



**Hart District Local Plan 2011 – 2032**

**Draft Vision and  
Strategic Priorities for Hart**

**Public consultation until Friday 15 January 2016**

**November 2015**

## What is this consultation about?

Hart District Council is preparing a new Local Plan for the District. This will guide the type, level and location of development up to 2032.

As part of the process of preparing the Local Plan, we have produced two documents for consultation. This document sets out a draft Local Plan Vision and Strategic Priorities. The second document (Refined Options for Delivering New Homes) sets out more detail on the ways in which the future housing growth needed in the District might be met. We are seeking your views on both of these documents.

In relation to this Vision and Priorities document we are seeking your views on the following questions:



### Your Views....

1. We have identified a set of Key Issues for the Local Plan in Table 1 on page 6. Do you agree with them Yes or No? Do you have any comments?
2. We have drafted a Vision setting out how the District might look by 2032 (page 7). To what extent do you agree with it?

Agree  Slightly agree  Slightly disagree  Disagree

Please give us any comments.

3. We have identified some draft Strategic Priorities for the Local Plan in Table 2 on page 8. Do you agree with them Yes or No? Do you have any comments?

## **How to get involved**

Consultation on these documents runs until **Friday 15th January 2016**.

We ask that responses to this consultation are made through the **on-line response form** at [www.hart.gov.uk/local-plan-consultation](http://www.hart.gov.uk/local-plan-consultation).

If you need a hard copy response form, or have any other queries please contact us at [planningpolicy@hart.gov.uk](mailto:planningpolicy@hart.gov.uk) or write to us at Planning Policy, Hart District Council, Fleet, GU51 4AE

## **What happens next?**

Your comments will be used to help us prepare a draft Local Plan which we are aiming to publish for consultation in summer 2016.

## **Further information**

Further information on the Local Plan can be found at [www.hart.gov.uk/planning-policy](http://www.hart.gov.uk/planning-policy) including a timetable for the preparation of the Local Plan and copies of evidence which has been produced so far.

## What is the Purpose of this Paper?

1. The purpose of this Vision and Strategic Priorities Consultation Paper is to seek views on:
  - the relevant issues to be addressed in the Hart Local Plan: Strategy and Sites 2011 – 2032;
  - a draft Local Plan Vision for Hart in 2032; and
  - draft Local Plan Strategic Priorities.
2. In preparing our Local Plan we must have regard to national planning policy<sup>1</sup> and guidance<sup>2</sup>. These set out that Local Plans must be based on an adequate, up-to-date and relevant evidence base. Local Plans should set out a vision and a framework for the future development of the area and should focus on key/critical issues that need to be addressed.
3. To support this Consultation Paper we have prepared a background document: **“Establishing the Local Plan Scope and Priorities”**. This sets out further detail as to how the key issues and priorities have been prepared. The background paper can be viewed at [www.hart.gov.uk/planning-policy](http://www.hart.gov.uk/planning-policy) .

## Identifying the Key Issues for the Hart Local Plan: Strategy and Sites

4. Issues relevant for consideration in the Local Plan were identified through the following means:
  - A review of the challenges and priorities identified in the withdrawn Core Strategy<sup>3</sup>, and the comments that had been made on them;
  - A scoping of key national planning policy documents;
  - A scoping of key regional and sub-regional documents;
  - A scoping of key County wide studies;
  - A scoping of key local strategies;
  - Feedback on the Housing Options Consultation, 2014;
  - The findings of the Sustainability Appraisal Scoping report; and
  - Emerging evidence.
5. Further detail on these can be found in the Local Plan Scope Background Paper. As a result of this scoping the Key Issues identified as being relevant for consideration in the Hart Local Plan: Strategy and Sites are as set out in the following table:

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<sup>1</sup> National Planning Policy Framework - Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> National Planning Practice Guidance - Available at <http://planningguidance.planningportal.gov.uk/>

<sup>3</sup> The Hart Core Strategy was withdrawn in September 2013

**Table 1: Local Plan Key Issues**

	<b>Key Issue</b>
<b>1</b>	The need to make provision for the new homes needed in the area.
<b>2</b>	The need for housing to meet the needs of all sectors of the community particularly for older people and/or the disabled.
<b>3</b>	The need 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.
<b>4</b>	The need to ensure that the impacts on infrastructure (including transport, education, and community leisure facilities) arising from new development are adequately mitigated where necessary through infrastructure improvements.
<b>5</b>	The need to promote a healthy rural economy, and to maintain the viability of rural communities.
<b>6</b>	The need to deliver development where possible, which respects the separate character and identity of Hart's settlements and landscapes.
<b>7</b>	The need for development to be well-designed, creating safe, inclusive and cohesive environments where new housing is successfully integrated with existing communities.
<b>8</b>	The need 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.
<b>9</b>	The need to deal with climate change both in terms of mitigation and adaptation.
<b>10</b>	The need for development to be safe from flooding and not to increase the risk of flooding.
<b>11</b>	The need to protect and enhance water quality and the ecological status of water bodies.
<b>12</b>	The need 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 (SPA).
<b>13</b>	The need to protect and enhance the District's green infrastructure.
<b>14</b>	The need to conserve and enhance the District's heritage assets and their settings.

## Draft Vision

6. The following Vision has been drafted for early community engagement. It is likely the Vision will be refined as work on the Local Plan progresses and as a result the Strategic Priorities set out in Section 4 may also need to be reviewed.
7. The most relevant draft Strategic Priority number(s) (as set out in Table 2) have been set out in bold against the relevant part of the Draft Vision.

## Draft Hart Vision 2032

*In 2032 Hart will have remained an attractive, largely rural, area with thriving towns and villages (5, 8) and a variety of landscapes (7). Hart's residents will be enjoying an excellent quality of life in a high quality environment. (5, 6, 10)*

*Hart will have played its role in meeting the development needs of its housing market and functional economic area. This includes meeting the need for affordable housing, accommodation for the elderly, and other forms of specialist housing (1, 2, 3).*

*In meeting development needs, effective use will have been made of appropriate previously- developed land so that greenfield development will have been limited to that identified as needed in the Local Plan. New developments will have been built to a high level of environmental and design standards, respecting local character and distinctiveness and providing measures to adapt to and mitigate the impacts of climate change. The coalescence of settlements will have been avoided (4, 7, 10, 11).*

*The district's social, physical and green infrastructure will have been enhanced to support the changing population. New schools will have been built so that local demand at both primary and secondary level is catered for. The quality and value of community and leisure facilities will also be maintained and enhanced. In particular a new leisure centre at Fleet in a country park setting, coupled with an improved leisure centre at Frogmore will provide an outstanding leisure offer. (5, 8, 9)*

*The best of Hart's natural, built and heritage assets will have been protected, and where possible enhanced. These assets include the Thames Basin Heaths and other protected habitats, the chalk downland in the south west of Hart, riverine environments, Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments. These features help define the distinctive character of Hart. (6, 7).*

## Draft Strategic Priorities

8. National planning policy identifies that the Local Plan should set out the strategic priorities for the area including:
- The homes and jobs needed in the area;
  - The provision of retail, leisure and other commercial development;
  - The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management; and the provision of minerals and energy (including heat);
  - The provision of health, security, community and cultural infrastructure and other local facilities; and
  - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
9. Having regard to the Key Issues set out in Section 2 and the draft Vision for Hart, the following draft Strategic Priorities have been prepared. The Background Scoping Paper shows how these have been assessed against the withdrawn Core Strategy priorities and updated in the light of new evidence. The Priorities will help inform the content of the Local Plan policies which will be prepared for consultation in summer 2016.

**Table 2: Draft Strategic Priorities**

<b>Draft Strategic Priorities</b>	
<b>1</b>	To deliver all the objectively assessed housing need for Hart in planned locations across the District between 2011 and 2032.
<b>2</b>	To continue to work with Rushmoor and Surrey Heath on meeting the objectively assessed housing need for the Housing Market Area as a whole, for example through the provision of SANG that can facilitate housing in those areas. In order to comply with statutory requirements, when it is clear what (if any) the level of unmet need is across the housing market area, we will seek to help to meet this in a way that fits into our strategy.
<b>3</b>	To provide new homes of a mix of sizes and tenures to meet the current and future needs of Hart's residents, including a viable mix of affordable housing, and new homes to meet the needs of an ageing population.
<b>4</b>	To support economic growth and the vitality and viability of Hart's settlements by: <ul style="list-style-type: none"> <li>• Providing for local shopping need in town, district and local centres to serve the needs of existing and future residents; and</li> </ul>

	<ul style="list-style-type: none"> <li>Protecting and providing a range of size and types of employment land and buildings, including those supporting the rural economy, to meet future needs and to contribute to economic growth in Hart and the wider area.</li> </ul>
<b>5</b>	To ensure that transport, social and physical infrastructure required to support new development is delivered in a timely and coordinated manner. Through partnership working with the education authority (Hampshire County Council) to plan for the provision of sufficient primary and secondary school places, including new schools where required.
<b>6</b>	To conserve and enhance the distinctive built and historic environment in Hart including the protection of heritage assets and their settings, and the protection of the character and identity of settlements, including through protection from coalescence.
<b>7</b>	<p>To protect and enhance:</p> <ul style="list-style-type: none"> <li>The natural environment including landscape character;</li> <li>Water quality, water supply, and groundwater and minimise the probability and impacts of flooding in the District, including through directing development away from areas most at risk and ensuring appropriate mitigation measures such as Sustainable Drainage Systems are included within the design of new developments; and,</li> <li>Biodiversity in Hart including ensuring appropriate mitigation is in place to avoid any adverse impact of new development upon the Thames Basin Heaths Special Protection Area.</li> </ul>
<b>8</b>	To promote healthy and sustainable local communities through protecting and enhancing community, sport, recreation and leisure facilities, and the delivery of a multi-functional green infrastructure network across the District.
<b>9</b>	To maximise opportunities for sustainable transport infrastructure alongside new development, including facilities for walking, cycling and public transport, and the delivery of measures to minimise, or accommodate the impact of new development on the existing network.
<b>10</b>	To ensure new development is well –designed creating safe, inclusive environments and taking account of character, local distinctiveness and sustainable design principles.
<b>11</b>	To provide measures for adapting to the impacts of climate change and reduce the contribution of new and existing development to the causes of climate change including more efficient use of energy and natural resources and increased use of renewable low carbon energy infrastructure.