



Hook Action Against Over-development

Update from Hook Action Against Overdevelopment

17th July 2019

Although it is summer and many people are on their holidays, there is still plenty of activity regarding development in Hook and we have 4 key topics to advise you about with this update:

1. Premier Inn Hotel coming to Hook
2. New settlement update
3. Local Plan update
4. Holt Farm SANG application

Premier Inn Hotel

Despite many Hook residents objecting to the application, last week Hart District Council gave approval to build an 85 bedroom (Premier Inn) hotel including bar and restaurant in Hook.

This will be located on Bartley Way on the site of the former car-park of Providence House. (As you will recall, Providence House was a former office building that has now been converted into 109 residential units).

Full details about the proposed development can be found

at: <https://publicaccess.hart.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P9KZ9>

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There were many residents' concerns raised over this application and we will continue to review and monitor the development and impact on the location.

Local Plan update

You will recall that earlier this year Hart submitted the Local Plan for review. Following the Examination in Public, Hart DC and the Inspector have agreed a set of modifications. The amendments are now out for public consultation and can be viewed at; <https://www.hart.gov.uk/local-plan-proposed-modifications>

- The two major changes affecting Hook are the removal of Winchfield/Murrell Green search area for a new long-term settlement (Policy SS3) - but see the following item for more on this - and 'gaps' not being specifically identified.
 - The Inspector suggested that further work should be carried out to identify a new settlement and reference to the new settlement should be removed from the plan until this work was completed so that the plan can be adopted. This has been agreed and the reference removed. However, Hart will continue to investigate a new settlement for the longer term through £150,000 funding recently received to investigate a Garden Village.
 - The Local Plan no longer identifies Hook/Newnham Gap. However, it still states areas should not coalesce. The Hook Neighbourhood Plan identifies and clearly defines the boundaries of the Local Gap.

Having reviewed the modifications, HAAO will be commenting that it has no objections to the planned modifications (but request we are kept involved).

It is not necessary for members of the public to submit comments unless they have objections, as similarly to the EIP, the Planning Inspector only wants to review objections.

The Planning Inspector will consider all comments received and then submit his final report which hopefully should lead to approval of the plan at long last.

New Settlement/ Shapley Heath

You may have seen news of a Garden Village being proposed very close to Hook. Garden communities (whether Garden Cities, garden Towns or Garden Villages) are intended to create new housing, infrastructure, jobs and services within sustainable communities.

As noted above on the report on the Local Plan, the Planning Inspector directed Hart to remove the plans for a new settlement from the Local Plan at this time but said that they were right to continue to look at requirements beyond this plan period. Before that recommendation had been given, Hart had made an application to Homes England for funding to investigate a new settlement in line with the policy. Last month Hart were notified that funding had been awarded. The bid for funding named the proposal "Shapley Heath" and it was based on the existing proposal for a new settlement in the Winchfield and Murrell Green Area of Search.

Nothing more will be known about how this funding can or will be used until Hart meet with Homes England at the end of the summer. meanwhile all of the bid documents are available at <https://www.hart.gov.uk/garden-community>.

And for those wondering, "Shapley Heath" was the name for Winchfield Station when it was a final stop on the line. When it became a through station it was renamed to Winchfield. https://en.wikipedia.org/wiki/Winchfield_railway_station#History.

Holt Farm SANG Application

For each residential development within a certain distance of the Thames Basin Heath Special protection Area (the "SPA") an area of land known as a "SANG" (Suitable Alternative Natural Greenspace) needs to be identified to provide the community with additional green space. This space is needed to

offset the potential damage to the habitat of ground nesting birds in the SPA due to recreational use of the protected land.

The developers wishing to convert some of the remaining office blocks in the business park to flats are blocked from doing so due to lack of SANG. Hook Parish Council has some available SANG, Hart District Council also has some but neither are willing to allocate it to these office conversions. SANGs are not just fields, they have to meet detailed criteria for quality and ongoing land management. One developer has decided to create their own SANG on land at Holt Farm to get them over this blockage. The proposal will now need to be assessed to see if it is viable though it seems to have some issues in that it is much smaller than the minimum required area for a SANG and it has no parking. The application has been temporarily removed from the Hart planning portal while one of the maps is corrected but it will be back there soon. The planning portal is at <https://publicaccess.hart.gov.uk/online-applications/> and the reference is 19/01036/FUL.

So what can YOU do now?

1. Review the modifications to be made to the Local Plan and comment if you have objections to raise.
2. Continue to watch out for and let us know about any signs of environmental, wildlife and traffic surveys or other indications of any developments around the village.
3. Please continue to spread the word about HAAO and encourage family, friends and neighbours to register for these updates at hookdevaction.org.uk/subscribe and follow us on Facebook.

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