

Hook Neighbourhood Plan



First Draft Consultation - January 2018

The draft Neighbourhood Plan was produced in December 2017, prior to publication of the Draft Hart Local Plan.

Some sections e.g. the allocation of sites for 87 dwellings in Hook will be amended as it is not a requirement of the new draft Local Plan.

The adopted Neighbourhood Plan will be supplementary to the Local Plan.

1

2

What is a Neighbourhood Plan?

- A Neighbourhood Plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area.
- A Neighbourhood Plan will be part of the statutory development plan for the area.
- A Neighbourhood Plan must meet certain 'basic conditions'.
 - i. It should not promote less development than that identified in the Development Plan for the local area.
 - ii. It can allow greater growth levels.
 - iii. It can specify policies and guidance on how new development should be designed, orientated and located.
 - iv. Neighbourhood Plans can be a powerful tool in shaping the development of a neighbourhood.

3

The Hook Neighbourhood Plan

- The Hook Neighbourhood Plan follows guidance from various sources to capture and record the inputs and views that have been put forward by the community.
- The Plan is for the full area of Hook Parish – See Map 1 NP Area.
- The Planning Policies in the Plan are binding on the District Council once the Neighbourhood Plan is adopted.
- Community Aims/Aspirations – is guidance for the Parish and District Council on the community's aspirations for the future of Hook.

4

Vision Statement

Our vision for Hook at the end of the Plan Period is:

- Hook has grown and successfully absorbed the additional housing defined in this Neighbourhood Plan, and required by the Hart Local Plan.
- Hook remains a popular place to live; key to this is its attractive mix of property types, and their setting within a patchwork of greens and open spaces; every part of the settlement has ready access to the surrounding countryside and local amenities.
- Hook has retained its social cohesion and community spirit and remains a vibrant community where there are opportunities for residents of all ages to lead a happy and fulfilling life. Hook is noted as a place to where people move and then stay, making for a welcoming, stable and diverse community.

5

Vision Continued.....

- The Hook settlement has a single centre that is the focus for community activities and services; it has been revitalised and redeveloped to serve the growing needs and expectations of the community.
- The local facilities, leisure opportunities, service and transport infrastructure, have been improved and augmented to levels required to support all residents in line with the changes in and growth of the community.
- Hook remains distinct and separate from other settlements in the locality, with its own distinct character and characteristics; gaps have been retained between Hook and surrounding settlements.
- Employment opportunities within Hook have been improved by the provision of support for entrepreneurs and established companies, and the growth of the many local businesses.

6

Objectives - Overview

Hook's objectives for the Neighbourhood Plan are grouped under the following headings:

- Community/Hook Centre
- Environment
- Transport and Parking
- Development Design
- Education, Wellbeing, Sport and Leisure
- Business and Economy
- Planning/Site Selection

7

Objectives for Hook Centre

- ▶ **O/HC.1** Promote a single Centre for Hook that provides a focus and critical mass for community and commercial activities including:
 - i. Encourage and support (re-)developments in the Hook Centre that provide a range of 'active ground floor uses' that maintain and enhance the vitality and vibrancy of the area and continue to support the widest range of community and commercial uses.
 - ii. Continuing to mix residential and community/commercial use of available space to best advantage.
- ▶ **O/HC.2** Provide the facilities that the people of Hook and visitors need and will want to use, to secure a commercially viable centre in an environment which is attractive and of good quality design.
- ▶ **O/HC.3** Make the Hook Centre easily accessible and welcoming to all Hook residents and visitors.

8

Planning Policies - Hook Centre

▶ **PP/HC.1 Development in Hook Centre**

Development, or redevelopment, in Hook Centre will be supported where it:

- i. Provides a mix of dwellings and active ground floor uses including business (retail or other commercial) or community purposes.
- ii. Maintains or increases the business space provided on the site(s), although the types of uses post-redevelopment may differ from those in place beforehand.
- iii. Provides car parking spaces for all residential units in line with the Harf District Council Parking Provision Guidance.
- iv. Maintains or increases the public/visitor car parking space in the Centre.

9

PP/HC.1 Development in Hook Centre cont'd....

Additionally, developments in Hook Centre will be encouraged where they comply with the previous points and:

- v. Make good use of the central location, such as a residential development targeted at older age groups who would benefit from the proximity of the retail and community assets.

► PP/HC.2 Retail developments outside Hook Centre

Development of retail locations that are not part of the Centre will not be supported unless it can be shown that there is significant benefit to the community.

10

Community Aims for Hook Centre and Core Community Assets

- **CA/HC.1** The community encourages the active management of the Hook Centre Strategy, objectives and framework set out in this Plan. This will include:
 - i. Encouragement of collaboration between the operators and users of community facilities with commercial operations in the Centre.
 - ii. Further consultation on ways to promote Hook Centre, such as provision of signage that increases awareness of facilities.
 - iii. Active encouragement and promotion of the use of both retail and community assets across the Hook Centre area.
- **CA/HC.2** Pedestrian-friendly development. The community encourages and promotes changes to the road use and layout that makes the Hook Centre area pedestrian-friendly, such as full pedestrianisation, widened pavements, shared road space designs and reduced speed limits.
- **CA/HC.3** Community Facilities. The community will encourage investment in the community facilities in Hook Centre.

11

Community Aims for Hook Centre and Core Community Assets

- ▶ **CA/HC.4** Investment of Gains from Developers. The community wishes to see balanced investment of monies and offers in kind from developers (such as CIL, S106 etc) for infrastructure to support a successful future for Hook as a cohesive community. The evaluation of any such projects requested outside the Hook Centre will require due consideration to whether the investment would detract from the attractions and critical mass of the Centre.
- ▶ **CP/HC.5** Parking. The community will encourage the owners and operators of public car parking space within Hook Centre to work with the District and Parish Councils to seek to ensure that the parking regime(s) and charges encourage residents and visitors to Hook Centre, including ensuring that parking for cars and cycles is safe and secure.

The Crossways car park is a particularly important asset in ensuring that Hook Centre will have adequate car parking in the future, as identified in the Hook Parking Survey.

12

Community Aims for Hook Centre and Core Community Assets

- ▶ **CP/HC.6** Development of Community Facilities in cooperation with Hook Schools – The community wishes those responsible for developments at schools in Hook to consult with those responsible for community facilities to seek to ensure that provisions are not needlessly duplicated, the returns from investments are maximised and that use of facilities by all parties can be maximised.
- ▶ **CP/HC.7** Community Schools – The community wants to see future development of schools in Hook to consider, evaluate and consult on implementation of the principles of a Community School to the maximum, such that facilities can be shared by schools and the community, and wherever possible, facilities are not duplicated, such as sports fields, other sporting facilities, meeting spaces *etc.*

13

Objectives for Environment

- ▶ **O/E.1** Protect the existing green spaces within the Hook settlement and provide new ones as part of future development.
- ▶ **O/E.2** Protect countryside surrounding the settlement, especially its ancient woodland and hedgerows, to preserve landscape and views.
- ▶ **O/E.3** Protect the diverse flora and fauna across Hook Parish, especially areas with specific environmental designations such as SSSI's.
- ▶ **O/E.4** Mitigate the negative effects of essential development on the environment with the attachment of Conditions to approvals.
- ▶ **O/E.5** Maintain and enhance surface water quality, especially as found in the River Whitewater.
- ▶ **O/E.6** Improve air quality, with reduction in the levels CO₂, SO₂ and NO₂, as measured at monitoring points throughout the Parish.

14

Planning Policies - Environment

- ▶ **PP/E.1 Open spaces**
 - i. Development will only be supported if it can be shown not to materially harm where it respects the distinctive local character; or accessibility of areas of public open space and/or areas of visual significance; and would not cause the loss of such areas.
 - ii. Development in close proximity to the Whitewater River Corridor environment and approaches to it will only be supported where they take advantage of opportunities to enhance or improve the River Corridor environment, including access, subject to suitable ecological assessment.
 - iii. Development that is close to a wooded hedgerow will only be supported if it allows sufficient distance between the development and the hedgerow to allow for public access on a footpath.
 - iv. Development on previously undeveloped land, e.g. arable land, meadow, etc. will only be supported if it retains the surface soil integrity when the surface is levelled or cleared, and this natural topsoil is then replaced in garden and grassed areas in order the rebuild the insect colonies important for other species feed. This would reduce emissions by removing unnecessary journeys to purchase compost.

15

Planning Policies - Environment

► PP/E.2 Natural environment within new developments

Development will only be supported where it protects the natural environment within the development by:

1. Using native green hedging and/or trees that are in keeping with the existing streetscape are used for property/highway boundaries wherever possible; schemes must allow space for such trees to mature, to avoid any later pressure for their removal.
2. Making provision for bat boxes, nesting boxes and hedgehog tunnels where it can be demonstrated that these species are present.

16

Community Aims for Environment

In order to support the ongoing enforcement and assessment of environmental sustainability the following measures will need to be put in hand:

- A survey of every field and boundary in Hook will be created on the Parish Geographical Information System (GIS) which will then be resurveyed at least every 5 years, producing base maps and linked site notes.
- All trees on public and private sites in Hook must be maintained (by regularly pruning) to avoid unnecessary tree felling, or damage from right-angled branches during storms. Consequently, this will allow adequate natural light into buildings.
- Create a habitat map to highlight 'biodiversity assets' and areas where improvements could be made to link habitats can be used in Neighbourhood Plans to inform policy and planning decisions.

17

Objectives for Transport and Parking

- ▶ **O/T.1** Ensure that convenient and safe routes for pedestrians and cyclists are available for journeys within the Hook settlement, to access the countryside and to neighbouring communities.
- ▶ **O/T.2** Provide sufficient public parking in key locations within the Hook settlement to meet the needs of residents, shoppers, school attendees, workers, commuters and other visitors, in the centre of Hook and all community facilities, commercial and residential areas.
- ▶ **O/T.3** Ensure all new dwellings are provided with sufficient allocated parking spaces for the likely number of residents and visitors to avoid the need for parking on the street (supporting current guidance from HDC).
- ▶ **O/T.4** To provide new connections and facilities so that the whole of the Plan area, and especially the settlement, shall be safe and enjoyable to move around both by foot and by cycle and shall be well connected to both the centre and other parts of the settlement.

18

Planning Policies -Transport and Parking

▶ PP/T.1 Pedestrian and Cycle Paths

All new developments will provide both footpaths and cycle paths within their boundary, appropriate to the size of the development, which are integrated with any existing pedestrian or cycle routes in order to maintain and enhance existing links across Hook.

- i. Any Development shall ensure provision for safe and convenient access to the wider existing pedestrian and cycle networks within Hook. Where necessary for ensuring connectivity to the Village Centre, or other key Community Facilities, the Development shall provide or, if more appropriate, fund new segregated footpaths and cycle paths on key routes identified in the Plan.
- ii. Development will be supported where new pedestrian routes are also designed to cater for cyclists, with segregated provision where reasonably practicable and shared provision elsewhere.

▶ PP/T.2 Sustainable Travel

Development will be supported if contributions are made to the provision of non-car modes of travel, such as community based public transport, that ensure accessibility from the site using such modes to travel to the key destinations within the centre.

19

Community Aims for Transport and Parking

- **CA/TP.1** All existing footpaths and cycle paths open to the public within Hook shall be further enhanced and/or extended to ensure good connectivity with all existing facilities and retained and maintained by the relevant Authorities and land owners as appropriate.

20

Objectives for Development Design

- **O/DD.1** Ensure all new development is of high quality design that is in keeping with its surroundings, appropriate for our area and supports social inclusivity and cohesion.

21

Planning Policies – Development Design

► PP/DD.1 High Quality Design

Development will be supported if it demonstrates good quality design that reflects the character and appearance of the surrounding area and is in accordance with the Hook Design Statement including the following design aspects:

- i. Use of good quality materials which are in keeping with the Hook area and complement surrounding developments.
- ii. Respects the local landscape quality ensuring that views and vistas are maintained wherever possible.
- iii. Designed to be sustainable in construction and in operation.
- iv. Includes variety in type and size of buildings, and density of accommodation.
- v. Provides green space in a similar way to existing Hook developments.

22

Planning Policies – Development Design

► PP/DD1 High Quality Design cont'd....

- vi. Developments in brick, in colours which are in keeping with the area, are preferred.
- vii. Pitched roofs tiled in clay tiles are preferred over flat roofs.
- viii. Includes high quality interior spaces and light.
- ix. Incorporates adequate refuse and recycling storage to minimise visual impact.
- x. For infill housing; is sympathetic to the adjacent dwellings in height, density and design.

In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in "Building for Life" [Design Council, Building for Life 12, 3rd edition.

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

23

Planning Policies – Development Design

► PP/DD2 Social Inclusivity and Cohesion

New development will be supported where it supports and improves social inclusivity and cohesion by:

- i. Excluding gated developments, as Hook is a socially cohesive and low-crime area.
- ii. Meeting the requirements of the current version of 'Secured by Design' [Secured by Design, How to Secure by Design, <http://www.securedbydesign.com/>] to minimise the likelihood and fear of crime.

24

Objectives for Education, Wellbeing Sport and Leisure

- **O/EWSL.1** Improve the wellbeing of residents by ensuring new developments contribute high quality sports, leisure and cultural facilities and therefore minimise the need to travel outside Hook for these purposes, as well as providing new facilities as part of future developments
- **O/EWSL.2** Maintain, as far as possible, the existing Infant and Junior Schools on a single site.
- **O/EWSL.3** Encourage the continued provision of high-quality pre-school facilities with sufficient places to meet growing demand.
- **O/EWSL.4** Ensure that adequate secondary school places are provided for Hook pupils, initially either through further expansion of Robert Mays or at a location within the Parish boundary.
- **O/EWSL.5** Expand and improve the medical support services at Hook Surgery, regarding practitioner nurses, healthcare assistants and ancillary services, such as physiotherapy and occupational health.

25

Objectives for Education, Wellbeing Sport and Leisure cont'd...

- ▶ **O/EWSL.6** Provide a wider range of mixed – use sports facilities, preferably via an indoor use sports barn or all – weather pitches, installed and maintained to official Sports England standards. Accompanying facilities should include changing facilities, etc such as provided by a sports pavilion.
- ▶ **O/EWSL.7** Establish a community–led Sports Association to oversee organised sports activities, clubs and organisations within Hook.
- ▶ **O/EWSL.8** Ensure that community buildings, such as the two existing village halls are facilitated to provide a range of performing arts, or other events, to encourage residents to participate in entertainment provided within Hook, instead of travelling elsewhere.

26

Planning Policies – Education, Wellbeing Sport and Leisure

▶ **PP/EWSL.1 Statement of Planning Policy**

If there is not enough land supply to achieve community objectives during the plan period, regarding education, wellbeing, sport and leisure, then land provision will be sought from developers as a contingency measure.

27

Objectives - Business and Economy

- ▶ **O/BE.1** Maintain, preserve and enhance Hook's role as an area for employment, a driver for local economic development and incubator for Small and Medium Enterprises (SMEs) and new enterprises.
- ▶ **O/BE.1** Manage changes in employment land use so as to deliver the best overall result for the community taking into account requirements for dwellings and jobs alongside considerations of the character of the area and the amenity of neighbours.

28

Planning Policies – Business and Economy

The following Policies will be applied except where this is precluded by Permitted Development Rights

- ▶ **PP/BE.1 Commercial Conversions**
 - i. Development or change of use of an existing site, where the current use provides jobs, to a use where jobs will not be provided, will only be supported where the applicant demonstrates that all practical appropriate alternative job providing options have been considered and actively marketed on a realistic basis for a period of at least 12 months without any economically viable options resulting.
 - ii. For the avoidance of doubt, the applicant shall be required to demonstrate that conversion for occupation by micro or small businesses is not an economically viable option.

29

Planning Policies – Business and Economy

► PP/BE.2 Commercial Pollution and Safety

Development that will result in the creation of jobs will only be supported if it demonstrates that:

- i. Any parking, noise, lighting, signage, vibration, smell and emissions likely to be generated will not adversely impact on the amenity of neighbouring properties and the more generally surrounding area.
- ii. Conditions are applied to the Planning Permission such that it will not have an adverse impact on the safety of road users and pedestrians or on traffic congestion (e.g. big delivery lorries picking up/ dropping off goods), especially the case where the proposal is in, or is accessed through, a residential area.

30

Planning Policies – Business and Economy

► PP/BE.3 Small and Medium Enterprises

- i. To the extent that Planning Consent is required to convert or split up existing employment space to create offices or light industrial units of 50-150 square metres suitable for micro or small businesses. Such applications will be supported, subject to there being no objections on grounds of parking and traffic.
- ii. Development suitable for micro businesses, including serviced offices, will be supported.

► PP/BE.4 Retail and Commercial Frontages

New or renovated shop frontages will be supported where they are of high quality design and where possible improve the character of their local environment, and the design of frontages complements the architectural design of the rest of the buildings in the area.

31

Community Aims for Business and Economy

The community wishes for opportunities for both businesses and residents to be created by:

- ▶ **CA/BE.1** Improving mechanisms to communicate jobs in local businesses to local people.
- ▶ **CA/BE.2** Supporting the enhancement of the provision of independent shops in the Centre of Hook when opportunities arise.
- ▶ **CA/BE.3** Businesses working together with appropriate authorities and agencies to either resolve, or at least not exacerbate, the current situation when approving further development.
- ▶ **CA/BE.4** Finding ways of informing the businesses as to what is going on in the community and identifying opportunities for them to become more involved in the Hook Community.

32

Objectives for Planning/Site Selection

- ▶ **O/SA.1** To ensure that, where suitable, brownfield sites should be developed before greenfield.
- ▶ **O/SA.2** To ensure that all new developments are integrated with the existing community, both geographically and socially.
- ▶ **O/SA.3** To prevent, as far as possible, the coalescence of Hook with surrounding settlements, particularly Newnham, Rotherwick and Phoenix Green.
- ▶ **O/SA.4** Where possible, housing development in Hook should support the aims of the HNP with respect to the development of the village centre.

Planning Policies – Development

► PP/SA.1 Development on brownfield sites

Development will be supported where it is to be on brownfield sites from the following list:

- **HNP_A** Rawlings Yard
- **HNP_B** Stratfield House, Station Rd
- **HNP_C** Oakview, Station Road
- **HNP_D** The Acorn, London Road
- **HNP_H** Hook Veterinary Centre, Bell Meadow Road
- **HNP_K** Bartley House, Station Road
- **HNP_M** Former car park of Providence House, Bartley Way