

Appendix 3 - Crookham Village Parish Council Clarification Response

Policy NE01 - Local Gap Definition and Supporting Evidence

Additional evidence required to support the Crookham Village Neighbourhood Plan Policy NE01 on Preserving the Gap between Settlements.

Scope

Policy NE01 – Preserving the Gap Between Settlements states the following:

Development in the Gap between Settlements will only be permitted where it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed developments as defined in Figure 6 of the Definitive Maps Supplement.

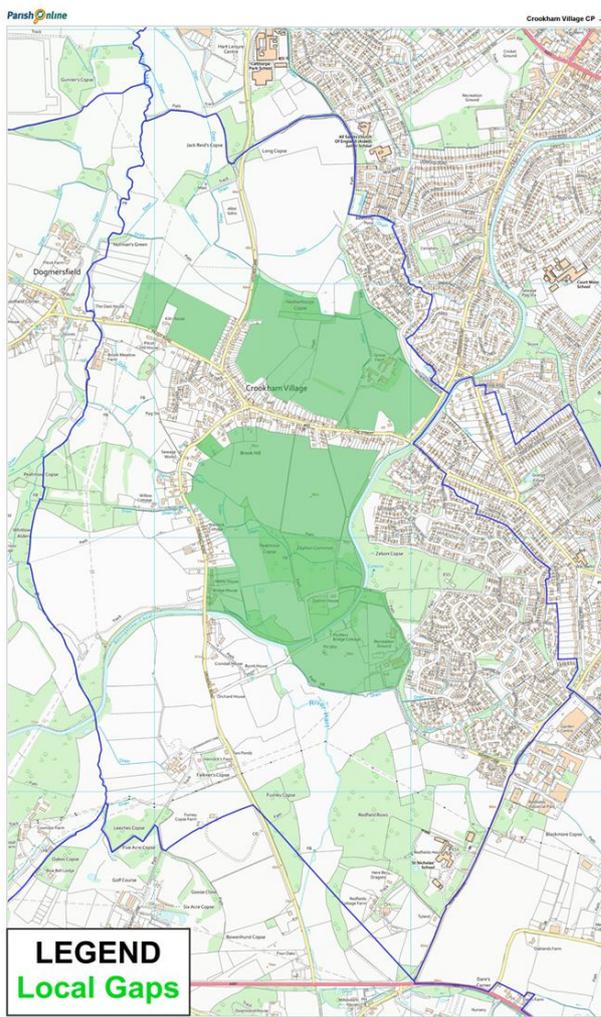


Figure 6 of the Definitive Maps Supplement in the Submission version of the Neighbourhood Plan is reproduced above and shows the two areas designated as Gaps Between Settlements; the smaller Gap between Crookham Village and Dogmersfield and the larger Gap to the north and south of Crookham Village. These are described in greater detail below.

Rationale

The Gaps between Settlements identified in the Crookham Village Neighbourhood Plan are a long-standing matter of planning policy in Hart. They are substantiated by the Local Plan in Policy CON21 and have recently been reviewed and updated to take account of the new developments in the local area.

Hart District Council is in a transitional stage with the Local Plan. Hart District Council maintains that the 'saved' policies of the Replacement Local Plan 1996 – 2006 should be applied subject to their consistency with the NPPF. The saved policy that is relevant to the areas designated as Local Gaps are set out in Policy CON21.

The Gaps between Settlements designated by the Crookham Village Neighbourhood Plan are consistent with the existing Hart Local Plan 'saved' Policy CON21 as amended for the new developments.

The Inspector in the Examination of the Emerging Hart Local Plan has accepted the principle of a policy approach to avoiding coalescence and maintaining the separate identity of settlements in the future. He recommended the removal of Policy NBE2 Gaps between Settlements but allowed for a provision within Policy NBE3 to incorporate coalescence as an additional criterion following the deletion of Policy NBE2 Gaps between Settlements.

Furthermore he supports the notion that Gaps can be designated through Neighbourhood Plans and Hart's emerging Policy NBE3 also states (in supporting text) that 'Policies to designate specific areas or 'gaps' between settlements can be prepared through subsequent Development Plan Documents and Neighbourhood Plans'.

The Gaps between Settlements designation by the Crookham Village Neighbourhood Plan is consistent with the NPPF.

The 'made' Dogmersfield Neighbourhood Plan relies on the Local Gap (iii) Crookham Village to Dogmersfield in the Hart Local Plan Policy CON21. It is therefore incumbent upon the Crookham Village Neighbourhood Plan to support the maintenance of this Gap, which lies within Crookham Village parish.

The area of the Gaps between Settlements is defined largely by settlement boundaries and boundaries of the Basingstoke Canal Conservation Area.

The area of each of the Gaps between Settlements is consistent with that defined by the existing Hart Local Plan Policy CON21 as adjusted for recent changes in the settlement boundaries (due to planning developments allowed on Appeal in the area of the Local Gap iii Fleet to Crookham Village).

The retention of the Gaps between Settlements was strongly supported in the consultations on the Crookham Village Neighbourhood Plan.

Landscape Evidence

Dogmersfield Gap - Pilcot Farm Area

The first Gap between Settlements lies between Dogmersfield in the west and Crookham Village in the east and is bounded by Pilcot Road to the south and a map line approximately 300m to the north of Pilcot Road. This area is designed to prevent the physical and visual coalescence of the two villages of Dogmersfield and Crookham Village.

Crookham Village Gap

The Crookham Village Gap wraps around Crookham Village to north and south of The Street to form a single Gap between Settlements. The purpose of this Gap is to separate Fleet from Crookham Village to the north and to prevent the coalescence of Crookham Village with Church Crookham to

the south. The Gap also acts to preserve the linear nature of the historic Village and give a sense of open space to this area of the parish.

It comprises two separate parcels of land which have different characteristics. The two main areas are joined by a narrow corridor of land which runs north to south along the Basingstoke Canal.

- **Grove Farm Area**

This area (the northern area on Figure 6 Definitive Maps Supplement above) lies between the existing development of Netherhouse Moor, the Land north of Netherhouse Copse to the north and the Old Village in the south. It is bounded by Hitches Lane to the west and the Basingstoke Canal to the east.

- **Cross Farm, Peatmoor Copse and River Hart floodplain Area**

This area (the southern area shown on Figure 6 Definitive Maps Supplement above) lies between the Old Village to the north and west, the Basingstoke Canal and Zebon Copse to the east and the Basingstoke Canal to the south.

Details of the Gap Areas

Dogmersfield to Crookham Village Gap

Pilcot Farm Area

This area lies to the west of the settlement boundary of Crookham Village on Hitches Lane and extends about two thirds of the way to the Dogmersfield settlement boundary at Pilcot. It is an area about 300 yards deep to the north of Pilcot Road.

That part of the Dogmersfield Conservation Area that is within Crookham Village Parish encompasses this area (see Policy NE01).

The Crookham Village Conservation Area forms part of the eastern boundary of this gap, there is hedgerow and broken treeline along part of its southern boundary along Pilcot Road, but there is currently no visual or landform boundary to the northern and western boundaries of this area and views across it are uninterrupted in all directions. A designated footpath 7a providing a route to Dogmersfield runs towards Pilcot Farm to the north but does not cross the area currently designated as gap.

This is described as a separate character area for the Village and is described as an intimate, small scale landscape mosaic which includes:

- Open arable and wet floodplain grassland;
- Horse pasture with wet meadow flora west of Hitches Lane;
- Pony paddocks (associated with Pilcot Farm); and
- A good network of mature hedgerows and tree belts

There is high degree of inter-visibility from footpaths and local roads (Hitches Lane) with a distinctive view of the Pilcot farmstead and its wooded setting of the Dogmersfield Conservation Area from Public footpath 7a.

The Dogmersfield Conservation Area, of which this is part, is defined by the document 'Dogmersfield Conservation Area Character Appraisal and Management Proposals (2012)'. The area is described in the Dogmersfield Neighbourhood Plan under section 2 'The Neighbourhood Area' which contains a description and figures, in two policies relating to that area and at Appendix A which contains the policies maps.

Further details of the landscape character can be found in Crookham Village Neighbourhood Plan Appendix C3 - Landscape Character Assessment under Character Area 1: Pilcot Farm.

Crookham Village Gap to Fleet and Church Crookham

Grove Farm Area

This area is that part of the previously designated Local Gap between Fleet and Crookham Village (CON21) that remains after the granting of planning permission for the new development at 'Land North of Netherhouse Copse'. The revised Gap lies between Netherhouse Copse and the settlement boundary of the urban Netherhouse Moor character area to the north and the settlement boundary of the rural and largely linear form of Crookham Village (the Old Village) to the south.

The Crookham Village Conservation Area forms part of the southern boundary of this gap and the Basingstoke Canal forms the eastern boundary with the Basingstoke Canal Conservation Area falling within the eastern part of this gap as shown on Crookham Village Neighbourhood Plan Figure 6 (Conservation Areas). A partial visual boundary is provided at the northern side of this gap by the line of deciduous trees and the presence of the mixed woodland at Netherhouse Copse.

This area of the gap is a mixed rural landscape of arable fields, ancient semi-natural woodland, wet grassland, acid grassland, regenerating scrub and woodland and ancient hedgerow. It also contains the Grade II listed Grove Farm and its associated workshops and farm buildings.

This area is important for recreation, biodiversity, its mosaic of habitats and for its distinctive landform. Although adjoining urban Fleet on its eastern boundary, large mature trees provide an effective visual buffer. Mature trees belts along Hitches Lane, Crookham Road, the Basingstoke Canal and the well wooded gardens of Crookham Village enclose the area and add to its attractive character.

Three designated footpaths and a network of desire lines cross the area. Some of the distinctive character of this area is already being eroded by the earth works designed to level the Tump and infill the area to be developed. This makes the retention of the landscape character elsewhere in the Gap even more important.

Further details of the landscape character can be found in Crookham Village Neighbourhood Plan Appendix C3 - Landscape Character Assessment under Character Area 2: Grove Farm.

Cross Farm, Peatmoor Copse and River Hart Floodplain Area

This area lies between the Old Village to the north and west and the Basingstoke Canal to the east and south-west and the settlement boundary for Zebon Copse to the southeast. It provides a local gap between the settlement boundary of the rural Old Village (extending in mostly linear form along The Street and Crondall Road) and the settlement at Zebon Copse. In the east the boundary of the Basingstoke Canal, , is adjacent to the settlement boundary of the more urban character area of Zebon Copse. This area of the Local Gap includes part of the Basingstoke Canal and the deciduous wet woodland of Peatmoor Copse and Zephon Common (Registered Common Land) and part of the SANG area designated by the approved planning application for Land at Watery Lane.

This area of the gap is an agricultural landscape with a mosaic of mostly arable open fields, pasture, wet meadow and copses.

This is the most important compartment in the Parish for perceiving and enjoying the best qualities of the historic village of Crookham Village and its setting, the Crookham Village Conservation Area and its setting of open countryside. The Area has a strong sense of place with attractive rolling landform and extensive views in all directions including towards the settlement. Two footpaths overlook the Old Village from the rising ground of Cross Farm Ridge. Footpath 1 has panoramic views and particularly attractive views of the Old Village from both The Street/ Crondall Road and the Hart Valley. The compartment is tranquil and enclosed by mature trees and woodland with few detractors to the attractive open countryside character.

Attractive views of a series of isolated historic and listed buildings enrich the area's scenic qualities and are local landmarks. There is a legible relationship of the settlement with the River Hart Valley with its attractive river terrace topography. Distant views of the Hart Downs strengthen the sense of place with its landscape mosaic which is rich in wildlife and natural beauty. This character inspires well-being amongst those who use the area from the adjoining communities of Church Crookham, Fleet and Crookham Village.

Zephon Common is the only area of 'Countryside and Rights of Way Open Access Land' in the Parish and only publicly accessible 'wild' woodland in the Parish. The neighbouring ancient woodland of Zebon Copse has a different more urban-fringe character with access infrastructure, boardwalks, notice boards and dog bins.

The Zephon Common/Peatmoor Copse complex is a large area of wet woodland and Zephon Common CROW Open Access Common. This part of the character area has two footpaths crossing it with two more running along its borders.

The River Hart floodplain is dominated by rush pasture which is also used for grazing, with a number of ponds and wet ditches. Little Egret and kingfisher regularly use the undisturbed river corridor throughout the year and are a breeding ground for Kingfishers.

Further details of the landscape character can be found in Crookham Village Neighbourhood Plan Appendix C3 - Landscape Character Assessment under Character Area 3: Cross Farm and Zephon Common.

Other Evidence

Hart Local Plan

Hart District Local Plan (Replacement) 1996 – 2006, Saved Policies (2009)

Hart District Council is in a transitional stage with the Local Plan. The adopted policies are the saved policies of the Replacement Local Plan 1996 – 2006 and should be applied subject to their consistency with the NPPF. However weight should also be placed on the emerging policies in the 'Local Plan Strategy and Sites' which has now reached an advanced stage. Examination hearings were held late in 2018 and Proposed Main Modifications, agreed by the Local Plan Inspector, were out for consultation until 19 August 2019. The emerging policies therefore have substantial weight. The saved policies and emerging policies (as proposed to be modified) that are relevant to the areas designated as Local Gap are set out below (CON21).

The Hart Local Plan Strategy and Sites 2016-2032 Submission Version should be considered a material consideration in the determination of planning applications and that development that accords with its policies will not be seen as representing departures that require referral to Full Council for determination. See Paper F Cabinet June 2018 and Draft Minutes.

The Inspector for the new Local Plan has accepted the principle of a policy approach to avoiding coalescence and maintaining the separate identity of settlements in the future. Furthermore he supports the notion that Gaps can be designated through Neighbourhood Plans. See **Emerging policies in the Hart Local plan: Strategy and Sites 2016 – 2032** below.

The Local Gap identified in the Crookham Village Neighbourhood Plan is a long-standing matter of planning policy in Hart. It is substantiated by the Local Plan in Policy CON21:

Local Plan Saved Policy CON 21

Development which would lead to the coalescence or damage the separate identity of neighbouring settlements will not be permitted in the following Local Gaps:

- i) Fleet to Crookham Village

iii) Crookham Village to Dogmersfield.

The gap is designated to provide protection against coalescence or damage to the separate identity of neighbouring settlements, in this case specifically Crookham Village.

The Inspector in the Hop Garden Appeal (APP/N1730/A/14/2226609) acknowledged that the Local Gaps in the District were not excessive and had been properly designated; *'[43] It is one of only seven such Gaps in the District, which, even when taken together, comprise a very small proportion of land within Hart. It is reasonable to consider, therefore, that their designation was carefully considered'. '[44] The rationale for the Gaps, as set out in the supporting text to CON21, is to maintain the separate identities of smaller settlements, provide their setting and prevent coalescence. It also notes that PROWs within the Gaps are usually heavily used and of high value, with the reduction in size of Gaps having the potential to adversely affect the use and amenity of them.'*

The information in the box below clearly states Hart District Council's position regarding Policy CON21 and is derived from Hart District Council's evidence (from Andrew Radcliffe) to the Planning Inspector for the Cross Farm Appeal APP/N1730/W/18/3216181 dated September 2019:

[12] In terms of the policies cited in the first reason for refusal [Counter to CON21], it is evident that the purpose of the Local Gap is to prevent coalescence and maintain separation between settlements, not merely for its own sake, but also in order to protect the separate identities of the settlements concerned. The proposed development would clearly be in conflict with both the wording and the intent of that policy, and would also be in conflict with the general landscape protection policies listed above.

The Gap is designated under Saved policy CON21. CON21 exists until such time as it is replaced by a policy that supersedes it.

Policy CON 21 is consistent with the NPPF, and is up to date. It is not undermined by either the NPPF (which does not prevent Gaps being designated) or the emerging Local Plan (based on the Inspector's findings to date ref. Inspector's letter CD38, there is no need for development within this Gap).

The emerging Local Plan, as proposed to be modified, includes a landscape policy NBE3 which will, when the Plan is adopted, supersede CON21.

Policy NBE3 as proposed to be modified includes a criterion (e) to prevent the coalescence or damage of the separate identity of settlements. In effect this serves the same purpose as the designated Gaps except that it applies as a principle across the whole district.

The Proposed Modifications have been agreed by the local plan Inspector for consultation in light of all the representations made on the Plan and the discussions at the hearings. The policy is therefore at a very advanced stage and as such should be afforded considerable weight.

Both the current and the emerging policies seek the same outcome, to avoid settlement coalescence (physical or visual) or damage to the separate identity of settlements.

Hart District Council maintains that the Gap is a valid planning consideration as contained in the evidence provided by Andrew Radcliffe in the above appeal (these remarks concern the Cross Farm part of the Gap to the south of The Street), reproduced in the box below:

6.3.1 Before considering the likely landscape and visual effects of the development, it is important to note the following important characteristics of both it and the surrounding landscape:

The site is undeveloped, and in agricultural use. It is part of an attractive, rural landscape on the south side of Crookham Village that sweeps southwards to Zephon Common and Peatmoor Copse, and southwest and west to the flood meadows of the River Hart and the east side of the southern

spur of the village. The site is within the designated Local Gap, intended to maintain the separate identities of Crookham Village and Fleet/Church Crookham by maintaining their visual and functional separation, and to prevent coalescence between them.

6.3.2 The proposed development would occupy a significant proportion of the width of the gap where it adjoins the southern and western settlement boundaries of Crookham Village. The Local Gap, from Brook Hill in the west, east to the top of the cutting for the Basingstoke Canal (and its CA) is approx. 535m. From the same location at Brook Hill the development extends east for approx. 395m, 74% or three quarters of that distance. The remaining 25% will become part of the SANG and include a section of the required 2.4km path.

We also note the following extracts from Andrew Radcliffe's evidence which, taken together, indicate that the landscape character could be compromised by further development in the Gap:

[3.10.3] Firstly, the guidance for LCA [Landscape Character Assessment] say that they can be undertaken at all scales, large or small, and that there can be many factors that influence the boundaries of the character areas, so I agree that defining an LCA boundary is not an exact science. [3.10.4] if significant changes are imposed in any one area of a landscape, such as the site, the interrelationship of the whole is more greatly affected.

The designation of a Local Gap in the Neighbourhood Plan is also supportive of the Hart District Council Local Plan Saved Policy RUR 2:

Local Plan Saved Policy RUR2

Development in the open countryside, outside of the defined settlement boundaries, will not be permitted, unless specifically provided by other policies, if it has a significant detrimental effect on the character and setting of the countryside by virtue of its siting, size and prominence in the landscape.

Emerging policies in the Hart Local plan: Strategy and Sites 2016 – 2032

The Local Plan Strategy and Sites 2016-2032 Proposed Submission Version, February 2018, was submitted for examination in June 2018. Two of the policies it contained were Policy NBE2 Gaps Between Settlements, and Policy NBE3 Landscape. Various objections were received to, most notably, the Gaps policy NBE2.

A topic paper 'Hart Local Plan: Strategy and Sites 2016 - 2032 Topic Paper: Gaps between Settlements' put forward Hart's justification for maintaining a policy NBE2 on Gaps Between Settlements and provided at Appendix 7 an Assessment of the Crookham Village to Dogmersfield Local Gap and at Appendix 11 an Assessment of the Fleet to Crookham Village Local Gap.

In Appendix 7 it is noted: 'This Local Gap was first identified in the HDLPR, 1996-2006. The Local Plan Inspector for the HDLPR found that a Local Gap between these geographically close but separate settlements was justified. The Inspector also stated that consideration should be given to extending the Gap to include land south of Pilcot Road. The extent of the saved Gap is shown in Figure 2'. After a summary of landscape analysis against the two Gaps criteria, it concluded that 'A Gap is justified between Crookham Village and Dogmersfield north and south of Pilcot Road'.

In Appendix 11 it is noted: 'This Local Gap was first identified in the HDLPR, 1996-2006. The Local Plan Inspector for the HDLPR found a Local Gap between Fleet and Crookham Village to be appropriate.' After a summary of landscape analysis against the two Gaps criteria, it concluded that 'A Gap is justified between Fleet and Crookham Village both north and south of The Street to maintain the separation of the two settlements. The proposed extent of the Fleet/Church Crookham Gap in the Hart Local Plan: Strategy and Sites is shown in Figure 1.'

During the examination hearings the Local Plan Inspector **supported the principle that the coalescence and the loss of separate identities of settlements should be avoided, and that this can legitimately be enshrined in policy. As such he recommended that Policy NBE3 Landscape be**

modified to include a new criterion addressing this point. He also recommended that the supporting text to NBE3 clarify that specific Gaps could be designated through subsequent development plan documents or Neighbourhood Plans. Policy NBE3, as proposed to be modified (with the agreement of the Local Plan Inspector) is set out in full below.

Hart Local Plan Policy NBE3 Landscape as proposed to be modified – i.e. add new criterion e and consequential changes to supporting text:

Hart Emerging Local Plan Policy NBE3

Development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes.

Development proposals will be supported where there will be no adverse impact to:

- a) the particular qualities identified within the relevant landscape character assessments and relevant guidance;
- b) the visual amenity and scenic quality of the landscape; and
- c) historic landscapes, parks, gardens and features; and
- d) important local, natural and historic features such as trees, woodlands, hedgerows, water features e.g. rivers and other landscape features and their function as ecological networks; and
- e) it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development.

Reason for the modification: to incorporate coalescence as an additional criterion following the deletion of Policy NBE2 Gaps between Settlements.

[Supporting text to Policy NBE3 Landscape – new para after 282]

Development in the countryside between settlements can reduce the physical and/or visual separation of settlements. Development that would result in a perception of settlements coalescing, or which would otherwise damage their separate identity, will be refused. Both the individual effects of any proposals and the cumulative effects of existing and proposed development will be taken into account. Policies to designate specific areas or 'gaps' between settlements can be prepared through subsequent Development Plan Documents and Neighbourhood Plans.

Reason for the modification: To provide additional guidance regarding coalescence.

The Inspector for the Local Plan hearing has therefore accepted the principle of a policy approach to avoiding coalescence and maintaining the separate identity of settlements.

Policy CON22 of the Local Plan was the policy that aims to prevent development which would adversely affect the character or setting of a settlement or lead to the loss of important areas of the development of open land round settlements. *"Development will not be permitted where it would have a serious adverse effect on the character or setting of the settlement."* The supporting text to the policy also indicates that land immediately outside settlement boundaries may be important to the form and character of a settlement in providing opportunities for views.

This is now outdated and of little or no weight as determined by the Grove Farm appeal APP/N1730/W/17/3167135. However this Policy is now being replaced by Policy NBE3 of the emerging Hart Local Plan and which should be given increasing weight as it progresses through its adoption.

Policy CON23 of the Local Plan states that development will not be permitted which would seriously detract from the amenity and consequent recreational value of well-used footpaths in the countryside close to main settlements by reducing their rural character and detracting from significant views.

The emerging Hart Local Plan stated at its regulation 19 version: 'The following [list identifies which] saved policies will not be superseded by policies in the Hart Local Plan: Strategy and Sites 2016–2032. These policies will sit alongside the Local Plan Strategy and Sites document as part of the development plan for Hart until they are superseded by a subsequent Development Plan Document or are otherwise formally withdrawn from use.' The list includes Policy CON23.

This Policy is now outdated and therefore of little or no weight as determined by the Grove Farm appeal APP/N1730/W/17/3167135.

However its intentions will be incorporated into the emerging Policy NBE3.

NPPF

Whilst the NPPF does not refer to Gaps and as such is not prescriptive on supporting or opposing gaps in principle, it does however say:

[9] Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

[17] bullet 5: "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;"

[20] Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Furthermore, and again taking account of the Inspector's recommendations that policies to designate specific areas or gaps between settlements should be prepared through subsequent Development Plan Documents and Neighbourhood Plans, the following paragraphs from the NPPF are relevant:

[29] Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

[48] Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) 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
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

[157] bullet 7 "Crucially, Local Plans should identify land where development would be inappropriate, for instance because of its environmental or historic significance;"

[170] Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The following NPPF policies relate to historic assets and their settings, and are more rightly associated with the Crookham Village Neighbourhood Plan Policy PA04; however, given that designated and non-designated historic assets lie adjacent to the Local Gap and that the areas of that Local Gap contribute to their *setting*, they should also be considered relevant to the maintenance of the Local Gap:

[193] When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

[194] Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

[196] 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 including, where appropriate, securing its optimum viable use.

[197] The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Landscape Capacity and Character Studies

Hart Landscape Capacity Study summary – Appendix 1.

[https://www.hart.gov.uk/sites/default/files/4 The Council/Polices and published documents/Planning policy/LCS Main Report %26 Appendix 1 - FINAL compressed.pdf](https://www.hart.gov.uk/sites/default/files/4%20The%20Council/Polices%20and%20published%20documents/Planning%20policy/LCS%20Main%20Report%26%20Appendix%201%20-%20FINAL%20compressed.pdf)

Hart Landscape Capacity Study summary – Appendix 2.

[https://www.hart.gov.uk/sites/default/files/4 The Council/Polices and published documents/Planning policy/LCS%20Appendix%202%20-%20FINAL.pdf](https://www.hart.gov.uk/sites/default/files/4%20The%20Council/Polices%20and%20published%20documents/Planning%20policy/LCS%20Appendix%202%20-%20FINAL.pdf)

Crookham Village Neighbourhood Plan Appendix C3 - Landscape Character Assessment.

Dogmersfield Neighbourhood Plan

Dogmersfield Neighbourhood Plan contains an objective to maintain the 'gap' between Dogmersfield and Crookham Village, it does not define this gap although at the time that the Dogmersfield Neighbourhood Plan was made it could rely on Hart District Council's Policy CON21 in respect of the identified Local Gap iii Crookham Village to Dogmersfield.

As part of the Dogmersfield settlement boundary extends into Crookham Village parish the bulk of the separation between the settlements lies in Crookham Village parish. Dogmersfield Neighbourhood Plan therefore relies on the Local Gap defined at CON21 and this should be supported by inclusion in the Crookham Village Neighbourhood Plan.

Some of the existing separation, on the north and south sides of Pilcot Road, comprises the Dogmersfield Conservation Area. Part of this area is designated as Local Gap in Hart District Council's Policy CON21 in respect of the identified Local Gap iii Crookham Village to Dogmersfield. .

Dogmersfield Neighbourhood Plan also defines 'views' and as the plan has been 'made' then this must be regarded as a valid planning mechanism. In the section on views it says 'Development that would result in the loss of the separate identity of Dogmersfield and its coalescence with another settlement will not be supported'.

It is incumbent upon Crookham Village Neighbourhood Plan for consistency with the 'made' Dogmersfield Neighbourhood Plan that it continues to define the Local Gap between Crookham Village and Dogmersfield.

Dogmersfield Conservation Area

The boundary and description of the Dogmersfield Conservation Area, which falls partly within the western portion of the Local Gap, is defined in the Dogmersfield Conservation Area Character Appraisal and Management Proposals (2012).

Boundaries

The area of the Local Gap is defined largely by settlement boundaries and boundaries of the Basingstoke Canal Conservation Area.

The Local Plan examination library 2018 contains the current documentation set for the Hart Local Plan and is available at <https://www.hart.gov.uk/local-plan-examination-library-2018>

Hart Local Plan Strategy and Sites 2016-2032 Hart Local Plan Settlement Boundary for Crookham Village (Inset Map 4) shows the Settlement Boundary for Crookham Village:

https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/Inset%204%20Crookham%20Village.pdf.

Hart Local Plan Strategy and Sites 2016-2032 Hart Local Plan Settlement Boundary for Crookham Village (Inset Map 5) shows the Settlement Boundary for Dogmersfield:

https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/Inset%205%20Dogmersfield.pdf

Hart Local Plan Strategy and Sites 2016-2032 Hart Local Plan Settlement Boundary for Crookham Village (Inset Map 10) shows the Settlement Boundary for Fleet:

https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/Inset%2010%20Fleet.pdf

An interactive map of the Settlement Boundaries can be found at <http://maps.hart.gov.uk/hart.aspx>

The boundary of the Basingstoke Canal Conservation Area can be found by selecting the map category 'Conservation Areas'

Crookham Village Neighbourhood Plan Consultations

Evidence from the Crookham Village Neighbourhood Plan consultations shows that residents overwhelmingly supported the retention of the gaps as they currently exist (after the addition of the development at Land North of Netherhouse Copse):



Further details at Crookham Village Parish Council Neighbourhood Plan Appendix H (Assessing the Importance of the Landscape and Sense of Place), in particular section 2.

Other Related Policies

The Hart Local Plan Strategy and Sites 2016-2032 Submission Version Policy NBE9 below sets out an overarching policy approach towards planning applications that would affect heritage assets.

Policy NBE9 Historic Environment

Development proposals should protect, conserve and where possible enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the District's townscapes and landscapes.

Proposals that would affect a designated or non-designated heritage asset must be supported by a statement that describes the significance of the heritage assets and their setting and identifies the nature and level of potential impacts on the significance of the heritage assets.

Where a proposal would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, the Council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework.

Notes 344 and 345 relate to this policy as below (our italics):

344. When determining planning applications that would affect a non-designated heritage asset we will make a balanced judgement having regard to all relevant factors including the scale of any harm or loss, the significance of the asset, and whether the public benefits³⁸ outweigh the harm caused.

345. Conservation Area Appraisals/Management Plans have been prepared for many of the Conservation Areas, and these will be updated and reviewed as appropriate, for example in relation to supporting Neighbourhood Plans. These appraisals will guide the design of development and help determine the appropriateness of development proposals. It is important to consider the impacts *both within and outside the designated Conservation Area* to ensure that development does not adversely affect the Conservation Area in relation to its character, appearance or context.