Hampshire County Council

Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

HART DISTRICT LOCAL PLAN (REPLACEMENT) 1996-2006: SAVED POLICIES

Policy GEN1 – General Policy for Development
Proposals for development which accord with other proposals of this plan will be permitted where they:

(i) are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;
(ii) avoid any material loss of amenity to existing and adjoining residential commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance noxious fumes, dust, pollution or traffic generation;
(iii) cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;
(iv) do not constitute ribbon or sporadic development, unrelated to existing patters of settlement within the District;
(v) include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;
(vi) where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;
(vii) have adequate arrangements on site for access, servicing or the parking of vehicles;
(viii) do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;
(ix) do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;
(x) do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;
(xi) include provision for any necessary improvements to infrastructure and utilities resulting from the development;
(xii) take account of the proximity of overhead cables and power lines;
(xiii) avoid the installation of lighting, which is visually damaging to the character of the area.

Policy GEN4 – General Design Policy
Development proposals will be permitted where they sustain or improve the urban design qualities of towns, villages and other settlements which derive from their layout and form scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces.

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Policy GEN6 – Policy for noisy/un-neighbourly developments
Proposals for development which could create, intensity or expand noisy or noxious uses or which would generate volumes or types of traffic unsuited to the local area will only be permitted where:

(i) the site is not located where the proposal would have a serious adverse effect on the amenities of existing housing and other sensitive uses such as schools, or the recreational amenity of quiet areas of countryside;
(ii) the proposal incorporates adequate noise abatement measures to alleviate any material loss in amenity.

Policy GEN8 – Pollution
Proposal for development which could significantly adversely affect the quality of air, surface water or ground water, will not be permitted.

Policy CON3 – Local Designations
Development which would adversely affect the nature conservation interest of sites of importance for nature conservation will only be permitted if other material considerations outweigh the importance of the site to local nature conservation.

Policy CON8 - Trees, Woodlands and Hedgerows: Amenity Value
Where development is proposed which would affect trees, woodlands or hedgerows of significant landscape or amenity value planning permission will only be granted if these features are shown to be capable of being retained in the longer term or if removal is necessary new planting is undertaken to maintain the value of these features. Planning conditions may be imposed to require the planting of new trees or hedgerows to replace those lost.

Policy CON11 – Archaeological Sites and Scheduled Monuments
Development that would adversely affect a scheduled ancient monument, other site of archaeological importance or its setting will not be permitted. Archaeological remains should be protected in situ, unless there are overriding needs for development which would prevent this, in which case a detailed archaeological investigation should be carried out prior to development.

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Policy T5 - Highway Network
Proposals which maintain the effectiveness of the strategic road network will be permitted where they:
(i) encourage local traffic to use alternative modes through the development of integrated transport strategies;
(ii) improve capacity on roads administered by the County Council where they meet safety, economic and environmental objectives of area and route strategies, provided that they accord with other relevant proposals of this plan.

Policy T15 - Development requiring new or improved access
Development requiring new or improved access will not be permitted if it would:
(i) interfere with the effectiveness of, or significantly reduce the safety, function and standard of service of the strategic road network;
(ii) adversely affect the safety and character of the non-strategic road network.

Policy DEV2 - Queen Elizabeth II Barracks area, Church Crookham
74 Hectares of land in Crondall (Ewshot) Parish, to the south of Church Crookham, known as Queen Elizabeth II Barracks and Wakefords Copse, is proposed for comprehensive mixed use development as follows.

a) on no more than 32 hectares of previously developed land (or an equivalent area) within the site:

(i) housing, at an average density of 40 dwellings per hectare, on up to 25.4 hectares, of which up to 550 units will be developed during the current local plan period and any remainder after 2006;
(ii) combined home/employment units or employment on approximately 2.6 hectares;
(iii) a site for a school on approximately 1.1 hectares;
(iv) a local centre (including shops and a supermarket for local needs) on up to 1.5 hectares;
(v) a site within the local centre for primary medical care services (with the ability to accommodate a single storey building of approximately 740 square metres and associated car parking and delivery spaces);
(vi) a community centre incorporating sports changing facilities on approximately 0.2 hectares (juxtaposed with formal open space);
(vii) children's play areas on approximately 1.2 hectares;
(viii) other leisure and employment uses, should the opportunity arise within this overall area.

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SOUTH EAST PLAN (2009)
Policy NRM11 - Development Design for Energy Efficiency and Renewable Energy
Local authorities should:

(i) promote and secure greater use of decentralised and renewable or low-carbon energy in new development, including through setting ambitious but viable proportions of the energy supply for new development to be required to come from such sources. In advance of local targets being set in development plan documents, new developments of more than 10 dwellings or 1000m2 of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low-carbon sources unless, having regard to the type of development involved and its design, this is not feasible or viable;
(ii) use design briefs and/or supplementary planning documents to promote development design for energy efficiency, low carbon and renewable energy;
(iii) work towards incorporation of renewable energy sources including, in particular, passive solar design, solar water heating, photovoltaics, ground source heat pumps and in larger scale development, wind and biomass generated energy;
(iv) actively promote energy efficiency and use of renewable and low carbon energy sources where opportunities arise by virtue of the scale of new development including regional growth areas, growth points and eco-towns.

Local authorities and other public bodies, as property owners and managers, should seek to achieve high levels of energy efficiency when refurbishing their existing stock.