

Hart District Council Comments on the Regulation 16 Submission Crookham Village Neighbourhood Plan, September 2019

Hart District Council welcomes the opportunity to comment on the Crookham Village Neighbourhood Plan: Submission version and our comments are set out in the table below. We recognise that the Plan has been prepared within the context of an evolving Local Plan and also national policy and would therefore commend the Parish Council on their progress.

We are pleased to see a number of our previous comments have been taken on board including those in relation to flooding as set out below and the inclusion of reference to affordable housing and a rural exception site.

Policy/ Paragraph	Recommended Amendments	Comments:
Whole document	There are still a number of reference to the 2012 NPPF, such as 'core planning principles', which should be removed or updated.	
Page 9	Recommend the following amendments: ... As required by paragraph 154 16 of the National Planning Policy Framework (NPPF), the policies are an aspirational but realistic attempt to reflect the unique characteristics and context of the Neighbourhood Plan Area and its diverse needs which arise from the different settlement types in the Plan area...	The Plan is being considered under the 2019 NPPF. The quote comes from the 2012 NPPF and not the 2019 NPPF.
Page 11	Once this Plan is adopted it might be confusing to include maps that mention 'existing' boundaries and refer to documents elsewhere to proposed (and what would then be adopted) boundaries. It is suggested that this map be updated to include the revised Settlement boundary.	For clarity
Page 12	Recommend the following amendments: The Submission version of the CVNP is due to be was submitted in June 2019 and so the final Basic Conditions Statement has been referenced to the policies set out in the NPPF 2019.	Update
Page 19	Recommend updating Figure 4 with a map that clearly identifies the Sites of Special Scientific Interest (SSSIs) & Sites of Importance for Nature Conservation (SINCs).	Sites of Special Scientific Interest (SSSIs) & Sites of Importance for Nature Conservation (SINCs) are not identified in Figure 4.
Page 23	Recommend updating footnotes to correspond with the 2019 NPPF.	The footnotes correspond to the 2012 NPPF and not the 2019 NPPF.
Page 26	Recommend the following amendments: The wording for each policy is highlighted in green and is	To improve the clarity of the sentence.

	supported by the rationale for that policy together with the supporting evidence.	
Policy BE03	Recommend the following amendments: <ul style="list-style-type: none"> they comply with Policies PA01 – PA03 and the guidance within the Conservation Area Appraisal for each conservation area and its setting in which they are sited or lie adjacent to; 	Conservation Area Appraisal don't include policies to comply with.
Policy BE03	This could be interpreted to prevent any additional external lighting. Such lighting may be required for safety or other reasons and it is therefore suggested that some additional flexibility is introduced. Recommend that the final bullet point be amended to refer to: <ul style="list-style-type: none"> <u>are designed not to increase the level of light pollution within any of the three conservation areas within/and/or adjacent to Crookham Village Parish. Proposals for any necessary street lighting or external lighting should be fully justified through an assessment demonstrating the need for the lighting and the measures taken to minimise any impact. do not increase the level of light pollution within any of the three conservation areas within and/or adjacent to Crookham Village Parish.</u> 	To ensure sufficient flexibility.
Figure 7	Recommend updating Figure 4 with a map that clearly identifies the Conservation Area boundary.	It would be useful to include the Conservation Area boundary within Figure 7.
Policy BE05	Recommend the following amendments: <ul style="list-style-type: none"> Does not infringe on the footpaths and accessibility for <u>Netherhouse Moor (NHM)</u> and Lea Green park, which are used as a key access point to Calthorpe Park and All Saints schools. 	To improve the clarity of the sentence.
Policy BE06	Recommend the following amendments: <ul style="list-style-type: none"> Development that includes Sustainable Drainage Systems will be supported be looked on favourably if it adheres to the principles above and will only discharge surface water either at, or less than, greenfield runoff rates (where technically viable), will leave green corridors along watercourses and/or will reduce flood risk. 	To improve the clarity of the sentence.
Policy BE06	The Council is pleased to see that Policy BE06 has been amended to reflect our previous advice, which encourages avoiding development on greenfield sites that flood, encourages the use of SUDS, encourages discharging at greenfield rates where viable, and only supports development that is safe and will not increase offsite flood risk. The policy even	

	allows for exceptions where appropriate.	
Page 52	<p>Recommend the following amendments:</p> <p>This supports the NPPF's requirement to establish a "strong sense of place" and to be "sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)" "respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation".</p>	The quote comes from the 2012 NPPF and not the 2019 NPPF.
Policy PA01	<p>Recommend the following amendments:</p> <ul style="list-style-type: none"> • Development shall respect the linear <u>nature of pattern of development in</u> the Conservation Area, following <u>historic precedent adherence to recognised good examples of traditional building forms and the prevailing grain of development within the area,</u> and <u>Where appropriate</u> it shall reflect the mix of single and two storey traditional buildings in order to introduce interest and variety into the development in order to reinforce the character and distinctiveness of an area. • Development shall respect the significance of heritage assets in the Conservation Area street scene. Particular consideration shall be given to <u>retaining the contribution of buildings and sites to the significance of the conservation area where these frame, punctuate or terminate views through, out and into the village. maintaining their role in framing, punctuating or termination key views through, out of and into the village.</u> • The <u>positive contribution that distinct setting that</u> the properties on the southern side of The Street and eastern side of Crondall Road provide to the <u>setting of the</u> Conservation Area and the key views that they afford from the village to the countryside, shall be respected and protected from unsympathetic development. • Development that affects locally significant buildings (as identified on Figure 17 below) together with new additions to and their positive contribution to the street scene must not undermine the significance of that contribution; 	To improve the clarity of the Policy and to properly reflect the significance of heritage assets.
Policy PA02	<p>Recommend the following amendments:</p> <ul style="list-style-type: none"> • Development shall have regard to: <ul style="list-style-type: none"> ○ The contribution of the canal side cottages to the significance of the canal setting; 	To improve the clarity of the policy.

	<ul style="list-style-type: none"> ○ The contribution of the historic bridge crossings to the historic significance of the canal; and ○ Development shall have regard toThe contribution of the landscape including ancient woodland alongside the water's edge; ● Development shall use a common palette of locally distinctive vernacular building forms and materials, commonly red brick, painted brick, rendered or timber framed; ● Proposals to demolish buildings which are identified as being non designated heritage assets heritage assets and are buildings of local importance or significance (as identified on Figure 17) will be resisted. 	
Policy PA03	<p>Recommend the following amendments:</p> <p>Second bullet: '... so as to sustain significant open spaces and key views from the road highway and other public rights of way that contribute ..'</p>	To improve the clarity of the Policy.
Page 63	<p>Recommend the following amendments:</p> <p>The Basingstoke Canal Conservation Area was designated in 1977 by Hampshire County Council in association with Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the canal. The Canal Conservation Area Appraisal provides further useful and detailed character and design analysis, and should be used as an additional resource to inform proposals for development in the Conservation Area.</p>	Reference to the wrong Conservation Area.
Policy PA04	<p>Recommend the following amendments:</p> <p>Second para: Development proposals which preserve <u>conserve</u> or enhance a heritage asset will be supported <u>in cases</u> where this is clearly and convincingly <u>justification for the heritage benefits to be derived from the scheme can be demonstrated</u> by way of an assessment of the development's likely effects <u>impact</u> on <u>either</u> the <u>heritage</u> asset or its setting.</p> <p>Third para: '... Within the conservation areas, the built form and linear nature of the built environment will be conserved and or enhanced and there should be no net loss and preferably a net gain of native trees or hedges. ..'</p>	To accord with the 2019 NPPF.

<p>Page 68 Table Title</p>	<p>Recommend the following amendments: Crookham Village Parish Heritage Assets - 22 Statutory Listed Buildings within the Parish</p>	<p>To clearly identify the content of the table.</p>
<p>Page 79</p>	<p>Recommend the following amendments:</p> <ul style="list-style-type: none"> • While the National Planning Policy Framework (NPPF) does not refer to Gaps and is not prescriptive on supporting or opposing gaps, it does state: “Planning should... take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;” NPPF paragraph 17 – bullet point 5. • The NPPF also states: “Crucially, Local Plans should identify land where development would be inappropriate, for instance because of its environmental or historic significance;” NPPF paragraph 157, Bullet point 7 	<p>The quotes come from the 2012 NPPF and not the 2019 NPPF.</p>
<p>Page 90</p>	<p>Recommend the following amendments: The allotments along Hitches Lane allow residents to enjoy gardening and the outdoors and support local food production.</p>	<p>The allotments on Hitches Road are not listed as Local Green Space.</p>
<p>Page 107</p>	<p>Recommend the following amendments: The NPPF 2019 provides guidance to ‘identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason’.</p>	<p>The quote comes from the 2012 NPPF and not the 2019 NPPF.</p>
<p>Page 116</p>	<p>Recommend the following amendments: Note that Traffic and Management Policies are the responsibility of enforced by Hart DC and Hampshire CC.</p>	<p>To improve the clarity of the sentence.</p>
<p>TMO01 – Parking Standard</p>	<p>Recommend the following amendments:</p> <ul style="list-style-type: none"> • proposals for new, or extensions to existing, commercial premises or community facilities, which require planning permission, also demonstrate the adequacy of offstreet car parking spaces by compliance with HDC adopted standards for commercial properties. 	<p>Hart DC does not have any adopted car parking standards (only interim standards).</p>
<p>Glossary</p>	<p>Recommend updating the glossary to correspond with the 2019 NPPF.</p>	<p>All of the NPPF definitions have been taken from the 2012 NPPF.</p>

Appendices	Whilst the Appendices provide extensive supporting information, once the Plan is adopted these could be limited to those necessary to interpret the Plan for example including Appendix A I the Village Design Statement and the set of Definitive maps.	
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