

# Hartley Wintney Parish Council Planning Policy

Version Control		
Version 1 Adopted	HWPC Full Council	05 December 2016
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Version 5 Revised	Policy Committee	TBA

## Key Documents

- National Planning Policy Framework - July 2018, updated February 2019
- The Hart Local Plan (Strategy and Sites) 2016-2032, adopted 30 April 2020
- Hartley Wintney Neighbourhood Plan – October 2019
- Hartley Wintney Conservation Area Character Appraisal - 2008

## Introduction

It is now known that a zero allocation of housing has been applied to the parish of Hartley Wintney.

However, the Hartley Wintney Neighbourhood Plan proposes a total of 8 dwellings on a brownfield site plus any small-scale windfall sites to demonstrate our willingness to accept development going forward into the future.

## Sustainable Developments

Reflecting the Hart DC response to the climate change crisis and the over-arching support in the Hartley Wintney Neighbourhood Plan for new technology and a green environment, HWPC will advocate all means of sustainability in future pre-application discussions and development meetings and ongoing development negotiations.

As part of the wider community engagement HWPC will, where possible, encourage all planning applicants and their agents to include a statement or specific proposals to promote environmental sustainability. This will reflect HWPC's own sustainability policy.

As part of comments relating to planning applications HWPC will include as appropriate a statement relating to environmental sustainability that can then be considered by the Hart DC Planning Committee.

HWPC will monitor the application of any financial contributions made to improve parish leisure and open space infrastructure and will actively propose future projects to benefit from such contributions.

## General Planning Considerations

Hartley Wintney Parish Council's (HWPC) approach to shaping the future structure of the Parish will take into consideration the following:

- Rigorously defending the Policies of the Hartley Wintney Neighbourhood Plan.
- Discouraging development which fronts the A30 to ensure the rural feel of the village centre is retained and thus siting these new larger developments in locations set back from the A30.
- Permitting small scale infill, windfall, or brownfield site development only where appropriate nearer the main High Street. This prevents a concentration of development around the historic centre of the village and the cricket green.

- Discouraging intensive development in the village centre, thus maintaining its distinctive character which would otherwise be lost through the development of an urban municipal centre.
- Ensuring that any new large-scale developments are situated in areas which are distinctly outside the main settlement in the parish.
- Ensuring any such sites have good links into the village centre by foot or by bicycle and encourage the provision of access to public transport.
- Actively discouraging developments at the edges of the main settlement areas as the result so as to maintain the distinction between settlements of Hartley Wintney, Phoenix Green, Elvetham, Hartfordbridge, Diple and West Green, none of which are physically connected to the centre of Hartley Wintney.
- Support Hart DC interim housing Policy Statement in avoiding the “*coalescence of settlements which will be strongly resisted*” by rigorously defending the individuality of local settlements around Hartley Wintney to maintain the identity of the village and to prevent coalescence with possible new or existing developments.
- To defend restrictions and conditions imposed by Hart DC on any development within the legally designated conservation areas of Hartley Wintney.
- To ensure the integrity of the Special Protection Area of Hazeley Heath is maintained (this is specifically legislated for in the NPPF), no new build development within a 400m radius of Hazeley Heath and any development within a 5km radius will be the subject of stringent tests, impact assessments and mitigation measures.
- The HWPC will robustly defend an absolute ban on any development or change of use of the common areas and green spaces within the Parish.
- Safeguarding the future of the conservation zones and listed buildings in and around Hartley Wintney whether the subject of refurbishment or conversion.
- Seek to ensure that developers are sincere and diligent in their future plans for buildings with pre-planning meetings taking place with the Parish Council prior to any formal application being made to HDC. Where appropriate plans should be modified to take into account the views of the HWPC in all submitted plans.
- At pre-application meetings with the Parish Council, encourage sustainability, and eco-friendly development with access to public transport and the use of cycles wherever possible.

## Approach

Hartley Wintney Parish Council will approach planning proposals taking account of the Key Documents and the following principles based on the size of the proposed development.

## Major Developments

Hartley Wintney Parish Council will:

- Reject any major development in the Parish during the period of the Local Plan.
- Be robust with their rejection of speculative or strategic development proposals and any plans that are not strictly in line with the Local Plan or the Hartley Wintney Neighbourhood Plan.
- Actively encourage developers to engage with the Parish Council at and before the pre-application stage and must demonstrate this interaction as part of any subsequent planning application. HWPC will rigorously pursue this pre-engagement approach to ensure the proposals are suitable and are beneficial to the local community in both planning and financial terms.
- In the case of major applications of more than ten houses HWPC will encourage and expect some form of local public consultation at the pre-application stage. An open evening or drop-in presentation session with the opportunity for attendees to share any concerns or suggestions, is considered to be the most appropriate approach which will ensure that any fundamental concerns are addressed well in advance of any formal application plans being submitted.
- Comments made by HWPC at any preapplication stage or during an engagement with the community will be made “without prejudice”.

- The HWPC will always comment upon the final version of the application once it has been logged with the Hart District Council.
- Ensure that where, in the view of the Parish Council there is a belief that a development poses a real concern in terms of policy, running counter to the Hart DC Local Plan or HW Neighbourhood Plan, or would set an unacceptable precedent, robust objection will be lodged and defended.
- Where a development be approved, HWPC will actively pursue any contributions, whether financial or 'in-kind', agreed by the developer in favour of the Parish.

In addition, HWPC aim to:

- Be forward thinking and proactive in its approach to planning developments both within the Parish and in adjoining Parishes where there may be a resulting impact.
- Seek to strike an appropriate balance between accommodating the Parish's share of sustainable development and appropriate preservation of the fundamental character of Hartley Wintney and its surrounding countryside.
- Reflect the wishes of the HW residents as set out in the Hartley Wintney Neighbourhood Plan as much as is possible while meeting the obligations set out in the National Planning Policy Framework.
- Communicate with residents around significant applications through written or virtual communication channels.
- Give residents individual, impartial advice on how to present any planning objections they may have to Hart District Council in the best possible way and mediate on behalf of residents where appropriate.
- Call out Hart District Council should a situation arise where unsound or non-viable development is proposed.

### **Small-scale Developments**

- HWPC will give advice to any individual wishing to lodge a planning application with Hart DC. This will relate to planning and legal requirements, the impact of the Neighbourhood Plan, fees, permitted development and restrictions in designated areas such as SPA or Conservation Areas.
- When considering an application HWPC will take account of any views of neighbours and residents before submitting a comment to Hart DC.

### **Individual Planning Application**

- HWPC will give advice to any individual wishing to lodge a planning application relating to their own property with Hart DC. This will relate to planning and legal requirements, the impact of the Neighbourhood Plan, fees, permitted development and restrictions in designated areas such as SPA or Conservation Areas.
- When considering an application HWPC will take account of any views of neighbours and residents before submitting a comment to Hart DC.

### **RESPONSIBILITIES AND TRANSPARENCY**

It will be the responsibility of the Hartley Wintney Parish Council to robustly defend the undertakings defined above through

- Holding committee meetings which are open to the public,
- Posting information concerning potential new developments in the public domain and through submitting comments on the Hart DC website.
- Publishing this Policy, and all future amendments to this Policy, on the HWPC website so that it is available for members of the public and planners to view.