
PLANNING STATEMENT

OUTLINE PLANNING APPLICATION

LAND NORTH EAST OF HOOK
HAMPSHIRE

On behalf of

DAVID WILSON HOMES SOUTHERN & CROUDACE STRATEGIC LTD

March 2014

PLANNING STATEMENT IN SUPPORT OF OUTLINE PLANNING APPLICATION

ON BEHALF OF

**DAVID WILSON HOMES SOUTHERN &
CROUDACE STRATEGIC LTD**

LAND NORTH EAST OF HOOK

March 2014

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of David Wilson Homes Southern and Croudace Strategic Ltd (hereafter referred to as the Applicants) in support of an Outline planning application submitted in respect of 'Land North East of Hook, Hampshire' (hereafter referred to as the Site), located within the administrative area of Hart District Council (HDC) and Hook Parish Council (HPC).

1.2 The planning application is submitted in Outline for:

the development of up to 550 residential dwellings on 38.58 ha of land including the demolition of No.1 & No.2 Titchener Farm Cottages, the closure of the existing access from London Road and the creation 3No. new vehicular accesses (1 from Reading Road, 1 from Griffin Way North and 1 from London Road); the provision of sports pitches, land for a community facility, open space (inc children's play areas), Suitable Alternative Natural Greenspace (SANG) and sustainable urban drainage systems; and associated landscaping, infrastructure and earthworks.

1.3 Outline approval is sought, together with the means of access only for determination, with all other matters reserved.

1.4 The Site was allocated for residential development in HDC's Pre-Submission Core Strategy (PSCS) (November 2012), which was submitted to the Secretary of State for Examination, accompanied by a schedule of major and minor changes, in March 2013 (hereafter collectively referred to as the Local Plan: Core Strategy (LPCS) July 2013).

1.5 Whilst the LPCS (July 2013) was subsequently withdrawn following initial Hearing sessions in late July 2013, issues related to the Council's failure to adhere to the National Planning Policy Framework's (NPPF) 'Duty to Co-operate' and the Plan's failure to demonstrate full 'objectively assessed need'. It is therefore considered that the principle of development upon the Site remains valid.

1.6 This is supported by the Council's recently adopted 'Interim Housing Delivery Strategy' (October 2013), which confirms that, for the purpose of decision making, development that accords with the interim strategy (which includes the Site) should not be considered as a departure from the Development Plan.

1.7 Further information on the above is set out in the following sections of this Planning Statement.

1.8 The draft LPCS (July 2013) allocation was for primarily residential development, with “convenience retailing” as appropriate. The allocation boundary included the Site, and an additional area to the immediate south of the Site.

1.9 Sainsbury’s is separately proposing the development of a supermarket on this additional area of land. Sainsbury’s submitted a planning application (reference 13/01145/MAJOR) in May 2013. On 15 January 2014, Planning Committee resolved to approve the application subject to the completion of a s106 agreement.

i) Preparation and Submission of Supporting Documents

1.10 In order to prepare a comprehensive and thorough assessment to support the Outline planning application, a number of specialist Technical Advisers and Consultants have been appointed by the Applicants.

1.11 In addition to this Planning Statement, the following Technical Reports have been prepared:

- Environmental Statement (ES), including (but not exhaustive);
 - Ecological and Nature Conversation Assessment (including Phase 2 surveys);
 - Landscape and Visual Appraisal (including Tree survey and Aborigicultural Impact Assessment, SANG Management Plan and Landscape and Biodiversity Management Plan);
 - Transport and Access (including Transport Assessment/modelling);
 - Air Quality Assessment;
 - Noise and Vibration Assessment;
 - Water Resource and Flood Risk (including Flood Risk Assessment and Drainage Strategy);
 - Archaeology and Cultural Heritage (including Heritage Statement and Archaeological Desk Based Assessment);
 - Land Contamination and Hydrology (including desk based site study);
 - Agricultural and Soil resources (including Agricultural Land Classification Report);
 - Socio Economics Assessment;
- Planning Statement Barton Willmore
- Statement of Community Involvement Barton Willmore
- Design and Access Statement Barton Willmore
- Travel Plan and Resident Information Pack Hydrock
- Construction, Energy and Sustainability report URS

- | | | |
|---|--|---------------------------------|
| • | Utilities Assessment | Hydrock |
| • | Topographical Survey | Phoenix Survey |
| • | Infrastructure Provision Statement | Barton Willmore |
| • | Affordable Housing Statement | Barton Willmore |
| • | Crime Prevention and Anti-Social Behaviour Statement | Barton Willmore |
| • | Draft Heads of Terms | Croudace and David Wilson Homes |

ii) Public Consultation and Community Involvement

1.12 A separate 'Statement of Community Involvement' (SCI) (March 2014) prepared by Barton Willmore is submitted in support of the Outline planning application.

1.13 In summary, the consultation process has included:

- Promotion of the Site through the Local Development Framework (LDF)/Local Plan process;
- Various meetings with Members and Officer's at HDC, including several joint meetings with Hook Parish Council Development Strategy Forum;
- Various attendances/presentations to Hook Parish Council;
- A 2-day Public Exhibition (November 2012).

1.14 The consultation exercises listed above have informed the design evolution of the scheme and kept the local community and key stakeholders informed with the proposals and the application submission.

iii) Scope and Purpose of the Planning Statement

1.15 The purpose of this Planning Statement is to describe the Outline proposals, assess the planning merits of the application and demonstrate how they accord with both Adopted and Emerging policy guidance and any other material considerations.

1.16 The Planning Statement therefore:

- i) Describes the Site and the surrounding area;
- ii) Describes the proposed development;
- iii) Identifies the planning policy framework by reviewing the relevant Adopted and Emerging National, Regional and Local Planning Policy;

- iv) Analyses the key considerations as to why this site should come forward at the present time; and
- v) Concludes by summarising the key implications of the proposed development and sets out the reasons why this outline application should be approved by HDC.

2.0 THE APPLICATION SITE & PLANNING HISTORY

i) The Application Site

- 2.1 The Site, extending to approximately 38.6 hectares, is located to the north east of Hook, Hampshire.
- 2.2 The Site is predominantly greenfield and currently in agricultural use, with woodland vegetation limited to field boundaries and the margins of the River Whitewater to the east.
- 2.3 A Public Bridleway (No. 14) known as Searl's Lane, crosses the centre of the Site, in a north south direction. Two Public Rights of Way (PROW) also cross the Site. PROW 12 extends from London Road along the access road to Hook House and Whitewater Mill before extending north through a pastoral field adjoining the River Whitewater. PROW 13 provides a connection between PROW 12 and PROW 14, which veers in a north-westerly direction and skirts the northern boundary of the Site.
- 2.4 To the west of Searl's Lane the Site comprises three grazing and one arable field.
- 2.5 To the east of Searl's Lane, the Site comprises grazing fields including two existing residential properties (Nos. 1 & 2 Titchener Farm Cottages) and the existing building of Titchener Farm (part Grade II listed). Titchener Farm is currently in use as a private gym and hairdressers, known as "The Park Health Club". The group of properties is currently accessed from London Road via a dedicated driveway.
- 2.6 To the north of Titchener Farm the Site comprises a mixture of arable and grazing fields.
- 2.7 A designated Site of Importance for Nature Conservation (SINC), known as "Wooded Hedgerows, Hook" is located within the western part of the Site, designated for its semi-natural broadleaved woodland. The River Whitewater runs along the eastern boundary of the Site and is also designated as a SINC.

ii) Immediate Surroundings

- 2.8 The Site is bounded by the A30 London Road to the south and the B3349 Griffin Way North/Reading Road to the west. To the south of London Road and to the west of Griffin Way North are established built-up residential areas. Searl's Farm, associated agricultural land and Hook Garden Centre bound the Site to the north and east.

- 2.9 Existing properties of Hook House Farm, Hook House Hotel (Grade II Listed) and a former haulage business are located to the immediate south of the Site boundary. Existing properties of Whitewater House and Whitewater Mill are located along the eastern boundary of the Site.
- 2.10 The Searl's Lane Public Bridleway (No 14) is a well-defined and established route which traverses the site and provides vehicular access to existing properties to the north. The two Public Footpaths that cross the site (No's 12 and 13) connect into a larger network of PROW's (6, 10, 14 and 15) and provide access to the wider countryside.
- 2.11 There are 4 bus stops within walking distance of the Site on London Road. Two stops are located on each side of the road in the vicinity of the Shack Café (approximately 150m). Two further bus stops are located outside Hook House Farm (approximately 250m) and on the westbound approach to the London Road/Griffin Way roundabout (approximately 300 metres).
- 2.12 The central shopping area of Hook is located approximately 800m to the south west of the Site. The centre comprises a number of local shops and services, including a post office and food take-aways. A Tesco store is located near the railway station, approximately 1.4km from the Site.
- 2.13 Additionally, a number of pubs with restaurant facilities are available either side of the proposed development. Hook also has two community/Village Halls. The Community Centre is located approximately 0.5km to the south of the Site in Ravenscroft. Elizabeth Hall is located approximately 1.3km to the south west of the Site on Ravens Road.
- 2.14 Hook Infant School and Hook Junior School are located in separate school buildings on a shared site approximately 800m (walking distance) to the south west of the Site.
- 2.15 A facilities plan and further details of the Site are included in the accompanying Design and Access Statement.

iii) Planning History

- 2.16 The Site has been promoted through the Local Development Framework/Local Plan process. This has included:
- Response to HDC's "call for sites" (July 2008);

- Representations on the Strategic Housing Land Availability Assessment (July 2009);
- Representations to the Preferred Approach Core Strategy (July 2011) in which 'North East Hook' was identified as a strategic location for residential development. At the time, a general area (rather than a specific area of land) to the North East Hook was identified as a potential extension to the existing settlement;
- Representations to the PSCS (November 2012), which included the draft allocation of a specific site at 'North East Hook'. This allocation included the Site and an additional area of land immediately adjoining the Site's southern boundary. This additional area of land is being brought forward separately by Sainsbury's for a supermarket (application ref 13/01145/MAJOR). Following submission of the LPCS in March 2013, an Examination commenced in July 2013 which led to its withdrawal ;
- The submission of a Development Principles Masterplan Document (May 2013) and Addendum (July 2013). This was reported to Cabinet in August 2013, but Members resolved to defer its approval.
- Several meetings with HDC (Officers and Members), Hook Parish Council and Statutory Consultees, including Hampshire County Council Highways and Education and Natural England, from 2008 to present. These included individual meetings and joint meetings with Sainsbury's.

2.17 Further information on the above is set out in SCI (March 2014) submitted as part of the planning application, and the remaining sections of this report.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed development will comprise:

the development of up to 550 residential dwellings on 38.58 ha of land including the demolition of No.1 & No.2 Titchener Farm Cottages and outbuilding, the closure of the existing access from London Road and the creation 3No. new vehicular accesses (1 from Griffin Way North; 1 from Reading Road and 1 from London Road); the provision of sports pitches, land for a community facility, open space (inc children's play areas), Suitable Alternative Natural Greenspace (SANG) and sustainable urban drainage systems; and associated landscaping, infrastructure and earthworks.

i) Development Parameters

3.2 A set of development parameters has been established to guide the proposed development and to aid the assessment of its impact in the Environmental Impact Assessment (EIA). The development Parameters relate to such matters as land use, building heights, access, landscape and open space. The Environmental Statement (ES) which accompanies the application considers the development parameters in detail.

- **Land Uses:** A total of up to 550 dwellings are proposed, alongside land for a community facility, sports pitches, open space and Suitable Alternative Natural Greenspace (SANG). Associated infrastructure such as Sustainable Urban Drainage Systems (SuDs) and a foul sewerage pumping station are also proposed.
- **Building Heights:** A range of building heights are proposed across the Site, with predominantly 2 storey, some focal 3 storey buildings and occasional 2.5 storeys.
- **Access:** Three new points of vehicular access are proposed, one from Griffin Way North, one from Reading Road and one from London Road. Each of these is a priority junction with central 'ghost-island' right-turn facilities, designed in accordance with Department for Transport Manual for Streets. New green links connect to the existing network and PROW's and pedestrian links provide connections into the existing village of Hook.
- **Landscape:** Shows existing landscape features being retained wherever possible, and proposed new landscaping being created to accommodate new development successfully into the landscape and to develop suitable new habitats for wildlife.

ii) Design Principles

- 3.3 Residential parcels are introduced to create distinct areas of homes, with a series of green spaces and landscape treatments. These spaces will be designed to create individual characters within the various areas. The variation in building heights will create visual interest; whilst variation in density will ensure a sensitive transition from settlement to countryside.
- 3.4 The proposed main spine road runs through the Site, and links the proposed access on Griffin Way North with the proposed access on London Road. The main spine road creates a 'central spine' through the Site, with residential units either side, creating a legible route through the Site. The character areas will also aid in creating a legible site.
- 3.5 The sports pitches, land for a community facility, Neighbourhood Equipped Area of Play (NEAP) and SANG are all located in the eastern portion of the Site, together with the retention of the existing health club, to create a "community hub". The formal and informal open spaces, including Local Areas of Play (LAPs) and Local Equipped Areas of Play (LEAPs), are distributed across the Site within and adjacent to residential parcels.

iii) Informed Proposals

- 3.6 The Outline application proposals have been informed by extensive engagement with HDC Officers, HPC and the local community over the past three years as part of HDC's LDF/Local Plan process, notably the production of the LPCS (2013) and formal pre-application discussions.
- 3.7 Such meetings have informed the evolution of the residential proposals and have resulted in a proposed Local Plan allocation and an Outline application that has been heavily influenced and shaped by local stakeholders.
- 3.8 Further information on the consultation process is set out in the SCI (March 2014) submitted in support of the outline planning application.
- 3.9 Further information on the allocation of the Site is set out in Section 4 of this Planning Statement.
- 3.10 Further details on the proposed development are set out in section 5 of this Planning Statement and the Design & Access Statement submitted in support of this Outline planning application.

4.0 PLANNING POLICY CONTEXT

i) Introduction

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration.
- 4.2 The relevant planning policy framework for this application includes National guidance and the policies of the adopted Development Plan comprising:
- Policy NRM6: Thames Basin Heath Special Protection Area of the 'South East Plan: Regional Spatial Strategy for the South East' (May 2009).
 - "Saved" Policies from 'The Hart District Local Plan (Replacement)'- adopted December 2002
 - "Saved" Policies from 'The First Alterations to the Hart District Local Plan (Replacement)'- adopted June 2006;
- 4.3 Whilst it was withdrawn from Examination in September 2013, the LPCS (July 2013) is also a material consideration.
- 4.4 This section summarises the relevant planning policy framework and highlights the considerations for development of the Site in the light of national, regional and local planning policy.

NATIONAL POLICY

ii) National Planning Policy Framework (March 2012)

- 4.5 On 27 March 2012, the National Planning Policy Framework (NPPF) was published by the Coalition Government. The NPPF sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in all planning decisions.
- 4.6 The most significant aspect of the NPPF is the delivery and facilitation of "sustainable development" through the planning process. The NPPF (Para 14) puts at the forefront of planning generally a 'strong presumption in favour of sustainable development', which should

be seen as a golden thread running through decision making, and aims to significantly increase the supply of housing.

- 4.7 Paragraph 7 of the NPPF identifies that there are three dimensions to sustainable development: **economic, social** and **environmental**. It is recognised that these roles should not be undertaken in isolation, because they are mutually dependant. *“Economic growth can secure higher social and environmental standards, and well designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.”* (Para 8).
- 4.8 In the absence of an adopted Local Plan the increasing age of the “saved” policies, and the absence of a 5-year housing land supply, Para 14 also advises that planning permission for development should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits of the proposal.
- 4.9 In order to ‘deliver’ sustainable development, the NPPF identifies 13No. themes in which schemes should be assessed, the relevant aspects of which are highlighted below:

Delivering Sustainable Development

Theme 1: Building a strong, competitive economy (paras 18 -22)

- 4.10 One of the key objectives of the NPPF is to secure economic growth. Para 19 states *‘the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth’*. It continues *‘Significant weight should be placed on the need to support economic growth’*. The scheme is considered to fully accord with this objective and details of how this is achieved are set out in Section 5.

Theme 4: Promoting sustainable transport (Paras. 29 - 41)

- 4.11 Paragraph 30 encourages development that reduces the need to travel and supports sustainable transport modes. However, paragraph 29 recognises that *‘different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas’*.
- 4.12 Paragraph 32 identifies that developments that generate significant amounts of movement should be supported by a transport assessment and ensure:

- Opportunities for sustainable transport modes have been taken up;
- Safe and suitable access can be achieved;
- Improvements can be undertaken within the transport network that cost effectively limits the significant impacts; and that
- Development should only be prevented where the residual cumulative impacts of development are severe.

4.13 Paragraph 35 seeks to ensure road layouts are well designed to cater for:

- Priority to pedestrians and cycle movements and access to public transport;
- Safe and secure layouts avoiding street clutter and home zones; and
- Consider the needs of people with disability.

4.14 The proposed development promotes sustainable transport modes and is considered to fully accord with this objective. Further information is set out in the accompanying Transport Assessment and Travel Plan (included within the ES), a summary of which is set out in section 5 of this report.

4.15 When determining local parking requirements for residential developments, paragraph 39 sets out that LPAs should take into account the accessibility, type, mix and use of a development, availability of public transport, local car ownership levels and overall need to reduce vehicle emissions. The scheme will be developed in accordance with adopted parking standards.

Theme 6: Delivering a Wide Choice of High Quality Homes (Paras. 47 – 55)

4.16 Paragraph 47 expressly sets out that local planning authorities should '*boost significantly the supply of housing*'. LPAs should therefore deliver a wide choice of high quality homes that meet the demands and needs of a particular location. The proposed development will contribute to the supply of housing in the District and would make a significant contribution to HDC's 5-year housing land supply. The development therefore fully accords with this objective.

Theme 7: Requiring Good Design (Paras. 56 -68)

4.17 The NPPF attaches great importance to good design which is considered synonymous with sustainable development. Planning policies and decisions should therefore aim to ensure that developments:

- Function well and add to the quality of an area;
- Establish a strong sense of place;
- Optimise the potential of a Site;
- Respond to local character and history;
- Create a safe and accessible environment; and
- Be visually attractive and include appropriate landscaping.

4.18 However, paragraph 60 clearly establishes that '*planning policies and decisions should not attempt to impose architectural styles or particular tastes*'. The scheme is considered to positively respond to the above requirements.

Theme 8: Promoting Healthy Communities (Paras 69-78)

4.19 The NPPF identifies the important role planning has in facilitating social interaction and creating healthy, inclusive communities. To achieve this, Para. 69 seeks developments that promote:

- *Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.*

4.20 Paragraph 70 requires the provision of shared space, community facilities and other local services. It also seeks to ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. The Site is considered to successfully achieve these objectives.

4.21 Para 72 seeks to ensure that sufficient choice of school places is available to meet the needs of existing and new communities. Developments are also required (Para 73) to ensure access to high quality open spaces for sport and recreation to make an important contribution to health and well-being of communities. A financial contribution will be made towards education provision as part of the S106. Open space and sports pitches are provided on Site, in accordance with the local and national policy.

4.22 Para 75 requires the protection and enhancement of PROW and access, and encourages opportunities to provide better facilities for users, for example, by adding links to existing rights of way networks. The development accords with both these objectives.

Theme 11: Conserving and Enhancing the Natural Environment (paras 109 – 125)

4.23 The NPPF sets out the planning framework for conserving and enhancing the natural environment. Paragraph 109 summarises that as:

- *'Protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *Recognising the wider benefits of the ecosystem;*
- *Minimising impacts of biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures;*
- *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

4.24 The development accords with the above objectives. The proposed development responds to the existing ecological and landscape values of the Site and proposes enhancements to it, where appropriate. Due consideration has been given to the existing environment to ensure that the proposed development will not result in unacceptable impacts to it.

Theme 12: Conserving and Enhancing the Historic Environment (paras 126 – 141)

4.25 Para 128 seeks to ensure that when determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected.

4.26 Para 131 advises that, when determining planning applications, LPA's should take account of the following:

- *'the desirability of sustaining and enhancing the significance of heritage assets;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

- 4.27 Due consideration has been given to Listed Buildings both within and adjacent to the site, and the proposed development does not result in unacceptable impacts to these heritage assets.

Decision Taking (Para 186 -207)

- 4.28 The NPPF directs that LPAs should approach decision making in a '*positive way*' (Para 186). LPAs should therefore work positively with applicants to find solutions and to deliver sustainable developments that secure improvements to the economic, social and environmental conditions of an area.
- 4.29 Pre-application engagement and front loading is positively supported as part of improving the efficiency and effectiveness of the planning system. Wherever possible early engagement with Officers, statutory consultees, key stakeholders and the local community is encouraged (Para 188). The Applicants have undertaken extensive consultation, further details of which are set out in the supporting SCI.
- 4.30 Para 196, confirms the NPPF is a material consideration in planning decisions and LPAs should apply the 'presumption in favour of sustainable development' (Para. 197). Para 203 – 206 confirm planning conditions and obligations should be sought where necessary and relevant. For obligations this means being directly related to the development and fairly and reasonably related in scale and kind to the development. For Conditions, they should be relevant, enforceable, precise and reasonable in all other respects.

Annex 1: Implementation

- 4.31 The NPPF reiterates the role of the plan-led system, but also the need to have regard to the content of the NPPF in decision making. Para 214 advises that full weight should be given to adopted Local Plan policies since 2004, but only for a 12-month period (i.e. up to 27 March 2013).
- 4.32 Thereafter, and in all other cases, Para 215 advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework i.e. where a Local Plan does not conform with the NPPF, it will hold little or no weight for decision-making after this 12 month deadline.
- 4.33 Paragraph 216 expressly sets out that from the day of publication of the NPPF that decision takers will give weight to relevant emerging policies. The weight attached to the emerging policies should take into account the stage of preparation, the extent to which objections

have been resolved and the degree of consistency with relevant policies in the emerging plans.

(iii) *Written Ministerial Statement: Planning for Growth (March 2011) and Housing & Growth (Sept 2012)*

4.34 The Coalition Government has set about making significant changes to the planning system. These changes seek a more positive and proactive planning system and one which crucially does all it can to drive economic growth whilst protecting the environment.

4.35 The Written Ministerial Statement (WMS: Planning for Growth) (March 2011) remains relevant, and sets out the steps that the Government expects LPAs to take with *immediate effect* to ensure that the planning system does everything it can to help secure a swift return to economic growth.

4.36 Relevant extracts from the WMS 2011 Statement include:

- Government's clear expectation that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy; and
- When deciding to grant planning permission local planning authorities should take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing; consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies and ensure they do not impose unnecessary burdens on development.

4.37 Whilst all Ministerial Statements represent material considerations in the context of policy evaluation, the more recent WMS: Housing and Growth (06 September 2012) is particularly relevant.

4.38 The Housing & Growth WMS highlights the Coalition Government's top priority, namely to "get the economy growing", and it reiterates the role of large housing schemes in assisting in the delivery of these objectives. The WMS seeks to progress the positive steps already being formulated following the publication of the NPPF, and advises that the Government intends to introduce legislation to encourage LPAs to deal quickly and effectively with proposals that will deliver homes, jobs and facilities.

4.39 The main (related) objectives of the WMS are:

- Accelerating large scale housing schemes;
- Reducing planning delays;
- Reducing the cumulative burden of red tape; and
- Supporting locally-led development (through the shared benefits of New Homes Bonus, CIL, etc.).

4.40 Both WMS's: Planning for Growth (March 2011) and Housing and Growth (06 September 2012) are material considerations in determining the application and need to be read alongside the Development Plan.

4.41 It is clear that the proposed scheme accords fully with the Government's most recent objectives.

iv) Planning Policy Guidance (March 2014)

4.42 The Planning Policy Guidance (PPG, 06 March 2014) builds on the principles within the NPPF and provides further detailed technical guidance, with reference to relevant legislation and other guidance.

4.43 Section ID:32 provides further information on **Air Quality** and sets out the circumstances in which air quality might be relevant to planning decisions, including where development is likely to impact on an area where air quality is poor, or if the development is likely to adversely impact upon the implementation of air quality strategies and action plans. Emphasis is placed on consultation with the planning authority to determine whether there are any local issues with the potential to affect the scope of an air quality assessment. Typical air quality mitigation measures are outlined, including design and layout, promotion of sustainable travel modes, the use of green infrastructure, control of dust and emission from construction and the use of planning conditions and funding obligations to off-set any significant impacts.

4.44 Section 1D:6 of the PPG relates to **Climate Change** and compliments paragraphs 93-95 of the NPPF, and consistent with the NPPF, advises that any local requirements for a building's sustainability should be consistent with the Government's zero carbon building policy and nationally described standards. In this respect, LPAs will need to take account of Government decisions on the Housing Standards Review, which is yet to be finalised (consultation in

August 2013), but suggests that the Code for Sustainable Homes may be replaced as a result of the consultation.

- 4.45 Section ID:18a of the PPG relates to the historic environment and compliments paragraphs 129-141 of the NPPF. The primary aim of the guidance is to reinforce the NPPF's drive to achieve sustainable development which recognises that the appropriate conservation of heritage assets. Notably it confirms that where a development proposal will lead to "less than substantial harm" to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It confirms (Para 017) that, in general terms, substantial harm is a high test, so it may not arise in many cases.
- 4.46 Section ID:26 of the PPG sets out the importance of Good **Design**. It identifies that good design is needed to support economic, social and environmental objectives, and should therefore consider matters relating to local character, street layout, green spaces, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods. The PPG includes 7 criteria or "qualities" typical of valued places, and sets out the central urban design principles that underpin good design, including Layout, Form, Scale, Detailing and Materials.
- 4.47 Section ID:7 of the PPG provides detailed technical guidance on the requirements of **flood risk** assessments (Para 031 and 032), and addresses the need to reduce the cause and impact of flooding through the design of developments and use of sustainable drainage systems (Para 051).
- 4.48 Section ID:39 of the PPG relates to planning application around existing **hazardous installations**. It states LPA's should consult the Health and Safety Executive on applications in consultation zones for residential development, who will base its advice on 'Planning Advice for Developments near Hazardous Installations' (PADHI), however the decision on whether to grant permission rests with the local planning authority.
- 4.49 The PPG (section 1D:30) adds additional, more detailed guidance on **noise** to that contained in the NPPF. The guidance recognises that noise is a relevant consideration both for development that might generate noise and for scheme within areas exposed to existing noise (Para 001). The guidance relates closely to the National Policy Statement for Noise (Defra) and adopts its terminology relating to whether the overall effect of the noise exposure is, or would be, above or below the "significant observed adverse effect level" and the "lowest observed adverse effect level" for the given situation. Para 002 recognises that noise should not be considered in isolation, separate from economic, social and environmental dimensions of proposed development.

4.50 Section ID:42 of the PPG provides a detailed breakdown of the expected scope and content of **Transport Assessments and Travel Plans** in decision taking. In line with the NPPF it reflects a balanced approach with the role of travel and transport as being one of a number of issues which contributes to developments 'sustainability'.

DEVELOPMENT PLAN

v) Policy NRM6 South East Plan

4.51 The Regional Spatial Strategy was substantially revoked in March 2013, with the exception of Policy NRM6 on the Thames Basin Heath Special Protection Area (TBH SPA).

4.52 Policy NRM6 relates to new residential development near the TBH SPA, an area designated under European Directives 79/409/EEC. It requires new residential development which is likely to have a significant effect on the ecological integrity of the TBH SPA to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

4.53 The policy requires LPAs to deliver a consistent approach to mitigation based on the principles set out in Policy NRM6. The principle mitigation measures comprise a combination of:

- A "Zone of Influence" set at 5km linear distance from the SPA boundary will be established where measures must be taken to ensure the integrity of the SPA;
- Within this Zone of Influence, there will be a 400m "exclusion zone" where mitigation measures are unlikely to be capable of protecting the integrity of the SPA;
- Where development is proposed outside of this "exclusion zone" but inside the zone of influence, suitable areas for recreation for use by residents to buffer the SPA will be provided (SANG @ 8ha per 1,000 population).

vi) HDC Local Plan (2002 and 2006)

4.54 The **Hart District Local Plan (Replacement) 1996-2006** was adopted in December 2002. It therefore precedes the Planning and Compulsory Purchase Act 2004. The **First Alterations Local Plan (2006)** introduced 5 new policies that superseded 7 of the policies in the original Replacement Local Plan (2002).

4.55 Upon the enactment of the Planning and Compulsory Purchase Act 2004, some of the policies of the adopted Replacement Local Plan (2002) and the First Alternation Local Plan (2006)

were 'Saved' until such time as they are replaced by policies within the LDF/Local Plan. Any policies that were not saved by the Secretary of State's Direction have been deleted and no longer comprise part of the Development Plan.

4.56 The adopted Local Plan Policies are considerably out-of-date and therefore only due weight can be afforded to them dependant on their degree of consistency with the NPPF (Para 15). Notably, HDC's Local Plan sets out the level of housing provision to 2011 only. The housing policies are therefore out-of-date and do not comply with the NPPF.

4.57 This is acknowledged in HDC's Report to Cabinet (Paper C) on 17 October 2012, which states:

The current Hart Local Plan is effectively out of date. Its policy context has now expired and is silent about future housing growth. Therefore, as soon as the South East Plan is revoked (which is expected soon) there will be no context for the Council to determine planning applications for new housing development, other than in the context of the NPPF's presumption in favour of development (Para 4.1)

4.58 This is further acknowledged by HDC in its report to planning committee (12 October 2012) for application 12/01316, where HDC states *that*:

"The adopted Hart District Council Local Plan is out-of-date. It has no relevant policies about the future delivery of housing"
(Para 8.4)

"The current plan is out-of-date and the application must be determined in accordance with the NPPF" (Para 8.8).

4.59 The 'saved' policies from the original Local Plan Replacement (2002) and the First Alterations (2006) are set out in a non-statutory summary document (April 2006). Whilst noting the limited weight to be afforded to some of the 'saved' policies, those of relevance to this application are summarised in **Appendix 1**.

OTHER MATERIAL CONSIDERATIONS

vii) HDC Local Plan: Core Strategy 2011-2029

Introduction

- 4.60 As set out previously, HDC published its draft PSCS in November 2012, in which the Site was allocated for development.
- 4.61 The PSCS was subsequently submitted to the Secretary of State in March 2013, along with a number of Minor and Major changes. Further Minor and Major changes were submitted in July 2013 (collectively referred to as the LPCS, July 2013). It should be noted that any Major changes proposed by HDC were to be subject to further consultation.
- 4.62 The Examination of the LPCS commenced in July 2013, and initial Hearings to discuss "Duty to Co-operate" and housing targets took place on 09 and 10 July 2013.
- 4.63 However, following these initial Hearing Sessions, the Inspector concluded (letter dated 26 July 2013) that:
- The Council has not clearly identified the full, objectively assessed needs for housing within the District. There is no up-to-date and reliable SHMA and, other than with reference to the Government's household projections there is no assessment of the full, objectively assessed needs for housing;
 - There was little basis for truly effective discussion and co-operation with neighbouring planning authorities, particularly given that the scale of potentially unmet need has not actually been identified and therefore the Council has not complied with the 'Duty to Co-operate';
 - In relation to overall housing provision, the LPCS has not been positively prepared, it is not justified or effective and it is not consistent with national policy. It is therefore not sound.
- 4.64 The Inspector considered that it would be inappropriate to proceed with the further Hearing sessions and advised that the LPCS be withdrawn. HDC subsequently withdrew its LPCS on 30 September 2013, and is currently in the process of preparing a revised evidence base, including an up-to-date SHMA, and will be resubmitting the Local Plan once this has been finalised.

- 4.65 Whilst the Inspector found the LPCS to be 'unsound', the primary issues related to the Council's failure to comply with the NPPF's 'Duty-to-Co-operate' and its failure to demonstrate/meet the District's full 'objectively assessed needs'.
- 4.66 It is therefore considered that the merits of Hook as a sustainable settlement, and the suitability of the Site itself have not changed, and the principle of allocating the Site has been accepted by Members and Officers at HDC. **Furthermore, the Site is likely to be included as an allocation in any future reiteration of the Local Plan.**
- 4.67 Indeed, **this is reflected in HDC's Interim Housing Strategy** (October 2013), which confirms that any application for the development of the Site ahead of the adoption of the LPCS should not be considered as a departure from the Development Plan. Further information on the Interim Housing Strategy (October 2013) is set out in section 4(v).

Relevant Policies

- 4.68 The LPCS (2013) set out the following Vision for the District:

The vision is for Hart to retain its role as a green, rural hinterland for North East Hampshire and the Blackwater Valley. Its essential characteristics will remain unchanged. Quality of life in Hart will be maintained or improved.

Where new development takes place it will:

- ***Respect the spatial character and identity of Hart's settlements and landscapes;***
- ***Be accompanied by improvements to local infrastructure;***
- ***Contribute towards the social, economic and environmental well-being of Hart's communities.***

- 4.69 Paragraph 50 states:

People in the towns and villages will have a high quality of life with good access to education, jobs, services, shops. The local transport infrastructure will have been improved and there will be better management of traffic and better access throughout the District, with improved pedestrian routes and cycleways. People will lead healthy and active lifestyles benefiting from improved access to sporting and leisure facilities, high quality open spaces and the open countryside, including country parks.

The population increase will be accommodated through the sensitive development of sites, including brownfield and sustainable greenfield development.

4.70 The Vision is supported by a set of Strategic Objectives. A summary of the Strategic Objectives relevant to the Site and how the proposed development meets these objectives is included at **Appendix 2**. The Strategic Objectives include a planned extension to the settlement of Hook. The Site was subsequently allocated in Policy CS23: North East Hook.

4.71 Policy CS23: North East Hook allocated the Site for a sustainable extension to Hook. The primary objectives were:

- a) ***the provision of approximately 500 new homes provided that they are adequately supported through necessary infrastructure improvements***
- b) ***the provision of additional sports pitches for Hook, including at least 2 senior sports pitches and 1 junior pitch (or an alternative mix of pitch sizes on a comparable area), with associated changing facilities.***
- c) ***the provision of land for a community facility (approximately 0.35 hectares)***
- d) ***that the development makes a positive contribution towards the built form and is successfully integrated into the settlement pattern of Hook through:***
 - ***the design and layout of the site;***
 - ***connections into, and improvements to, the surrounding transport and green infrastructure networks;***
 - ***improved links to, and enhancements within, the town centre.***

4.72 The policy stated that planning permission will only be granted where:

- i) ***it can be demonstrated that it is planned in a comprehensive manner in accordance with an adopted masterplan and development brief (or similar document), prepared in consultation with, and informed by, the local community and adopted by the Council;***
- ii) ***a programme of phasing and delivery of development and infrastructure has been agreed with the Council, in partnership with the community and relevant infrastructure providers. This is to ensure that:***
 - ***the primary objectives for the site (a, b ,c and d above) are delivered and that other infrastructure necessary to support the development is provided in a timely fashion including the necessary education provision arising from the needs of the development; and***
 - ***development of the whole site is phased in a comprehensive manner to avoid ad hoc, piecemeal development.***

4.73 The Applicants submitted representations to the PSCS in January 2013 which indicated that whilst the general principles of the policy were fully endorsed, there were some specific elements of the policy where it was felt that either changes were required, or further clarification was needed. A number of these points are addressed in the Minor and Major changes (March and July 2013).

4.74 However, it was/is important to note that:

- Technical work demonstrates that the Site is capable of delivering up to 550 dwellings, along with the associated infrastructure and other requirements set out in Policy CS23. It was suggested that the policy be amended accordingly.
- Improvements to the existing transport and green infrastructure network (Bullet d) should only be required where 'necessary', in accordance with the tests set out in the NPPF (Para's 203, 204 and 206) and the Community Infrastructure Levy (CIL) Regulations 2010 (Reg 122).
- **It is not legally compliant to expect the residential development to "enhance" or contribute towards the existing centre of Hook, either via improvements to it, or by way of financial contributions. Such provisions are not 'justified' in the context of the tests set out above.**
- Any contributions to strategic off-site leisure provision should take full account of the nature and level of on-site provision.

4.75 **Policy CS23** also allows for the development of "convenience retailing" provided it is demonstrated that it will not harm the vitality and viability of the village centre. Sainsbury's is proposing the separate development of a supermarket on the remainder of land included within the strategic allocation boundary of Policy CS23: North East Hook (Planning Application ref 13/01145/MAJOR). On 15 January 2014, Planning Committee resolved to approve the application subject to the completion of a s106 agreement.

4.76 **Policy CS12** safeguards an area of land in Hook to be brought forward as SANG, in the context of the adjacent proposed allocation at North East Hook (Policy CS23). The application proposes the development of part of this safeguarded area to provide appropriate mitigation for the proposed residential development.

viii) Development Principles Masterplan Document

- 4.77 As per the requirements of Policy CS23, Bullet (i), a Development Principles Masterplan Document (DPMD) was submitted to HDC in May 2013, along with an Addendum document in June 2013. The Document was reported to HDC's Cabinet (05 September 2013) for its approval. After discussion, Members agreed that the item be deferred for future consideration between the Head of Planning, the Applicants and the local Members.
- 4.78 The document was jointly prepared by Sainsbury's and the Applicants in order to ensure a 'comprehensive' approach to development at North East Hook. The document sets out a number of **development principles that any applications for North East Hook should adhere to, and, once agreed by Cabinet, would have acted as a tool for Development Management purposes.**

ix) Hart District Council Supplementary Planning Guidance

- 4.79 Relevant Supplementary Planning Guidance Notes and Documents (SPG/SPD) are summarised in **Appendix 3**, and are listed below:
- Parking Provision Interim Guidance (August 2008);
 - S106 Community Infrastructure Policy (July 2013);
 - Thames Basin Heath Special Protection Area Interim Avoidance Strategy (November 2010);

x) Interim Housing Delivery Strategy (October 2013)

- 4.80 Pending the Adoption of a revised Local Plan, HDC adopted an 'Interim Housing Delivery Strategy' (IHDS) on 01 October 2013, following a report to Cabinet (05 September 2013) and Full Council (26 September 2013).
- 4.81 The **IHDS states that, whilst it is not a statement of policy**, it sets out the planning principles which will inform decisions on planning applications for new housing. As per the report to Cabinet (05 September 2013), for decision-making purposes, development that accords with the Interim Housing Delivery Strategy should not be considered as departures from the development plan and so can be determined by Planning Committee without further onward referral to Council.

4.82 Planning Principle 3 sets out the following approach to housing development:

Within the Thames Basins Heaths Special Protection Area (TBHSPA) zone of influence the Council will grant permission for sustainable residential development that provides SPA mitigation in accordance with the Council's Interim Avoidance Strategy, up to a maximum of 4,400 dwellings from a base date of 1st April 2006 at a rolling average rate of 220 dwellings/per annum not to exceed 660 dwellings in any three year period. Higher rates of delivery will NOT be allowed unless it can be demonstrated through an Appropriate Assessment (applying a precautionary approach) that any greater level of development, either on its own or in combination with other plans or projects, is not likely to have a significant effect on the TBHSPA. This applies even if mitigation is provided in line with the Council's Interim Avoidance Strategy.

4.83 Therefore, for housing land supply purposes, and as an interim measure whilst the Council prepares a new Local Plan, the Council is only seeking to deliver the housing levels as previously agreed through the SEP i.e. 4,400 homes from 2006-2026 (220 dwellings per annum).

4.84 The Interim Strategy (page 5) states that:

- as at 01 June 2013, there is a residual of 3,417 homes still to be delivered;
- However there are approximately 2,851 dwellings already in the supply so the residual left to plan for is around 1,296.

4.85 The Council has since advised that, as of 13 March 2014, there remains a headroom requirement of 1,247 dwellings before the cap is reached, and that completions and permissions outside of the 'zone of influence' for the TBHSPA are not relevant for the purposes of the cap and so have been excluded from the calculation.

4.86 The IHDS (Planning Principle 4) then goes on to state that the residual requirement (1,296 dwellings) will be met in the following way:

- 190 dwellings at West Fleet, as per Planning Principle 5;
- Approximately 550 dwellings at North East Hook (the Site), as per Planning Principle 6;
- Approximately 556 dwellings where they accord with the broad locations set out in table 2 of the document.

4.87 Planning Principle 6 (North East Hook) largely replicates Policy CS23 of the LPCS (July 2013), as set out in section vii above, and in addition recognises that the Site can accommodate 550 dwellings in line with the application and DPMD (March/July 2013).

xi) 5- Year Housing Land Supply

4.88 Appendix 2 of the report to Cabinet (05 September 2013) set out the Council's understanding of its 5-year supply in the context of the Interim Housing Strategy (October 2013) and the SEP housing requirement (220 dwellings per annum).

4.89 Whilst HDC's Interim Housing Strategy (October 2013) and Cabinet Report (September 2013) suggests that the Council can demonstrate a 5-year supply of housing plus 20%, a detailed trajectory of sites expected to form supply for the next 5-years is not provided. Therefore it is not possible to comment on the validity of the assessment/sites included within the supply.

4.90 However, it should be noted that the 5-year housing land supply is based on the now revoked SEP housing target. The SEP housing target is out-of-date and HDC has not yet produced a SHMA to demonstrate the full objectively assessed need. There is therefore no adopted development plan target for housing supply in the District. In the absence of a target which represents objectively assessed needs, HDC cannot therefore demonstrate 5-year housing land supply in accordance with the NPPF (Para 47/49).

4.91 Actual full 'objectively assessed need' is likely to be much higher than the SEP figure. Notably, initial work undertaken by HDC (included within Appendix I of the Interim Housing Strategy (October 2013) suggests that this figure is likely to be at least 400 dwellings per annum.

4.92 HDC has taken the view, in both its Examination submission and draft Interim Housing Strategy (October 2013), that the presence of the TBH SPA currently places a "cap" on residential development within the area of Hart, i.e. housing targets cannot exceed the SEP target until such a time that a strategic Appropriate Assessment for housing provision above the SEP has been undertaken. This approach is not supported by sufficient evidence, nor is it supported by Natural England.

4.93 Therefore, on the basis of the above, and moving forward, HDC's 5-year housing land supply is likely to significantly decrease and is/will therefore be reliant on suitable sites for housing development coming forward in the short-term.

4.94 The Site can be relied upon to deliver housing in the short-term. This is acknowledged in the Interim Housing Strategy (October 2013) which states that the Site is expected to start delivering housing within 5 years of the adoption of the Interim Strategy (Page 7).

5.0 PLANNING ANALYSIS

5.1 This section of the report sets out an assessment of the proposed development against the issues raised in the relevant planning policy and guidance. A topic based approach is taken in respect of the prevailing planning considerations, with due regard to the earlier rehearsed planning policies at National, Regional and local level.

5.2 In compiling this application submission it has been possible to identify the following overarching planning considerations:

- i) Principle of Sustainable Development;
 - *Presumption in favour;*
 - *Development Plan;*
 - *Housing Land Supply/Deliverability of site.*
- ii) Mixed-Use Development;
 - *Suitability of the site for development;*
 - *Residential Development;*
 - *Community Hub;*
 - *SANG.*
- iii) Transport and Traffic;
- iv) Flooding and Drainage;
- v) Existing Gas Main;
- vi) Landscape and Visual;
- vii) Ecology and Aboricultural Matters;
- viii) Archaeology and Heritage;
- ix) Noise;
- x) Sustainable Construction;
- xi) Section 106 Heads of Terms.

i) Principle of Sustainable Development

Presumption in Favour of Sustainable Development

5.3 As set out in the previous section of this Statement, a "*presumption in favour of sustainable development*" is at the heart of the NPPF. The Development Plan is the starting point for the consideration of planning applications, and planning applications must be determined in accordance with it, unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of planning applications. (NPPF, Para 13).

Development Plan

- 5.4 As set out above, the Replacement Local Plan (2002) and the First Alterations Local Plan (2006) are considerably out of date. Therefore, the weight applied to policies in the Local Plan should accord with their consistency with the NPPF (Para 25).
- 5.5 The current policy is silent about housing growth and is out-of-date. The Council must therefore determine planning applications for housing in the context of the NPPF's presumption in favour of sustainable development. This is acknowledged in HDC's Report to Cabinet (Paper C) on 17 October 2012, as set out previously.
- 5.6 Para 14 of the NPPF states that, where the development plan is absent, silent or relevant policies are out-of date, LPAs should grant planning permissions unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.
- 5.7 In recognition of the above, and alongside the withdrawal of the LPCS from Examination, HDC has adopted an 'Interim Housing Delivery Strategy' (October 2013) for use in the determination of planning applications.
- 5.8 The IHDS sets out that the Council will grant planning for sustainable development where it accords with general distribution pattern set out in the document, provided that the total quantum of development does not exceed targets set out in Planning Principle 3 (i.e. SEP housing targets). It also recognises there is the presumption, from the NPPF, that planning permission should be granted unless the adverse impacts of doing so would *significantly and demonstrably* outweigh the benefits.
- 5.9 The Interim Strategy includes the distribution of approximately 550 dwellings to North East Hook, in accordance with Planning Principle 6, which reflects Policy CS23 of the LPCS (July 2013).
- 5.10 Therefore, as per the IHDS (October 2013), this application should not be considered as a departure from planning policy, but should be treated positively, and should be determined without delay.

5.11 Furthermore, Para 216 of the NPPF states, from the day of publication (27 March 2012), decision-takers may also give weight (unless other material considerations indicate otherwise) to relevant policies in the emerging plans according to:

- **The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);**
- **The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and**
- **The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the greater the weight that may be given).**

5.12 Whilst it is recognised that the LPCS was withdrawn from Examination, issues primarily related to the Council's failure to comply with the NPPF's 'Duty-to-Co-operate' and its failure to demonstrate/meet the Districts full 'objectively assessed needs' led to that action being taken.

5.13 It is therefore considered that the merits of Hook as a sustainable settlement, and the suitability of the Site itself have not changed, and the principle of allocating the Site has been accepted by Members and Officers at HDC.

5.14 The allocation of the Site was informed by a number of documents forming the Evidence Base to the Local Plan, which demonstrate that the site is considered suitable for development. It is considered likely that the same evidence base documents will continue to inform any future revised version of the Local Plan. This should be given significant weight in the determination of the planning application.

Housing Land Supply/ Deliverability (and/or "Ability to Deliver")

5.15 In the absence of an up-to-date housing target based upon full objectively assessed need, HDC is unable to demonstrate a five year supply of housing land seeking to meet that need, as required by the NPPF. Therefore, and in the absence of 5-year supply, Para 49 NPPF applies, reiterating that housing policies are out-of-date.

5.16 The Site can be relied upon to deliver housing in the short term. This is acknowledged in the Interim Housing Strategy (October 2013) which states that the Site is expected to start delivering housing within 5 years of the adoption of the Interim Strategy (Page 7).

5.17 It will be necessary therefore for HDC to allow the release of North East Hook, where the principle of development has effectively already been established, in advance of Local Plan adoption.

Summary – Justification for Development

5.18 Having regard to the position above, the release of the Site presently is justified as follows:

- The Council does not have an up-to-date Local Plan, nor can it demonstrate a 5-year supply of deliverable housing (NPPF, para 47/49);
- The NPPF prescribes a “presumption in favour of sustainable development” (NPPF, para 14), and HDC’s IHDS recognises this;
- The NPPF (Para 7) advises that “sustainable development” comprises 3No. elements: “economic”, “social” and “environmental”;
- The proposed scheme provides for economic and social benefits, without compromising the local environment;
- **The proposed scheme represents sustainable development;**
- The NPPF is clear (Para 14) that planning permission should be granted unless any adverse impacts of doing would significantly or demonstrably outweigh the benefits, or where specific policies in the Framework indicate that development should be restricted;
- The following sections of this report demonstrate that this is not the case, and any adverse impacts that would arise from the development can be mitigated and would not outweigh the benefits;

ii) Mixed Use Development

Suitability of the Site for Development

5.19 The identification of Hook as a settlement suitable for strategic residential development and the suitability of the allocation site itself, have both been established through the evidence base to the LPCS, which supports the principle of growth at this location.

5.20 Furthermore, the planning application is supported by a number of detailed technical documents which demonstrate that the Site is suitable for development.

5.21 The proposed scheme is well considered and achieves a number of other benefits. A key focus of current National policy is the delivery of housing, and the Site would provide the

delivery of housing on the edge of a settlement and on a site identified as suitable for development.

- 5.22 As demonstrated by the remainder of this section, the development proposals accord with:
- The principles of the NPPF and PPG;
 - those 'saved' policies of the Local Plan, that are considered by HDC to be compliant with the NPPF;
 - emerging local policy, notably Policy CS23 of the draft LPCS (July 2013), and Planning Principle 6 of the IHDS (October 2013).
- 5.23 The application is submitted in Outline with details of access to be determined, and as such not all of the detailed design criteria set out in policy can be addressed at this stage. However, the proposed development takes into account "saved" and emerging local policy and the NPPF, which places great importance on the design of the built environment (Para 56) and conserving and enhancing the natural environment (Para 109).
- 5.24 The layout and parameters of the scheme have been carefully prepared and the design evolution of the scheme has been informed by both local community and District/Parish Council consultations and detailed pre-application discussion with HDC and HCC Highways.
- 5.25 The accompanying Design and Access Statement establishes the quality of the proposed development and describes the design process taking into account consideration of issues such as existing trees and vegetation, local character, massing, height, access etc.

Residential Development

- 5.26 The draft LPCS (July 2013) included an allocation for the site of "approximately 500 units". The DPMD (whilst not yet agreed) and Planning Principle 6 of the Interim Housing Strategy (October 2013) recognise that the Site can accommodate 550 dwellings.
- 5.27 Therefore "Up to 550 dwellings" are proposed as part of the application. Detailed technical work demonstrates that the Site can accommodate this amount of development and would not result in unacceptable impacts. The proposed development makes effective and efficient use of land in accordance with national and local policy.

- 5.28 It is proposed that the development will accommodate a mixture of dwelling types and sizes, with up to 40% affordable dwellings. Affordable homes will be dispersed throughout the development to ensure they are integrated with the market housing from which they will be indistinguishable. All affordable homes will be Lifetime Homes compliant.
- 5.29 Because the proposals are in Outline, it is not proposed that the housing mix is fixed as part of the application. However, the emphasis of the scheme as a whole is to be on family sized housing. The illustrative masterplan is based on the following indicative mix:
- 30% 1/2 bedroom dwellings
 - 43% 3 bedroom dwellings
 - 27% 4/5 bedroom dwellings
- 5.30 At Reserved Matters stage, further discussions will take place with the Council's Housing department to ensure the proposal provides a good mix of housing and reflects the needs of the market and District at that time.
- 5.31 The majority of dwellings will be 2 storeys in height, with focal 3 storey buildings and occasional 2.5 storeys. The variation in building heights will create visual interest; whilst variation in density will ensure a sensitive transition from settlement to countryside.
- 5.32 The average net density across the site will be approximately **26 dwellings per hectare**. The Net density has been calculated by excluding the existing floodplain, area for Sports Pitches and a community facility, and SANG. It should be noted however that the calculation does not exclude other significant areas of green infrastructure (e.g. SINC, SUDS, gas safeguarding zone) so a more realistic net density measurement would equate to 33.74 dwellings per hectare. The development will provide for a range of densities across the Site to respond to site constraints and opportunities.
- 5.33 The Design and Access Statement considers in more detail the specific character and typology of the areas within the development.
- 5.34 It is considered that the proposals accord with the principles of Policy ALT GEN13 of the Local Plan (2002) and Policy CS4 of the draft LPCS (July 2013). It also accords with the **social** element of the NPPF's 3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

5.35 In **economic** terms, and based upon the above composition of dwellings/mix, the proposed scheme would:

- Result in 547 direct FTE Construction Employment (Person Years)
- Result in 18 direct FTE Construction Employment Apprenticeships (Person Years)
- Create a potential spending power of £6.8M retail expenditure, and £4.45M leisure expenditure per annum.
- Plus approximately £4.75 in New Homes Bonus; plus a
- Further £791,000 in Council Tax Receipts.

5.36 The above figures are based on Barratt Developments PLC toolkit, the worksheet for which is attached at **Appendix 4**.

Community Hub

5.37 In accordance with the draft LPCS, July 2013 (Policy CS23 and CS12) and Planning Principle 6 of the Interim Housing Strategy (October 2013), the proposed development includes:

- **Land for a community facility:** (0.35ha). Following discussions with Hook Parish Council it is understood that its intentions are to provide a pavilion/sports barn on this area of land;
- **Sports pitches:** the provision of sports pitches on 3.01ha of land. The sports pitches will comprise 1 junior and 2 senior or an alternative mix of pitches across a comparable area;
- **Suitable Alternative Natural Greenspace:** 12.19ha of on-site SANG. This is provided on part of the area of land safeguarded as SANG in the draft LPCS Policy CS12 (July 2013).

5.38 All of these above are proposed on the eastern portion of the Site in order to preserve its relatively exposed nature and to create a "community hub" in the vicinity of the retained health club.

5.39 Whilst submitted for indicative purposes only, the illustrative masterplan demonstrates how this area could be worked up in detail and shows how the community building, sports pitch, SANG and associated parking, could be delivered.

5.40 This reflects the **social** element of the NPPF's 3No. component parts of sustainable development. [NPPF, para 7]

Suitable Alternative Natural Greenspace (SANG)

- 5.41 The proposed development will deliver 12.19ha of SANG on part of the area of land safeguarded as SANG in HDC's draft LPCS (July 2013) (Policy CS12).
- 5.42 Based on the 8ha per 1000 population standard, as set out in the SEP (2006) and HDC Interim Avoidance Strategy (2006), the required SANG provision would be 10.56ha (given an estimated population of 1,320 people based on 550 dwellings 2.4 persons per dwelling). The proposed SANG (12.19ha) therefore provides 1.63ha over and above required standards.
- 5.43 The area of the site is considered to be ideal for the creation of SANG, supporting a varied landscape with habitat features including open fields and well established hedgerows and tree lines. A number of public footpaths run through the area, although the fields themselves do not currently support any public access they could readily accommodate informal recreational use.
- 5.44 The proposed SANG is well connected to the surrounding area by existing public footpaths which provide the opportunity for extended walks to other similar destinations including Bassets Mead SANG which is located to the south of the Site on the opposite side of London Road.
- 5.45 The proposed SANG will include a mosaic of semi-natural landscape types and a variety of habitats. Unrestricted access will be provided to the SANG from a variety of different pedestrian routes. A dedicated SANG parking area will be provided in the vicinity of the "community hub".
- 5.46 Further details are provided in the SANG Management Plan submitted in support of this outline application.
- 5.47 The proposed SANG and associated management strategy has been developed in consultation with both HDC's Parks and Open Space Officer and Natural England.
- 5.48 The provision of SANG, in combination with Strategic Access Management and Monitoring (SAMM) payments will ensure appropriate mitigation against any potential impact on the TBH SPA.
- 5.49 The proposed development therefore accords with Policy CONI of the Local Plan, and emerging Policy S12 of the LPCS. It also accords with the **social and environmental**

element of the NPPF's 3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

iii) Transport and Access

- 5.50 An assessment of the current traffic conditions in the vicinity of the Site in terms of existing transport infrastructure, highway network and public transport provision, as well as pedestrian and cycling access has been undertaken as part of the accompanying Transport Assessment (included within ES).
- 5.51 Three new points of vehicular access are proposed, one from Griffin Way North, one from Reading Road and one from London Road. Each of these will be priority junctions with central 'ghost-island' right-turn facilities, designed in accordance with Department for Transport Manual for Streets.
- 5.52 As part of the design process, explained within the accompanying ES, consideration has also been given to the points of access proposed by other developers at Reading Road (EIA Screening Reference 13/00913/EIAE), and the priority junctions onto Griffin Way North (primary access) and the A30 London Road (service access) proposed by Sainsbury's (13/01145/MAJOR).
- 5.53 The internal roads have been designed in accordance with the principles set out in Manual for Streets, i.e. a design speed of no greater than 20mph, and an environment where pedestrians and cyclists have equal, if not higher priority over motor vehicles. This will be achieved by implementing a road alignment which ensures that vehicle speeds are kept low and the provision of shared surfaces.
- 5.54 The proposed development is designed to permit safe and easy pedestrian movement throughout the Site with connections to existing PROW's ensuring wider pedestrian and cycle permeability.
- 5.55 Car and cycle parking will be provided in accordance with local policy guidance at the Reserved Matters stage.
- 5.56 The assessment of the local highway network included detailed traffic surveys. Vehicle capacity testing has also been undertaken for key junctions, particularly the A30 London Road/ Griffin Way North roundabout.

- 5.57 **The assessment concluded that the traffic generated by the site and other proposed developments would not have an adverse impact on the surrounding highway network.** Modelling shows that there would be no significant increase in queuing or delays at existing junctions as a consequence of the development proposals.
- 5.58 Following public consultation in November 2012 on the proposals it became evident that the local community strongly consider that the proposed development would cause significant queuing and delays at the A30 London Road/Griffin Way North roundabout. In response to the local community's feedback contributions will be made towards works to increase the capacity of the roundabout. **[Any such financial contributions will be made on the basis that they are deducted from the overall standard transport contribution paid by the developers.]**
- 5.59 As a result of discussions with HPC and HDC, it is not proposed to extend the existing bus service through the Site, particularly given the close proximity of the Site to existing bus stops. However, the indicative masterplan demonstrates that the main spine road could accommodate a bus route in the future, should it be required.
- 5.60 A Framework Travel Plan and Travel Information Pack has been prepared with the aim to promote sustainable lifestyles amongst new residents, through **reducing the need for travel by private car, encouraging non-car mode travel options for local journeys; and influencing modal choice.** **Future residents will therefore have the opportunity to access a range of destinations by a choice of travel modes.**
- 5.61 In respect of the above the proposals are considered to be in accordance with Policy GENI and T14 of the Local Plan. It also accords with the **social and environmental** element of the NPPF's 3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

iv) Flooding and Drainage

- 5.62 A Flood Risk Assessment (FRA) has been prepared and submitted as part of the outline application, included within the ES.
- 5.63 The FRA identifies that the majority of the Site lies within Flood Zone 1 and is therefore at low risk of flooding. All forms of development are acceptable in Flood Zone 1.
- 5.64 A small section of the Site (in the northwest) lies within Flood Zone 3. This Flood Zone is associated with the Dorchester Stream. No development, with the exception of 'water compatible uses' such as open space and landscaping, is proposed in this area.

- 5.65 A small section of the Site (to the east) lies within Flood Zone 2. This Flood Zone is associated with the River Whitewater. This area of the Site is proposed as SANG, a compatible use within the Flood Zone.
- 5.66 The FRA assesses the risk of flooding from other sources such as the addition of hard surfaces and the effect of the new development on surface water run-off.
- 5.67 The surface water drainage system to be installed as part of the Proposed Development will limit the rate and volume of surface water run-off to 'pre-development' values. Attenuation will be provided up to and including the 1 in 100 year storm event with an additional 30% allowance for climate change, via a combination of proposed pipework and attenuation/balancing ponds. This will ensure that flood risk is not increased within the catchment.
- 5.68 The proposed balancing ponds will also facilitate appropriate water quality management, through allowing settlement of solids and intercepting contaminants prior to providing a high water quality discharge to the Dorchester Stream and River Whitewater. Petrol interceptors may also be employed within the proposed drainage system if deemed necessary by the Environment Agency.
- 5.69 Due to the topography of the Site a foul pumping station will be located in the North West part of the Site to transfer wastewater effluent generated from the lower areas within the proposed development to the existing Crooked Billet Pumping station to the east of the Site. A Sewer Impact Study undertaken by Thames Water confirms that, at times of heavy rainfall, there is limited spare capacity within the Crooked Billet pumping station.
- 5.70 Following close liaison with Thames Water, a foul drainage strategy has been agreed in principle which ensures that foul waste from the Site will only discharge to the existing public sewer system when capacity is available. The strategy includes on-site underground attenuation storage (with a storage volume of 500m³), controlled by flow monitoring equipment.
- 5.71 Thames Water has confirmed that this strategy provides "no-detriment" to the foul network or the Crooked Billet pumping station.
- 5.72 In respect of the above the proposals are considered to be in accordance with Policy GEN8 and GEN11 of the Local Plan. It also accords with the **environmental** element of the NPPF's

3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

v) Existing Gas Main

- 5.73 A Southern Gas Networks (SGN) 400mm Local High Pressure (LHP) steel gas main crosses the north western part of the Site. This apparatus, known as the Garston Wood / Murrell Green High Pressure Gas Main crosses Griffin Way North into the site from the gas station opposite, located just north of where Reading Road joins Griffin Way North.
- 5.74 Through extensive consultation with SGN and the Health and Safety Executive (HSE) (as required by the PPG), the Applicants' consultant (Hydrock) has agreed a strategy to protect the gas main, and ensure that future development in this area is acceptable. This involves a combination of mitigation measures, including increasing the existing cover of the main and providing a reinforced concrete protection slab. A building exclusion zone of 16m (for residential development) either side of the main has also been agreed.
- 5.75 In addition to the above mentioned high pressure gas main, there is a 180mm PE medium pressure (MP) gas main running within the Site side verge/footway of Griffin Way North, a 180mm PE low pressure (LP) gas main running within the site side verge/footway of London Road and a 63mm PE low pressure (LP) gas main running north from London Road, within Searl's Lane, terminating at Searl's Farm.
- 5.76 SGN has confirmed that it may be necessary to divert each of the mains (medium and low pressure) where a new permanent site access is installed. This is understood only to be necessary if the existing gas mains are too shallow and protection works are not deemed acceptable.
- 5.77 Further information on the high pressure gas main and proposed strategy is set out in the Utilities Assessment (October 2013) submitted in support of the application.
- 5.78 Scottish & Southern Energy Pipelines, Connect and SGN have confirmed that the development can be served locally from the 180mm MP (Medium Pressure) gas main which is located within the Site side verge of Griffin Way North, without the requirement for off-site reinforcement.

vi) Landscape and Visual

5.79 The Landscape and Visual Impact Assessment (October 2013), included within the ES, concludes that the proposed development will not result in any material impact on the landscape character local to the Site. A combination of topography, intervening vegetation and built development provide a strong sense of enclosure to the site and curtails the majority of views from the wider landscape. New landscape features are proposed which will complement and enhance the local landscape character.

5.80 These include:

- The retention and positive management of existing hedgerows and trees, with the exception of trees and hedgerows lost to accommodate access;
- New buffer planting along the northern boundary to provide a soft edge with the adjoining countryside, and replacement planting in the vicinity of the Site accesses where necessary;
- Retention of Hook Wooded Hedgerow SINC;
- Creation of balancing ponds (SUDS), planted with native emergent species and creating an attractive landscape feature;
- Reinforcement of existing structural planting along the southern boundary in the vicinity of the Hook House Hotel (Grade II listed);
- Creation of play areas and open space across the Site.

5.81 The proposals accord with the principles of Local Plan Policies GEN3, CON3, CON7 and CON8, notably Policy GEN3 which refers to the impact of development upon the landscape character of an area. It also accords with the **environmental** element of the NPPF's 3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

5.82 As explained in the accompanying Design and Access Statement, the proposed development has been designed to respect the landscape character and setting of its location on the edge of the existing settlement, including the views to and from the Site.

vii) Ecology and Arboricultural Matters

5.83 There are two designated sites within 2km of the Site, as follows:

- Hook Common and Bartley Heath Site of Scientific Interest (SSSI);
- Odiham Common and Bagwell Green & Shaw SSSI.

- 5.84 There are also two designated non-statutory Sites of Importance for Nature Conservation (SINC's) within and bordering the site. 'Wooded Hedgerows' Hook SINC is located on the western part of the Site, and the River Whitewater SINC runs along the eastern boundary of the Site.
- 5.85 A full ecological assessment is submitted alongside this application, included within the ES. The ecology present on the Site is considered in detail in the Ecological Assessment.
- 5.86 The Ecology Survey has identified that Bats are using the site for foraging and commuting, with a roost identified in one tree to the southern part of the Site and another in the existing building of Titchener Farm, which is being retained.
- 5.87 A low population of grass snakes, along with two partially active Badger Setts have also been identified on site.
- 5.88 Biodiversity matters have been a key consideration in the layout design and determination of developable areas. Mitigation and enhancement measures are also proposed in order to ensure that the development of the Site does not have an adverse effect on biodiversity. Mitigation measures include:
- The retention and positive management of existing hedgerows and trees, with the exception of those lost to accommodate accesses;
 - Retention of woodland, trees and semi-improved grassland wherever possible;
 - Provision of a mosaic of habitats such as wetlands, woodlands, wildflower grasslands, and additional hedgerows created within public amenity spaces within the Site;
 - Provision of nesting boxes for a variety of bird species;
 - Provision of bat boxes;
 - The provision of SUDS balancing pond, which will also provide ecological benefits. One pond has been specifically designed to accommodate the relocation of a population of smooth palmate newts which inhabit an existing pond.
 - Provision of SANG, to include landscape enhancements and a new pond, and payment of SMM contributions, to mitigate impacts of residential development on the TBH SPA.
- 5.89 Further information is included in a summary Biodiversity Action Plan included as **Appendix 5**.
- 5.90 A Tree Survey and Arboriculture Impact Assessment have been submitted in support of the application. As above, the majority of existing hedgerows and tree belts on Site will be

retained, with the exception of an area of breakthrough and visibility for the proposed spine road. New planting will be introduced to supplement any loss of trees. Root protection areas have been assessed and have informed the Site parameters, to avoid negative impacts on the existing tree stock.

- 5.91 Subject to the implementation of the avoidance, mitigation and enhancement measures, the proposed development will have a positive effect on biodiversity and nature conservation throughout the site, in accordance with Policy CON3 and CON4 of the Local Plan (2002).
- 5.92 The provision of SANG and SAMP would also ensure that the development will not impact adversely upon the TBH SPA, in accordance with Policy NRM6 of the SEP (2009), Policy CON1 of the Local Plan (2002) and the Interim Avoidance Strategy (2006). It also accords with the **environmental and social** element of the NPPF's 3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

viii) Archaeology and Heritage

- 5.93 The Heritage Statement submitted as part of the application identifies key areas of heritage interest within and around the Site:
- **Grade II listed building (Titchener Farm Barn):** on the eastern part of the Site, is to be retained. The current use of the barn as 'The Park Health Club' has resulted in extensions to the listed building and provision of associated car parking. A pair of semi-detached cottages sited immediately to the south-east would be demolished. The significance of the listed building has already been subjected to some degree of detriment, but its setting will be enhanced by the application proposals;
 - **Grade II listed Hook House Hotel:** located to the immediate south of the Site. The House sits within its own grounds and is substantially screened from outside views by existing boundary vegetation. The wider setting of Hook House, including agricultural land to the northeast and west, is not of high importance in the significance of the building. It is considered that the proposed development will have minimal impact on the setting of the listed building;
 - **Whitewater House and Hook Mill (Grade II listed):** located to the east of Titchener Farm. The existing dwellings are surrounded on all sides by the area of land safeguarded as SANG (Policy CS12 of LPCS), some of which will be brought forward as part of the proposed development. The setting of the listed buildings will not therefore be affected.

- 5.94 The Heritage Statement establishes that in addition to the known heritage assets, no further archaeological assets have been recorded on or particularly close to the Site.
- 5.95 A review of available archaeological and historical sources indicates that the Site has potential for evidence of post-medieval remains relating to the existing Titchener Farm buildings, and a generally low archaeological potential for all remaining periods.
- 5.96 Land within the floodplain of the River Whitewater in the extreme east of the Site is identified as having a low/moderate archaeological potential for prehistoric and Roman remains. However the proposed development will not impact upon this area adjoining the River Whitewater which will remain natural greenspace.
- 5.97 Given the particularly limited archaeological potential associated with London Clay and an absence of Historic Environment Records (HER) evidence locally, it is suggested that any requirement for further archaeological work should be secured by an appropriately worded planning condition.
- 5.98 The development is considered to fully comply with the objectives of the NPPF, Policy CON 11 of the adopted Local Plan (2002). It also accords with the **environmental** element of the NPPF's 3No. component parts of sustainable development [NPPF, para 7] and the requirements of the PPG.

ix) Noise

- 5.99 A Noise Assessment is submitted in support of the planning application, included within ES. The report concludes that the vast majority of the Site is exposed to noise levels in which residential development is acceptable.
- 5.100 Those parts of the Site adjoining London Road/Griffin Way North experience traffic noise at exposure levels which will require appropriate mitigation measures.
- 5.101 Suitable mitigation measures are therefore proposed including façade treatments such as additional glazing and ventilation elements.
- 5.102 Suitable measures have also been deployed across the Site to ensure that acceptable internal and external noise levels are achieved. In order to accord with the noise criteria for gardens, it is anticipated that at the detailed design stage, buildings and gardens will be designed and orientated so as to shield garden areas from noise associated with road traffic.

5.103 It is therefore considered that development of the Site for residential use is appropriate, subject to a suitable scheme of mitigation measures being incorporated into the design, as set out in the ES.

5.104 The proposed development complies with adopted Local Plan Policy (2002) GEN7. It also accords with the **environmental** element of the NPPF's 3No. component parts of sustainable development. [NPPF, para 7]

x) Air Quality

5.105 An Air Qualitative Assessment has been submitted with the planning application, included within the ES. This investigates any potential impacts and mitigation measures required during the construction phase and also any residual impacts of the completed development. A package of mitigation measures are proposed to limit impact of the construction phase. The ES concludes that the potential residual impacts of the proposed development are of 'negligible' effect.

5.106 The proposed development complies with adopted Local Plan Policy (2002) GEN7, the principles of the NPPF and the PPG.

xi) Sustainable Construction

5.107 The Sustainability Assessment (URS, October 2013) submitted in support of the application sets out how the required Code for Sustainable Homes (or subsequent Building Regulations) is proposed to be met on Site, including the use of renewable, low carbon technologies and responsible sourcing of materials.

xii) Section 106 Heads of Terms

5.108 It is anticipated that the Section 106 Agreement will include the provision of contributions towards:

- Affordable Housing;
- Transport Infrastructure;
- Education;
- SANG and SAMM;
- Public Open Space and Leisure;
- Residential Travel Plan;
- Land for Community building / facility

- 5.109 The actual sum, triggers, and precise wording is to be agreed during the application process. All contributions must be substantiated and justified in the context of the NPPF and Regulation 122 of the Community Infrastructure Levy Regulations 2010.
- 5.110 Further information on the above, including on the level of open space being provided on site is set out in the 'Infrastructure Provision Statement' (March 2014), draft Heads of Terms and the Design and Access Statement (March 2014).

6.0 CONCLUSIONS

- 6.1 The proposed development, the subject of this Application, is the result of extensive pre-application discussions, negotiations and consultations with the District Council Officers and Members, Hook Parish Council, Hampshire County Council, local residents and other key consultees. The scheme has evolved significantly and has benefited considerably from the respective inputs of all those concerned.
- 6.2 Extensive technical studies have been undertaken which demonstrate that the Site is "suitable", "achievable", and "available", and therefore "deliverable" in planning terms.
- 6.3 The outcome of the recent LPCS Examination suggests that HDC will have to set a significantly increased housing target. At the same time Government has repeatedly emphasised the "presumption in favour" of sustainable development and the importance of local authorities meeting their housing needs and demonstrating a 5-year supply of housing land.
- 6.4 The Site has been consistently identified by HDC as being suitable for residential development. It forms part of the same area of land that was allocated by the District Council for residential and community development in the LPCS (July 2013), albeit the document was subsequently withdrawn from Examination.
- 6.5 Whilst the Inspector found the LPCS to be 'unsound' leading to the withdrawal of the document, the primary issues related to the Council's failure to comply with the NPPF's 'Duty to Co-operate' and its failure to demonstrate/meet the District's full 'objectively assessed needs'.
- 6.6 The above 'high level' issues do not affect the merits of Hook as a sustainable settlement nor the suitability of the Site for development. The principle of allocating the Site has been accepted by Members and Officers at HDC so the Site will almost certainly be included as an allocation in any future iteration of the Local Plan.
- 6.7 The Application proposals accord fully with National Policy (March 2012) and the draft LPCS as taken forward by HDC's Interim Housing Strategy (October 2013). It represents residential proposals which will deliver a highly sustainable development, including:
- Up to 550 houses;
 - Provision of sports pitches (3.01ha);

- Area of land reserved for a community facility and SANG Parking (0.38 ha);
- Detailed Access arrangements including primary accesses from:
 - Reading Road
 - Griffin Way North
 - London Road
- Provision of open space, including children's play areas and informal open space;
- Provision of 12.19ha of Suitable Alternative Natural Greenspace (SANG);
- Landscaping; and
- Provision of Sustainable Drainage Systems (SuDS) and other associated infrastructure;
- Package of S106 provisions and financial contributions.

6.8 The Application represents a comprehensive development proposal that provides for a sustainable development, which will deliver economic, social and environmental benefits to the local area, insofar as it:

- Provides a wide range of much needed housing in a highly sustainable location;
- Provides a significant number of Affordable homes;
- Provides significant areas of both formal and informal open space for the enjoyment of both future residents and the general public;
- Would not adversely impact on the surrounding landscape, but will provide landscape amenities to meet the needs of future residents;
- Would protect and enhance the local ecology and provide for ecological diversification;
- Would not have harmful impacts on existing highways and drainage infrastructure.

6.9 Numerous technical statements have been prepared to support the Application and to demonstrate how the proposed scheme accords with local and national policy. This Planning Statement only summarises parts of the technical reports and focuses instead on the planning policy context of the development proposals; the relative weight to be given to the Development Plan; other material considerations; and the planning justification for the development proposals.

6.10 The other material considerations include the NPPF (with its key theme being the 'presumption in favour of sustainable development' which brings economic, social and environmental benefits), the PPG and the Councils 'Interim Housing Strategy' (October 2013), which confirms the Council's intentions for the Site to come forward in the short term and before the adoption of its Local Plan Core Strategy.

- 6.11 This Statement has demonstrated the raft of positive economic, social and environmental benefits that would result from the proposed scheme, which are clearly significant material considerations to be taken into account in the determination of this application.
- 6.12 In summary, this Application accords fully with the Government's strategic priorities of delivering much needed residential development – within a sustainable framework.

APPENDIX 1

Summary of HDC Local Plan Policies (2002 and 2006)

1.0 Hart District Local Plan (Replacement) 1996-2006 "Saved" Policies

- 1.1 **Policy GEN1 – General Policy for Development:** sets out general criteria against which proposals will be judged, including local character, amenity, landscape conservation and enhancement, accessibility, impact on highways and infrastructure.
- 1.2 **GEN3 – General Policy for Landscape Character Areas:** development will be permitted within the landscape character areas as indicated on the proposals map, if it does not adversely affect the particular character of the landscape, and is in accordance with other policies within the plan.
- 1.3 **GEN4 – General Design Policy:** development proposals should sustain or improve the urban design qualities of town or villages which derive from their layout and form, character or appearance, special features, or the arrangement, scale and design of buildings and spaces.
- 1.4 **GEN 7- Noise sensitive developments:** states that development proposals will only be permitted where adequate measures are taken for noise amelioration.
- 1.5 **GEN12 – Design Against Crime:** planning permission will not be granted if it fails to incorporate appropriate provision for public safety and crime prevention within its design.
- 1.6 **CON1 to CON8 – Nature Conservation, Countryside and Landscape & Trees and Woodlands:** address nature conservation issues. Policy CON1 prevents development which adversely affects the SPA or Special Areas of Conservation. Policy CON2 addresses the impacts of development on Site of Special Scientific Interest (SSSIs). Policy CON3 states that development likely to have an adverse effect on a Site of Importance for Nature Conservation (SINC) will only be permitted if there are reasons for the proposals which outweigh the need to safeguard the value of the site. Policy CON4 requires adequate replacement to be made where harm is done to any nature conservation habitat under Policies CON1 to CON3. Policy CON7 seeks to protect Riverine Environments. Policy CON8 addresses impacts on trees, woodlands and hedgerows.
- 1.7 **CON 11 – Archaeological Sites & Scheduled Ancient Monuments:** prevents development that would adversely affect sites of archaeological importance, unless there would be exceptional overriding needs for development which would prevent this.
- 1.8 **RUR2 – General Policy for Development in the Countryside:** prevents development in the open countryside outside of defined settlement boundaries unless the Council is satisfied

that it is provided for by other policies in the local plan and does not have a significant detrimental effect on the countryside.

- 1.9 **URB20 – Social Infrastructure and Services:** supports the provision of new community facilities provided that other policies are satisfied.
- 1.10 **URB23 – Open Space Requirements with New Development:** developments of 20 or more dwellings will require open space to be provided in accordance with the Council's adopted standards.
- 1.11 **T1, T2, T5, T13, T14, T15 & T16 - Transportation:** address highway and transport matters for new development, including appropriate access, necessary highway improvements, promotion of the use of sustainable transport modes and parking.

2.0 First Alterations Local Plan (2006) "Saved" Policies

- 2.1 **Policy ALT GEN13 – Affordable Housing:** On sites of 0.2 ha or larger, the Council will seek to negotiate an overall guidance target that 40% of new dwellings should be affordable in individual schemes, with a mix and tenure split that reflects local housing needs.

APPENDIX 2

Summary of Strategic Objectives (LPCS, July 2013)

LPCS (JULY 2013) STRATEGIC OBJECTIVES AND THE PROPOSED DEVELOPMENT

Strategic Objectives	Proposed Development
<p>Strategic priority 2 seeks <i>"The delivery of housing that meets the needs of all sectors of the community including the provision of affordable and market housing to meet local needs in both urban and rural areas of the District. New Homes should be provided in a way that promotes sustainable communities, provides a mix of house sizes, types and tenures to meet identified needs, and should respond to the changing demographic profile of the district"</i>.</p>	<p>The proposed development will provide up to 550 homes (including up to 40% affordable housing) with a mix of dwellings in terms of sizes and tenure. The final mix will be informed by District needs and relevant Core Strategy policies.</p>
<p>Strategic priority 1 requires new homes to be developed at densities which make the most efficient use of land whilst responding to the existing built environment.</p>	<p>The development principles focus on a variation in density and building lines across the site, in response to its varying landscape character.</p>
<p>Strategic priority 7 requires new development to be "well-designed, creating safe, inclusive and cohesive environments where new housing is successfully integrated into existing communities". Strategic priority 8 seeks to prioritise walking, cycling and public transport and provide a genuine choice of modes.</p>	<p>The development principles include the creation of 3 new access points to serve the residential development, along with new green links to connect into the existing pedestrian and cycle network. Sustainable modes of travel will also be promoted.</p>
<p>Strategic priority 13 seeks to ensure that Hart <i>"contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment in which to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation"</i>.</p>	<p>The development provides new sports pitches (1 junior and 2 senior, or an alternative mix of pitches across a comparative area) and land for a community facility (approximately 0.35ha). These are proposed in one locality to the east of the site in order to create a "community hub". Areas of open space and children's play will also be provided.</p>
<p>Strategic priority 6 seeks to protect and enhance the natural, urban and historic environments. Strategic priority 12 seeks to protect and enhance biodiversity.</p>	<p>Development principles focus on the:</p> <ul style="list-style-type: none"> Retention and enhancement of existing landscape features (where possible), including the protected Wooded Hedgerow SINC; Creation of new landscape features to connect the development to the adjacent wider landscape and to provide an appropriate landscape structure to absorb and assimilate it into the surroundings;

Summary of relevant LPCS Strategic Objectives

	<p>Provision of new native planting to encourage wildlife and enhance biodiversity across the site;</p>
<p>Strategic priority 10 seeks to reduce the probability and impacts of flooding.</p>	<p>The development principles include the implementation of a sustainable drainage system to ensure that the flood risk from surface water runoff will be mitigated.</p>
<p>Strategic priority 1 requires new homes to be delivered in an effective and timely manner, maximising the use of existing infrastructure and access to facilities and services. Strategic priority 4 seeks to ensure that infrastructure needs arising from growth are provided in a timely and co-ordinated manner which keeps pace with development.</p>	<p>The proposed development will maximise the use of existing infrastructure. The phasing and delivery of any necessary infrastructure improvements will be agreed with the Council and relevant infrastructure providers. The proposed green links and the promotion of sustainable transport modes facilitate access to existing facilities and services.</p>
<p>Strategic Priority 9 seeks to “achieve climate change mitigation and adaption”.</p>	<p>The proposed development will comply with draft Core Strategy (November 2012) Policy CS20: Sustainable Construction and required Code for Sustainable Homes;</p> <p>This could be achieved through sustainable construction techniques and renewable energy technologies;</p> <p>Buildings will be designed to allow convenient separation and storage of waste and recycling;</p> <p>The development principles provide for a new integrated network of pedestrian/cycle routes. The Travel Plan submitted in support of the application seeks to encourage alternatives to car use;</p> <p>Existing structural landscaping will be retained and enhanced, with species that are intended to contribute to and improve habitats already in existence;</p> <p>Attenuation of surface water on- site will be achieved such that no additional impact is created on areas outside the Site.</p>

<p>Strategic Priority 15 seeks <i>"to promote the provision of a Strategic Alternative Natural Greenspace in the west of the district"</i> .</p> <p>This area of SANG is safeguarded under Policy CS12 of the draft Core Strategy and is located to the north east of Hook (see figure 3.2 of the DPMD- May 2013).</p>	<p>The proposed development will deliver SANG on <u>part of</u> the area of land safeguarded under policy CS12 of the draft Core Strategy, in line with policy requirements.</p> <p>The area of SANG to be delivered as part of the proposed development equates to circa 12.2ha. The delivery of 12.2ha of SANG is over and above Natural England Guidelines of 8ha per 1,000 population.</p>
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APPENDIX 3

Summary of HDC Supplementary Planning Guidance

1.0 Parking Provision Interim Guidance (August 2008)

- 1.1 Following the withdrawal of Hampshire County Council’s residential car parking standards, HDC Cabinet adopted guidance on parking provisions on 7 August 2008.
- 1.2 The document outlines the approach the Councils expects to be applied when determining car parking provision for a development. It considers car ownership levels in the District, layout and sustainable design of parking, as well as cycle parking and crime prevention.
- 1.3 In the consideration of parking provision for residential development, zones are applied to determine the level of provision. The Site falls in Zone 3, as follows:

Type of Development	Zone 3	Cycle Standard
<u>General Residential</u>		
1 Bedroom Units	1.75 spaces per unit	1 space per unit
2 Bedroom Units	2.75 spaces per unit	2 spaces per unit
3 Bedroom Units	3.50 spaces per unit	2 spaces per unit
4 or more Bedroom Units	4.00 spaces per unit	2 spaces per unit

2.0 S106 Community Infrastructure Policy (July 2013)

- 2.1 The Community Infrastructure Policy outlines the Council’s approach to seeking developer contributions for the support of services and infrastructure, such as highways, recreational facilities (local and district wide), education, health and affordable housing.
- 2.2 It is identified within the document that any spending plans must clearly outline the cost of improvements generated by the development, taking account that part of the required works results from existing demand.
- 2.3 Mitigation measures and funding is sought from developers towards a number of different infrastructure types.

3.0 Thames Basin Heath Special Protection Area [SPA] Interim Avoidance Strategy (November 2010)

- 3.1 A revised Interim Avoidance Strategy for the Thames Basin Heath SPA was adopted by HDC Cabinet 04 November 2010, replacing the Interim Avoidance Strategy 2009.

3.2 The document seeks to facilitate residential development in areas of the District affected by the Thames Basin Heath SPA, a network of designated heathland sites. Zones surrounding the SPA are identified within the document, to address specific measurements expected to be provided by the applicant; noted as follows:

- The Inner Exclusion Zone: within 400m of the SPA, there is a presumption against new residential development as it is not possible to conclude no adverse effect on the SPA;
- The Zone of Influence: defined as the area surrounding the Inner Exclusion Zone, within 5km from the SPA perimeter.

3.3 Within this Avoidance Strategy, measures are sought for proposed residential development in the Zone of Influence. In terms of large residential development, these will be considered by the Council on a case-by-case basis. The two elements to the Avoidance Strategy are as such:

- Suitable Alternative Natural Greenspace (SANG): areas of open space (existing or new) designed to attract new residential away from the SPA:
- Strategic Access Management and Monitoring (SAMM): co-ordinated visitor management measures and monitoring plan across the whole of the publicly accessible SPA.

3.4 Specifically in terms of SANG, this should be provided on the basis of 8 ha per 1,000 population, located within a wider open space or network of spaces.

APPENDIX 4

Economic Toolkit Worksheet



Nathaniel Lichfield
and Partners



BARRATT

Economic Toolkit: Worksheet

Output	Methodology	Notes
1. Construction Impacts		
Investment Figures		
1.1 Off Site Infrastructure Costs		
Off Site Infrastructure Costs	To be inputted by the user on a site by site basis.	To cover any off site works and/or payments which would result in works at some time in the future. Users <i>must</i> enter a value of zero if no off site infrastructure costs are anticipated.
1.2 Total Construction Cost		
Construction Cost per Residential Unit	Outputs are generated by the model, using regional build cost estimates (average cost per dwelling)	Takes account of regional variations in the average build cost of a dwelling. Regions have been defined on the basis of the 7 Barratt trading regions. On site infrastructure such as roads (including site access), sub-stations, surface water retention provision etc is included in the total construction cost. It does not, however, cover any off site works which are normally covered by a Section 106 agreement or Community Infrastructure Levy. <i>Source: Barratt research</i>
Estimated Construction Cost: Residential	= Construction Cost per Residential Unit * Total no. of units	
Estimated Total Construction Cost	= Estimated Construction Cost: Residential Units + Off Site Infrastructure Cost	

Employment Figures

1.3 Direct FTE Construction Employment – Total (Person Years)

Direct FTE Construction Employment – Total (Person Years)	= Total Construction Cost / 123,101	Based upon the application of a national turnover:FTE jobs ratio for the construction industry. Does not take account of regional variations in the turnover:FTE jobs ratio. <i>Source: SME Statistics for the UK and the Regions (2009) Department for Business, Innovation and Skills.</i>
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1.4 Direct FTE Construction Employment – Apprenticeships (Person Years)

Direct FTE Construction Employment – Apprentices (Person Years)	= Direct FTE Construction Employment (Person Years) * 3.2%	Apprentices currently account for 3.2% of Barratt's workforce (excluding central administration & management). This figure changes annually as new apprentices are recruited and apprentices move into full employment. It should be noted that these jobs are accounted for within the Direct Temporary FTE Construction figure. <i>Source: Barratt research</i>
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1.5 Gross Value Added (GVA) of Direct Employment

Direct FTE Construction Employment (Permanent Equivalent)	= Direct FTE Construction Employment (Person Years) / 10	Based upon the assumption that 10 person years of employment equates to 1 permanent position <i>Source: HM Treasury</i>
GVA Impact of Direct Construction Employment	= Direct FTE Construction Employment (Permanent Equivalent) * £65,234	Based upon the application of the national average output per worker in the construction industry. Gross Value Added (GVA) is a commonly used measure of economic output or productivity. <i>Source: Key sectoral trends in Value Added – a comparison of UK and European performance, Department for Business, Innovation and Skills</i>

1.6 Indirect/Induced FTE Employment

Indirect/Induced FTE Employment	= [Direct FTE Construction Employment (Permanent Equivalent) * 2.19] - Direct FTE Construction Employment (Permanent Equivalent)	Based upon the application of a construction industry 'employment multiplier'. Takes account of the indirect jobs generated by construction (jobs in the supply chain and support services) as well as induced jobs (generated by the wage spending of direct and indirect workers). The figure is subtracted from the direct construction jobs in order to separate out the indirect/induced employment effects. Multiplier benefits will largely be retained locally. <i>Source: Scottish Government Social Research Tables (2010) as recommended by the Communities and Local Government publication Localism Bill: neighbourhood plans and community right to build – impact assessment (2011)</i>
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2. Operational Impacts

2.1 Total Gross Potential Spending Power: Retail (p.a.)

Total Gross Potential Spending Power: Retail (p.a.)	Outputs are generated by the model	<p>Based upon NLP analysis of:</p> <ul style="list-style-type: none"> Regional average expenditure of households with 1+ members in employment UK national average breakdown of expenditure by category <p>Analysis includes expenditure on: food, drink & tobacco; clothing & footwear; household goods & services; and miscellaneous goods & services.</p> <p>The model takes account of regional variations in expenditure levels. Whilst ONS data is only available by Government Office Region, NLP has applied a series of adjustments to generate estimates on the basis of the Barratt Trading Regions.</p> <p>It should be noted that the methodology does not take account of the socio-economic profile of the local area or the proposed housing product, which will result in further variations in the expenditure potential of the development.</p> <p>It is also important to note that the analysis simply identifies the gross potential spending power of the scheme and does not take account of the proportion of expenditure that will 'leak' out of the local/regional economy.</p> <p><i>Source: ONS Family Spending 2010 Edition</i></p>
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2.2 Total Gross Potential Spending Power: Leisure (p.a.)

Total Gross Potential Spending Power: Leisure (p.a.)	Outputs are generated by the model	<p>Based upon NLP analysis of:</p> <ul style="list-style-type: none"> Regional average expenditure of households with 1+ members in employment UK national average breakdown of expenditure by category <p>Analysis includes expenditure on: recreation & culture; and restaurants & hotels.</p> <p>The model is based upon the application of national average data and does not take account of regional variations in spend patterns. Regional variations with respect to the level of expenditure are, however, built into the model as outlined above.</p> <p>The methodology does not take account of the socio-economic profile of the local area or the proposed housing product, which will result in further variations in the expenditure potential of the development.</p> <p>It is also important to note that the analysis simply identifies the gross potential spending power of the scheme and does not take account of the proportion of expenditure that will 'leak' out of the local/regional economy.</p> <p><i>Source: ONS Family Spending 2010 Edition</i></p>
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2.3 Potential Retail Employment (FTE)

Potential Retail Employment (FTE)	Outputs are generated by the model through the application of appropriate turnover:FTE job ratios for each of the retailing subsectors considered	Does not take account of regional variations in the turnover:FTE jobs ratio. <i>Source: SME Statistics for the UK and the Regions (2009) Department for Business, Innovation and Skills.</i>
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2.4 Potential Leisure Employment (FTE)

Potential Leisure Employment (FTE)	Outputs are generated by the model through the application of appropriate turnover:FTE job ratios for each individual sector	Does not take account of regional variations in the turnover:FTE jobs ratios. <i>Source: SME Statistics for the UK and the Regions (2009) Department for Business, Innovation and Skills.</i>
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3. LPA Fiscal Impacts

3.1 Council Tax Receipts (p.a.)

Council Tax Receipts (p.a.)	= Total Residential Units * £1,439	Applies the average level of tax levied on a Band D home in England. At present, the average home in England falls within Band D, although it is recommended that this is reviewed annually. It should be noted that the figure does not take account of local/regional variations in Council Tax, or the value of the homes to be developed. <i>Source: New Homes Bonus: final scheme design, Communities and Local Government (2011)</i>
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3.2 New Homes Bonus Payment

New Homes Bonus Payment	= Council Tax Receipts (p.a.) * 6	Applies the average level of tax levied on a Band D home in England. At present, the average home in England falls within Band D, although it is recommended that this is reviewed annually. It should be noted that the figure does not take account of local/regional variations in Council Tax, or the value of the homes to be developed. It should be noted that the model does not take account of any additional funding resulting from the provision of any affordable housing on site.
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The Economic Toolkit has been developed to assist Barratt Development PLC employees in generating an estimate of the headline economic benefits of development proposals. The Toolkit has been constructed using national averages and does, not, therefore have regard to the specific local circumstances of a scheme, which is likely to be required by LPAs in seeking planning permission. The model assumes that 100% of residential development on site will be for market housing. In those instances where an element of affordable housing provision is proposed, it is recommended that any documents submitted to support the application build in appropriate adjustments.

The headline benefits generated by the Toolkit are all expressed in gross terms and are intended to demonstrate the intrinsic economic value of a proposed development in order to inform early stage discussions with LPAs, as well as community engagement exercises. The outputs do not, however, constitute a full economic impact assessment of a scheme. It is recommended that any documents submitted to support planning applications be supplemented with additional analysis to:

- Assess the net additional impact of the scheme; and
- Present the impacts within a short report that considers the local socio-economic context and articulates the wider qualitative arguments supporting the development proposals.

APPENDIX 5

Biodiversity Action Plan

Biodiversity Action Plan

Biodiversity matters have been a key consideration in the layout design and determination of developable areas. Mitigation measures are proposed which are in compliance with both national and local biodiversity strategies and targets.

National and Local Guidance

The UK Post-2010 Biodiversity Framework (July 2012) sets out the common purpose and shared priorities of the four UK governments (England, Northern Ireland, Scotland and Wales) between now and 2020, in order to address the biodiversity challenges faced in Great Britain. The five strategic priorities are as follows:

- A) Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society;
- B) Reduce the direct pressures on biodiversity and promote sustainable uses;
- C) To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity;
- D) Enhance the benefits to all from biodiversity and ecosystem services;
- E) Enhance implementation through participatory planning, knowledge management and capacity building.

More locally, the Biodiversity Action Plan (BAP) for Hampshire seeks to conserve and enhance biodiversity in the county through establishing a detailed programme of actions and engagement with interested parties and participants.

Priority species are identified and sought to be protected within both the national and regional BAPs. The proposed development seeks to comply with these strategies of protection through identifying and proposing mitigation measures for the protection of these species. The Ecology Chapter of the Environmental Statement contains detailed considerations of both the UKBAP and Hampshire BAP Protected Species and therefore will not be repeated here.

More generally, the development proposals involve strategies and mitigation measures for the protection and enhancement of biodiversity to be implemented prior to and during construction, within the design and layout of the scheme and maintained by on-going management measures. These measures are provided in summary below:

To reduce the direct pressures on biodiversity prior and during construction:

- On-going implementation and monitoring of Construction Environmental Management Plan (CEMP);
- Advanced replanting and early establishment of trees, hedgerows and key landscape elements prior to construction;
- Advanced tree planting to replace immature and dead street trees;
- The two proposed ponds will be implemented during construction and prior to the draining down and infilling of the existing pond on site;
- Protection of all retained ponds, hedgerows and trees during construction through the use of buffers sufficient to guard the rooting areas of the vegetation and allow for continued movement of badgers;

- Reptile mitigation fencing to protect grass snakes from entering the site and being harmed by construction activities;
- The capture and translocation of grass snakes, smooth newts and palmate newts during the appropriate season for the species and prior to the commencement of development;
- During construction, lighting to be minimised and light spillages avoided to minimise disturbance to soprano pipistrelle bats.

To improve the status of biodiversity through the design and layout of the proposed scheme:

- Mature vegetation, tree belts, specimen trees and hedgerows are to be retained on site where possible;
- A 12.19 ha SANG is proposed along the River Whitewater, containing a variety of habitat types including floodplain grazing marsh meadow, wildflower meadow, riverine vegetation, ponds, hedgerows and trees;
- Approximately 2 ha of grassland within the SANG will be improved by over-seeding of existing semi-improved grassland with wildflower seed mix to enhance diversity and improve quality;
- Across the site, significant new planting of native and locally appropriate species are proposed;
- Proposed enhancement to the River Whitewater valley and Dorchester Stream corridor, including the establishment of the converted fields to pastoral and meadow grassland;
- The quality of trees and tree belts enhanced with additional native planting where appropriate;
- Proposed ponds will be designed and planted to provide optimal conditions for the establishment and breeding of a range of fauna;
- The routing of underground services will, where possible, coincide with the routes of roads, footpaths and cycleways to minimise the erosion and fragmentation of habitats and disturbance to species;
- Trees felled during construction or management operations will be used to create log piles, located close to open areas of grassland to encourage invertebrate species and benefit a range of wildlife;
- Primary movement routes through the proposed development will accommodate street tree planting and vegetated verges.

To enhance the implementation of measures through on-going management:

- On-going positive management of trees, tree belts, public amenity space, grassland and wildflower grassland;
- Newly planted trees will be subject to an intensive management regime to ensure their establishment and development;
- Well established woodlands require very little maintenance, however some management is proposed to maintain structural diversity, open areas and edge habitat;
- A yearly routine inspection will be undertaken by a qualified Arboriculturist, in addition to ad hoc inspections following extreme weather events;
- Attenuation basins will be monitored annually and specific management operations undertaken to assess their condition.