Mattingley Parish Council

MINUTES OF THE PARISH COUNCIL MEETING

MONDAY 15 JUNE 2026 – Heckfield Village Hall, 7.30pm

Parish Councillors Keith Alderman (Chairman), Guy Chessell, Andy Piercy, Jenny Roberts; Clerk Susan Turner; Guest – Ward Cllr Anne Crampton

2026.

65 WELCOME AND APOLOGIES

Apologies received from County Cllr Richard Quarterman.

66 PUBLIC SESSION

No members of the public present.

67 MINUTES OF PREVIOUS MEETING AGM of Monday 18 MAY agreed and signed.

68 DECLARATIONS OF INTEREST in items on the Agenda, none.

69 REPORTS TO MEETING

.1 Mutton Wine Festival – The Chairman reported the success of this event featuring wines from within a 25 radius. Extra field parking was provided.

.2 Ward Councillor update

.i Looking back to the May elections – Tim Southern was re-elected as Hart Councillor to Hartley Wintney Ward; County Cllr Tim Davies sadly lost his seat though achieved good numbers considering the political backdrop.

.ii Local Government Reorganisation HCC has initiated a judicial review of the Local Government Reorganisation decision, or the decision making process; questions as to whether it will be allowed, but going through the process to be assessed

There are currently 42 wards across Hart, Rushmoor and Basingstoke & Deane; it's not known yet how many councillors will be allowed for the Unitary. Government talking about 85 (two per ward on current ward arrangements would be 84?) so would be reduction in ward councillor numbers by a third, before considering county councillor numbers. At present:

- Basingstoke and Deane Borough Council: 54 councillors (18 wards)
- Hart District Council: 33 councillors (11 wards)
- Rushmoor Borough Council: 39 councillors (13 wards)

Total 126 Ward councillors + 20 County = Total 146

A Joint Committee is being set up for the new North Hants Unitary – an interim governing body which will comprise 12 councillors – two from each District and six from County. Cllr Crampton is not a representative as the Hart administration is Liberal / CCH, but she is a reserve, so will received papers, minutes and copies of invoices.

Government changes to Planning Committee referral will come into effect in October. Ward Councillors will no longer be able to call an application to Committee, and there will be no referral to committee based on numbers of public objections. Thus the vast majority of decisions, at least for householder and minor applications, will be delegated to officers.

Note – The new National Scheme of Delegation comes from the Planning & Infrastructure Act 2025 – which amended the Town and Country Planning Act 1990 – to give the Secretary of State power to prescribe nationally which planning decisions must be delegated to officers and which may go to committee. At present each LPA makes its own decisions regarding call-in.

Government changes bring a national two-tier whereby 'Tier A' will always be delegated to officers; 'Tier B' normally delegated, but a 'gateway test' to ascertain if can go to committee.

Any recommendation for refusal for over 150 dwellings now requires notification to the Secretary of State. Given the Secretary of State will then pass on to his Inspectors, the refusal case must be Appeal ready. A school of thought is that this is geared to encourage approval.

.iii Speculative housing applications submitted to Hart in Eversley / Yateley total *c*600 – three separate applications for 300, 200 and 89 – which will double existing housing numbers. Also an application for 415 houses west of Hook; an application for up to 2,200 houses (as per the developer's public engagement) expected for Murrell Green.

.iv Question re SE Water ability to supply – current thinking is for Grampian conditions, not refusal on these grounds. [This confirmed at Hart Planning's 'Parish Engagement' session with Planning and Planning Policy and Economic Development Manager.]

.3 County Councillor written report APPENDIX I.

70 PARISH COUNCIL RECRUITMENT

Received expression of interest from Hound Green resident. Agreed to schedule a meeting asap. 'New Councillor' flyer as printed at **APPENDIX II.**

71 HOUND GREEN AND GLEBE WOOD

.1 Wheelchair access from Hound Green Close. See report **APPENDIX III**.

AGREED to pursue the option of dropped kerb provision via HCC Highways.

ACTION Clerk to log on Hampshire County Council website in first instance.

NOTED – Funding – If HCC agrees to install a dropped kerb, the likely funding route will be via HCC's 'Community-funded initiative' – ie Parish Council-funded. Opportunity to seek grant funding vial County Cllr devolved budget and Hart's Community grant.

Re location it seems there is no guidance against a crossing point at a junction; can be actively supported where improves accessibility providing visibility is good.

Criteria – specific requirements for design specification / installation. Also there is a gully at this location which will need to be accounted for.

.2 Glebe Wood – maintenance update. Lengthsman cut all paths on 08 June (very wet weather). Including FP14 from Vicarage Lane to *Hortus*, the circular path and the track.

72 HIGHWAYS AND MAINTENANCE

.1 Parish Lengthsman tasks pending – To mow / strim verge around bus shelter at the top of Red Hill to the main road; strim / tidy the concrete island triangle; cut back beside the pavement from Plough Lane around to main road B3011 beyond the salt bin, and clear vegetation from the Hazeley Lea sign (horse box permitting).

.2 Bus shelter maintenance

FOR CONSIDERATION – Question re future maintenance to bus shelters. All have been inspected, none in dangerous condition, but all need work to maintain them.

Suggestion to wood-treat existing timber rather than replacing.

.3 Bus shelter memorial plaque has for many years stood outside, at the entrance to the shelter. The supporting post is now failed and the Oak plaque in poor condition.

AGREED The plaque to be restored as best possible and then to be mounted on back wall inside the bus shelter.

.4 Bottle Lane

NOTED – Resurfacing from junction with Vicarage Lane to Bar Lane at Chandlers Green completed 07 June. Tarmac surface spraying only (asphalt preservation works) as part of Hampshire County Council's annual Planned Maintenance programme.

73 HAZELEY HEATH update from Jenny Roberts

The Assistant Warden now has the job of Warden. She is very organised and also good with people. The former Warden was very good with all things environmental. The Chairman noted that the Parish Council has long advocated more communication with local residents.

Next HHCG (Hazeley Heath Consultative Group) meeting is scheduled for 06 July. (Last meeting was 11 Sept 2025.) Results of surveys and further information will be available after the meeting.

74 FINANCE

.1 Accounts to date – **APPENDIX IV** – bank reconciliation £41,520.61

Payments since last meeting (incl VAT where applicable)

5	Ben Christian – Moles (May)	£100.00
6	EON Next Ltd – Phone box electricity	£10.07
7	Zurich Insurance – 2026/27	£363.00
8	Whitewater Valley Conservation Soc subs	£50.00
9	PGGM 3506 – Maintenance MAY	£403.20
10	Clerk – Salary MAY	£468.00

.2 Budget update APPENDIX V Latest estimate remains as budget. Noting savings on insurance premium due to move to Zurich online.

75 PLANNING

.1 Parish planning applications – Planning update **APPENDIX VI**.

.i No new planning applications since last meeting.

.ii Ongoing applications of note.

26/00516/FUL (Validated 02 April) The Mutton, Hazeley Heath. Erection of 8 units of guest accommodation with associated landscaping and drainage.

New parking plan submitted, plus drainage reports and drawings; now no objection from Hart drainage officer. Noted additional parking provision is as initially suggested; Parish Council's only objection has been lack of parking provision.

.2 Hart Local Plan

i See Ward Councillor update at 69.2 above.

ii Hart Planning 'Parish Engagement' meeting on Emerging Local Plan **APPENDIX VII.**

iii Local Plan Scoping Consultation – for response by 19 June **APPENDIX VIII.**

76 GREYWELL FEN – South East Water abstraction licence see **APPENDIX IX**.

Detailed studies of the impact on Greywell Fen 2010 to 2015 and onwards led to expectation that South East Water's licence would be revoked in 2020. However SEW applied for various licence extensions relating to lack of alternative supply; the latest for up to 31/03/2025; the EA has finally refused this further extension request.

Text below from the refusal notice.

'Refusing the application represents a cost to the SEW through the cost of the refused application and the need to deliver options for the treatment and transfer of existing or alternative water supplies due to the demonstrated supply deficit in the area.

'We have also had regard to the benefits of refusal, including the avoidance of continued environmental harm to Greywell Fen SSSI, the recovery of a nationally significant groundwater-dependent ecosystem, and the contribution refusal makes to achieving statutory Water Framework Directive objectives for the Basingstoke Chalk groundwater body and connected waters.'

'We have considered our duties to consider the reasonable requirements to water, and we are satisfied that the benefits of refusing this application outweigh the costs.

SE Water has appealed and so can continue to abstract until the Appeal is decided.

77 FURTHER REPORTS

.1 SID updates One replacement battery needed.

.2 Defibrillator updates – Hound Green checked ok; Leather Bottle – checked OK.

.3 Nursery school in the Church Hall will only continue for a few more weeks. Jenny Roberts opened the nursery as Two Jays in 1996, will be there for the last day. Noted that Government requirement to give more free hours means a considerable drop in income and small community nursery have no way to recoup these costs.

78 NEXT PARISH COUNCIL MEETINGS

20 July [subsequently moved to 27], 17 Aug, 21 Sept, 19 Oct, 16 Nov.

Meeting close 9pm with thanks to all

APPENDIX I – COUNTY COUNCIL WRITTEN REPORT MAY / JUNE 2026

Richard Quarterman Hartley Wintney and Yateley West Division

1. As I said when I wrote to you on the 12th May after my election as County Councillor, it won't be possible for me to attend many of your Parish Council meetings on a regular basis, as I have a regular commitment most Mondays when most of the Parishes meet. My suggestion is that I produce a monthly (or bi-monthly) written report so that I can keep you and your residents informed of progress at Hampshire and raise any issues of which I am aware. I hope you also will be able to pass any concerns or matters arising back to me by the same means.

2. I am currently undertaking an extensive series of briefing sessions, which as a new County Councillor is proving very useful in bringing me up to speed with the extensive work of the County Council. This programme actually extends throughout the year, and I imagine I will still be on a learning curve even after the year is over.

3. I have recently attended a useful session on reporting and following up on Highways issues, and I shall soon be writing to each Parish Council with my thoughts on how to manage this, and what outstanding issues we need to escalate. I can tell you that as I write today, the 12th June, there are 271 outstanding items on the Highways database, so I shall be working through these gradually in order to get as many resolved as possible.

4. The County Council's first meeting of the new Council year took place on the 21st May. The composition of the Council is now 27 Conservatives, 26 Liberal Democrats, 20 Reform, 1 Labour, 1 Green and 3 Independents, so no one political party has a majority. The key issue therefore was who would gain sufficient support to form the administration, given that Hampshire operates the leader and cabinet model of executive control. In the event, the Conservative leader was elected with the support of a small number of Reform Councillors and one member of the Independent Group (who now holds a seat on the cabinet). We had hoped that there would be opportunities for cross-party working in the various committees, but all the Liberal Democrat nominations were voted down by the combined Conservative/Reform block, so all the committees are now chaired by either Conservative or Reform Councillors.

5. The first action taken by the newly re-elected Conservative Leader of the Council was to announce that he is seeking a judicial review of the Government's decision on Local Government Reorganisation. The former County Councils believe [?] that the decision to create four unitary authorities on the Hampshire mainland does not deliver sufficient economies of scale. The contrasting view from the majority of the District Councils is that four unitaries provides democratic control at a more local level and is therefore more responsive to the needs and wishes of residents. With elections for the shadow unitaries currently scheduled for May 2027, it is important that any uncertainty is resolved quickly so that officers and Councillors can get on with preparing for the changes ahead.

6. You may wish to know that I have been nominated to sit on the Corporate Services and Resources Select Committee (which will be chaired by Reform leader Cllr George Madgwick) and the Regulatory Committee (which will be chaired by Reform Cllr Paul Miller). These reflect my previous interest and expertise in Climate Change and Planning, two subjects I have been heavily involved in at Hart. I will also be a nominated substitute on the Children and Young People Select Committee, the Joint Health Overview and Scrutiny Committee for Frimley Park and (bizarrely) the River Hamble Harbour Management Committee (I think I mentioned that I once went sailing there!). Of these, only the Regulatory Committee has so far met.

7. On the subject of Climate Change, I was delighted to be invited to attend a screening of the People's Emergency Briefing film at St John's Hartley Wintney on Sunday 7th June. I know there are future screenings planned in Winchfield and in Yateley, but I would encourage as many of you and your residents as possible to take the opportunity to see this thought-provoking and challenging presentation. The Hart Climate Engagement group will be discussing next week how to make this more accessible to residents across the District, and if you are interested in organising something locally, do please let me know and I'll put in touch with someone who could help.

8. I hope you find these report useful. Feedback is always welcomed, and if there are any other subjects you would like me to cover, please let me know? *Richard Quarterman, County Councillor*

APPENDIX II COUNCILLOR VACANCY NOTICE PRINTED AT A5

Mattingley Parish Council

SEEKING NEW PARISH COUNCILLORS

If you like to be involved and feel you can help to make a positive difference in your community….

MATTINGLEY PARISH COUNCIL IS LOOKING FOR NEW MEMBERS TO JOIN THE TEAM

If you can spare just a few hours each month we would love to hear from you.

Please contact…

Parish Clerk, Susan Turner
clerk.mattingley@gmail.com or
Parish Council Chairman, Keith Alderman
mattingley.councilloralderman@gmail.com

APPENDIX III – WHEELCHAIR ACCESS TO GREEN – NOTES

i No dropped kerb provision as an unofficial access point to the Green.

ii Option 1 - A dropped kerb to the ditch crossing access point would be an 'uncontrolled pedestrian crossing point' and would need to be installed by, with permission from, Hampshire County Council Highways at request of Parish Council.

Parish Council could request via HCC's Community-funded initiative. Disabled access and access to Green Space tick a lot of boxes in terms of priorities, would likely be supported; but unlikely would be scheduled to HCC's work programme before next year.

Re location it seems no guidance against a crossing point at a junction; can be actively supported where improves accessibility providing visibility is good.

Criteria – There are specific specification requirements for design / installation. Also there is a gully at this location which will need to be accounted for.

Funding – Good chance of grant funding from County Cllr devolved budget or from Hart's Community Grant fund.

iii Alternatives (or short term solutions)

- The Parish Council cannot install a dropped kerb onto the road.
- There is already a dropped kerb onto the pavement by Hudson's Meadow. But access along the pavement is mostly blocked by parked cars. There is potential for a path to the Green besides the phone box. There did used to be a route through here when there was a bus shelter. Have to come along the road into Hound Green Close to get to it, but equally there are no pavements on Vicarage Lane.
- Possible to put a graded slope (scalpings?) on the end of the pavement as it leads into the verge on Vicarage Lane?

APPENDIX IV ACCOUNTS TO DATE

MATTINGLEY PARISH COUNCIL - INCOME 2026/27 - 12 JUNE

Balance brought forward 1st April 2026 *£26,858.32*

Date	Item	Precept	Grants	VAT	Interest	Total Receipts
	Parish Precept	£17,126.00				£17,126.00
	Bank Intereste				£140.72	£140.72
		£17,126.00	**£0.00**	**£0.00**	**£140.72**	**£17,266.72**

£17,266.72

RECEIPTS & PAYMENTS SUMMARY

Bal brought forward 1st April 2026	£26,858.32
Plus income	£17,266.72
Minus expenditure	£2,604.43
Balance	£41,520.61

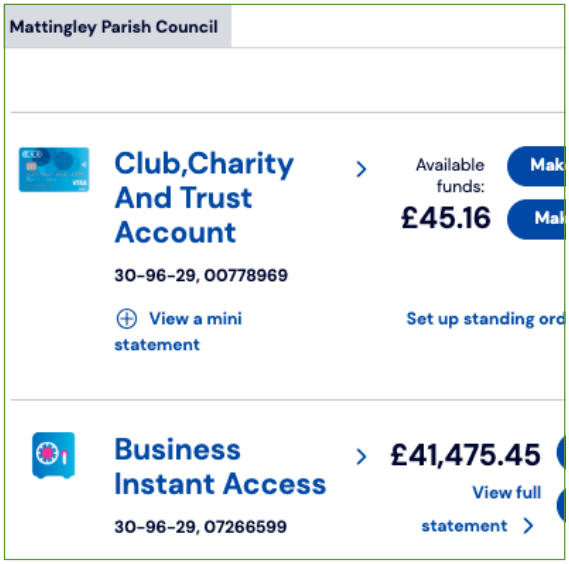
BANK RECONCILIATION

Club, charity, trust	£45.16
Bus instant access	£41,475.45
Balance to take over	£41,520.61

April	£34.78	Oct	
May	£52.95	Nov	
June	£52.99	Dec	
July		Jan	
Aug		Feb	
Sept		Mar	
		Total	£140.72

Vat to reclaim from 2025/26 £220.18

Vat to reclaim from 2026/27 136.23



MATTINGLEY PARISH COUNCIL - EXPENDITURE 2025/27 - 12 JUNE

No	Inv Date	Pay Date	Supplier	Description	Salary	Admin/ Governance	Clerk allowance	Community / Donation	Parish Maintenance	Maintn Contract	Mnt Hound Green-other	Hound Green trees	PROJECT POND	VAT	TOTALS
1	17/04/2026	17/04/2026	EON Next LTD	Phone box electricity					£9.13					£1.83	£10.96
2	08/04/2026	29/04/2026	HALC-8141	HALC / NALC subs-8141		£328.00									£328.00
3	20/04/2026	29/04/2026	PGGM 3506	Maintenance April						£336.00				£67.20	£403.20
4	APRIL	29/04/2026	Clerk	Salary-April	£468.00										£468.00
5	21/05/2026	21/05/2026	Ben Christian	Moles May - new traps							£100.00				£100.00
6	21/05/2026	21/05/2026	EON Next LTD	Phone box electricity					£10.07						£10.07
7	25/05/2026	26/05/2026	Zurich	Insurance 2026/27		£363.00									£363.00
8	31/07/2025	26/05/2026	WV Cons Soc	Subscription 2026/27				£50.00							£50.00
9	20/04/2026	26/05/2026	PGGM 3506	Maintenance MAY						£336.00				£67.20	£403.20
10	MAY	26/05/2026	Clerk	Salary-MAY	£468.00										£468.00
			TOTALS		**£936.00**	**£691.00**	**£0.00**	**£50.00**	**£19.20**	**£672.00**	**£100.00**	**£0.00**	**£0.00**	**£136.23**	**£2,604.43**
	Date		Supplier	Description	Salary	Admin/ Governance	Clerk allowance	Community / Donation	Parish Maintenance	Maintn Contract	Mnt Hound Green -other	Hound Green trees	PROJECT POND	VAT	TOTALS

£2,604.43

APPENDIX v BUDGET UPDATE

MPC 2026/27 at 12 JUNE	2026/27 TO DATE	2026/27 LATEST EST - 12 JUNE	2026/27 BUDGET - MARCH	2027/28 BUDGET - DRAFT	
EXPENDITURE					**EXPENDITURE**
CLERK'S SALARY	£936.00	£5,784.48	£5,784.48	£5,928.00	CLERK'S SALARY
CLERK'S ALLOWANCE		£324.00	£324.00	£324.00	CLERK'S ALLOWANCE
EXPENSES		£100.00	£100.00	£100.00	EXPENSES
TRAINING					TRAINING
GOVERNANCE/ADMIN	£691.00	£1,825.00	£1,825.00	£1,875.00	GOVERNANCE/ADMIN
COMMUNITY / DONATIONS		£500.00	£500.00	£500.00	COMMUNITY
HOUND GREEN contract	£672.00	£4,003.39	£4,003.39	£4,203.56	HOUND GREEN -contract
HOUND GREEN other maint		£500.00	£500.00	£500.00	HOUND GREEN other maint
PARISH MAINTENANCE	£19.20	£500.00	£500.00	£500.00	PARISH MAINTENANCE
GLEBE WOOD		£500.00	£500.00	£500.00	GLEBE WOOD
HOUND GREEN TREES - ANNUAL		£1,000.00	£1,000.00	£1,000.00	HOUND GREEN TREES - ANNUAL
Routine (Precept funded)	£2,318.20	£15,036.87	£15,036.87	£15,430.56	Routine (Precept funded)
Projects					Projects
Mapboards/signs		£1,500.00	£1,500.00		Mapboards/signs
Hound Green trees (five-yr)				£7,000.00	Hound Green trees (five-yr)
HOUND GREEN POND		£4,732.00	£4,732.00		HOUND GREEN POND
Phone Box power & electrics					Phone Box power & electrics
Red Hill Gateway					Village gateways
Phone B Debif cabinet install					Debif cabinet install
VAT	£136.23				VAT
TOTAL EXPENDITURE	£2,454.43	£21,268.87	£21,268.87	£22,430.56	**TOTAL EXPENDITURE**
Routine expend (plusVAT)					Routine expend (plusVAT)
Project expenditure					Project expenditure
INCOME					**INCOME**
PRECEPT	£17,126.00	£17,125.90	£17,125.90	£17,982.20	PRECEPT
County Cllr grant					County Cllr grant
Grants other					Grants other
Vat refund last year		£220.18	£220.18		Vat refund last year
Vat refund this year					Vat refund this year
Bank interest	£140.72	£400.00	£400.00	£400.00	Bank interest
TOTAL INCOME	£17,266.72	£17,746.08	£17,746.08	£18,382.20	**TOTAL INCOME**
Surplus // Deficit	£14,812.29	£3,522.79	£3,522.79	£4,048.36	Surplus // Deficit
Balance	£41,670.61	£23,335.53	£23,335.53	£19,287.17	***Balance***

ALLOCATED RESERVES 2026/27		LATEST EST	BUDGET
Working balance		£17,125.90	£17,125.90
Tree Fund		£6,209.63	£6,209.63
TOTAL		£23,335.53	£23,335.53
Precept 2026/27=		£17,125.90	£17,125.90

APPENDIX VI PARISH PLANNING UPDATE 12 JUNE

NEW APPLICATIONS SINCE LAST MEETING of 18 MAY AGM

26/00894/**PREAPP** (Validated 05 July) Flinders, Bottle Lane.A self-build dwelling|

PROGRESS OF RECENT APPLICATIONS

26/00516/FUL (Pending, Validated 02 April) The Mutton. Erection of 8 units of guest accommodation with associated landscaping and drainage.

- New drainage docs – holding objection from Hart Drainage officer removed.
- New block plan with additional parking

26//00265/HOU (Pending, Validated 25 March) Hazeley Heath Cottage, Hazeley. Erection of a ground mounted solar array system

25/02574/FUL (Pending, Validated 05 Feb 2026) Priors Farm, Reading Road. Demolition of existing sheds and construction of 1 no. 5-bed dwelling (Use Class C3) together with associated car and cycle parking, landscaping, refuse storage and private amenity space.

26/00081/LBC (Pending, Validated 20 Jan 2026) Little Church Farm, Mattingley Green. Splicing in of new timber to a lower section of structural column to the Barn.

24/00428/HRA (Pending, Validated 03 Oct) Priors Farm, Reading. Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 pursuant to 24/00428/GPDAGD Application for notification for prior approval for the change of use from use as agricultural buildings to use falling within Class C3 (dwellinghouses)

APPEAL IN PROGRESS

6008461 and 6008463 (Hart Ref 26/00012/REFUSE) (Appeal in Progress) Old Post Office House, Reading Road, Mattingley. Erection of extensions and inclusion of an existing outbuilding into the footprint of the house

APPENDIX VII HART PLANNING PARISH ENGAGEMENT ON EMERGING LOCAL PLAN

Hart hosted a Teams meeting on Wed 03 June – on progress on Emerging Local Plan – with Planning Manager Mark Berry, and Planning Policy and Economic Development Manager Daniel Hawes.

They're at the start of Government's new process for delivering Local Plans. They have issued a scoping consultation – which happens before the start of the 30-month time-limit for delivering the Plan.

Call for sites was last year some time. They closed as per statutory time frame, then officially reopened as insufficient sites.

Apparently they are releasing details of all sites submitted as part of a consultation in October. Which will be a draft Spatial Strategy. They won't release anything till then.

I asked what their approach would be to SE Water's evidenced inability to provide for additional housing. Answer, they are aware because of the BDBC Reg 18 consultation responses – are talking to SE Water with BDBC – and with East Hants as also affected. Considering with regards to Local Plan and planning applications. But no answers, only that they are discussing and looking at. New Water Cycle Study will of course be part of process.

Re recent speculative planning applications they said SE Water had been consulted on their ability to supply; if there were question marks there would be Grampian conditions. No discussion that the application might be refused on these grounds.

Asked what would happen if they didn't receive sufficient sites to make up Gov numbers. Answer – they would have an argument to go back to Government that numbers not achievable - but first the approach would be to 'leave no stone unturned'. Daniel Hawes did say the numbers shouldn't be a reason to allow poor development – had to be 'sustainable' – an eg given of a development in the middles of nowhere with no services.

Left with the thought that for anything to be refused it needs a cast iron 'this is not deliverable'.

APPENDIX VIII HART LOCAL PLAN 2044 – Notice of Scoping Consultation

THE COUNCIL IS PREPARING A NEW LOCAL PLAN – THE HART LOCAL PLAN 2044.

At this early stage, in accordance with **Reg 20 of the Town and Country Planning (Local Planning) (England) Regulation 2026**, the Council is inviting representations from relevant 'specific' and 'general' consultation bodies (defined in Regulation 2 of The Town and Country Planning (Local Planning) (England) Regulations 2026) on:

(i) such matters relevant to the preparation of the local plan as the Council or body considers appropriate, including what the plan should contain, and

(ii) how the Council should engage with them in the preparation of the Local Plan.

Any person or organisation may make representations on these matters.

Details of the consultation can be found on the New Local Plan webpage

A scoping consultation document is available on-line via the Placemaker engagement platform. Once you have registered you can view the document, respond to the questions from within the document, and submit your response.

Representations must be received by the Council no later than midnight on Friday 19 June.

Representations may also be sent to localplan@hart.gov.uk or in hard copy to Planning Policy & Economic Development, Hart District Council, Civic Offices, Harlington Way, Fleet, GU51 4AE.

You can also request to be notified when one or more of the following steps occur:

(i) When the Council publishes the consultation on the proposed local plan content and evidence (the second formal consultation on the Local Plan under Regulation 23(1)(b) of the Town and Country (Local Planning)(England) Regulations 2026).

(ii) When the Council publishes observations or advice received from a person appointed by the Secretary of State (under section 15CA(5) of the Planning and Compulsory Purchase Act 2004 (as amended)). This is also known as the Gateway 2 Assessment.

(iii) When the Council consults on the proposed local plan (the third formal consultation on the Local Plan under regulation 27(1)(b) of the Town and Country Planning (Local Planning)(England) Regulations 2026).

(iv) When the Council submits the proposed local plan to the Secretary of State for independent examination (under section 15D(1) of the Planning and Compulsory Purchase Act 2004 (as amended));

(v) When the date, time and place of the Examination hearings and the name of the Examiner is published (under regulation 35(2) and regulation 35(1)(a) of the Town and Country Planning (Local Planning)(England) Regulations 2026).

(vi) If the local plan examination is paused by the Examiner so that further work can be carried out (under section 15D(7) and section 15DA of the Planning and Compulsory Purchase Act 2004 (as amended));

(vii) When a document or evidence is sent to the Examiner and/or published whilst the Examination is paused (under section 15DA(6) and 15DA(7) of the Planning and Compulsory Purchase Act 2004 (as amended));

(viii) When the Council publishes the Examiner's recommendations and reasons (under section 15 D or 15DA and in accordance with section 15D(13) or section 15DA(10) of the Planning and Compulsory Purchase Act 2004 (as amended));

(ix) When the Council adopts the local plan (under Part 2 of the Planning and Compulsory Purchase Act 2004 (as amended)).

If you wish to be notified at these stages, please register for our Local Plan database at Planning Policy consultation database | Hart District Council.

If you wish to be notified for a selection of these stages, but not all stages, please register for the Local Plan database but also email localplan@hart.gov.uk indicating at which of these stages you wish to be notified.

If you have any questions regarding the consultation or would like any further information, please contact the Planning Policy Team:

APPENDIX VIII cont... HART LOCAL PLAN (2044) – SCOPING CONSULTATION – MAY 2026

SCOPING CONSULTATION DOCUMENT IS AVAILABLE ONLINE VIA THE PLACEMAKER ENGAGEMENT PLATFORM AND REQUIRES REGISTRATION TO VIEW AND RESPOND.

https://placemaker.hart.urbanintelligence.co.uk/p/document/20/

Contents

1.Purpose of the consultation
2.Background
3.Policy context
4.Hart District
5.Meeting development needs
6.Well-designed sustainable places
7.Infrastructure
8.The natural and built environment
9.Climate change
10.A new vision for Hart
11.Any other comments
12.How should we engage with you?

1. Purpose of the consultation

We are preparing a new local plan for Hart – the Hart Local Plan 2044.

We are seeking views at an early stage as to what matters we should consider when preparing the new plan and what the new plan should contain.

We also want to know how you want to be engaged during the local plan process.

The deadline for comments is 19th June 2026.

Please email localplan@hart.gov.uk if you have any queries.

2. Background

We need to prepare a new local plan in light of new housing numbers from the Government, to support sustainable economic growth and to ensure all our planning policies are based on up-to-date evidence.

The new plan will replace the Hart Local Plan (Strategy and Sites) 2032 (HLP32) and older 'saved' policies from the previous local plan: the Hart Local Plan (Replacement)1996 – 2006.

In preparing the plan we must follow a process set out in new legislation. Our Local Plan Timetable sets out the key stages.

From April 2028, following local government reorganisation, the local plan process will be in the hands of a new unitary council for North Hampshire. As part of our legacy, we want to hand over a new local plan to the North Hampshire Council which can be taken through examination and adopted. This will provide Hart's residents with an up-to-date local plan at the earliest opportunity.

3. Policy context

The new plan must be consistent with national planning policy. A Draft NPPF December 2025 contains plan-making policies that we will need to follow. It also contains national decision-making policies that we must not duplicate.

The plan must focus on a locally specific vision and objectives, a spatial strategy and site allocations to meet development needs. The plan must address the need for new homes, economic development and new infrastructure.

In preparing the plan we will have regard to a range of plans and strategies prepared by other organisations including Hampshire County Council, Government agencies and infrastructure providers.

We will also have regard to neighbourhood plans. However, neighbourhood plans will likely need to be updated to align with the new local plan and new national planning policy.

In due course the forthcoming Hampshire and Solent Combined Authority will prepare a Spatial Development Strategy (SDS); a strategic plan for the Hampshire and Solent area. Local plans need to be in general conformity with the SDS where there is one. As yet there is no timetable for a Hampshire and Solent SDS.

4. Hart District

Hart is a largely rural district in northeast Hampshire, with a population of approximately 104,000 residents. The main towns and villages are Fleet, Yateley, Blackwater, Hook, Odiham and Hartley Wintney.

APPENDIX VIII cont... The Southampton to London Waterloo railway runs through Hook, Winchfield and Fleet. Blackwater station is on the North Downs line between Reading and Redhill with many services continuing to Gatwick. The M3 motorway runs east-west through the centre of the district. *Figure 1 Location of Hart District.*

5. Meeting development needs

A key driver for the new plan is the need for more homes. Hart's current 'local housing need' is 804 homes per annum. This figure is calculated using the standard method – a formula set by the Government based on local housing stock and affordability. 804 homes per annum equates to around 14,400 homes over the plan period 2026 to 2044.

This figure is the start point for a 'local plan housing requirement' which will also factor in constraints to development and availability of land. We may also need to consider any unmet housing needs from neighbouring areas.

All new homes completed from 1st April 2026 will count towards the local plan housing requirement. This will include new homes at Hartland Village and other sites around the district currently under construction. However, we will need to allocate more land for development.

Our priority is the appropriate re-development of previously developed 'brownfield' land. However, we do not have enough brownfield land, and we will need 'greenfield' sites, whether its extensions of varying sizes to existing settlements or 'stand-alone' new communities. The final plan will include a spatial development strategy and site allocations to be clear where new development will take place.

Do you have any views on how we should address this challenge, or where we should focus growth?

Log in or sign up for a consultation account to submit your answers.

It's not just about housing numbers. We need to address the need for affordable homes (for those whose needs are not met by the market) and the needs of different groups including older people, those that would like to build or commission their own home, and Travellers. We are updating our evidence on the needs of different groups and will shape policies to address the needs identified.

Which groups do you believe have specific housing needs in Hart? How should the plan address their housing needs?

We also need to support economic growth and the success of town and village centres. Local Plan policies will build on the Hart Economic Development Strategy: A prosperous future for Hart, and we are preparing new evidence on what economic development is needed over the plan period.

How should the plan support economic growth?

6. Well-designed sustainable places

We want to meet development needs by creating well-designed, high quality, sustainable places supported by the necessary infrastructure; places that encourage people to lead healthy lifestyles, and which promote walking, cycling and public transport. We will use design codes where appropriate, and we are reviewing our parking standards to ensure they reflect national policy and have regard to the Local Transport Plan. New development will also provide an opportunity to deliver schemes outlined in the Hart Local Cycling and Walking Infrastructure Plan.

How can the plan deliver well-designed, healthy, sustainable places?

7. Infrastructure

To support the local plan, we will work with infrastructure providers such as utility companies, Hampshire County Council and the NHS Integrated Care Board to prepare an Infrastructure Delivery Plan. This will evidence the infrastructure needed to support the planned growth and will itself be informed by a range of separate studies including on transport, water supply, wastewater treatment, green infrastructure, public open space, built facilities and playing pitches.

As a district council we do not ourselves provide infrastructure, but with up-to-date policies and evidence we can secure improvements to infrastructure with new development. This can be on-site as part of larger developments or via payments towards off-site infrastructure improvements. We report on developer contributions secured through planning obligations annually in our Infrastructure Funding Statements.

What infrastructure issues or challenges do we face and how can they be overcome?

8. The natural and built environment

We must address development needs, but we also want to protect and enhance our built and natural environment.

Hart has a variety of landscapes and designated habitats including the internationally important Thames Basin Heaths Special Protection Area and Sites of Special Scientific Interest. Hart also has

APPENDIX VII cont... a rich heritage with conservation areas, listed buildings, scheduled ancient monuments and registered historic parks and gardens.

The plan will have regard to the Hampshire Local Nature Recovery Strategy so that areas identified for biodiversity improvements and nature recovery are protected and enhanced. We will also need to continue with a policy for avoiding and mitigating recreational impacts on the Thames Basin Heaths Special Protection Area.

We have commissioned a new district-wide landscape character assessment, and we will assess the specific landscape and heritage sensitivities for different sites.

How should the local plan protect and enhance the natural and historic environment?

Are there any specific natural or historic assets in Hart that warrant a separate local plan policy, rather than being protected by national policies or legal protection? If so, why?

9. Climate change

We declared a climate change emergency in 2021 and are delivering on a climate change action plan. Through the new local plan, we will tackle greenhouse gas emissions and adapt to the effects of climate change such as more extreme weather events which can bring increased risk of flooding, heatwaves and drought.

Emerging national policy may mean that energy standards in new buildings could be left to Building Regulations (rather than local plans), but there are other ways the plan can address climate change. We are commissioning a range of relevant evidence which will look at water resources/supply and wastewater, flood risk, renewable energy opportunities and site-specific climate change measures.

How should we address climate change in the local plan?

10. A new vision for Hart

Pulling together the themes discussed above, and taking into account your comments, we will develop a new vision for Hart; a vision that acknowledges the need for sustainable development and which protects the characteristics and features we value most.

What aspects of Hart do you value and want to protect?

11. Any other comments

Please take this opportunity to make any other comments that do not fit under the questions above.

Are there any other matters that we should consider when preparing the new plan?

12. How should we engage with you?

We want to ensure that residents, businesses and other stakeholders have an opportunity to comment on the Local Plan.

The plan-making process includes two further consultations prior to the plan being submitted for examination:

October 202 –Consultation on 'Proposed Plan content and evidence'

September 2027 – Consultation on 'Proposed Local Plan'

Anyone can make written representations at these public consultation stages.

The consultation material will be published on our website and made available in hard copy at the Civic Offices in Fleet and in the town and parish council offices for Yateley, Blackwater, Hook, Odiham and Hartley Wintney.

Statutory consultees and other organisations and individuals on our local plan database will automatically be notified of these consultations.

In addition, we will publicise the consultations using social media (Facebook, X, LinkedIn, Instagram), and press releases sent to local newspapers. Subject to timing we will also use the Hart e-newsletter (sign up via the Council's homepage) and the Council's twice yearly Hart News publication that goes to all residents.

Are there other ways we should publicise the public consultations?

What methods of engaging the public (such as drop-in exhibitions) should we use during public consultation?

Is there a group or community you are aware of that find it harder to participate? If so, what steps could we take to help those groups engage?

We can publicise the consultations and try to engage with communities, but we would like written comments to be submitted on-line through our local plan engagement software. This allows large number of representations to be processed much more efficiently speeding up local plan process.

We will hold meetings and have correspondence with some key stakeholders throughout the plan-preparation process. This can be necessary to demonstrate cooperation with other plan-making bodies, or to develop the evidence base.

How would you like to be engaged with during the preparation of the Local Plan?

APPENDIX IX

SE WATER ABSTRACTION FROM THE AQUIFER AT GREYWELL

The EA recently refused SE Water's application to a further extend their abstraction licence

EnVIROnMEnT AGEnCy DECISIOn STATEMEnT

https://assets.publishing.service.gov.uk/media/6a1fe84b59fb7a60f827f6b0/Decision_Statement_Refusal_NPSWR043914_1.pdf

Extracts from the Decision Notice...

Summary of the proposal South East Water (SEW) abstracts from wells and boreholes from the chalk aquifer for public water supply from their Greywell Pumping Station. The licence had an expiry date of 31/03/2025 and SEW applied on 27/03/2025 to renew on the same terms. Initially, they indicated for a further two years, but later confirmed until 31/03/2031.

We have assessed the proposal against the three tests for renewal – environmental sustainability, justification of need and water efficiency – and have concluded the environmental sustainability test was not met – re Water Framework Directive (WFD) to achieve WFD Quantitative Status objectives – and have decided to refuse the application.

Quantities 477.34 cubic metres of water (m3) per hour; 6,819.14 m3/day; 2,495,806 m3/year.
Means of abstraction Two wells not exceeding 52m in depth and 2.5m in diameter with adits and pumps. Two boreholes not exceeding 46m depth, 462mm in diameter, each with a pump.
Abstraction period All year.

CASE HISTORY The expectation – following the assessment and conclusion of the Restoring Sustainable Abstraction (RSA) programme and a series of National Environment Programme investigations and an Options Appraisal in Assessment Management Period 5 (AMP 5) from 2010-2015 – was that abstraction under the Greywell Licence would cease (be revoked) in 2020 due to the impact it was having on Greywell Fen Site of Special Scientific Interest (SSSI).

However, the infrastructure required to replace Greywell as a supply was not in place by 2020, as originally intended.

[Requests to renew based on various supply-related issues have been ongoing and previously allowed.]

Impact assessment of proposal The Greywell abstraction is directly linked to the quantitative failure of the Basingstoke Chalk groundwater body. Continued abstraction prevents the groundwater body from achieving 'Good' for Quantitative Status by 2027 – through the impact it has on the supporting Groundwater Dependent Terrestrial Ecosystems (GWDTE) element achieving its individual objective of 'Good' status by 2027– as required by WFD objectives and as set out in the 2019 River Basin Management Plan (RBMP).

This WFD failure is specifically tied to the ongoing impact the Greywell abstraction has on the Greywell Fen Site of Special Scientific Interest (SSSI), which is also a GWDTE, as evidenced through previous Restoring Sustainable Abstraction (RSA) and Water Industry national Environment Programme (WInEP) investigations.

Statutory consultation The Agency consulted natural England under the regulations using an Appendix 4 assessment with a 'minded to' decision to refuse the application due to likely damage to an SSSI (Greywell Fen).

Natural England response... supports the overarching conclusion... that continuing this abstraction will likely cause damage to Greywell Fen SSSI. We agree this operation should not be permitted. The ongoing damage and likely deterioration caused by this abstraction threatens the long-term function, processes and integrity of the alkaline fen, and the rare and / or notable groundwater-dependent species (such as within M9 and M22 plant communities) of which it supports. This SSSI is one of the largest remaining examples of alkaline fen in Southern England.

External representations The application had a statutory exemption from advertising. However, the Whitewater Valley Conservation Society detailed their interest and concerns.

Conservation issues Greywell Fen SSSI is adversely impacted by abstraction, with evidence of species loss and extinction. Continued abstraction would delay recovery and further risk deterioration of the SSSI and associated habitats. natural England and the Agency agree that 'Favourable Condition' cannot be achieved or maintained under any abstraction regime, even if reduced.

Costs / benefits Refusal represents a cost to SEW through the cost of the refused application and the need to deliver options for the treatment and transfer of existing or alternative water supplies due to the area's demonstrated supply deficit. Benefits of refusal includes the avoidance of continued environmental harm to Greywell Fen SSSI, the recovery of a nationally significant groundwater-dependent ecosystem, and the contribution refusal makes to achieving statutory WFD objectives for the Basingstoke Chalk groundwater body and connected waters.

Re our duties to consider reasonable requirements to water... we are satisfied that the benefits of refusing this application outweigh the costs.

Conclusion and recommendation Granting a renewed licence for Greywell would not meet the Agency's duties under Regulation 13 of The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 as doing so would contribute significantly to ongoing WFD Basingstoke Chalk groundwater body failures and would be incompatible with achieving WFD objectives for the Basingstoke Chalk groundwater body.

We therefore refuse the application to renew and re-issue the Greywell licence.

Further on page 5

South East Water has appealed the EA decision to refuse further licence extension and so may continue abstracting until the Appeal is decided.