ outweigh the harm caused.
345. Conservation Area Appraisals/Management Plans have been prepared for many of the Conservation Areas, and these will be updated and reviewed as appropriate, for example in relation to supporting Neighbourhood Plans. These appraisals will guide the design of development and help determine the appropriateness of development proposals. It is important to consider the impacts both within and outside the designated Conservation Area to ensure that development does not adversely affect the Conservation Area in relation to its character, appearance or context.
346. The archaeological assets are shown in the HER. The approach is to conserve remains of archaeological importance and their settings by ensuring acceptable measures are taken appropriate to the significance of the heritage asset.
347. Where development is permitted that would lead to the loss (in whole or in part) of a heritage asset, developers will be required to record and advance understanding of the significance of the heritage asset in a manner proportionate to their importance and impact, and to make this evidence publicly accessible. Copies of evidence should be deposited with the Historic Environment Record held by Hampshire County Council.

Design

348. Good design is indivisible from good planning. This is because design is about more than just the appearance of buildings; it also concerns the relationships between people and places and how buildings fit together within their local

³⁸ The term 'public benefit' is explained in National Planning Practice Guidance (Paragraph: 020 Reference ID: 18a-020-20140306).

environment, to create a distinctive sense of place. Achieving good design will involve creating new buildings and spaces that look good, that are fit for purpose and accessible, and that are adaptable to the changing needs of residents and visitors. Policy NBE10 will enable us to ensure that a good standard of design is achieved, and that the distinctive qualities of our towns and villages will be reflected in new development.

Policy NBE10 Design

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

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

- a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;**
- b) it provides or positively contributes to public spaces and routes that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;**
- c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;**
- d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;**
- e) it protects or enhances surrounding heritage assets, including their settings;**
- f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;**
- g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;**
- h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;**

- i) **it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and**
- j) **it incorporates renewable or low carbon energy technologies, where appropriate.**

Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application.

Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design-related policies in Neighbourhood Plans.

349. Hart District is an attractive, largely rural area with historic towns and villages that contribute to its distinctive sense of place. New development should help to preserve and enhance the built environment, and whilst some changes are inevitable, new development must reinforce the fact that the District is a highly desirable place to live and work. We expect the requirements of Policy NBE10 to be met by all relevant development proposals. The criteria are intended to be flexible so that they can be applied to most forms of development at different scales.
350. Proposals will need to take account of the health and well-being of future residents, workers and visitors, and will need to take an inclusive approach to design that will allow everyone to benefit. New development must include considerations as to how all potential users would access new buildings and move around new spaces.
351. High quality design will also ensure that new development is resilient and enduring. There is a need to protect development from the risks of climate change, through an appropriate layout that avoids or mitigates increased flood risks (i.e. through enabling the incorporation of sustainable drainage systems) and allows buildings to be orientated to benefit from 'solar gain', thereby reducing their energy requirements. The emission of greenhouse gases that is associated with new development can be reduced through including energy generating technologies such as solar panels or ground source heat pumps. The inclusion of renewable and low carbon technologies is encouraged, to be achieved in a way that is consistent with the other objectives of good design.
352. Proposals should not only be of a high quality in design terms, but in many locations across the District they will also need to protect and enhance the historic character of existing development. This means that they will also need to meet the criteria of Policy NBE9.

353. To support the implementation of Policy NBE10, the Council may produce additional planning policies, supplementary planning documents or supplementary planning guidance.

Renewable and low carbon energy

354. The delivery of renewable and low carbon energy schemes will contribute towards the mitigation of impacts of climate change. An Energy Opportunities Plan (EOP) incorporated within the North Hampshire Renewable Energy and Low Carbon Development Study (2011), demonstrates opportunities for low carbon energy generation potential, including wind, photovoltaic solar, biomass for direct combustion and anaerobic digestion and district heating with combined heat and power (CHP).
355. The District has significant local renewable resource potential and the EOP indicates favoured locations where opportunities might be viable. Development proposals should be in line with the EOP, though other locations or technologies are not precluded. Policy NBE11 identifies the main issues that are likely to be relevant when balancing the merits of any proposals for renewable and low carbon energy generation against any adverse impacts.

Policy NBE11 Renewable and Low Carbon Energy

Proposals for the generation of energy from renewable resources, or low carbon energy development (with the exception of wind turbines) will be supported providing that any adverse impacts are addressed satisfactorily including individual and cumulative landscape and visual impacts. All such applications are subject to the following considerations:

- a. proximity to, and impact on, transport infrastructure and the local highway network;**
- b. the impact on designated sites of European, national, regional and local biodiversity and geological importance;**
- c. the impact on heritage assets;**
- d. the impact on high grade agricultural land;**
- e. the impact on residential amenity including emissions, noise, odour and visual amenity; and**
- f. the degree to which the developer has demonstrated any wider environmental, economic and social benefits of a scheme as well as to how any adverse impacts have been minimised.**

356. When assessing the impacts of proposal for a renewable energy scheme we will consider the cumulative landscape and visual impacts of the development. Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point or will be visible shortly after each other along the same journey.
357. New developments can be catalysts for decentralised energy network growth and major new developments should assess the feasibility of communal heat distribution to facilitate connecting to an existing decentralised energy network, or where this is not possible, establishing a new network. Opportunities should be taken for appropriate technology to be incorporated into all stages of a building project at an early stage in the planning process.

Pollution

358. Unacceptable levels of pollution can have a significant impact on the environment and on the health, well-being and quality of life enjoyed by individuals and communities. Development should therefore seek to protect and where possible improve upon the amenity of existing and future residents, building occupants, and the environment in general.
359. For the purposes of this policy, pollution means anything that affects the quality of land, air, water or soils which might lead to an adverse impact on human health, the natural environment or general amenity. It includes noise, vibration, light, air quality, radiation, dust, fumes or gases, odours or other effluvia, toxic substances, or degradation of soil and water resources.

Policy NBE12 Pollution

Development will be supported provided:

- a) it does not give rise to, or would be subject to, unacceptable levels of pollution; and
- b) it is satisfactorily demonstrated that any adverse impacts of pollution, either arising from the proposed development or impacting on proposed sensitive development or the natural environment will be adequately mitigated or otherwise minimised to an acceptable level.

Where development is proposed on or near a site that may be impacted by, or may give rise to, pollution, such a proposal must be accompanied by an assessment that investigates the risks associated with the site and the possible impacts on the development, its future users and the natural and built environment. The assessment shall propose adequate mitigation or remediation when required to achieve a safe and acceptable

development. Impacts on air quality should be considered in combination with other relevant plans or projects.

Pollution

360. We will expect developments with the potential to cause unacceptable levels of pollution to provide an assessment that considers the impacts of the proposal on the existing environment and identifies appropriate mitigation. Proposals for development that would curtail the existing legitimate use of a site by exposing sensitive receptors to a detrimental level of pollution which was previously otherwise considered acceptable should be avoided. Where risks cannot be reduced to an acceptable level, permission will not be supported. Any potential adverse impacts should be considered early in the development and design process so that these can be adequately addressed in a timely manner along with other constraints, in order to ensure a high-quality design and a good standard of amenity.

Noise

361. Development proposals will need to consider the noise environment where developments are to be located, or any locations beyond the boundary of the site that they may affect. New development which will give rise to, or would be subject to, significant adverse effects of noise will not be supported.
362. Noise from road and rail traffic, aircraft, construction, entertainment venues, and commercial and industrial activities all have the potential to affect health and quality of life significantly and adversely if not properly controlled or planned for.

Air Quality

363. The release of fine particles and harmful gases into the atmosphere can have a significant impact on human health and the environment. In addition, odours which may not necessarily be harmful to health can have a significant impact on amenity and quality of life.
364. At present, air quality within the District is generally good, and there are no Air Quality Management Areas (AQMAs). On-going monitoring continues to show achievement of the relevant air quality objectives, but there are areas where the air quality requires improving; these are generally located close to the motorway and other main roads which experience high volumes of traffic. Mitigation measures should be considered to improve air quality for developments in affected areas.
365. Proposals for development that introduces sensitive development close to significant sources of pollutants, or for development likely to result in significantly increased local emissions, will need to provide an air quality

assessment that considers the impacts of the proposal on the existing air quality environment and/or future occupants of the development. Details of adequate mitigation will be required to demonstrate an acceptable development can be achieved and that emissions can be controlled or minimised. Proposals for development that risks non-compliance of EU limits or requires us to designate an AQMA will not be supported.

- 366. Odour and fumes from commercial activities can have a detrimental effect on the health and quality of life of local residents and the environment in general. For commercial kitchens, the siting of extract flues is of concern in relation to its potential impact on amenity, and best practice guidance should be followed at an early stage to ensure an acceptable development.
- 367. Other commercial or industrial development that has the potential to cause odorous emissions will need to demonstrate that all reasonable efforts are or will be employed to ensure that such odours will not impact on amenity or the quality of life of local communities. The 'best practicable means' should be employed to ensure that this is the case.
- 368. Dust and emissions can often be a particular problem during the demolition and construction phases of any development. Adequate controls will need to be considered, and construction management plans, where deemed necessary, will be required to set out what measures will be employed to minimise emissions from any associated activities.

Artificial Light

- 369. Artificial lighting can lead to glare, light spillage and sky glow. It can affect adversely the quality of life of neighbouring residents, be damaging to wildlife and waste energy.
- 370. Common causes of complaint are exterior security lights, illuminated advertising and flood lighting. The impact of artificial lighting will be limited by encouraging well-designed lighting schemes and the impact considered of any lighting scheme on residents, wildlife, highway users, the character of the area and the visibility in the night sky. Only proposals that will not adversely affect amenity, the natural environment or public safety will be supported.

Contamination

- 371. We have a duty under the Environmental Protection Act 1990 to investigate land for possible contamination and, if necessary, use legislative powers to ensure that risks associated with a piece of land are minimised to an acceptable level. The possibility of contamination should therefore always be a consideration, with the responsibility for securing a safe development that does not pose a risk to people or the environment lying with the developer/landowner.

Infrastructure

372. Many forms of development place additional demands on services and facilities which will affect their ability to meet the needs of the community. Timely delivery of necessary infrastructure that supports and mitigates the impact of new development is therefore essential to support our Spatial Strategy.

373. Infrastructure includes, but is not limited to, the following:

- Utilities and Waste: Water supply, foul water sewerage, waste and recycling, energy generation, telecommunications and broadband;
- Transport: Highways, rail, bus, pedestrian and cycle network;
- Social and Community: Hospital, GP, dentist, schools, further education, pre-school education and childcare, emergency services, libraries, youth centres, leisure centres, community halls, local convenience store, theatres, public realm and public houses;
- Green Infrastructure: Waterways, parks, natural and semi natural spaces, outdoor sports facilities, allotments, play areas, wildlife corridors/footpaths and green roofs.

374. Some types of infrastructure (for example, open space, transport, green infrastructure, broadband and community facilities) have specific policies in this Plan.

Infrastructure to support new development

375. The Hart Infrastructure Delivery Plan (IDP), prepared in partnership with infrastructure providers, identifies the key infrastructure projects required to deliver this local plan. The IDP sets out which projects are required, where they are required and by when, who will lead the delivery and how projects will be funded.

376. The IDP will help to inform whether infrastructure should be provided or funded directly by a specific development, or whether developer contributions will be sought through Planning Obligations and/or, once adopted, through a Community Infrastructure Levy (CIL).

Policy II Infrastructure

All development that requires planning permission must make appropriate provision for infrastructure, on and off-site, or through financial contributions to off-site provision.

Planning obligations secured through Section 106 Agreements will be used to provide necessary site related infrastructure requirements such as new access arrangements, provision of open space and other community infrastructure, local highway/transportation mitigation and environmental enhancements.

Developers will be required to demonstrate that there is adequate waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users.

The development or expansion of infrastructure facilities, will normally be supported, either where needed to serve existing or proposed new development provided that any adverse land use or environmental impact is avoided.

Necessary off-site infrastructure will continue to be secured through Planning Obligations and, once adopted, according to the Council's Community Infrastructure Levy Charging Schedule to ensure that development makes an appropriate and reasonable contribution to the costs of infrastructure provision.

The provision of infrastructure will be linked directly to the phasing of development to ensure that planned infrastructure is delivered in a timely fashion. This infrastructure will be co-ordinated and delivered in partnership with developers, public agencies, such as Hampshire County Council, and other authorities.

377. Applicants for planning permission will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.
378. Where existing infrastructure is considered insufficient to accommodate new development, we will seek contributions or measures either by the provision of on-site facilities and/or a contribution towards enhancement of off-site facilities including strategic infrastructure. Where on-site provision or financial contributions are made, arrangements for the on-going maintenance of facilities will be required where the facility has been provided predominantly for the benefit of users of the development concerned.
379. Until we adopt a CIL Charging Schedule the level of any financial contributions will be determined on a site by site basis taking into consideration the size of the development, neighbourhood priorities, the impact on infrastructure provision in the surrounding area, and compliance with national policy and legislation.

380. Even once a CIL Charging Schedule is adopted, developer contributions for infrastructure directly associated with the development may still be required through a Section 106 Obligation, including the provision of affordable housing.
381. Developers will need to work with relevant providers to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments and that there will be no adverse effects on existing users. This should form part of an adopted or adoptable water network. In some circumstances, this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure.
382. Where there is a capacity problem and no improvements are programmed by the water company, the Council will require the developer to set out how the appropriate infrastructure improvements will be completed prior to occupation of the development.
383. We will work with service providers to make sure that any need arising from new development is provided in a timely manner and applicants should therefore engage with relevant service providers at an early stage in the planning process. Where new development creates a need for additional infrastructure a programme of phasing and delivery must be agreed with relevant partners before development begins. Measures may be put in place through S106 agreements or other mechanisms to ensure that development does not proceed in advance of appropriate and necessary infrastructure improvements.

Green Infrastructure

384. Green Infrastructure (GI) is defined as “A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.”³⁹ As recognised in the above, the term Green Infrastructure refers to both green and blue infrastructure.
385. The District has a wide variety of green spaces including the green corridors of the Blackwater Valley and the Basingstoke Canal, in addition to parks, woodlands, allotments, common land, and designated sites of nature

³⁹ DCLG 2016 Planning Practice Guidance for the Natural Environment – Green Infrastructure
<http://planningguidance.communities.gov.uk/blog/guidance/natural-environment/green-infrastructure/>

importance including the TBHSPA. A relatively recent addition to the green infrastructure network are the Suitable Alternative Natural Greenspaces (SANGs) provided to mitigate the effects of residential development on the TBHSPA, such as at Bramshot Farm.

386. Green infrastructure provides a range of benefits to human health (both physical and mental wellbeing), biodiversity, landscape, reducing local temperatures, decreasing the impact of climate change and alleviating flood risk. The benefits of green infrastructure can be felt at a local, regional and national level. As well as offering environmental benefits, GI affords economic benefits through increasing the attractiveness of the local area which is an asset for residents and visitors and helps reduce healthcare costs.

Policy I2 Green Infrastructure

Development will be supported provided that:

- a) it protects the green infrastructure network, avoiding any loss, fragmentation or significant impact on the function of the network;**
- b) where possible it enhances green infrastructure, through provision within the site, or where appropriate provision for off-site improvements in line with the Green Infrastructure Strategy;**
- c) any adverse impacts on the green infrastructure network are fully mitigated through the provision of green infrastructure on site or, where this is not possible, through appropriate off-site compensatory measures; and**
- d) where new green infrastructure is provided with new development, suitable arrangements are put in place for its future maintenance and management.**

Development proposals that would result in the loss of green infrastructure will only be supported if an appropriate replacement is provided that is of equivalent or better value in terms of quantity, quality and accessibility.

387. The overall aim of Policy I2 is to protect and enhance the District's green infrastructure network, and to ensure that where new green infrastructure is provided with new development, that it is properly managed. It is supported by the Hart Green Infrastructure Strategy (2017).
388. Development must avoid the loss, fragmentation, severance or other significant impacts on the functioning of the green infrastructure network. Developments should also incorporate green infrastructure as part of their overall design solution or masterplan, protecting and enhancing any existing green infrastructure assets on site and designing-in new green infrastructure.

389. Green infrastructure provided on site should be designed to be multi-functional and planned holistically alongside other policy requirements for open space and recreation, biodiversity, landscaping, flood risk and sustainable drainage. Opportunities should also be taken to contribute to the aims of the Green Infrastructure Strategy, for example improving connectivity within the wider green infrastructure network and connecting existing green infrastructure assets. For developments close to major transport routes, particularly the M3 motorway and railway lines, blocks of woodland may need to be planted to serve as a buffer for noise and air pollution.
390. The provision of green infrastructure on site is more easily achieved within large developments but applicants for smaller schemes are also encouraged to consider how green infrastructure can be incorporated into their developments (for example green roofs, landscaping, gardens and amenity space).
391. Any additional pressures on the green infrastructure network arising from new development must be fully mitigated. This will normally be addressed through the on-site provision of green infrastructure and through any off-site measures required by other policies including Biodiversity (Policy NBE5), Transport (Policy I3) and Open Space, Sport and Recreation (Policy I4), Landscape (Policy NBE3) and Managing Flood Risk (Policy NBE6). Planning conditions or planning obligations will be used to secure these where necessary.

Transport

392. The Hampshire Local Transport Plan (2011-2031) produced by Hampshire County Council provides the long-term framework for transport policies within the District. The Plan seeks to improve accessibility through the three initiatives to reduce, manage and invest.
393. [Hampshire County Council has also published a Transport Statement](#) to set out the transport objectives and delivery priorities for the District. The Hart District Transport Statement builds upon existing transport related documents covering the District, notably the Local Transport Plan 3 and the Fleet Town Access Plan (FTAP) to:
- Promote economic growth by providing a well-maintained, safe and efficient highway network;
 - Improve access to jobs, facilities and services by all types of transport;
 - Facilitate and enable new developments to come forward;
 - Reduce carbon emissions and minimise the impacts of transport on the environment.

394. Through the provision of services and facilities locally, it is possible to help to minimise the need to travel and provide greater scope for people to have a choice of modes of transport, including non-car modes. For example, the provision of convenience retail within close proximity to residential developments can encourage walking and cycling and reduce trips by car.
395. Transport provision varies considerably across the District, with the larger town centres and some of the larger settlements having some accessibility by all modes of transport (including walking, cycling, public transport and cars), to very limited or no levels of accessibility other than by car in much of the rural areas.

Policy I3 Transport

Development should offer maximum flexibility in the choice of travel modes, including walking and cycling, improve accessibility to services and support the transition to a low carbon future.

Development proposals will be supported that:

- a) integrate into existing movement networks;**
- b) provide safe, suitable and convenient access for all potential users;**
- c) provide an on-site movement layout compatible for all potential users;**
- d) provide appropriate parking provision, in terms of amount, design and layout, in accordance with the Council's published parking standards, or as set out in Neighbourhood Plans;**
- e) provide appropriate waste and recycling storage areas and accessible collection points for refuse vehicles;**
- f) do not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks;**
- g) mitigate impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development; and**
- h) protect and where possible enhance access to public rights of way subject to compliance with other relevant policies.**

Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will be required to provide a robust Travel Plan⁴⁰.

⁴⁰ [Planning Practice Guidance and NPPF](#)

396. New development must integrate into existing movement networks. It will need to demonstrate that it will not have a severe residual impact on the operation, safety or accessibility to either the local or strategic highway networks. It should also provide a safe and secure on-site movement layout that minimises conflicts between traffic and cyclists or pedestrians, whilst taking into account the needs of people with disabilities. It should, wherever possible, encourage the use of sustainable transport modes⁴¹ and it will need to provide appropriate parking provision for all potential users, including cycle parking. Provision must also be made for appropriate waste and recycling storage areas and accessible collection points for refuse vehicles.
397. We will encourage infrastructure supporting the use of alternative vehicle types and fuels in support of a lower carbon future. Examples could include installation of electric vehicle charging points within developments.
398. Where Travel Plans are required they should be robust, deliverable and achievable. Further information on Travel Plans can be found on [Hampshire County Council's website](#).

Open Space, Sport and Recreation

399. Open space and sport facilities provide opportunities for healthy lifestyles. Along with our partners we have a long tradition of supporting open space, leisure and recreation facilities and recognise the value of open space, sports and leisure facilities as key contributors to health and wellbeing, quality of life and community development.

Policy I4 Open space, sport and recreation

Development proposals will be supported where they enhance and improve the quality, capacity, accessibility and management of sports and recreational facilities including playing fields, built facilities and the open space network.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**

⁴¹ Further guidance at [Hampshire County Council Companion Document to Manual for Streets \(April 2010\)](#)

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
- c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.**

New residential developments should provide appropriate on-site provision for open space in accordance with the standards at Table 2, unless the development is of a size and/or in a location where a financial contribution, for the enhancement and management or creation of open space, for part or all of the open space requirement is considered more appropriate.

Where open space or other facilities are provided on site they should be well located and designed with appropriate management arrangements in place.

400. Implementation of this policy will be through the following strategies:

- Open Space Strategy – which assesses the quality, quantity and accessibility of existing provision of publicly accessible open space and recommends future open space provision (see the standards to be applied);
- Playing Pitch Strategy – which assesses the need for outdoor sports facilities including playing pitches for cricket, football, hockey and rugby and identifies priority projects;
- Built Facilities Strategy – which assesses the need for indoor sports facilities including swimming pools, sports halls and all indoor sports and identifies priorities and actions to enable the delivery of high quality sports facilities.

401. Table 2 sets out the open space standards to be applied.

402. Any development proposals that would result in the loss of open space or sports and recreation facilities (including playing fields and built facilities) must be accompanied by an assessment which clearly shows the open space, buildings or land to be surplus to requirements. The assessment must evaluate the quantity and quality of existing provision in the catchment area and assess the need and value to the community.

403. New housing developments should make appropriate provision on site for open space, sport and leisure facilities having regard to the open space standards and any quantitative or qualitative deficiencies in existing provision identified in the supporting evidence base. The exact nature of any on-site provision will need to be agreed on a case-by-case basis. Where necessary, contributions to off-site improvements to open space, sports and recreational facilities will be required.

Table 2 Open Space Standards

Type	Quantity standard	Accessibility standard
Parks and gardens ⁴²	0.85 ha per 1,000 head of population	Local park and gardens: 800m Small local parks and gardens: 400m
Natural and semi-natural green space ⁴³ (excluding designated sites)	Areas within TBHSPA Zone of Influence: 8 ha per 1,000 head of population All other areas: 6.92 ha per 1,000 head of population	Regional natural and semi-natural green space: 5km District natural and semi-natural green space: 4km Local natural and semi-natural green space: 2km Small local natural and semi-natural green space: 400m
Amenity green space ⁴⁴	n/a	400m
Allotments ⁴⁵	0.05 ha per 1,000 head of population	800m
Children and young peoples' space: Local Areas for Play (LAPS)	2.81 sites per 1,000 head of population within 0-4 age group	60m
Children and young peoples' space: Local Equipped Area for Play (LEAPs)	1.49 sites per 1,000 head of population within 5-15 age group	240m
Neighbourhood Equipped Areas for Play (NEAPs)	1.10 sites per 1,000 head of population within 16 to 29 age group	600m

⁴² Accessible, high quality opportunities for informal recreation and community events

⁴³ Areas for wildlife conservation, biodiversity and Environmental education awareness. Such spaces also provide opportunities for active recreation including cycling and horse riding

⁴⁴ Opportunities for informal activities close to home or work

⁴⁵ Opportunities for those people who wish to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion

404. In some cases, the characteristics of a site or of the development proposed may necessitate a variation from the normal appropriate provision. For example, where development comprises specialist or sheltered housing a more appropriate on-site amenity provision will be sought in place of recreational space appropriate to family housing. Provision of open space for special needs groups will also be considered having regard to the needs of the occupiers of those developments.
405. Where provision is made on-site it must be considered as an integral part of the design process and appropriate management and maintenance arrangements put in place. In the majority of cases, new open spaces and facilities should come under the freehold ownership of the Parish Council or Town Council.
406. The quality of provision is as important as the quantity. For example, good play spaces can give children and young people the freedom to play creatively, while allowing them to experience risk, challenge and excitement. Play areas for children should therefore be designed in accordance with the latest guidance published by Play England.

Community facilities

407. For the purposes of this Policy, the definition of ‘community facilities’ refers to a wide range of social infrastructure that provides a service to the local community. This includes childcare facilities, healthcare, police stations, youth provision, libraries, community halls, local shops, meeting places, cultural buildings, public houses, places of worship, and public toilets. These facilities are a vital part of local settlements and town centres to meet community’s day to day needs, and support sustainable, cohesive and integrated communities.
408. Increasingly community facilities are managed by a range of providers and are being brought together to improve accessibility. We will work with our partners to ensure community facilities and services are developed and modernised to reflect changing community needs.
409. The Hart Infrastructure Delivery Plan sets out the existing capacity and future need for social infrastructure within the District.

Policy I5 Community Facilities

Development proposals for the provision of new community facilities or the improvement of existing facilities, will be supported where they enhance the sustainability of communities.

New community facilities will be permitted which:

- a) **Are sustainably located and accessible by sustainable transport modes;**
- b) **Where appropriate, are designed to facilitate multi-purpose activities and to be adaptable so that they can be accessed by the wider community;**
- c) **Will not result in an adverse impact on the use of existing facilities within the local area.**

Community facilities that are provided as part of large residential or mixed-use developments should be integrated so that they are linked to housing, jobs, and other facilities.

Listing as an “Asset of Community Value” will be considered as a material planning consideration.

Development proposals that would result in the loss of community facilities will only be supported if it is demonstrated that:

- i. **a suitable replacement facility of a similar or improved nature is provided that meets the needs of the local population or its current and intended users; or**
- ii. **the existing premises are no longer required or viable and there is no alternative community use capable of meeting the needs of the local area.**

410. Proposals that enhance the provision of community facilities will generally be supported unless they would threaten the viability of an existing valued facility.
411. To promote social inclusion and wider public health benefits, including more active lifestyles, new facilities should be well located for the community it intends to serve. Facilities should be linked to housing, jobs and other facilities, and accessible by sustainable transport modes (walking, cycling and where possible, by public transport). It is recognised that some community facilities serve a wider catchment that extends outside the Hart District boundary and the needs of adjoining areas will be taken into account where appropriate.
412. Designing community facilities to be multifunctional and adaptable will help maximise their benefit to the community. New community facilities, or improvements to existing community facilities, may need to be phased and delivered in a timely manner alongside new development in accordance with Policy II and provision made for long term maintenance. Development for community facilities may be acceptable in the countryside in accordance with other Plan policies and where there is an identified need.
413. Community facilities are vulnerable to pressure for other uses which attract higher land values and once they are lost cannot easily be replaced. The Council will normally seek the retention of community facilities. However,

there could be circumstances where a community use, either wholly or in part, is no longer required or viable.

- 414. Applications involving the loss of social and community infrastructure will be expected to provide evidence that they have consulted with an appropriate range of service providers and the community to prove that there is no need for the facility in its current form, or for an alternative facility that could be met through change of use or redevelopment. Applicants will be expected to demonstrate that the community facility has been appropriately marketed for a period of at least 12 months and opportunities made for community groups and organisations to be made aware. The Council and partner organisations can provide contact details of community organisations in the District where relevant.
- 415. If a facility has been registered as an Asset of Community Value, the Council, when determining applications involving the loss of community facilities, will treat the listing of an Asset of Community Value as an indicator of local support and will treat this as a material consideration.
- 416. Some facilities are privately run commercial concerns such as local shops and public houses. The Council strongly supports retaining these facilities where they raise the quality of community life and help promote thriving, inclusive and sustainable communities.

Broadband

- 417. High quality communications infrastructure, including high speed broadband, is becoming essential to support sustainable economic growth and to enhance the provision of local community facilities and services.
- 418. The Hart Economic Development Strategy identifies the absence of high speed broadband in some areas as a key constraint to the success of the local economy, particularly in rural areas where the commercial operators find it unviable to roll out the service. We are therefore working with partners to improve digital connectivity.

Policy I6 Broadband or Successor Services

The Council will work with the telecommunications industry to maximise access to superfast broadband, wireless hotspots and improved mobile signals for all residents, organisations and businesses; assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers.

All development should incorporate appropriate infrastructure to enable high speed broadband connectivity.

419. As the take up of broadband and associated data services has increased, it has become apparent that people will demand a data service of a sufficient standard to meet modern needs. Developers are therefore expected to install high speed broadband infrastructure as an integral part of the development. If such infrastructure is not provided it should be demonstrated why this is not feasible and other measures should be taken that facilitate its provision at a future date; for example, suitable ducting that can accept fibre optic cabling should be provided to the public highway. More information is available from Hampshire County Council including [‘Planning for Broadband – A Guide for Developers’](#).

Land Safeguarded for Infrastructure

420. Policies I7 and I8 safeguard three sites for the delivery of necessary infrastructure, one site for a flood alleviation scheme at Phoenix Green, and two sites for the expansion of secondary schools. These policies will prevent alternative forms of development taking place on these sites.

Policy I7 Phoenix Green Flood Alleviation

Land at Phoenix Green, as shown on the Policies Map, is safeguarded for the implementation of a flood alleviation scheme.

421. Severe flooding has occurred at Phoenix Green and Hartley Wintney in recent times. The network of culverted watercourses and ditches flowing through Phoenix Green and Hartley Wintney have been identified as being the main contributing factor to this flooding. It is important that this land is safeguarded for the implementation of a flood alleviation scheme to protect existing development in Phoenix Green.
422. A flood alleviation scheme for Phoenix Green will provide an improved standard of protection to residential and commercial properties from a major surface water flood event.
423. The scheme is looking to reduce surface water and ordinary watercourse flooding to 80 properties. This is likely to be achieved through a combination of upstream storage and property level protection. The project is currently in its developmental stage but is anticipated to be in place by the end of financial year 2021/2022.

Policy I8 Safeguarded Land for Education

Land adjacent to Robert May’s School in Odiham (2.8 ha) and Calthorpe Park School, Fleet (1.45ha), as shown on the Policies

Map, will be safeguarded for educational use. Planning permission for alternative uses will not be supported unless the Local Education Authority confirms that the land in question is no longer required for educational purposes.

424. The Government places great importance on ensuring that sufficient school places are provided to meet the needs of existing and new communities. Consequently, the Council is required to take a proactive, positive and collaborative approach to meeting this requirement.
425. The Local Education Authority has a statutory duty to plan the provision of school places. Increase in demand for school places can be met through the creation of a new school or the expansion of existing schools. The safeguarding of land at Robert Mays School in Odiham and Calthorpe Park School in Fleet enables expansion to meet future education needs.

Delivery, Monitoring and Review

Delivery

426. The primary responsibility of implementing the policies in this Local Plan will be with Hart District Council, through our role as the Local Planning Authority. We will use planning conditions, Section 106 agreements and other legal agreements to ensure that the requirements of the policies in the Local Plan are implemented and will work in partnership with others such as Hampshire County Council, statutory agencies and infrastructure providers to deliver the policies and proposals in this Plan. The Local Plan will therefore be delivered through:

- The determination of planning applications;
- The preparation of subsequent Development Plan Documents and Supplementary Planning Documents;
- The preparation and delivery of Neighbourhood Plans;
- The delivery of infrastructure and regular review of the Infrastructure Delivery Plan; and
- Partnership working.

Monitoring

427. The Council's annual Authority Monitoring Report (AMR) will be used to report on the effectiveness of delivering the Strategic Objectives of the Local Plan. The Monitoring Framework set out below includes indicators and targets which will be used to assess whether the plan objectives are being met. The Monitoring Framework may be updated from time to time but will be specifically reviewed when other development plan documents are prepared and when the Local Plan is reviewed.

428. The Council is required in the AMR to report on the delivery of additional new homes, including affordable housing. The Council will also continue to report annually on the delivery of a five year supply of housing.

Review

427. The Council will commence a review of the Local Plan in 2021 unless triggered sooner by other factors. These could include:

- Results of annual monitoring on the effectiveness of the plan in line with the Plan's Monitoring Framework and having particular regard to the monitoring of housing delivery;
- Significant changes to national planning policy and/or legislation;
- Duty to co-operate issues, particularly addressing housing and employment needs within the Housing Market Area / Functional Economic Area (which comprises Hart, Rushmoor and Surrey Heath administrative areas); and
- Any other reasons that render the Plan, or part of it, out of date.

429. The AMR will report on the issues above and whether these will trigger a review.

Monitoring Framework

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
Objective 1 - To plan for sufficient land to be available for at least 6,208 new homes to be built in the District in the period 2016 – 2032 such that it provides a continuous supply of housing.				
Key Local Plan Policies	SD1 – Sustainable Development Principles SS2 – Hartland Village		SS1 – Spatial Strategy SS3 – New Settlement	
Ia Net additional dwellings	798 homes completed between 1 st April 2016 and 6 October 2017	Delivery of housing in line with the housing trajectory	Delivery of housing target in SS1 over the Plan period.	Developers and Landowners.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
Ib Five Year Land supply	A supply of 3,374 dwellings at 6 October 2017 (9.3 years supply)	Continuous 5 year supply of housing land ⁴⁶	Delivery of housing target in SSI over the Plan period.	Developers and Landowners.
Objective 2 - To deliver a sustainable new community at Hartland Village (1,500 new homes) by 2032.				
Key Local Plan Policies	SSI – Spatial Strategy SS2 – Hartland Village H1 – Housing Mix H2 – Affordable Housing			
2a Net additional dwellings at Hartland Village in line with trajectory	0	Delivery of housing in line with the housing trajectory.	1,400 in line with the housing trajectory.	Landowner/ Developers
2b Net affordable housing completions at Hartland Village	0	Delivery of housing in line with the housing trajectory.	40% of the residential units delivered as affordable.	Registered social landlords.
2c Provision of social and community infrastructure at Hartland Village	n/a	Completion of development in line with an agreed phasing plan.	Delivery in line with outline planning consent.	Hampshire County Council.

⁴⁶ The Council will publish, at least annually, an updated five year housing land supply position determined against the Local Plan housing requirement of 388 homes per annum, and taking into account the number of housing completions since April 1st 2016 (the start of the Plan period).

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
Objective 3 - To provide for longer term development needs through planning for a sustainable new settlement within the Murrell Green/Winchfield area of search.				
Key Local Plan Policies	SS1 – Spatial Strategy SS3 – New Settlement			
3a Delivery of a new settlement DPD and masterplan	0	Adoption of New Settlement DPD by 2022. Delivery of new housing by 2024.	Adoption of New Settlement DPD.	Developers and Landowners.
Objective 4 - To provide new homes of a mix of sizes and tenures to meet the current and future needs of Hart's residents, including affordable housing; new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups.				
Key Local Plan Policies	H1 – Housing Mix H2 – Affordable Housing H3 – Specialist Housing H4 – Rural Exception Sites H5 – Gypsies, Travellers and Travelling Showpeople H6 – Internal space standards for new homes			
4a Net affordable housing completions	149 units.	Delivery of housing in line with the housing trajectory. 40% of qualifying sites delivered as affordable.	40% of residential units on qualifying sites delivered as affordable.	Developers, landowners and registered social landlords.
4b Dwelling mix	As set out in the SHMA 2016.	Delivery in line with the published SHMA.	Mix of completed dwellings to be in accordance with the SHMA.	Developers and landowners.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
4c Net change in number of gypsy pitches of yards for Travelling Showpeople	2 yards for Travelling Showpeople 50 pitches for gypsies (August 2016).	No net loss in number of pitches or yards.	No net loss in number of pitches or yards.	Landowners.
4d Provision of Accessible housing	n/a	Delivery of housing in line with the housing trajectory. 15% of annual target delivered as accessible and adaptable homes as defined by Building Regulations.	15% of residential units delivered as accessible and adaptable homes as defined by Building Regulations.	Developers and landowners.
4e Provision of self and custom build	n/a	Delivery of housing in line with the housing trajectory. 5% of all units on developments of 20 units or more provided as self/custom build.	5% of all units on developments of 20 units or more provided as self/custom build.	Developers and landowners.

Objective 5 - To support the vitality and viability of the District's town and village centres to serve the needs of residents.

Key Local Plan Policies

SS1 – Spatial Strategy
ED4 – Town, District and Local Centres
ED5 – Fleet Town Centre
ED6 – District and Local Centres

5a Total amount of floorspace for town centre uses

No baseline data.

Completions of net new floorspace for town centre use over a rolling 5-year period.

Delivery of new town centre floorspace within Fleet

Developers and landowners.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
in Fleet Town Centre.			Town Centre in line with the capacity identified in the latest Retail Study.	Hampshire County Council.
5b Percentage of vacant units within Fleet Town Centre	13% vacant (as at 2015).	Annual percentage vacancy rate tracked against South East average and other comparable town centres.	Reduced vacancy rates in Fleet Town Centre relative to the South East regional average.	Developers and landowners. Hampshire County Council.
Objective 6 - To support economic growth by protecting and providing a range of size and types of employment land and buildings, including those supporting the rural economy.				
Key Local Plan Policies	SS1 – Spatial Strategy ED1 – New Employment ED2 – Safeguarding Employment Land and Premises (B-Use Classes) ED3 – The Rural Economy NBE1 – Development in the Countryside			
6a Loss of land to non- employment uses within the defined Strategically Important Employment Sites	Sites with planning permission and/or prior approval consent for an alternative use.	Review amount of B use class floor space lost to non- employment uses.	No net loss.	Developers and landowners. Hampshire County Council.
6b Number of jobs in the District	38,000 jobs comprising 24,000 full time and 14,000 part time (source:	Year on year increase.	To contribute towards meeting the forecast employment needs of the Hart,	Developers and landowners. Hampshire County Council.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
	nomis – 2016 data).		Rushmoor and Surrey Heath Functional Economic Area (approx. 23,700 jobs between 2011 and 2032).	Rushmoor Borough Council. Surrey Heath Borough Council. Enterprise M3.
6c Changes in B Use Class floorspace	As at November 2016 (ELR date)	Annual changes in B use class floorspace	To contribute towards the delivery of an additional 210,650 sqm to 229,030 sqm B use class employment floorspace needed across the FEA by 2032	

Objective 7 - To ensure that transport, social and physical infrastructure required to support new development is delivered in a timely and coordinated manner including through partnership working with infrastructure providers and neighbouring local authorities.

Key Local Plan Policies	SS2 – Hartland Village SS3 – New Settlement I1 – Infrastructure I2 – Green Infrastructure I3 – Transport I4 – Open Space, Sport and Recreation I5 – Community Facilities I6 – Broadband or Successor Services I7 – Phoenix Green Flood Alleviation
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Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
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I8 – Safeguarded Land for Education

7a Delivery of SANG	n/a	Delivery of housing in line with the housing trajectory. Delivery of SANG at a minimum of 8ha per 1,000 population, as required in conjunction with housing.	Delivery of sufficient SANG as required in conjunction with housing.	Developers and landowners Natural England
7b Delivery of Infrastructure with new development	n/a	Delivery of housing in line with the housing trajectory. Delivery of infrastructure secured in conjunction with new development.	Delivery of infrastructure secured in conjunction with new development.	Developers and landowners Infrastructure providers

Objective 8 - Through partnership working with the education authority (Hampshire County Council) to plan for the provision of sufficient primary and secondary school places. This will include new primary provision at Hartland Village as well as new primary provision and a new secondary school at the new settlement within the Murrell Green/Winchfield area of search.

Key Local Plan Policies	SS2 – Hartland Village SS3 – New Settlement II – Infrastructure I8 – Safeguarded Land for Education
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8a Delivery of primary facilities in line with Hartland Village outline	n/a	Delivery of housing in line with the housing trajectory. Delivery of 2FE primary school, in accordance with	Construction of 2FE primary school	Developers and landowners.
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Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
planning permission		policy SS2, and requirements of S106 agreement.		Hampshire County Council.
8b Delivery of educational provision in line with the IDP	n/a	Delivery of housing in line with the housing trajectory and associated education infrastructure/S106 contributions.	Delivery of education infrastructure secured in conjunction with new development via S106 agreements.	Developers and landowners. Hampshire County Council.
8c Safeguarding land at Robert May’s School and Calthorpe Park School.	n/a	0 permissions to be granted contrary to policy I8.	0 permissions to be granted contrary to policy I8.	Hampshire County Council.
8d Delivery of educational facilities at the new settlement	To be determined through the preparation of a new Settlement DPD.			
Objective 9 - To conserve and enhance the distinctive built and historic environment in the District including the protection of heritage assets and their settings.				
Key Local Plan Policies	SD I – Sustainable Development NBE 8 – Historic Environment NBE9 - Design			
9a Number and status of listed buildings	913 listed buildings.	Net gain/loss of listed buildings.	No net loss of listed buildings.	Historic England
	1 Listed building at risk	Number of listed buildings at risk.	No listed buildings at risk.	Landowners

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
Objective 10 - To maximise opportunities for the provision of sustainable transport infrastructure that supports new development, including facilities for walking, cycling and public transport, and the delivery of measures to minimise, or mitigate the impact of new development on the existing network with priority given to the improvement of sustainable transport options.				
Key Local Plan policies	SS2 – Hartland Village SS3 – New Settlement I1 – Infrastructure I3 - Transport			
I0a Percentage of qualifying developments supported by a Travel Plan	n/a	100% of all qualifying developments.	100% of all qualifying developments.	Developers and landowners. Hampshire County Council.
I0b Delivery of transport infrastructure in line with the IDP	n/a	Delivery of housing in line with the housing trajectory and associated transport infrastructure/S106 contributions.	Delivery of transport infrastructure secured in conjunction with new development via S106 agreements.	Developers and landowners. Hampshire County Council.
Objective 11 - To protect and enhance the District's natural environment, landscape character, water environment and biodiversity, including ensuring appropriate mitigation is in place for new development to avoid any adverse impacts on the Thames Basin Heaths Special Protection Area (TBHSPA).				
Key Local Plan Policies	NBE1 – Development in the Countryside NBE2 – Gaps between Settlements NBE3 – Landscape NBE4 – Thames Basin Heaths Special Protection Area NBE5 – Biodiversity and Geodiversity			

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
NBE6 – Managing Flood Risk				
NBE7 – Water Quality				
I 1a Quality and area of SPA	2,099ha of land that forms part of the Thames Basin Heaths Special Protection Area.	Monitoring take- up of SANG capacity.	SANG visitor numbers to remain within identified capacity (as set out in agreed management plans).	Developers and landowners.
		Monitoring SANG visitor Numbers.		Ministry of Defence.
		Monitoring carried out as part of the Thames Basin Heaths Strategic Access Management and Monitoring Project.	SPA visitor monitoring to identify no significant change over that in 2005.	Hampshire County Council.
			Improvements in long-term average populations of Nightjar, Woodlark and Dartford Warbler over that in 2005.	Natural England.
I 1b Quality and area of SSSI's	16 SSSIs fall either entirely or partly within Hart District and cover 2,696ha.	Area of SSSI. % of SSSIs in favourable condition.	To maintain area of SSSI/bring all SSSIs into favourable condition.	Developers and landowners. Hampshire County Council.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
				Natural England.
I 1 c Quality and area of SINC	254 SINC fall either entirely or partly within Hart District and cover 1,935ha.	Area of SINC and the number of SINC in positive management.	No net loss of SINC in the District and to increase the proportion considered to be managed positively.	Developers and landowners. Hampshire County Council.
				Natural England.
I 1 c Provision of SANG	Monitored through Indicator 7a.			
I 1 d Air Quality Monitoring on the SPA	Habitats Regulation Assessment 2017: Thames Basin Heaths SPA NOx concentration (ug/m3) 20.8 Nitrogen deposition (k N/ha/yr) 16.42 Acid deposition (keg/ha/yr) 1.25	Continued net improvement in nitrogen deposition rates and NOx concentrations within 200m of the SPA as monitored every 5 years.	Net improvement in nitrogen deposition rates and NOx concentrations within 200m of the SPA.	The Council will work with partners to consider the best way to monitor changes in air quality across the District and on European sites.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
Objective 12 - To provide measures for adapting to the impacts of climate change and minimising the contribution of new development to the causes of climate change, including reducing the risk of flooding by directing development away from areas at risk of flooding, and using opportunities offered by new development to reduce the causes and impacts of flooding from all sources.				
Key Local Plan Policies	NBE6 – Managing Flood Risk I7 – Phoenix Green Flood Alleviation			
I2a Planning permissions granted contrary to advice from a statutory consultee or the Council's drainage engineer on flooding and water quality grounds	No baseline data.	0 permissions granted contrary to advice from a statutory consultee or the Council's drainage engineer (where consulted).	0 permissions granted contrary to advice from a statutory consultee or the Council's drainage engineer (where consulted).	Environment Agency. Hampshire County Council (lead local flood authority).
I2b Number of developments completed with SuDs measures implemented	No baseline data.	100% of all developments that require SuDs.	100% of all developments that require SuDs.	Hampshire County Council (lead local flood authority).
I2c Safeguarding land at Phoenix Green for flood alleviation	No baseline data.	0 permissions to be granted contrary to policy I7.	No development to be granted contrary to policy I7.	Environment Agency.

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
Objective 13 - To promote healthy and sustainable local communities through protecting and enhancing community, sport, health, cultural, recreation and leisure facilities, and through the delivery of a multi-functional green infrastructure network across the District.				
Key Local Plan Policies	SS2 – Hartland Village SS3 – New Settlement NBE4 – Thames Basin Heaths Special Protection Area I1 – Infrastructure I2 – Green Infrastructure I4 – Open Space, Sport and Recreation I5 – Community Facilities			
I3a Delivery of green infrastructure provision at Hartland Village	n/a	Delivery of housing in line with the housing trajectory. Delivery of green infrastructure in accordance with policy SS2.	Delivery of green infrastructure in accordance with policy SS2.	Developers and landowners. Hampshire County Council.
I3b Delivery of SANG	Monitored through Indicator 7a.			
I3c Loss of open space, and community facilities (where planning permission required)	No baseline data.	0 planning permissions granted contrary to policy I4.	No net loss of open space and community facilities.	Sport England.
Objective 14 - To maintain the separate character and identity of settlements by avoiding development that would result in their physical or visual coalescence.				
Key Local Plan Policies	NBE1 – Development in the Countryside NBE2 – Gaps between Settlements			

Indicators	Base Figure (as at April 2017 unless otherwise stated)	Annual Monitoring Target/Process (unless otherwise stated)	Target by 2032	Delivery Partners
I4a Development permitted within defined Gaps	No baseline data	0 planning permissions granted contrary to policy NBE2.	No physical or visual coalescence of settlements as a result of development within identified gaps.	Developers and landowners.
Objective I5 - To ensure new development is well designed creating safe, inclusive environments and taking account of character, local distinctiveness and sustainable design principles.				
Key Local Plan Policies	SD I – Sustainable Development H6 – Housing Standards NBE9 - Design			
I5a Residential space standards	n/a	Monitoring the percentage of developments in the District that meet the residential space standards.	100% of eligible developments meeting the residential space standards.	Developers and landowners.
I5b Water efficiency standards	n/a	Monitoring the percentage of developments in the District that meet the water efficiency standards.	100% of eligible developments meeting the water efficiency standards.	Developers and landowners.

Appendix I Glossary

Accessibility: A measure of the ease with which somebody can travel to or from a particular destination.

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency (now Homes England).

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

The Housing and Planning Act 2016 includes Starter Homes within the definition of affordable housing, however, the mechanism for introducing the wider definition is to be subject to further legislation. Therefore, currently the definition provided within Annex 2 of the NPPF remains the most relevant.

Ageing Population: This occurs when the median age of a region rises and a rise in the proportion of the population that is elderly. This happens because of rising life expectancy and/or declining birth rates and migration patterns, e.g. out-migration of younger people and families and in-migration of elderly people to the area.

Air Quality Management Areas (AQMA): If a Local Authority identifies any locations within its boundaries where the Air Quality Objectives are not likely to be achieved, it must declare the area as an Air Quality Management Area (AQMA). The area may encompass just one or two streets, or it could be much bigger. The Local Authority is subsequently required to put together a plan to improve air quality in that area - a Local Air Quality Action Plan.

Allocated Site: A site identified in the Local Plan as being appropriate for a specific land use(s) in advance of any planning permission.

Allotment: An area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables.

Amenity: The pleasant aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

Appropriate Assessment: See Habitats Regulations Assessment

Article 4 Direction: An Article 4 direction is a special planning regulation adopted by a Local Planning Authority in all or part of their district. It operates by removing permitted development rights and requiring planning permission to be sought for whatever is specified in the direction.

Authority Monitoring Report (AMR): Section 113 of the Localism Act (2011) requires that a local authority must publish an annual monitoring report on the progress of preparing the Local Plan and effectiveness of policies and proposals.

Avoid (biodiversity): Ensuring that negative impacts do not occur as a result of planning decisions by, for example, locating development away from areas of ecological interest.

Biodiversity: The existence of a wide variety of plant and animal species

Biodiversity Opportunity Areas (BOAs): Identified across Hampshire, BOAs represent a targeted landscape-scale approach to conserving biodiversity. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife.

BREEAM: Building Research Establishment Environmental Assessment Method – is a method for assessing, rating and certifying the sustainability of buildings.

Brownfield Land: See 'Previously developed land'

Care Homes: A care home is a residential setting where a number of people live, usually in single rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.

Catchment Abstraction Management Strategies (CAMS): Set out how the Environment Agency will manage the water resources of a catchment and contribute to implementing the Water Framework Directive.

Climate Change: A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Combined heat and power (CHP) - A highly efficient process that captures and utilises the heat that is a by-product of the electricity generation process. By generating heat and power simultaneously, CHP can reduce carbon emissions by up to 30% compared to the separate means of conventional generation via a boiler and power station.

Community: A group of people living in a particular local area.

Community Facility: Includes but is not limited to, facilities such as community centres and other community meeting places, healthcare facilities, education facilities, childcare

facilities, the voluntary sector, public service providers, places of worship and cultural facilities including theatres and arts centres.

Community Infrastructure Levy (CIL): A levy allowing local authorities to raise funds towards infrastructure from owners or developers of land undertaking new building projects in their area.

Compensate (biodiversity): Measures which are taken to make up for the loss of, or permanent damage to, biodiversity. Where some harm to biodiversity is reduced through mitigation, compensation will represent the residual harm which cannot or may not be entirely mitigated. Compensation measures may be on or outside the development site.

Comparison Goods/Shopping: The retailing of items not obtained on a frequent basis, including clothing, footwear, household and recreational goods.

Conservation: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area, designated as being of special architectural or historic interest. Within a conservation area, there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and/or enhance conservation areas.

Convenience Shopping: The retailing of every day essential items, including food, drinks, newspapers and confectionary.

Countryside: In planning terms, any area outside a defined Settlement Policy Boundary (see Settlement Policy Boundary) is countryside where more restrictive policies would generally be applied.

Curtilage: The enclosed area of land around a house or other building.

Custom Build: Refers to projects where an individual or an association of individuals work with a specialist developer to deliver new homes.

Density: Housing density is represented by the number of dwellings per hectare (dph). Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Design and Access Statement: A short report supporting a planning application which explains how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed.

Designated Sites: Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPAs).

Developer Contribution: See Planning Obligation.

Development: Development (in planning terms) includes building operations, material changes of use of land and buildings, engineering and mining operations, and the subdivision of a building used as a dwellinghouse for use as two or more separate dwellinghouses. Development does not include interior alterations, building operations which do not

materially affect the external appearance of a building, and changes in the primary use of land or buildings which results in no change of use class. (Section 55, Town and Country Planning Act 1990).

Development Plan: Adopted Local Plans (including the Proposals Map) and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004. In Hart District the Development Plan also comprises the Hampshire Minerals and Waste Plan (October 2013) and saved Policy NRM6 of the South East Plan.

Development Plan Document – a Local Plan document forming part of the Development Plan.

District Centre: A district centre will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

DPA: Dwellings Per Annum is the number of new dwellings completed in a year. Completions data is usually gathered from Building Control records, the National Housing Building Council, and site visits.

Duty to Cooperate: A legal duty created in the Localism Act (2011) on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters.

Ecological Networks: An ecological network comprises a suite of high quality sites which collectively contain the diversity and area of habitat that are needed to support species and which have ecological connections between them.

Economic Development: Development, including those within the B Use Classes (e.g. offices, industrial, storage or distribution), public and community uses and main town centre uses (but excluding housing development).

Edge of Centre: For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land Review (ELR): A technical study that identifies employment land to meet the needs of the Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) over the local plan period.

Enterprise M3: A Local Enterprise Partnership (LEP) which stretches from London's hinterland to the New Forest. The area covers the whole of Hart District and a number of other key employment sites including Guildford, Basingstoke, Winchester and Farnborough. Enterprise M3 aims to drive the economic growth of the area by improving business productivity, maximising the number of businesses operating, and increasing jobs through working with businesses, key delivery partners and central government.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Evidence Base: Information gathered by a Local Planning Authority to support the Local Plan and other Development Plan Documents.

Examination in Public (EiP): An inspector appointed by the Secretary of State will carry out an independent examination into the soundness of the Development Plan Document.

Exception Test: The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The criteria of the test are set out in national guidance and should be applied by decision-makers in relation to site allocations and development proposals only after the sequential test has been applied.

Extra Care Housing: The term 'extra care' housing is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long-term care (residential or nursing homes). It is used to describe a range of developments that comprise self-contained homes which have been designed, built or adapted to facilitate the care and support needs that its owner/tenants may have now or in the future, with access to care and support 24 hours a day either on site or by call. It is also known as 'very sheltered housing', 'housing with care', 'assisted living' and 'close care'.

Farm Diversification: The generation of commercial income through non-agricultural diversification in order to supplement farming businesses and potentially improve their viability.

Flood Risk Assessment (FRA): An Assessment of the risk and impact of flooding on and from a site and identifies appropriate mitigations measures.

Functional Economic Area (FEA): An area which has strong internal trading patterns and within which businesses co-operate and compete. The area is also heavily influenced by travel to work areas as the availability of labour is vital to economic development.

General Permitted Development Order: The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). The order sets out classes of development for which a grant of planning permission is automatically granted, and specifies exceptions, and conditions that apply to some of these classes.

Greenfield Land: Land which has not previously been developed.

Green Infrastructure (GI): A living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands as well as a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification.

Gypsies and Travellers: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such."(Planning Policy for Traveller sites, CLG, August 2015)

Gypsy and Traveller Accommodation Assessment (GTAA): An independent assessment of the need for Gypsy, Traveller, and Travelling Showpeople accommodation.

Groundwater Source Protection Zones (SPZs): Areas defined by the Environment Agency to prevent contamination of groundwater sources used for public drinking water supply.

Habitat: Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.

Habitats Regulation Assessment (HRA): Also known as an 'Appropriate Assessment'. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European Protected site and to ascertain whether it would adversely affect the integrity of that site. This is a legal requirement through the Conservation of Habitats and Species Regulations 2010 (as amended).

Hampshire County Council (HCC): The County Council administrative area within which Hart District falls. Hampshire County Council (HCC) is the local highway authority for the area and is responsible for a number of other services, including education and social service.

Harm (biodiversity): Any impact, direct or indirect, that may have an adverse effect on a biodiversity interest.

Heritage Assets: Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

High Speed Broadband: High speed broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. Whilst the current average UK broadband connection is around 8-9Mbps (2012), high speed broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks.

Highway Authority (Local): Hampshire County Council (HCC), as highway authority, is charged with looking after the highway network on behalf of the public. This means both maintaining its condition and protecting the right of all to use it without hindrance.

Highway Authority (Strategic): Highways England is the highway authority responsible for trunk roads and motorways (the strategic road network).

Homes and Communities Agency (HCA): The national housing and regeneration agency for England, which provides funding for new affordable housing and to improve existing social housing, as well as for regenerating land.

Homes England: The successor to the Homes and Communities Agency

Housing Commitments: The number of planning permissions and site allocations for housing, which have not yet been completed.

Housing Completions: The number of residential units which have been approved and constructed.

Housing Market Area (HMA): The general area within which people most often move home. These typically cover the administrative areas of multiple councils.

Housing Mix: A mix of homes of different types, sizes and tenures to support the requirements of a range of household sizes, ages and incomes. Different house types include detached houses, semi-detached houses, terraced houses, flats and bungalows.

Housing Strategy: A document prepared by a local authority which sets out what it needs in terms of housing. It establishes priorities for action consistent with wider regional and national issues.

Infilling: Development that is located on sites situated between existing uses and buildings.

Infrastructure: The set of services and facilities necessary for a development to function. Infrastructure includes transport, education (including pre-school and childcare), leisure and health facilities, as well as open space and utilities such as water and sewerage.

Infrastructure Delivery Plan (IDP): Forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of the district and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.

Intermediate Housing: Homes for sale and rent provided at a cost above social rent but below market levels. They can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Key Diagram: This provides an overview of the proposals within the Local Plan that relate to specific locations.

Key Species: In the context of biodiversity and nature conservation, this is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons, including those given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010, regulations 61 and the Protection of Badgers Act 1992. Species of Principle Importance in England are those listed under the provisions of Section 41 of the Natural England and Rural Communities Act 2006. Notable Species in Hampshire are listed in Living Landscapes.

Listed Building: A building which has been included in the national list of Buildings of Special Architectural or Historical Interest, compiled by the Secretary of State for National Heritage. A listed building may not be demolished, extended or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest without the prior consent of the local planning authority.

Local Centres: Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include a small supermarket, newsagent, sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Documents: Documents which set out the Council's policies and guidance related to the development and use of land.

Local Development Scheme: A Local Development Scheme is required under [section 15 of the Planning and Compulsory Purchase Act 2004](#) (as amended by the Localism Act 2011). This must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area.

Local Enterprise Partnership (LEP): Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

Locally Important Employment Site: A site which is recognised for the important role it plays in servicing the local economy. These are generally relatively small employment sites that support local businesses or valuable 'bad neighbour' activities. (Also see 'Strategic Employment Sites')

Local Nature Partnership (LNP): A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Plan Examination: The Local Plan will be submitted to the Secretary of State, who will appoint a Planning Inspector to examine the Local Plan. The Planning Inspector will conduct an examination in public to determine if the Plan is sound and complies with the legal requirements.

Local Nature Reserve: Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.

Localism Act 2011: An act to devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions.

Local Plan: The plan for the future development in the area, drawn up by the Local Planning Authority in consultation with the community.

Local Transport Plan (LTP): A statutory document prepared by Hampshire County Council to set out key transport issues across the County and to establish a series of objectives to address them, including a program for achieving them. The document is submitted to the Department for Transport and can be used to secure funds to deliver local projects.

Low-Carbon Energy: This is energy that makes more efficient use of fossil fuels. Example of this would be a gas-powered combined heat and power unit. As well as using the energy generated, it also harnesses the heat to achieve an overall reduction in energy usage.

Major Development: For residential schemes, major development includes those of 10 dwellings or more or on a site of 0.5 hectares or more. For other development, it includes building(s) with a floor area of 1000sqm or more or on a site of 1 hectare or more.

Market Housing: Private housing for rent or for sale, where the price is set in the open market.

Minerals Safeguarding Area (MSA): These are shown on the Local Plan Policies Maps. These are defined in the Hampshire Minerals and Waste Plan – October 2013.

Mitigate (biodiversity): Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to project design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.

Mixed Use: A site that is developed for more than one use (e.g. retail, residential, businesses, leisure et cetera).

National Nature Reserve: Areas designated by Natural England under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.

National Planning Policy Framework (NPPF): Sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Policy Guidance (NPPG): The planning practice guidance supports the NPPF.

Neighbourhood Development Plan: A plan prepared by a qualifying body, usually a town or parish council, for a particular neighbourhood area. They can influence planning decisions in their area and can propose land for development provided that they are in line with the Development Plan.

Net Gain (biodiversity): A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.

Nursing Home: See Care homes

Open Space: Land which is not built on and which has some amenity value or potential for amenity value. Amenity value is derived from the visual, recreational or other enjoyment which the open space can provide, such as historic and cultural interest and value. This includes open spaces in public or private ownership.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation: Planning obligations provide a means through Section 106 agreements to enable development proposals to meet the needs of the local community by securing developer contributions towards the provision of community infrastructure, affordable housing and services.

Planning Policy for Traveller Sites: National planning policy for traveller sites which should be read in conjunction with the NPPF.

Policies Map: Also called a Proposals Map. A map of the District showing the Local Plan's proposals and where policies apply.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;

- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

There is no presumption that land that is previously developed is necessarily suitable for housing development or that the whole of the curtilage should be developed.

Primary Shopping Area: Area where retail development is concentrated. The extent of the primary shopping area is defined on the Policies Map.

Public Safety Zone: Areas of land at the end of airport run ways in which development is restricted.

Ramsar site: Wetlands of international importance designated under the Ramsar Convention.

Registered Providers: Government funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, they undertake a landlord function by maintaining properties and collecting rent.

Renewable Energy: Energy from natural resources that can be naturally replenished, such as sunlight, wind or rain. Examples of renewable energy technologies include wind turbines and photovoltaics arrays.

Retail Impact Assessment: An assessment of the impact of a proposal for retail development on town centre vitality and viability and on existing, committed and planned public and private investment in the centre.

Retail, Leisure and Town Centres Study: A study that assesses development needs for retail, leisure and town centre uses. It also provides an audit and review of town and village centres, including health checks, shopping frontage boundaries, as well as appraisals of development sites.

Retirement Communities: Continuing Care Retirement Communities (CCRC), sometime referred to as 'Retirement Villages', are described by the Department of Health as large-scale extra care housing, comprising 'an all-embracing', comprehensive alternative to both sheltered housing and residential care providing for a whole range of needs and individual circumstances'. CCRCs have all the usual features of extra care housing together with a commitment to supporting the vast majority of people in that community irrespective of needs. They comprise groups of self-contained properties designed for older people all on one site. Care and support are available at a sufficiently high level to allow people to remain at home despite frailty, periods of ill health or some disabilities, and often without the need to move to residential care.

These are similar to extra care housing and are an alternative to a room in a care home. Retirement communities may also provide a care home with nursing and residential

support and some include specially designed apartments for couples where a person has dementia.

Riverine Environments: An environment created along permanent or semi-permanent streams.

Rural Enterprise: The rural economy offers unrivalled opportunities to grow strong and sustainable businesses surrounded by the natural capital of the District's countryside. These businesses, which are often SMEs, may be in traditional heritage industries or are hi-tech start-up enterprises - but all play a vital role in maintaining, developing and preserving the countryside.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Saved Policies: This relates to certain policies within the Hart District Local Plan 2006 as saved by a Direction of the Secretary of State in September 2007.

Scheduled Monuments (SM): Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport.

Section 106 Agreement: A legal agreement, under Section 106 of the Town and Country Planning Act 1990, between a local authority and a landowner, to regulate the development or use of land in a way that cannot effectively be controlled by planning conditions. This may be used to secure benefits or financial contributions, such as for the provision of community facilities, play space or transport related improvements.

Self-build: Refers to projects where an individual or an association of individuals directly organises the design and construction of new homes.

Sequential Test (Town Centre Uses): A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. This is defined in greater detail in national guidance.

Sequential Test (Flood Risk): A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.

Settlement: These are the communities in which people live. Settlements may include hamlets, villages, and towns.

Settlement Policy Boundary (SPB): Settlement policy boundaries mark the limits of towns and villages, being the dividing line between built-up/urban areas (the settlement) and non-urban or rural areas (the countryside), to define where planning policies apply.

Sheltered Accommodation: Sheltered accommodation is specifically designed for older people with access to the assistance of a warden, alarm systems in times of emergency and the advantages of social activities and companionship. Each unit has its own front door and can be part of a large complex with communal facilities such as a lounge, laundry, guest

room and gardens, whilst others are groups of flats or bungalows sometimes with small individual gardens. Accommodation can be for a couple or single people and can be privately owned or affordable.

Site Allocations: Allocation of sites for specific or mixed uses of development to be contained within development plan document. The policies will identify any specific requirements for individual proposals.

Site of Importance for Nature Conservation (SINC): A non-statutory designation. The designation helps to conserve important and distinctive habitats and species on sites that fall outside of European or national conservation designations. SINC's can vary in size from a small pond or woodland to an open expanse of grassland or heathland. Sites can also be linear such as road verges or streams. They include privately owned areas and land owned by local authorities, parish councils, charities or organisations such as the Forestry Commission or Ministry of Defence.

SINC's are designated against a set of criteria developed by Hampshire County Council, Natural England and the Hampshire and Isle of Wight Wildlife Trust. SINC's are put forward for selection and review by the Hampshire Biodiversity Information Centre on behalf of Hart District Council.

Site of Special Scientific Interest (SSSI): A site of national importance for nature conservation, identified and protected by Natural England.

Small and Medium Sized Enterprise (SME): A small business, which has no single definition. It can be based on the number of employees, turnover, balance sheet information, and audit threshold. Some definitions are based on a maximum of 250 employees.

Social Rented Housing: A form of affordable housing - owned by local authorities or private registered providers, as defined in Section 80 of the Housing and Regeneration Act 2008, for which guideline target rents are determined through the national rent regime.

Source Protection Zones: Areas defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public water drinking supply. They show the risk of contamination from any activities that might cause pollution in the area.

Special Area for Conservation (SAC): Strictly protected sites designated under the EC Habitats Directive.

Special Protection Area (SPA): Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the [EC Birds Directive](#), which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

Specialist and Supported Accommodation: Housing specifically designated to meet the identified needs of older people and people with support needs. Also see Extra Care Housing.

Statement of Community Involvement (SCI): The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the Development Plan and in development control decisions.

Strategic Access Management and Monitoring (SAMM): A payment collected by the District Council to employ a range of potential measures to mitigate negative impacts from recreational disturbance. These can include habitat interventions, access management, engagement with or enforcement action of on site visitors and on and off-site measures.

Strategic Employment Site: Sites that are considered to fulfil a strategic function within the Functional Economic Area (FEA) and which have greatest alignment to the enterprise M3 priority sectors.

Strategic Environmental Assessment: This is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the fields of planning and land use.

Strategic Flood Risk Assessment (SFRA): A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.

Strategic Housing Land Availability Assessment (SHLAA): The primary purpose of the SHLAA is to:

- identify sites with the potential for housing;
- assess how many homes they could provide; and
- assess when they could be developed.

The SHLAA is an important evidence source to inform plan-making. It does not in itself determine whether a site should be allocated for housing development.

Strategic Housing Market Assessment (SHMA): A study to identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

Subsidised Rented Housing: A form of affordable housing; let by local authorities or private registered providers of social housing for households who are eligible for social rented housing. Affordable rent is subject to rent controls that require rent of no more than 80% of the local market rent (including service charges, where applicable).

Suitable Alternative Natural Greenspace (SANG): A specifically identified green space provided in areas where development could bring increased visitor pressure on TBHSPA. SANGs are an essential element of the Council's avoidance and mitigation strategy for the TBHSPA. They aim to reduce pressure on the TBHSPA by providing attractive green spaces that people can use for recreational purposes instead of the TBHSPA.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA): Sustainability Appraisal is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability

Appraisal is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.

Sustainable Drainage Systems (SUDS): The term Sustainable Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems. This can include:

- source control measures including rainwater recycling and drainage
- infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities
- filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns
- filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed, and
- basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainable Transport Modes: An efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Telecommunications: All forms of communication by electrical or optical wire and cable and radio signals (whether terrestrial or from satellites), both public and private. Telecommunication equipment includes radio-based and digital technology equipment, such as mobile phone mast, radio antenna and associated equipment.

Tenure: Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are home-ownership and renting.

Thames Basin Heaths Special Protection Area (TBHSPA): European designated sites identified as being of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of bird. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. More than two thirds of Hart District lies within 5km of the SPA.

Town Centre: Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.

Transit Sites: Sites made available for Gypsies and Travellers who need to stop temporarily. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months.

Transport Assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travellers: For the purposes of planning policy, Travellers means Gypsies, Travellers and Travelling Showpeople.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family's or dependent's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above."(Planning Policy for Traveller sites, CLG, March 2012

Travel Plans: A range of measures aimed at promoting sustainable travel within an organisation or at a specific location, with the emphasis upon reducing dependency on single opportunity car journeys.

Tree Preservation Order (TPO): An order made by the Local Planning Authority, under Section 198 of the Town and Country Planning Act 1990, to protect a tree or group of trees which are considered to be of value, and whose removal would be of detriment to the environment and amenity of an area.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 (as amended) provides 16 statutory categories of "Use Classes". The use of land for uses falling within the same class is not deemed to be "development" and does not usually require planning consent for a change of use. [The Town and Country Planning \(Use Classes\) Order 1987](#)

Viability Appraisal: A financial appraisal of the profit or loss arising from a proposed development, taking into account the estimated value of a scheme when completed and the building cost and other development costs incurred in delivering a scheme.

Village Design Statements: A document that describes the distinctive characteristics of the locality and provides design guidance to influence future development and improve the physical qualities of the area.

Vitality: An overall measure of the health of a town centre.

Water Framework Directive (WFD): (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000) is a [European Union directive](#) which commits [European Union](#) member states to achieve good qualitative and quantitative status of all [water bodies](#) (including marine waters up to one nautical mile from shore) by 2015.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Appendix 2 Housing Numbers and Trajectory

Introduction

Policy SSI identifies that we will plan to deliver at least 388 dwellings per annum which amounts to 6,208 homes over the plan period (2016 – 2032). This is the housing figure against which an ongoing five year supply of housing land will be monitored.

The 388 dpa figure has been derived using, as a start point, the Government's proposed approach to calculating housing need⁴⁷, as this is the methodology that will be in place at the time we submit the Plan for examination⁴⁸.

Deriving the housing requirement

The Government's proposed standard approach to assessing housing need results in an indicative figure for Hart of 292 homes per annum (starting from 2016).

It is important to note that this is a consultation and the methodology could change. Furthermore, this figure should be regarded as a start point for determining the housing number. We have therefore applied an uplift to the figure of 292 dwellings as follows:

Government methodology	292 dpa	This is the start point, calculated using a formulaic approach set out in Planning for the right homes in the right places: consultation proposals' DCLG September 2017.
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In the case of Hart (as for many other authorities) this figure has been capped at 40% above the projected household growth over the plan period. The consultation paper states that the cap has been applied to ensure the method is deliverable, recognising that in some areas the proposed standard approach will lead to a significant increase in potential housing need.

Minus the 'cap'	310 dpa	We are confident that in Hart a figure in excess of 292 dwellings per annum could be delivered. Applying the proposed methodology <u>without the cap</u> results in a need of 310 dwellings per annum. We think this is a more robust and positive basis on which to consider any further uplifts.
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⁴⁷ Set out in 'Planning for the right homes in the right places: consultation proposals' DCLG September 2017

⁴⁸ The proposed transitional arrangements set out in the Government's consultation paper make clear that the new standard methodology should be used unless the plan is to be submitted for examination on or before the 31 March 2018, or before the revised Framework is published (whichever is later).

Plus 25%	388 dpa	<p>A 25% uplift on the uncapped figure has been applied taking the requirement to 388 homes per annum. The Plan period runs from 2016 to 2032 which provides an overall housing target of 6,208 new homes.</p> <p>This uplift results in a significantly higher requirement than the need of 292 dwellings per annum identified in the Government's consultation. It has been determined in recognition of the following factors:</p> <ul style="list-style-type: none">• the need for a contingency should the proposed methodology change⁴⁹;• the need for a contingency to allow for the figure increasing through updates to the data that goes into the formula (e.g. household projections and local affordability ratios);• the need for flexibility for non-delivery or delayed delivery of sites;• the benefits of boosting housing delivery including the supply of affordable housing;• the number of homes already in the supply⁵⁰ and the opportunities to make effective use of previously developed land, particularly at Hartland Village.
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⁴⁹ One reason why the proposed approach to calculating housing need could change is if the Government seeks to deliver more homes in total across the country than the proposed methodology would deliver. The proposed methodology would establish a total need of 266,000 homes per annum across the country from 2016. However, in its 2017 Budget the Government stated the following: *"The Budget announces a comprehensive package of new policy which will raise housing supply by the end of this Parliament to its highest level since 1970, on track to reach 300,000 per year"*. This is not a very precise statement of intent but were the Government to adjust the standard methodology so that it identifies a total need of 300,000 homes per annum from 2016, that would be a 13% increase on the 266,000 figure. If a 13% increase is applied to Hart's figure of 292 homes per annum that would result in a need of 330 homes per annum. This is still significantly below the 388 per annum set out in this Plan.

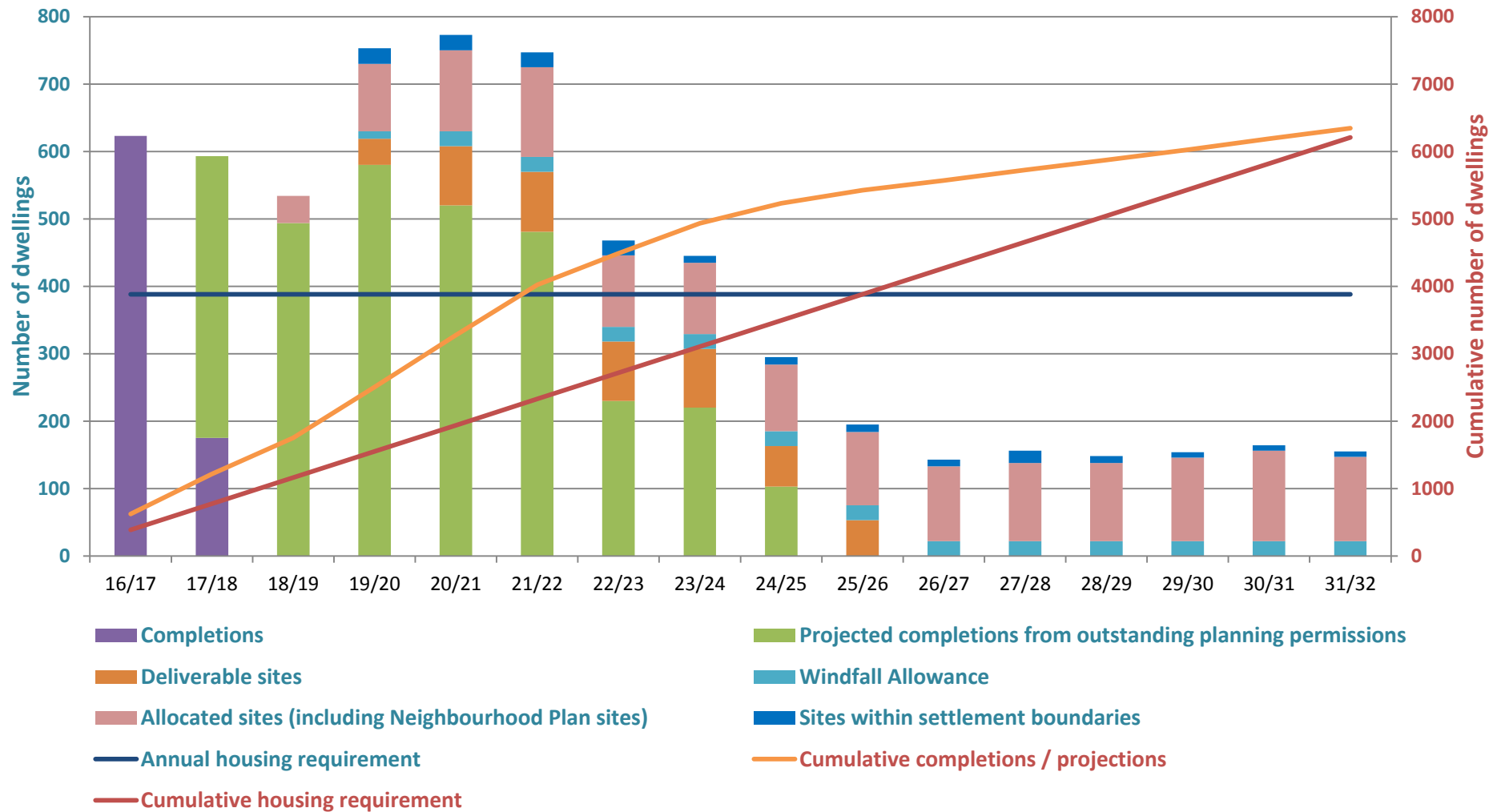
⁵⁰ Whilst the only site allocation in this Plan is at Hartland Park (for 1,500 homes), there are over 3,500 homes on deliverable sites including more than 3,000 on sites with planning permission. Many of these are on large greenfield sites including: North East Hook (548 homes); Watery Lane, Fleet (300 homes); Moulsham Lane, Yateley (150 homes); Land North of Netherhouse Copse, Fleet (423 homes); Hawley Park Farm, Hawley (126 homes); Land south of Riseley (83 homes); and greenfield sites in the Odiham Neighbourhood Plan.

Housing Trajectory

The table below and the graph overleaf sets out Hart's housing trajectory for the plan period. The following pages outline how the supply was calculated.

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Annual Requirement	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	6,208
Cumulative Requirement	388	776	1,164	1,552	1,940	2,328	2,716	3,104	3,492	3,880	4,268	4,656	5,044	5,432	5,820	6,208	
Completions	623	175															798
Projected Completions from outstanding planning permissions		418	494	580	520	481	230	220	103								3,046
Sites within settlement boundaries				23	23	22	22	10	11	11	10	18	10	8	8	8	184
Deliverable sites				39	88	89	88	87	60	53							504
Windfall allowance				11	22	22	22	22	22	22	22	22	22	22	22	22	275
Allocated sites (including Neighbourhood Plan allocations)			40	100	120	133	106	106	99	109	111	116	116	124	134	125	1,539
Total annual completions and projections	623	593	534	753	773	747	468	445	295	195	143	156	148	154	164	155	6,346
Cumulative Projected Completions	623	1,216	1,750	2,503	3,276	4,023	4,491	4,936	5,231	5,426	5,569	5,725	5,873	6,027	6,191	6,346	

Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version



Completions

The table below lists the known dwellings completions from the start of the plan period. Of the 798 dwelling completions, 76 of these dwellings have been delivered from sites of 9 dwellings or less and 722 of these have been delivered from sites of 10 or more dwellings.

Year	Completions
2016/17	623
1 April 2017 – 6 October 2017	175
Total	798

Outstanding Planning Permissions

The total number of dwellings with outstanding planning permission at 6 October 2017 is 3,378. Some applications have been removed from the housing supply due to uncertainty surrounding delivery. Five dwellings are from applications which have lapsed or believe to be lapsed. Some schemes with prior approval at 6 October 2017 do not have any avoidance measures in place for the Thames Basin Heaths Special Protection Area. As such they cannot be legally implemented until they have acquired Suitable Alternative Natural Greenspace (SANG). If a scheme does not have an agreed SANG solution then it has been removed from the housing supply. 327 dwellings have prior approval yet they do not have an agreed SANG solution at 6 October 2017.

The following table sets out how the supply from outstanding planning permissions has been calculated, taking all permissions as the start point and subtracting lapsed permissions and prior approvals with no SANG. The total housing supply from sites with planning permission is 3,046 dwellings.

	Number of Dwellings
Sites with planning permission at 6 October 2017	3,378
Sites where the permission has lapsed since 1 April 2017	5
Prior approvals with no SANG	327
Sites with planning permission included in the housing supply	3,046

Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version

The table below sets out the anticipated delivery rates for sites with planning permission over 100 dwellings. All sites of less than 100 dwellings are expected to come forward within the next five years.

Application	Site	Net dwellings outstanding at 6 October 2017	Oct 17 - Mar 18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-32	Total
14/00733/MAJOR	North East Hook, London Road, Hook	548		48	100	110	110	90	90				548
07/02949/MAJOR 11/01040/MAJOR 13/01083/MAJOR 13/01221/MAJOR	Edenbrook, Hitches Lane, Fleet	14	14										14
13/02513/MAJOR 15/00154/MAJOR	Edenbrook extension, Hitches Lane, Fleet	160	17	50	50	43							160
12/00236/MAJOR 13/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Fleet	183	48	79	56								183
14/00504/MAJOR	Land At Watery Lane, Fleet	300			50	60	60	60	50	20			300
14/01817/MAJOR 16/01552/REM	Hawley Park Farm, Hawley Road, Blackwater	126			26	50	50						126
13/02633/MAJOR	Guillemont Park, Minley Road	33	18	15									33
16/00883/PRIOR	Providence House, 2 Bartley Wood Business Park, Hook	107	50	57									107
14/02281/MAJOR	Land Between Moulsham Lane and Broome Close, Yateley	150			50	50	50						150
16/01651/OUT	Land North of Netherhouse Copse, Hitches Lane, Fleet	423			50	50	80	80	80	83			423
	Total	2,044	147	249	382	363	350	230	220	103			2,044

Sites within settlement boundaries

One of the sources of housing supply set in Policy SSI is 'sites within settlements'. A figure of 184 dwellings from this source of sites is derived from sites within settlements identified within the Strategic Housing Land Availability Assessment (SHLAA) that are considered to be developable within the plan period. These sites are for 5 or more dwellings. They have not been allocated in the Local Plan as they are available and suitable for residential development and could gain planning permission through the planning application process. Note that small sites of less than 5 dwellings are dealt with under the small site windfall allowance.

	Site Name	SHLAA Reference	Notional Housing Capacity	Oct 17 – Mar 18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total
Fleet	Imac Systems	SHL041	6							2	1	1	1	1					6
	Land at Elvetham Heath	SHL104	40											8	8	8	8	8	40
	Thurlston House	SHL113	16							4	3	3	3	3					16
	140-150 Fleet Road	SHL192	12								3	3	2	2	2				12
	Admiral House	SHL208	20							4	4	4	4	4					20
	125-147 Fleet Road	SHL320 (part)	40			10	10	10	10										40
Hook	Rawlings	SHL038	50			13	13	12	12										50
	Total		184			23	23	22	22	10	11	11	10	18	10	8	8	8	184

Deliverable Sites

At 6 October 2017 the following sites were the subject of a planning application and were deemed to be deliverable sites.

Site Name	SHLAA Reference	Planning application reference	Net no. of dwelling on application	7 October 2017 – 31 March 2018	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-32	Total
Bartley House, Station Road, Hook	n/a	16/03378/FUL	49 ⁵¹				9	10	10	10	10			49
Edenbrook, Hitches Lane, Fleet (additional capacity)	n/a	17/00372/FUL	59			12	12	12	12	11				59
Land south of Riseley ⁵²	SHL092	16/02989/OUT	83			17	17	17	16	16				83
Sun Park, Guillemont	SHL100	17/00771/FUL	313			10	50	50	50	50	50	53		313
		Total	504			39	88	89	88	87	60	53		504

⁵¹ 16/03378/FUL seeks permission for 102 dwellings. There is already a planning application granted on this site for 53 units. Therefore only 49 of the 102 dwellings for this application have been included in the deliverable sites list to avoid double counting.

⁵² 16/02989/OUT was granted planning permission on 15 November 2017

Site Allocations

The table below details the housing allocations within Hart and estimated delivery rates.

Hartland Village is allocated in the Local Plan for 1,500 dwellings. The site is subject to a planning application reference 17/00471/OUT. The delivery rates set out below are those provided with the application i.e. 1,428 dwellings are expected to be delivered within the plan period, and 72 dwellings beyond the plan period.

Seven sites have been allocated in the Odiham and North Warnborough Neighbourhood Plan. Only six of these sites are listed below as the allocation at Crumplins Business Court has already received planning permission and has been counted in the list of outstanding planning permissions. There is no trajectory for these sites in the Neighbourhood Plan and therefore phasing assumptions have been made.

Site Name	Oct 17 – Mar 18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total
Hartland Village		40	100	120	130	100	100	90	100	100	100	100	110	120	118	1,428
Odiham NP sites:																
Land at Longwood											2	2	2	2	1	9
4 Western Lane						3	3	3	3	3						15
Land at Albion Yard								3	3	2	2	2				12
Land at Dunleys Hill											6	6	6	6	6	30
Land at Hook Road					3	3	3	3	3							15
Land next to Crownfields										6	6	6	6	6		30
		40	100	120	133	106	106	99	109	111	116	116	124	134	125	1,539

Small Site Windfall Allowance

A small site windfall allowance of 275 dwellings has been included in the housing supply set out in Policy SS1. This has been derived as follows:

1. The annual average supply from windfall sites of 1-4 dwellings (excluding garden sites) between 2012 and 2017 is 22 dwellings per annum (see table below). This demonstrates that such sites are consistently being delivered and contributing to the housing supply.

Year	Net windfall completions on small sites	Net windfall completions on small sites (excluding garden sites)
2012-13	38	21
2013-14	29	21
2014-15	40	29
2015-16	36	17
2016-17	41	24
Total	184	112
Mean per annum	37	22

2. From the base date of 6th October 2017 to the end of the plan period (31st March 2032) is approximately 14 and a half years. To avoid double counting with planning permissions, no windfall allowance is made for the first two years (it is assumed that all windfall sites likely to be completed in the first two years will have already have planning permission). So the total period for a windfall calculation is 12 and a half years from October 2019 to end of March 2032.
3. This means that the small site windfall calculation is $12.5 \text{ yrs} * 22\text{dpa} = 275 \text{ dwellings}$

Appendix 3: Nationally described space standards

These standards support the implementation of Policy H6: Internal Space Standards for New Homes and are taken from the standards found at

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>.

Introduction

1. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
2. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

Using the space standard

3. The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
4. Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.
5. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.
6. Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.
7. Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls⁵³ that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

9. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Technical requirements

10. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in the table below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

⁵³The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1 person	39 (37*)			1.0
	2 person	50	58		1.5
2b	3 person	61	70		2.0
	4 person	70	79		
3b	4 person	74	84	90	2.5
	5 person	86	93	99	
	6 person	95	102	108	
4b	5 person	90	97	103	3.0
	6 person	99	106	112	
	7 person	108	115	121	
	8 person	117	124	130	
5b	6 person	103	110	116	3.5
	7 person	112	119	125	
	8 person	121	128	134	
6b	7 person	116	123	129	4.0
	8 person	125	132	138	

*** Notes (added 19 May 2016):**

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

4. Furnished layouts are not required to demonstrate compliance.

Appendix 4 Strategic Policies for Neighbourhood Planning Purposes

Neighbourhood Plans must be in general conformity with the strategic policies of the development plan listed below.

SD1	Sustainable Development
SS1	Spatial Strategy: Scale and Distribution of Growth
SS2	Hartland Village
SS3	New Settlement
H1	Housing Mix
H2	Affordable Housing
H3	Rural Exception Sites
H4	Specialist Housing
H5	Gypsies Travellers and Travelling Showpeople
ED1	New Employment
ED2	Safeguarding Employment Land and Premises
ED3	The Rural Economy
ED4	Town, District and Local Centres
NBE1	Development in the Countryside
NBE2	Gaps between Settlements
NBE3	Landscape
NBE4	Thames Basin Heaths Special Protection Area
NBE5	Biodiversity and Geodiversity
NBE6	Managing Flood Risk
NBE7	Water Quality
NBE9	Historic Environment
NBE11	Renewable and Low Carbon Energy
NBE12	Pollution
I1	Infrastructure
I2	Green Infrastructure
I3	Transport
I4	Open Space, Sport and Recreation
I5	Community Facilities
I7	Phoenix Green Flood Alleviation
I8	Safeguarded Land for Education

Appendix 5 Saved Local Plan Policies to be superseded by the Local Plan: Strategy and Sites 2016-2032

The following table identifies which saved policies⁵⁴ are intended to be superseded by policies in the Hart Local Plan: Strategy and Sites 2016 – 2032.

Policy in the Local Plan Strategy and Sites 2016-2032 Proposed Submission Version	Saved policies to be superseded
SS1 Spatial Strategy and Distribution of Growth	RUR20 Housing in rural settlements DEV2 Queen Elizabeth II Barracks area, Church Crookham DEV5 West of Hitches Lane, Fleet DEV6 Holt Lane, Hook DEV8 Land South East of Queen's Road, North Warnborough ALT DEV9 Dilly Lane, Hartley Wintney DEV23 Reserve Housing site, West of Hitches Lane, Fleet
SS2 Hartland Village	DEV12 Pyestock A
H1 Housing Mix	URB12 Residential development criteria
H2 Affordable Housing	ALT GEN 13 Affordable Housing ALT URB 14 Sheltered and supported accommodation
H3 Rural Exception Sites	RUR 22 Affordable Housing
H5 Gypsies, Travellers and Travelling Showpeople	RUR 38 Provision of Gypsy sites
ED1 New employment	URB2 Business development – general URB6 Expansion of employment sites
ED2 Safeguarding Employment Land and Premises (B-Use Classes)	URB7 Loss of employment sites RUR16 Loss of employment uses

⁵⁴ Saved policies from the Hart District Council Local Plan (Replacement) 1996-2006 and the First Alterations to the Hart District Council Local Plan (Replacement) 1996-2006

Policy in the Local Plan Strategy and Sites 2016-2032 Proposed Submission Version	Saved policies to be superseded
	DEV3 Land adjacent to Redfields Industrial Estate, Church Crookham DEV4 Martin Lines, Church Crookham DEV10 Guillemont Barracks, Hawley DEV13 Pyestock B DEV14 Blackwater Industrial Estate DEV15 Redfields Garden Centre DEV16 Waterfront Business Park ALT DEV17 Clarke's Farm DEV21 Sandhurst Road, (employment and leisure) DEV22 Sandhurst Road (employment)
ED3 The Rural Economy	RUR12 Businesses in rural settlements RUR13 Business in open countryside
ED4 Town, District and Local Centres	URB3 Town, district and local centres: Business above ground floor URB4 Town, district and local centres: business above ground floor URB5 Provision of small businesses URB8 Shopping in urban areas and rural centre URB10 Out of centre retailing URB15 Town, district and local centres ⁵⁵
ED5 Fleet Town Centre	F1 Fleet town centre – general policies F2 Fleet town centre Primary Retail F3 Fleet town centre – Secondary retail area F4 Fleet town centre – Area F4 F5 Fleet town centre – Area F5 F6 Fleet town centre – Area F6

⁵⁵ Concerning changes of use to or from residential above ground floor

Policy in the Local Plan Strategy and Sites 2016-2032 Proposed Submission Version	Saved policies to be superseded
	F7 Fleet town centre – Area F7 F8 Fleet town centre – Area F8 F9 Church Road Car Park F10 Victoria Road Car Park F11 Fleet town centre – rear servicing
ED6 District and Local Centres	Y1 Yateley town centre - general Y2 Yateley town centre – Harpton Parade Y3 Yateley town centre – Gayton House Y4 Yateley town centre – Uses Y5 Yateley town centre redevelopment Y6 Yateley town centre – Martins Parade - uses Y7 Yateley town centre: Rear of Royal Oak Y8 Yateley town centre: South of Reading Road B1 Blackwater town centre: retention of retail uses B2 Blackwater town centre: Redevelopment of Green Lane car park B3 Blackwater town centre: Redevelopment of White Hart Parade B4 Blackwater town centre: Redevelopment of garage site H1 Hook Village Centre: Area H1 H2 Hook Village Centre: The Acorn H3 Hook Parade: Redevelopment H4 Hook Village Centre: Area H4 H5 Hook Village Centre: Area H5
NBE1 Development in the Countryside	RUR2 Development in the open countryside – general

Policy in the Local Plan Strategy and Sites 2016-2032 Proposed Submission Version	Saved policies to be superseded
	<p>RUR3 Development in the open countryside - control</p> <p>RUR4 Re-use of rural buildings – general</p> <p>RUR5 Re-use of rural buildings - residential</p> <p>RUR11 Agricultural developments</p> <p>RUR23 Replacement of existing dwellings</p> <p>RUR24 Renovation and extension of existing dwellings</p> <p>RUR30 Informal recreation facilities</p> <p>DEV18 RAF Odiham</p>
NBE2 Gaps between Settlements	<p>CON19 Strategic gaps – general policy</p> <p>CON20 Strategic gaps: Blackwater Valley</p> <p>CON21 Local Gaps</p>
NBE3 Landscape	<p>GEN3 General policy for landscape character areas</p> <p>CON22 Setting of settlements and recreation</p>
NBE4 Thames Basin Heaths Special Protection Area (TBHSPA)	CON1 European designations
NBE5 Biodiversity	<p>CON2 National designation</p> <p>CON3 Local designation</p> <p>CON4 Replacement Habitats</p> <p>CON5 Species protected by law</p> <p>CON6 Heathlands</p>
Policy NBE6 Managing Flood Risk	GEN11 Areas affected by flooding or poor drainage
Policy NBE7 Water Quality	GEN8 Pollution
NBE9 Historic Environment	<p>CON11 Archaeological sites and scheduled monuments</p> <p>CON12 Historic Parks and Gardens</p>

Policy in the Local Plan Strategy and Sites 2016-2032 Proposed Submission Version	Saved policies to be superseded
	<p>CON13 Conservation areas – general policy</p> <p>CON14 Conservation areas – demolition of buildings</p> <p>CON17 Listed buildings and buildings of local interest – extension or alteration</p> <p>CON18 Listed buildings or buildings of local interest – change of use</p>
NBE10: Design	<p>GEN4 General design policy</p> <p>GEN12 Design against crime</p> <p>URB16 Extensions</p> <p>URB17 Annexes for dependent relatives</p> <p>T11 Public access for mobility impaired</p>
NBE11 Renewable and Low Carbon Energy	GEN10 Renewable Energy
NBE 12 Pollution	<p>GEN7 Policy for noise sensitive developments</p> <p>GEN8 Pollution</p> <p>GEN9 Contaminated land</p>
I1 Infrastructure	T16 Improvements made necessary by development
I2 Green Infrastructure	<p>RUR31 Blackwater Valley</p> <p>DEV7 Holt Lane, Hook and Whitewater Valley</p>
I3 Transport	<p>T1 Land use and transport</p> <p>T2 Public transport: General</p> <p>T3 Public Transport: Fleet town centre</p> <p>T5 Highway network</p> <p>T7 Fleet Inner Relief Road</p> <p>T8 Highway network east of Fleet</p> <p>T9 Road and junction improvements</p>

Policy in the Local Plan Strategy and Sites 2016-2032 Proposed Submission Version	Saved policies to be superseded
	<p>T10 Safeguarding land for cycleway and footpath networks</p> <p>T12 Public car parking: safeguarding</p> <p>T13 Traffic Management</p> <p>T14 Transport and development</p> <p>T15 Development requiring new or improved access</p> <p>T16 Improvements made necessary by development</p> <p>T17 Ewshot/QEI Barracks</p> <p>DEV11 Land on B3014 Fleet to Cove Road</p>
14 Open Space, sport and recreation	<p>URB21 Loss of amenity and recreation open space</p> <p>URB22 Change of use of small open space areas</p> <p>URB23 Open space requirements with new developments</p>
15 Community Facilities	<p>URB20 Retention and provision of local services and community facilities</p> <p>RUR17 Protection of rural shops and post offices</p> <p>RUR18 Small scale shopping development</p> <p>RUR35 Social Infrastructure and services</p> <p>URB9 Retail: local needs</p>
18 Safeguarded Land for Education	<p>DEV19 Land between Dunley's Hill, North Warnborough, and Robert Mays School, Odiham</p> <p>DEV20 Land at Jubilee Fields, Hartley Wintney</p>

Appendix 6 Saved Local Plan Policies that will not be superseded by the Local Plan: Strategy and Sites 2016-2032

The following list identifies which saved policies⁵⁶ will not be superseded by policies in the Hart Local Plan: Strategy and Sites 2016–2032. These policies will sit alongside the Local Plan Strategy and Sites document as part of the development plan for Hart until they are superseded by a subsequent Development Plan Document or are otherwise formally withdrawn from use.

Note: this Appendix will not appear in the adopted version of this Plan, as it would become out of date once subsequent Development Plan Documents that replace these policies are adopted. It is provided in this version of the Plan to help the reader understand the implications this plan would have, once adopted, on the suite of saved policies.

GEN 1	General Policy for Development
GEN 2	General Policy for change of use
GEN 6	Policy for Noisy/ Un-neighbourly developments
CON 7	Riverine Environments
CON 8	Trees, Woodland and Hedgerows: Amenity Value
CON 10	Basingstoke Canal
CON23	Development affecting Public Rights of Way
RUR 1	Definition of areas covered by RUR policies
RUR 8	Advertisements in the Countryside
RUR 10	Telecommunications
RUR 32	Basingstoke Canal
RUR 33	Camping and Caravanning
RUR 34	Horse related development
RUR 36	Motor Sports
RUR 37	Use of dwellings for BI use
URB 1	Definition of areas covered by URB policies
URB 11	Shop fronts
URB 18	Residential densities in North Fleet and Yateley Conservation areas
URB 19	Yateley Conservation Area
URB 24	Signs and advertisements
T 6	Safeguarding land for schemes

⁵⁶ Saved policies from the Hart District Council Local Plan (Replacement) 1996-2006 and the First Alterations to the Hart District Council Local Plan (Replacement) 1996-2006