

# **Hart District Council Local Plan Consultation May 2017**

## **Plan Period 2011 - 2032**

Hook Parish Council's Summary Note  
to assist Hook Residents in preparing  
their response

## Clauses in the Plan that are of concern

- Hook have had little support from Hart District Council for preparing their Neighbourhood Plan (NH Plan)(Clauses 12 &15) but Hart DC place much reliance on the NH Plan (Clauses 136, 311-313).
- The study identifies there is a need for additional village centre shops and amenities in the centre of Hook to improve commercial and community activity, however Clause 313 says these facilities can be provided at Murrell Green, instead of Hook.
- Hart District Council have not carried out any Transport Assessments of their Plan so viability of any new settlement is in some doubt (Clause 7), let alone the huge growth already taking place in Hook. Hart DC inform that an Infrastructure Delivery Plan is still being prepared (Clause 395).
- Hart District Council have asked Hook to take/identify in their Neighbourhood Plan a further 87 houses on Greenfield sites (Clause 222), but Hook is already set to grow by at least 2500 dwellings in the Plan period of 2011 to 2032 ( i.e. 75% growth).
- Hart District Council have identified 3 strategic Employment Sites in Hook (Clause 269) and say that they need to be protected (Clause 273) but Hart District Council have refused to prevent almost all of the offices being converted in Bartley Wood Business Park despite representations from Hook Parish Council.
- Hart refer repeatedly to “Good Quality Housing” as a fundamental need (Clause 92, 77/Vision/73) but Hook are being asked to accept 700 office conversions!

## Major Issues of Concern to Hook

- The centre of Hook needs major regeneration in terms of shops and other amenities, but the Local Plan does not address this at all.
- There is no Infrastructure Plan for Hook, which should accompany the draft Local Plan and this is particularly needed to address the known rate of growth of Hook.
- The Local Plan ignores the currently planned development in Hook.
- Hart District Council have identified 3 strategic employment sites in Hook but have refused to attempt to control the unregulated conversion of offices to poor quality housing units at Bartley Wood Business Park.
- We forecast that Hook will receive at least 2,500 new dwellings over this Plan Period as well as 1,800 at Murrell Green but the Local Plan appears to suggest only 90 additional dwellings. This is totally misleading.
- The Local Plan makes no attempt to control this development.
  - Control in regard of any further development of Hook is being left by Hart District Council entirely to the Neighbourhood Plan.
  - Neighbourhood Plan Steering Group does not have the expertise needed (as they are all volunteers) for this level of highly technical planning control.

**Therefore, the Local Plan is inadequate in regards to Hook**

## Centre of Hook

- The Local Plan encourages new retail to be located at Murrell Green rather than the Centre of Hook.
- The Plan identifies Hook Village Centre as a “District Centre” but there are no policies to support this.
- There are no plans or policies that show how this District Centre is expected to grow and develop in a sustainable manner in order to accommodate the doubling in size of Hook.

## Infrastructure

- No attempt is made to show how the required increase in both water and sewerage capacity will be addressed. Hook's facilities are already inadequate to accommodate level of proposed development and no attempt has been made to explain how this will be resolved in a timely manner.
- We are concerned that currently there is no Infrastructure Plan to support the extensive proposed development of Hook, therefore informed comments cannot be made in regard to any strategy for the provision of facilities to promote sustainable modes of travel, traffic impacts and public transport need.
- The Local Plan does not address the serious parking issues within the centre of Hook that will be exacerbated by an extra 2,500 dwellings.

## Bartley Wood Business Park Office Conversions

There has been a rush for developers to cash in on the Government's current Permitted Development Policy to convert offices to residential dwellings. This has resulted in proposals for conversion of buildings that are totally unsuitable for residential homes in the context of Hook Village.

The Parish Council supported by the Neighbourhood Plan Steering Group, formally asked Hart District Council to apply for an Article 4 Direction to be applied to this Business Park to prevent conversions under Permitted Development rights. Hart District Council refused, even though this would have only required any such conversions to be properly designed and submitted for planning approval in the normal manner.

It is noted that the National Planning Policy Framework Clause 200 states:

*"The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)"*

The Parish Council and the Neighbourhood Plan Steering Group have argued that an Article 4 Direction is necessary, to preserve the wellbeing of the area by preventing poor quality accommodation being provided with no supporting infrastructure or other facilities. Hart District Council's own Environmental Health Officer has agreed that the form of residential accommodation proposed in these office conversions is of a poor quality.

## Proposed Office Conversions to Flats

➤ Providence House	107
Conversion under way	
➤ Europa House	116
Enforcement action taken due to lack of SANG	
➤ Building D (HP Building) 4, Bartley Wood	80
Application expected shortly	
➤ Vantage House, Osborn Way	15
Currently at appeal	
➤ Taylor Wimpey Offices (Estimated)	100
Application expected shortly	
➤ Virgin Offices (2 of the 3 Buildings)	300
New application	
<b>Total</b>	<b>718</b>

## Number of new dwellings already approved in Hook on Greenfield sites - but not yet built

➤ North East Hook	550
➤ Reading Road	70
➤ High Ridge Farm	60
<b>Total</b>	<hr/> <b>680</b>



## New dwellings currently being applied for by developers on Brownfield sites in Hook

➤ Rawlings Site	110
➤ Providence House Site	101
➤ Europa House Site	71
➤ Bartley House Site	102
➤ Pembroke Manor (under construction)	78
<b>Total</b>	<hr/> <b>462</b>

## How will this affect Hook?

If all the granted, proposed and estimated applications come forward, (currently an application is expected for the West of Hook Site (Owens Farm - 750 dwellings) for which there is no restriction in the draft Local Plan), this would represent a total overall increase in dwellings within Hook Parish of about 2,500 homes.

There are currently approximately 3,300 existing dwellings in Hook.

This would be an increase of over 75% on existing housing numbers.

And that is without Murrell Green which is included in the Local Plan as a strategic site of 1,800 dwellings that lies predominantly within Hook Parish.

This is not sustainable development without a substantial increase in supporting infrastructure, facilities, amenities etc.

## The Neighbourhood Plan

- The Government intended Neighbourhood Planning to deal with relatively minor local issues to supplement the over-arching policies contained in the Local Plan.
- Harts Local Plan effectively delegates all responsibility for providing strategic planning policies, as well as local community specific policies, to the Neighbourhood Plan.
- Hook's Neighbourhood Plan is being produced by a small group of volunteers who have neither the expertise nor the time to make up for the inadequacies in the Local Plan which is being produced by a very large professional team.

## Previous Local Plan Consultations 2014 and 2016

- Residents of Hart were asked to rank in order of preference where residential development should take place.
- Residents voted for a new settlement at Winchfield, having been informed that this was the only sustainable option to provide the numbers of additional dwellings required by the Local Plan. They did not vote for a new settlement at Murrell Green or any Urban Extensions.
- Hart District Council have failed in their duty to respond to resident's views.

## Summary

Your response to the current draft Local Plan Consultation is **essential** if you wish to share your views on the further development of Hook. Previous responses to earlier consultations will not be taken into account.

Once adopted, this Plan, will be Planning Policy until 2032. **Don't miss this opportunity to have your say.**

Please give some of your valuable time to provide any comments to Hart District Council by the due date **5pm on the 9th June 2017**. Please copy the Parish Council into your response, as it helps us to further represent your views.