

# HOOK PARISH COUNCIL



Executive Officer: Anne Atkins  
Hook Community Centre  
Ravenscroft  
Hook  
Hampshire  
RG27 9NN  
Tel: 01256 768687/573  
Mail to: [clerk@hook.gov.uk](mailto:clerk@hook.gov.uk)

Hart District Council  
Civic Offices  
Harlington Way  
Fleet  
Hampshire  
GU51 4AE

Dear Hart Planning Policy Team

## **Response to Hart Local Plan: Strategy and Sites 2016-2032 Proposed Submission Version Consultation**

Hook Parish Council (HPC) has reviewed the Hart Local Plan 2016-2032 Proposed Submission Version consultation documents and would like to make the following representation.

HPC broadly supports in principle the Regulation 19 draft of the Hart Local Plan.

HPC welcomes that no new Housing is proposed on Greenfield sites in Hook Parish as it is recognised that HPC is currently supporting re-development of large areas of brownfield land for providing new homes in the centre of Hook and developments on Greenfield land with extant permissions at NE Hook, Reading Road and High Ridge.

### **Transport (Policy 13)**

HPC strongly supports Policy 13 as all too often planning approvals are granted but the developers proposals to mitigate transport impacts and promote sustainable modes of travel are woefully inadequate.

### **New Settlement at the Murrell Green/Winchfield Area of Search (Policy SS3)**

HPC support Policy SS3 as it welcomes the proposal to identify a new settlement based on Winchfield Railway Station as that is consistent with the outcome of the various consultation on options for new homes with HDC residents between 2014 - 2016. This New Settlement will bring a properly planned mix of land uses and infrastructure so that the new housing will be sustainable and not impose further pressures on the existing communities.

### **District and Local Centres (Policy ED6)**

HDC supports Policy ED6 as it is consistent with the proposal to promote and encourage the regeneration of Hook Village Centre that is strongly supported by the residents and aligned with the emerging Hook Neighbourhood Plan.

## **Local Gaps (Policy NBE2)**

HPC support the provision of an additional Gap between the proposed New Settlement at the Murrell Green/Winchfield Area of Search and Hook. It is noted that permission for the new development will be identified from the area of search specified on the Policies Map, following the adoption of a New Settlement Development Plan Document. HPC would expect that this Gap designation will secure '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', as stated in the Policy SS3 (para j, page 41).

HPC fully supports the proposed inclusion of the Hook to Newnham Gap (Policy NBE2) as vitally important in preventing coalescence, preserving Hook and Newnham's separate identities, as well as preserving the amenity of the heavily used and valued PRoW running through this Gap.

However, HPC considers that a Gap should be designated between Hook and Rotherwick. Historically, a Gap existed at this location in previous versions of the Hart District Local Plan to protect the area because of its intrinsic high landscape value. Identified as an area with important historic landscape character, this is a high quality rural countryside asset which is greatly treasured by local communities and should be protected.

HPC is troubled by para 275 (page 72) where it is stated that 'development that would result in a perception of the settlements coalescing and losing their separate identity will be refused'. For clarity, it is suggested this potential interpretation of the Policy should not use subjective terms such as 'perception', i.e. who's 'perception' is it? How can 'perception' be objectively measured? HPC requests that the term 'perception' is removed from this sentence.

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

HPC supports Policy ED2 which seeks to designate Strategic Employment Sites at Bartley Wood, Bartley Point and Osborne Way in Hook and the Locally Important Employment Site designation at Murrell Green Business Park. However, HPC does not agree with para 224 (Market Signal Evidence) where it is stated that '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 the prospective buyers/tenants. When dealing with large, commercial properties of this type, this timescale for re-letting is not achievable. HPC therefore ask that para 224 be altered to request that a commercial property is marketed *continually* for a *minimum* of 18 months.

## **Open Space, Sport and Recreation (Policy 14)**

HPC supports Policy 14 as there has previously been a lack of support by HDC specifically for the provision of new sport facilities in Hook. Hook is growing rapidly and there will be more demand for more extensive sport and recreational provision as the population increases.

Hook Parish Council look forward to working with HDC to secure a mutually beneficial outcome for all communities residing in the Hart District.

Yours sincerely,

*Anne Atkins*

**Anne Atkins**  
**Executive Officer**