



Affordable Homes in New Development Supplementary Planning Document (SPD)

Consultation Statement

November 2024

Introduction

1. The Council is consulting on a **Draft Affordable Homes in New Development SPD**. The SPD will provide guidance to support policies in the [Hart Local Plan \(Strategy & Sites\) 2032](#).
2. The consultation runs for six weeks from 8 November 2024 to 20 December 2024. This is two weeks longer than the statutory minimum 4 weeks.
3. The consultation is taking place under Regulations 12 and 13 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).
4. The consultation will be publicised through a residents' newsletter, the Council's website, and posts across the Council's social media platforms. County and Parish Councillors will also be notified via a Councillor Connect newsletter email. Organisations and individuals on the Planning Policy database will be notified directly by email or letter.
5. The draft SPD and supporting documents can be viewed on the Council's [website](#) or in person during office hours at: Hart District Council's Offices, Harlington Way, Fleet, Hampshire, GU51 4AE, Monday – Thursday 8.30am – 5pm, Friday 8.30am – 4.30pm
6. Representations must be made in writing by email to planningpolicy@hart.gov.uk or by post to: Planning Policy Team, Hart District Council, Harlington Way, Fleet, Hampshire, GU51 4AE

Considering comments made

7. Representations received between 8 November 2024 and 20 December 2024 will be considered when finalising the SPD.
8. Before adopting the SPD, the Council will prepare a statement setting out:
 - The persons the local planning authority consulted when preparing the supplementary planning document;
 - A summary of the main issues raised by those persons; and
 - How those issues have been addressed in the supplementary planning document.

Consultation carried out to date

9. Whilst there has been no formal or widespread consultation on the SPD, Hart Council Officers have had some dialogue with Registered Providers (RPs) and a developer which has helped with the drafting of the SPD. The SPD has also benefitted from internal feedback from Hart Council Officers in the Housing and Development Management teams.

Background

10. The draft SPD builds on the current [Affordable Homes with New Development Technical Advice Note \(TAN\)](#) which was published in June 2024.
11. Supported by new evidence in relation to affordability and viability, the draft SPD sets out the Council's expectation that as a start point affordable homes for rent across the district will be delivered as socially rented homes. This will help to achieve the Council's Corporate Plan 2023-2027 goal to provide more social rented homes; a tenure which is genuinely affordable for local people.

Screening for Strategic Environment Assessment (SEA)

12. As part of this consultation the Council is simultaneously consulting Natural England, Historic England and the Environment Agency on its SEA Screening Opinion for a period of six weeks.
13. Any objections to the Council's conclusion that the SPD is unlikely to result in any significant environmental effects will be considered after the consultation period has closed and prior to the finalisation of the SPD.