

## Draft Local Plan Consultation

We are preparing a new Local Plan which will guide development in the district up to 2032. The Draft Local Plan contains planning policies and site allocations, including where new housing and employment development will take place.

You can find all supporting information to this consultation online via [www.hart.gov.uk/draft-local-plan](http://www.hart.gov.uk/draft-local-plan) or hard copies of the consultation documents are available to view at the Hart District Council Offices, Town and parish council offices and public libraries across the district.

All valid comments (electronic or written) and the name(s) of the respondent will be made publically available. Personal contact details will remain confidential.

We encourage you to respond to our Draft Local Plan consultation using our online form available at [www.hart.gov.uk/draft-local-plan-consultation](http://www.hart.gov.uk/draft-local-plan-consultation). However if you wish, you can use this word version of the response form and email to [planningpolicy@hart.gov.uk](mailto:planningpolicy@hart.gov.uk) or post to Planning Policy, Hart District Council, Harlington Way, Fleet, GU51 4AE.

This form contains two comments sections. If you wish to make more than two comments please copy and paste the boxes as required.

**All comments must be submitted no later than 5pm on Friday 9 June.**

\* Indicates a required field.

### **Response form**

**Are you a: \***

- Resident
- Business
- Agent
- Other (i.e. Community interest group)

If Resident please complete:

**Name\*** Click here to enter text.

**Address\*** Click here to enter text.

**Phone number** Click here to enter text.

**Email\*** Click here to enter text.

If Business please complete:

**Name\*** Click here to enter text.

**Organisation\*** Click here to enter text.

**Job title** Click here to enter text.

**Business address** Click here to enter text.

**Phone number** Click here to enter text.

**Email\*** Click here to enter text.

If Agent please complete:

*Agent details*

**Name\*** Click here to enter text.

**Organisation\*** Click here to enter text.

**Job title** Click here to enter text.

**Phone number** Click here to enter text.

**Email\*** Click here to enter text.

*Client details*

**Name\*** Click here to enter text.

**Organisation** Click here to enter text.

**Address\*** Click here to enter text.

If Other please complete:

**Please specify Hook Parish Council**

**Name\*** Mrs Annalie Hadfield

**Completing details on behalf of Hook Parish Council**

**Address\*** Hook Community Centre, Ravenscroft, Hook, Hampshire, RG279NN

**Phone number** 01256 768687

**Email\*** annalie.hadfield@hook.gov.uk

Please tick this box if you do not want to be contacted about Local Plan documents or updates

### **Comment 1**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

Draft Local Plan: Strategy and Sites

Sustainability Appraisal

**Page number/s:\*** 36, 40, 56, 94

**Section/Policy number:\*** Murrell Green/Policy SC2

**Paragraph:** 116, 134, 187 – 204, 311 - 313

**Do you support, oppose or have general comments about this part of the document? \***

- Support
- Oppose
- Comment

**Please provide your comments below: \***

**Hook Parish Council strongly objects to the Policy SC2 which proposes a new mixed used settlement at Murrell Green. Para 189 is incorrect as there is no existing settlement at Murrell Green. Para 134 proposes Murrell Green as a location for satisfying the retail needs of Hart DC, but this would seriously detract from the commercial viability of Hook Centre due to the proximity of the new settlement to Hook Village. Murrell Green would compete with Hook for new commercial premises including retail, restaurants etc. However, it is also recognised in the draft Local Plan that the Centre of Hook needs significant regeneration. Para 116 states that Murrell Green is the most favoured option for a new settlement but it is not at all sustainable especially in terms of transport or space to grow in the future. Murrell Green was not included in the previous round of public consultation in 2016 where a new settlement at Winchfield was revealed as the preferred option.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

If Yes, please complete the comments section as before.

## **Comment 2**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s: \* 93**

**Section/Policy number: \* Hook/Policy ED7**

**Paragraph: 311 to 313**

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment

**Please provide your comments below: \***

**This section identifies correctly that Hook is in need of additional shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaway, but then it suggests that such facilities could instead be provided at Murrell Green. This is entirely unacceptable as this would lead to Murrell Green competing with Hook Village for these new services and that would lead to an inevitable serious deterioration of the commercial viability and vitality in the Centre of Hook. A new self-sufficient village settlement at Murrell Green would have a significant negative impact on Hook Village and provide no benefit even though it would be substantially within the Parish of Hook.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

### **Comment 3**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s: \* 83**

**Section/Policy number: \* Strategic Employment Sites/Policy ED2**

**Paragraph: 269**

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment

**Five Strategic Employment Sites have been identified and the draft Local Plan suggests the strongest possible protection would be provided but in the case of Bartley Wood Business Park, Hook this is not happening. Bartley Wood Business Park at Hook is being bought up by investors and all of the offices at this site are gradually being converted into very poor quality homes. Hart District Council have done nothing to stem this loss of a Strategic Employment site and the provision of poor quality homes in this area of Hook that has poor connectivity to the Village Centre.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

#### **Comment 4**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s:\* 48**

**Section/Policy number:\* Policy MG6**

**Paragraph: 158**

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment

**The need for some form of Gap between the settlements of Hook and Newnham is fully supported. The Local Gap serves to maintain the distinct communities of Hook and Newnham, whilst preserving well-used and highly valued rights of way located within it.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

### **Comment 5**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s:\*** 56, 61

**Section/Policy number:\*** Policy SC2

**Paragraph:** 189

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment

**The proposed Planning Use Class of B1c for the additional 3.5 Ha of employment land that is designated on figure 7 at Murrell Green does not allow for the proposed relocation of the Rawlings Haulage business to this site. The relocation of the locally important employer Rawlings Haulage to Murrell Green is widely supported by the residents of Hook Parish. Therefore, a Planning Use Class that would accommodate the Rawlins Haulage business at Murrell Green as a natural extension to the existing Business Park should be provided to this extended employment site.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

### **Comment 6**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s:\*** 84

**Section/Policy number:\*** Policy ED2

**Paragraph:** 273

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment

**The Rawlings site in the Centre of Hook was not previously designated as a Locally Important Employment Site when Hook Parish Council were supporting the new residential developments at Pembroke Manor (formerly offices known as Landata House) and Bartley House. This new Locally Important Employment Site designation in the Centre of Hook Village would sever two new and important residential developments from the Centre of Hook. A mixed-use retail and residential development is being currently progressed for this site which is consistent with the draft Neighbourhood Plan Policies and has the full support of the Parish Council. Hence, the designation of the existing Rawlings Depot as a Locally Important Employments site must be rescinded.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

**Comment 7**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s:\*** 36

**Section/Policy number:\*** New Settlements

**Paragraph:** 115

**Do you support, oppose or have general comments about this part of the document?\***

- Support

- Oppose
- Comment

**A new settlement around Winchfield Railway Station was favoured by the majority of those responding to the 2016 public consultation and it had been demonstrated even at that stage that it was a sustainable location in terms of transport, environment and ability to continue to grow beyond the current Plan Period. We are now informed in writing that that the whole of the proposed new settlement site around Winchfield Railway Station is controlled by a single consortium with no technical or legal constraint to early delivery of new homes. Hence, Winchfield is infinitely preferable to Murrell Green for a new settlement especially as no evidence has been provided that Murrell Green would meet any of the sustainability tests or be deliverable in the early part of the Plan Period. However, the draft Hart Local Plan does not even recognise the current community of about 600 homes around Winchfield Railway Station (e.g. Figure 5, Spatial Strategy, omits Winchfield). This is seriously misleading the public during this Regulation 18 consultation and suggests some bias on the part of the District Council.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

### **Comment 8**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s: \* 116**

**Section/Policy number: \* Infrastructure Delivery Plan**

**Paragraph: 395**

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment



**Paragraph 395 is totally incorrect as there was no draft of the Infrastructure Delivery Plan available to review in conjunction with this draft Hart Local Plan. Therefore, there is no opportunity to provide any comments on this element of the draft Local Plan and the viability of every proposed new settlement site is in doubt until a robust Infrastructure Delivery Plan is provided which demonstrates that the impact of any particular site can be fully mitigated. The Infrastructure Delivery Plan is required to underpin the many assumptions made in the draft Local Plan and should be subject to a separate public consultation when it is available.**

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

**Comment 9**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s:\* 36**

**Section/Policy number:\* Homes on Greenfield Land**

**Paragraph: 112**

**Do you support, oppose or have general comments about this part of the document?\***

- Support
- Oppose
- Comment

**The requirement for another 87 homes on Greenfield Land in Hook Parish that are to be allocated by the emerging Neighbourhood Plan is totally unacceptable as there are currently some 2000 new homes being progressed in Hook on a mixture of Brownfield and Greenfield sites. There are 680 homes with Planning permission on Greenfield sites yet to be built in Hook. There are 300 homes currently the subject of Planning Applications on Brownfield sites in Hook. There are approx. 700 homes currently being provided in converted office blocks under Permitted Development Rights on Bartley Wood Business Park with potential for more conversions to come forward on this site in the near**

future. Hence there is already in excess of a 60% increase in homes in Hook which would approximately double the current population.

**Do you wish to comment on another part of the consultation? \***

- Yes
- No

### **Comment 10**

**Please indicate the document and specific page, section or policy and paragraph you are commenting on:**

- Draft Local Plan: Strategy and Sites
- Sustainability Appraisal

**Page number/s: \* 93**

**Section/Policy number: \* Hook**

**Paragraph: 311 to 313**

**Do you support, oppose or have general comments about this part of the document? \***

- Support
- Oppose
- Comment

**There are no plans or Policies put forward in the draft Local Plan to promote or even assist Hook to grow and develop in a sustainable manner in order to accommodate the approximate doubling in population of Hook Village that is currently expected over the Plan Period. Throughout the draft Local Plan, it variously identifies Hook Village as a District Centre, Larger Village, smaller District Centre, key Local Centre and a Brownfield Urban Area. So, it seems that Hart District Council have an identity crisis in regard to Hook Village in the context of Hart District. Hence, it is not surprising that there are no Local Plan Policies to support and promote the major regeneration that Hart District Council accepts is badly needed in Hook Centre.**

**Thank you for completing this form.**

Please email this response to [planningpolicy@hart.gov.uk](mailto:planningpolicy@hart.gov.uk) or send it to Planning Policy, Hart District Council, Harlington Way, Fleet, GU51 4AE.