

QUESTIONS ASKED AT THE HPC CONSULTATION (07/05/2017), WITH SPECIFIC REFERENCE TO HOOK IN THE HDC LOCAL PLAN:

Q1. There is no explanation of why/when Winchfield was chosen, Murrell Green popped out of nowhere?

Just after the initial 2015 consultation, Murrell Green was submitted by developers and since the Local Plan process was still in its early stages, the Council had to take this site into consideration. The Murrell Green proposal has a smaller capacity than Winchfield, closer to our current requirement, has a better probability of delivering houses within the plan period and it includes a new primary and secondary school as well as small scale convenience retail.

At the same time, Hartland Park (Pyestock) became a possibility, thus reducing the numbers required in developments elsewhere. Based on the estimates from Hart, the size of a site like Winchfield was therefore no longer required in this plan period.

Q2. It is not clear if Murrell Green will be a separate community i.e. like Newnham or Hartley Wintney, or not.

Murrell Green stretches across both Hook and Winchfield parishes. It is intended that Murrell Green should be a self-sufficient new settlement/village separate from Hook. The gap between the new Murrell Green and Hook will be open space that will be given statutory protection in perpetuity.

Q3. Why do Hart plan to build 10K houses, when we only need 8K?

Because of uncertainty over the numbers finally required by Rushmoor or Surrey Heath. After months of analysis by Hart officers and outside consultants, the Objectively Assessed Need (OAN) for Hart was determined to be just over 8,000 additional dwellings in the plan period. However, the Government dictates that other factors must be considered.

One important factor is the provision of affordable housing. Hart councillors agreed that since we live in one of the most expensive housing areas, we want to make special provision for shared ownership and starter homes.

Other considerations are flexibility to accommodate changes in requirements, as well as contingency to allow for delays in late delivery. Hart has also to take into account the Strategic Housing Market Assessment (SHMA) which identifies housing linkages between Hart, Rushmoor and Surrey Heath and any housing needs our neighbouring authorities cannot provide. Collectively, these factors have been assessed to give a target of just over 10,000 dwellings across Hart District.

Q4. Why do Hart ask for 10 brownfield residential units, when there are hundreds of flats being built on brownfield sites? Where are all of these flats in Hart's numbers?

The 10 residential brownfield units represent the remaining requirement following an assessment of available brownfield sites. This assessment was carried out before all of the Bartley Wood permitted development (PDR) rights conversions were brought

forward. Hart believes that these 10 units will disappear, once the Regulation 18 Draft is completed and housing numbers will be finalised as part of the Regulation 19 submitted to the Government's inspector for approval. Any granted planning application, or PDR conversion, submitted after the Reg.18 consultation commenced, will change the number of dwellings required within the Reg.19 document.

Q5. Why, when Hook has hundreds more houses than planned, are we being asked to allocate an additional 87 via the Neighbourhood Plan?

This is due to spreading allocations of additional housing requirements across Hart District. For example, 66 were allocated to Crondall, 100 to Crookham Village, 124 to Eversley, etc. By allocating these totals to the respective Parish Councils, the community itself can chose how to manage which land it desires to come forward for that development. However, depending on the number of brownfield office conversions in Hook that are completed and counted in Hart's housing figures, these additional 87 houses may be removed.

Q6. Why isn't Sainsbury built?

The District Councillors have advised that Sainsbury has indicated to Hart that building will commence when 100 residential units in NE Hook are occupied.

Q7. What is Hart planning to do about infrastructure?

Infrastructure is mentioned on page 116 of the Draft Hart Local Plan. Hart has stated that it is in the process of preparing an Infrastructure Delivery Plan (IDP).

Q8. Why are the District Councillors telling residents one thing and Hook Parish Council another?

There is a difference of emphasis, as the DCs have to take into account the requirements for the entire district and have to abide by the policies put forth by the Government. Hook Parish Council, understandably is concerned with what is actually happening in Hook and how this fits with the Local Plan.

Q9. Why is nobody making a 'big thing' of the 750 houses planned for West of Hook, when councillors say it is likely to go ahead, if Murrell Green or Winchfield doesn't. Where is it in Local plan? What does it mean if a planning application comes in?

The houses at the West of Hook are not in the Draft Local Plan, because Hart Cabinet decided to go for new settlements like Hartland Park (Pyestock) and Murrell Green, instead of urban extensions. However, Hart's Draft Local Plan does not prevent developers putting in planning applications speculatively in the hope that either the Local Plan is not adopted, or to challenge current policies, such as land supply. Hook Parish Council understands that there is a planning application coming forward for 750 houses at West of Hook.

Q10. Why are the District Council saying Winchfield was never viable? If so, why was it consulted on originally?

In short, the District Councillors have advised that Winchfield would take beyond the current 2032 planning period to deliver the requisite number of houses that Hart requires within the plan timescale.

Q11. Can the schools cope with the increase in projected population?

Hook Infant and Junior schools are increasing to 4 – form entry and can increase to 5 – form entry on the current site, so this may not be a significant issue.

Robert Mays is looking to expand onto adjacent land, but additional land is also needed for a new school. Hart have allocated a site in Murrell Green for a new primary and secondary school and is working with the county and the constituency MP to deliver these schools at this site.

Q12. Can the doctors' surgery cope with the increase in projected population?

NHS criteria show that only 1 GP is needed per 2100 people. Hook surgery is currently able to serve up to 4,000 additional patients.

Q13. Whom can Hook residents influence and to whom do we write, e.g. when the impact on infrastructure becomes apparent – is it our local MP and/or Hart?

Ranil Jayawardena has previously said that detailed discussion with residents on the Local Plan is Hart's responsibility. Residents can write directly to Hart's Joint Chief Executives, Hart's Planning Policy Department and the Leaders of both Hart and Hampshire County Councils.

Q14. Why is the local plan such an emotive issue throughout Hart District?

Because the proposed housing numbers are so large, nobody wants that scale of development within in their Parish backyard.

Q15. Why has Hart turned down Rawlings move to Murrell Green?

Hart hasn't definitively rejected the move, but the draft local plan currently disallows it.

Q16. Why haven't Hart published updated figures, when there are so many extra dwellings planned for Hook?

This is unclear and Hart District Council has yet to clarify the composition of the consolidated figures.

Q17. Why are so many flats being converted from offices and why are they not counted as part of the Local Plan numbers?

The Draft Local Plan only recognises that one office conversion to flats is going ahead on Bartley Wood Business Park. Permitted Development Rights allow owners

of a building to make certain building alterations and changes of use, without having to make a planning application. Since Hart does not know when, or if, the conversions will take place, it cannot immediately count them in the figures within the Local Plan. Conversions going ahead at the cut-off date for the current version of the Local Plan have been included in the figures and additional residential units will be added when the figures are checked later this year.

Please provide your comments via planningpolicy@hart.gov.uk or by post to Hart District Council, Harlington Way, Fleet, GU51 4AW.

This document can be viewed on the Parish Council website at:

<http://hook.gov.uk/category/news/development/>