



CROOKHAM VILLAGE PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN
2016-2032 Referendum Version

Published by Crookham Village Parish Council, July 2020

PREFACE

This document is the Referendum version of the Neighbourhood Plan for Crookham Village Parish.

Before submission, we conducted two consultations on the policies within the plan and following careful examination of all the comments received, we have made a number of minor amendments to the wording of the Neighbourhood Plan to produce the Submission Version.

The Submission version was then subject to examination by an Independent Examiner who produced a report to Hart District Council on the Crookham Village Parish Neighbourhood Development Plan in March 2020.

The plan has subsequently been amended in line with the recommendations in the report to produce this Referendum version.

The Neighbourhood Plan does not identify particular development sites or contemplate specific development proposals. Rather, the policies and design principles contained in the Neighbourhood Plan are intended to establish a framework for planning and guiding land use and development in the parish over the Plan period.

There have been four recent planning applications for development within the parish, one of which was granted through the normal planning process, two further applications were granted at Appeal and the fourth refused but withdrawn before Appeal. The fourth application was resubmitted in amended form and has again been refused and is due for Appeal later in 2019. There may be further potential applications, any or all of which may or may not result in further developments within the parish. The policies in the Crookham Village Neighbourhood Plan have been aligned with those in the adopted Hart District Council Local Plan Strategy and Sites 2014-2032.

The Steering Committee, supported by the Parish Council and a large number of other volunteers who have helped bring this document to completion, believes that the detailed policies and design principles in the Neighbourhood Plan will deliver the Vision and Objectives of the community, will provide sustainable development in Crookham Village Parish over the Plan period, and preserve or enhance the valued character and features of the parish and its conservation areas.

Councillors Julia Ambler, Peter Kenaghan and Dr. Indra Sinka,
Crookham Village Parish Neighbourhood Plan Steering Committee

ACKNOWLEDGEMENTS

We would like to thank the following Steering Group Members for their support and contributions to the preparation of this plan:

Jeremy Bates
Wendy Makepeace-Browne
Sarah Callaghan
Tony Clarke
Tina Collins
Richard Eastment
Tony Gower-Jones
Richard Hellier
Kerry ten Kate
Carol Leversha
Andy Hillier
Brian Whyatt
Max Clark
and
Crookham Village Parish Councillors

FOREWORD

Crookham Village Parish comprises the Old Village settlement itself and the two major and adjacent developments of Zebon Copse and Netherhouse Moor, surrounded by farmland and ancient woodland. Reflecting the semi-rural nature of our community, set in its historic countryside landscape, the parish has a limited range of facilities including two pubs, a social club, the Zebon Community Centre, a thriving Women's Institute Hall, a dentist surgery, hairdressers, a variety of workshops and a shop. Crookham Village has no public transport, doctors or health centres and with the exception of the Grove Farm workshops, The Kiln Workshops and a small garage, limited employment opportunities. For these services, the community relies on the nearest main settlements of Church Crookham and Fleet.

Through many surveys and consultations, the community has consistently expressed its wish to support sustainable development compatible with the environmental and amenity value that Crookham Village Parish provides today. Aspects of the parish particularly valued by residents and visitors alike are the unique character and appearance of the Old Village settlement, the Crookham Village and Basingstoke Canal Conservation Areas, the many historic listed buildings and the network of footpaths allowing access to the surrounding countryside.

Over the past 30 years, the parish of Crookham Village has grown rapidly from approximately 200 dwellings in the late 1980s to over 1,600 today, with a consequent population increase to almost 5,000 people. Recent developments include 33 dwellings off Watery Lane at Farriers Close, 27 at Knight Close to the north west of the Old Village and 9 at Elmfield Close. With a further significant development of 300 dwellings approved and yet to be constructed at Watery Lane and 423 recently approved and yet to be constructed at Land North of Netherhouse Copse (locally known as 'Grove Farm'), the impact on local services and infrastructure remains to be seen.

Consultations during the Crookham Village Parish Neighbourhood Plan process highlight the community's desire that we protect the surrounding countryside and open spaces within the new settlements and especially maintain the linear aspects of the Old Village. There is support for small sympathetic developments, at a density consistent with the existing settlements located within the expanded Settlement Boundary. Another consistent theme is the pressure from new development on the existing parish infrastructure: for example, where the road network and junctions within the parish have not kept pace with recent developments and where weight restrictions on bridges are frequently ignored; we urgently need better traffic management throughout the parish.

Councillors Julia Ambler, Peter Kenaghan and Dr. Indra Sinka

Crookham Village Parish Neighbourhood Plan Steering Committee

CONTENTS

Preface	2
Acknowledgements	3
Foreword	4
Contents	5
List of Figures	7
SECTION 1 – SETTING THE SCENE	8
Introduction	8
Context for this Neighbourhood Plan	10
History of Crookham Village Parish.....	11
Natural Environment.....	15
SECTION 2 – A VISION FOR CROOKHAM VILLAGE PARISH	18
Vision Statement.....	19
Objectives	20
Built Environment.....	20
Landscape and Natural Environment	21
Health, Leisure and Wellbeing	21
Transport and Movement (Community Action)	21
SECTION 3 – POLICIES.....	23
Introduction	23
Settlement Boundary	24
Spatial Strategy for Crookham Village Parish.....	24
Policy SB01 – Settlement Boundaries.....	25
Built Environment Policies and Sustainable Development Principles.....	28
Policy BE01 – Sustainable Development Principles	28
Policy BE02 – General Design Principles, Including New Developments.....	30
Policies for Built Environment Character Areas	33
General.....	33
Policy BE03 – Design Principles for Crookham Village Ward Character Area	34
Policy BE04 – Design Principles for Zebon Copse Ward Character Area	38
Policy BE05 – Design Principles for Netherhouse Moor Ward Character Area	41
Policy BE06 – Prevention of Flooding.....	44
Policy BE07 – Development of Footpath and Cycleway Networks	47
Protection of Historic and Community Assets	51
General.....	51
Policy PA01 – Crookham Village Conservation Area.....	51
Policy PA02 – Basingstoke Canal Conservation Area	56
Policy PA03 – Dogmersfield Conservation Area.....	61
Policy PA04 – Protection of Historic Assets	64
Policy PA05 – Protection of Assets of Community Value	70
Landscape and Natural Environment Policies.....	74
General.....	74
Policy NE01 – Preserving the Gap Between Settlements.....	75
Policy NE02 – Preserving Key Views	79

Policy NE03 – Local Green Space	87
Policy NE04 – Protected Open Space	91
Policy NE05 – Protecting Biodiversity	104
Traffic and Movement Policies	110
Policy TM01 – Parking Standards.....	110
Aspiration TM02 – Reducing Congestion and Creating Sustainable Transport Networks	113
SECTION 4 – DELIVERING THE NEIGHBOURHOOD PLAN	116
GLOSSARY	117
REFERENCES	123
DETAILED MAPS SUPPLEMENT	124
APPENDICES	125
List of Appendices.....	125

LIST OF FIGURES

Figure 1 - Crookham Village in context (Policy Map 1 Neighbourhood Plan Boundary)	8
Figure 2 - Crookham Village Neighbourhood Plan Settlement Boundaries	9
Figure 3 - Crookham Village - from the 1846 Tithe Map.....	12
Figure 4 – Sites of Special Scientific Interest (SSSIs) & Sites of Importance for Nature Conservation (SINCs)	16
Figure 5 - Crookham Village Parish: Settlement Boundaries (see Policy Map 2)	24
Figure 6 - Character Areas of the Built Environment (see Policy Map 3)	33
Figure 7 - The Old Village character area	36
Figure 8 - Zebon Copse character area	39
Figure 9 - Netherhouse Moor character area	42
Figure 10 – Parish Footpaths (see Policy Map 4).....	48
Figure 11 - Zebon Copse Footpaths.....	49
Figure 12 - Conservation Areas (see Policy Map 5)	54
Figure 13 - Crookham Village Conservation Area views (see Policy Map 6)	55
Figure 14 - HDC Basingstoke Canal Conservation Area views (see Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals Approved Document 3rd December 2009: Character area 6; Townscape Appraisal Map 7)	59
Figure 15 - The Swing Bridge	60
Figure 16 - Dogmersfield Conservation Area views (see Policy Map 7)	62
Figure 17 - Listed and notable buildings and structures (see Policy Map 8).....	65
Figure 18 - Local Gaps (see Policy Map 9).....	76
Figure 19 - Crookham Village key views (see Policy Map 10)	80
Figure 20 - Local Green Space (see Policy Map 11, Policy Map 12 and Policy Map 13).....	88
Figure 21 - Crookham Village from above.....	91
Figure 22 - The Crescent Green Space (see Policy Map 11).....	91
Figure 23 - Zebon Copse from above	92
Figure 24 - Zebon Copse Green and Protected Open Space (and Wildlife Corridors) (see Policy Map 121)	92
Figure 25 - Netherhouse Moor from above.....	93
Figure 26 - Netherhouse Moor Green and Protected Open Space (see Policy Map 13).....	93
Figure 27 - Local Nature Reserves and SSSIs.....	106
Figure 28 – Sites of Special Scientific Interest (SSSIs) & Sites of Importance for Nature Conservation (SINCs) (see Policy Map 14).....	107
Figure 29 - Landscape Character Areas (see Policy Map 15)	108

SECTION 1 – SETTING THE SCENE

Introduction

The objective of the Neighbourhood Plan is to establish and document our community's vision for the future of Crookham Village Parish, supported by policies to develop and manage land use in the period to 2032. The policies in this section are intended to provide a clear basis for decisions on planning applications in Crookham Village Parish. As required by paragraph 16 of the National Planning Policy Framework (NPPF 2019), the policies are aspirational and deliverable; they attempt to reflect the unique characteristics and context of the Neighbourhood Plan Area and its diverse needs which arise from the different settlement types in the Plan area. The accompanying Basic Conditions Statement sets out in more detail how the Neighbourhood Plan meets the conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

The map in Figure 1 sets the parish in the slightly wider geographical context, showing the boundary of the Neighbourhood Area for this Neighbourhood Plan. Figure 2 below focuses on the immediate parish boundary and reflects the administrative boundary of Crookham Village Parish and (in red) the settlement boundary of the area. The maps serve different purposes; the definitive Policy Map

On the 7th August 2014 the whole of Crookham Village Parish was formally designated as a Neighbourhood Area by Hart District Council. Crookham Village Parish Council is the formally designated 'qualifying body' responsible for the preparation of the Crookham Village Neighbourhood Plan.

This Neighbourhood Plan has been prepared by a Steering Committee of volunteers on behalf of Crookham Village Parish Council. The policies and design principles contained in the Neighbourhood Plan are intended to establish a framework for planning and guiding land use and development in the parish over the Plan period.



Figure 1 - Crookham Village in context (Policy Map 1 Neighbourhood Plan Boundary)

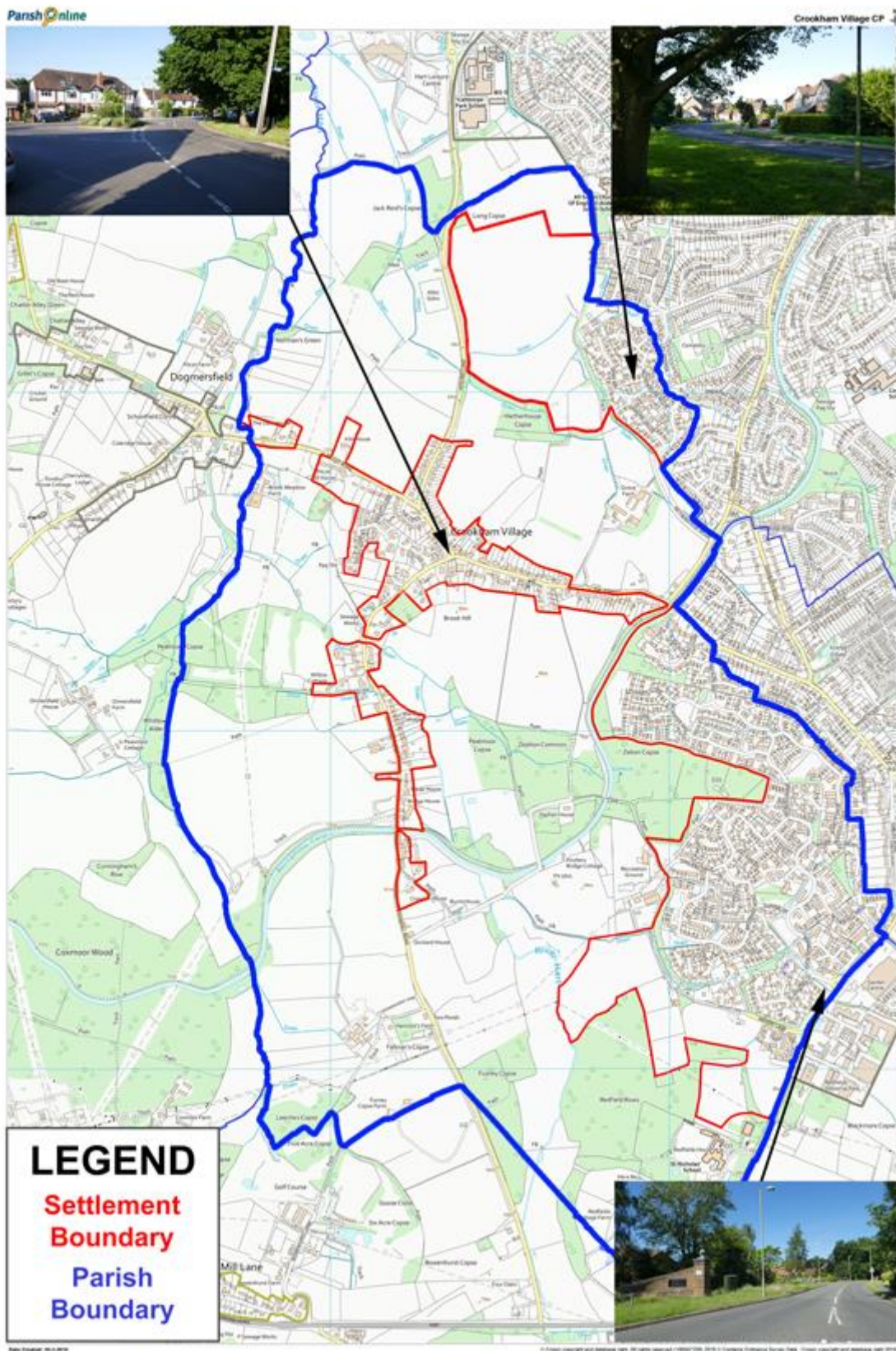


Figure 2 - Crookham Village Neighbourhood Plan Settlement Boundaries

Context for this Neighbourhood Plan

This Plan was prepared as the Hart Local Plan (Strategy and Sites) 2032 was being examined. The Hart Local Plan, which was adopted in April 2020, acknowledges the committed sites in the neighbourhood plan area which already have planning permission. In this context, this neighbourhood plan does not identify additional development sites nor does it contemplate specific development proposals. Its focus is on a series of local and environmental matters which are of importance to the local community.

History of Crookham Village Parish

Crookham (formerly Croke ham) dates back at least as far as the Domesday Book, although Crookham Village and Church Crookham did not become separate entities until the founding of Christ Church in 1840. It is this church for which Church Crookham is named. Whilst Church Crookham has become largely subsumed into the urban dormitory town of Fleet, the Old Village settlement of Crookham Village lies across the Basingstoke Canal from its neighbour, in a more rural setting.

The region had few inhabitants when the parishes split, with the 1831 edition of Samuel Lewis's "Topographical Dictionary of England" claiming Crookham had 623 inhabitants and not even mentioning the (at the time) much smaller Fleet. Settlements in the area, particularly Fleet, experienced a minor population boom in 1840 when a railway station was built at nearby Fleet Pond; while this was primarily for the benefit of day-trippers, many Londoners enjoyed the area so much that they decided to settle there. Subsequently, this railway led to the spread of London dormitory towns along its route.

During the Second World War, Crookham lay on the General Headquarters (GHQ) Line - the most important of a number of fortified stop lines constructed as a part of British anti-invasion preparations, and was one of the most heavily fortified sections of that line. In such a busy landscape, both in terms of settlement and agriculture, it is remarkable that such a high percentage of the defence works that were built in 1940 still survive today. Also adding to the defence area's importance is the presence of six relatively rare Vickers medium machine gun emplacements, one of a unique type. Such a concentration of these emplacements is exceptional for any part of England. See also [http://archaeologydataservice.ac.uk/catalogue//adsdata/arch-455-1/dissemination/pdf/Text_Reports/DA51_TEXT - CHEQUERS BRIDGE.pdf](http://archaeologydataservice.ac.uk/catalogue//adsdata/arch-455-1/dissemination/pdf/Text_Reports/DA51_TEXT_-_CHEQUERS_BRIDGE.pdf)

Agriculture and horticulture are important industries, and hops were grown and kiln-dried in the parish until 1974. Crookham was also the location for the only commercially successful tobacco plantation in Britain which produced among other brands "Blue Prior" cigarettes and pipe tobacco. Production finished in 1938 and the plantation site is now occupied by Redfields Garden Centre. Redfields House is part of the buildings that now encompass St Nicholas' School. Crookham was formerly noted for brick making and potteries which produced coarse red ware of the flower-pot type.

A traditional Mummers play is performed outside two of the public houses and on The Crescent, which acts as the "village green" each Boxing Day. In addition, a Zebon Copse fete has been held in July each year since 1992, shortly before the annual Dogmersfield, Winchfield and Crookham Village Horticultural Show.

The village centre has evolved around scattered ancient cottages, many of which are timber-framed. While the original settlement consisted of a number of small cottages built between the 13th and 17th centuries, the construction of the Basingstoke Canal in the late 1700s through the middle of the parish resulted in a significant increase in the number of houses in the Village. The Old Village settlement is at an intersection of four roads. The principal Village route runs South East from Dogmersfield to Church Crookham following the northern slope of an east / west ridge at c. 77m AOD, and following the course of a small stream on its south side. To the north, the ground drops away, but southwards continues to rise before falling away into the valley of the River Hart.

At Cross Farm, the Crondall Road branches off south-westwards and this point was the western limit of the settlement in 1846 (see Figure 3 - Tithe map from the Crookham Village Rural Settlement Publication - <http://documents.hants.gov.uk/landscape/historic-settlement/CrookhamVillageHistoricRuralSettlementpublication.pdf>). To the north-west, towards Dogmersfield, and north along Hitches Lane, the settlement is entirely modern. The east end of the Old Village settlement is defined by the Basingstoke Canal. Over the centuries, development has taken place almost exclusively along these roads, which has resulted in the creation of a linear village overlooked by elevated open countryside and woodland, and a unique visual aspect of very different styles of architecture from different centuries sitting in harmony next to each other.

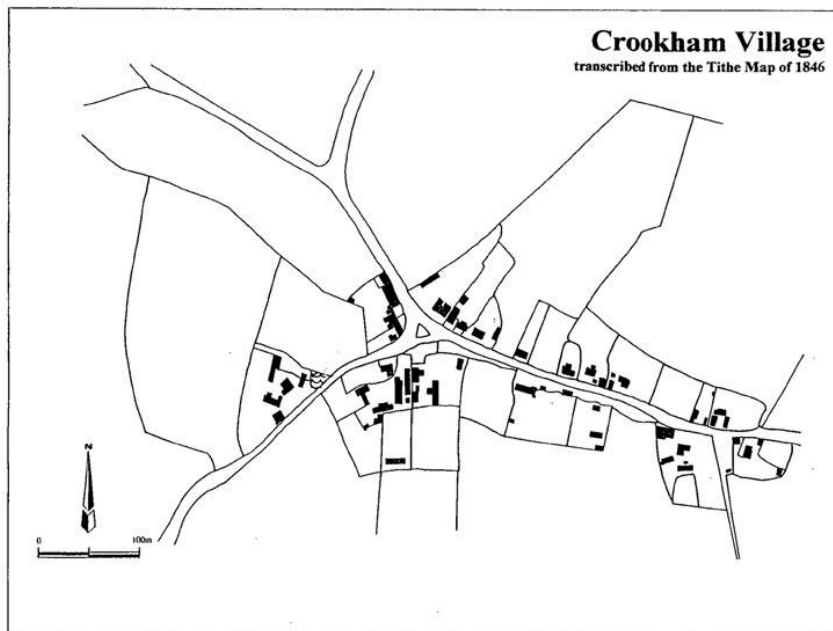


Figure 3 - Crookham Village - from the 1846 Tithe Map

The Conservation Area in the Old Village settlement was initially designated in 1982. This designation was re-examined in 1994 when it was extended to merge The Street and Crondall Road sections together into a single conservation area. According to the original design statement, the listing was recorded as being accepted 'due to the number of buildings of special architectural or historical interest, their variety of character and relationship to each other together with the strong linear form of the two sections of the settlement'. See Appendix A1.

The Basingstoke Canal Conservation Area, which runs through the centre of the parish, was designated in 1977 by Hampshire County Council and the boundary extended by Hart District Council in 1987 to include land and buildings within the setting of the conservation area. Within the Hart District Local Plan (Replacement 1996 – 2006) the Basingstoke Canal and its setting are specifically protected under saved Policies CON 10 and RUR 32. In addition to the Canal Conservation Area itself, Crookham Village Parish also has other listed structures associated with the Canal such as Malthouse Bridge, built in 1792, which was awarded Grade II listing in 1984 as well as Poulter's Bridge, also an 18th century bridge and Grade II listed.

The Parish also contains part of Dogmersfield conservation area which was designated in 2012. The area within the Parish boundary is predominantly open countryside with a small number of properties lining each side of the road, none of which are nationally listed. Two

properties are of local significance, Culvers which is thought to be 17th/18th century and The Oats House which, before conversion to a private house, was the second hop kiln in the Old Village.

There are 22 buildings and structures in the parish which are Grade II listed. Four of these listings cover more than one property such that there is a total of 27 dwellings within the Parish covered by a Grade II listing. Most listed buildings are scattered along the length of The Street and Crondall Road with the oldest property in the Parish being Two Ponds on Crondall Road which is 13th/14th century in origin. Brook House on Crondall Road, rebuilt in 1664, is believed to have been a hunting lodge of Kings Charles I and II, and is a redevelopment of an older property that appears in the Domesday Book. Elsewhere, there are a smaller number of Grade II listed properties along the southern edge of the parish. In addition to the listed properties, there are many other examples of buildings from the same era as those with a formal listing which, although unlisted, are of architectural or historic interest. The Old Village is remarkable in its diversity of housing styles representing the ages from the 13th Century to the modern day with no one style dominating the visual landscape. The rich tapestry of these styles next to each other gives a historical record of small developments over the last nine centuries.

In the late 1960s eight detached properties were built in Crookham Village on the site of 17th century Veronica Cottage, which had been demolished in the 1950s. Since the 1970s, there has been a large amount of building in Crookham Village Parish, which has significantly increased the population in the parish. Due to its location outside the Green Belt and with relatively good access to London, the parish and adjoining areas have recently been subject to a series of new housing developments. In particular, the large estates of Netherhouse Moor and Zebon Copse have more than quadrupled the original population of the parish.

Built in the late 1980s on land formerly part of Grove Farm, Netherhouse Moor is a development of 218 dwellings surrounded by areas of natural woodland. Although lying on the edge of the Fleet conurbation, the residents identify strongly with Crookham Village and Netherhouse Moor has always formed part of the parish. The housing is low density and represents a self-contained enclave with many small culs-de-sac which give a community feel. The Lea Green play area lies on the northern edge of the development and has recently been refitted to include a new children's play area and adult gym equipment. The development is well connected to local schools by a network of cycle ways and footpaths. These allow access to open countryside and link to the Old Village settlement. This open access is greatly valued by residents.

Zebon Copse is a large development of some 1170 houses which was built throughout the 1990s on a greenfield site, formerly part of a tobacco plantation. Built around the Zebon Copse Local Nature Reserve, an area of ancient woodland, the development is low density, with housing built around open amenity areas. The development retains its rural roots with an interconnected network of wildlife corridors, both encircling the housing and traversing it, and badger sanctuary areas. It is served by footpaths lying within green corridors that connect the main amenity areas. The development has a convenience store, hairdresser, dentist, the popular parish community centre and playing fields. There are a number of open green spaces within the development which are highly valued by residents and well used for recreational purposes. A linked set of footpath and cycle ways allow access to open spaces for residents to walk in open countryside and also to walk to the Old Village settlement.

Since this development, there have been several more small developments within the parish, including Knight Close and Elmfield Close opposite Redfield's Garden Centre. In 2003, a small development of 33 dwellings was built on land off Watery Lane to the south of Zebon Copse, while in 2013 a development of 3 infill properties was built in Crookham Village as a result of the sale of part of the garden of a property on Crondall Road. More recently, a further 27 properties were built to the north west of Crookham Village on land adjacent to Knight Close, an outline planning application was granted at appeal in 2015 for 300 new dwellings on the land beside Watery Lane and planning permission was also granted at appeal for a further 423 dwellings on land at Grove Farm, to the east of Hitches Lane.

Natural Environment

The medium-sized parish of Crookham Village lies at the heart of Hart District and is a historic, semi-rural and wildlife-rich neighbourhood straddling the River Hart. While the parish occupies just 4.5 square kilometres, it is uniquely diverse with an exceptional concentration of environmental assets. These include 3.5 km of the River Hart and another 4km of other watercourses. The Basingstoke Canal SSSI winds its way across the parish for 2.5 km.

The parish has a distinctly rural character and lies in the floodplain of the River Hart, and consists of a broad, flat, low-lying and rolling valley floor landscape, which is poorly-draining and bisected by numerous streams and minor tributaries. The River Hart and its flood plain provide a key wildlife corridor and a natural boundary. The river itself is a key landscape feature, and the turquoise flash of kingfishers can regularly be seen. Located at the junction of chalk and clay geology, Crookham Village has a distinctly riparian character, comprising meadows, woodland and aquatic systems, with wetlands, streams, rivers and the Basingstoke Canal, which meanders through the Parish from west to east.



Figure 4 – Sites of Special Scientific Interest (SSSIs) & Sites of Importance for Nature Conservation (SINCs)

The River Hart Valley forms an important ecological corridor linking the Thames Basin Heaths Special Protection Area (within 5 km), the River Hart valley and the Basingstoke Canal SSSI. Although largely undesignated, the Hart River valley to the west of Fleet and around Crookham Village and Dogmersfield is more biodiverse than some nearby designated areas, including the SPAs. The Hart Valley is highly accessible and valued by local people. The parish features numerous hedgerows, hedgerow trees and veteran trees, as well as frequent tree belts and tree groups and semi-frequent copses and woodlands, including eight ancient semi-natural woodlands and copses as well as the eight working farms. The line of tall pine trees from Award Road through Further Vell Mead marked the edge of an Award Enclosure dating from the early 1800s. Given the mix of habitats, three important assemblages of bird species are apparent: farmland birds, with wintering and breeding populations, wintering wetland birds and woodland birds (see maps/illustrations in Appendices C1-C3).

There are twelve Sites of Importance for Nature Conservation (SINCs) within or adjacent to the parish (see Figure 4). The banks and waterway of the Basingstoke Canal are designated as a Site of Special Scientific Interest, and this stretch of the canal in particular is noted as one of the most important areas for biodiversity conservation nationwide, with an exceptionally diverse flora and fauna including multiple nationally scarce higher plant species, and at least two nationally rare dragonfly species. As well as 18 sites of biological importance (as recorded by the Hampshire Biodiversity Information Centre), the parish is home to some 32 BAP Priority Sites, a Local Nature Reserve (LNR), and links two architectural conservation areas (Crookham Village and Dogmersfield) and the environmental conservation area of the Basingstoke Canal SSSI.

In contrast to the developed areas of Crookham Village, Zebon Copse estate and Netherhouse Moor, the other 'character areas' in the Neighbourhood Plan are better described as countryside, with natural habitat and agricultural areas important for biodiversity. These are covered in more detail in Appendix C3.

SECTION 2 – A VISION FOR CROOKHAM VILLAGE PARISH

The vision statement and the core objectives in this section were developed from a series of community engagements. They form the foundation of the Crookham Village Parish Neighbourhood Plan and are intended to promote building a strong, vibrant and healthy community whilst protecting and enhancing the natural, built and historic environment of the Parish. Through the Neighbourhood Plan, Crookham Village Parish seeks to address, as far as possible, the key challenges that have been identified by our community during the consultation, including:

- Integrating new developments into the existing community of Crookham Village Parish
- Mitigating the impact of the growth in population that new developments will bring together with the associated impacts on landscape character, biodiversity, traffic and key infrastructure:
 - retaining local gaps to prevent coalescence with surrounding villages and towns to maintain the semi-rural identity of Crookham Village Parish;
 - preserving the setting, form and character of the historic village, including views towards and from the village;
 - preserving the character and setting of the three Conservations Areas within the parish: Crookham Village, Basingstoke Canal and Dogmersfield;
 - protecting the significant biodiversity assets in the parish; and
 - providing new accessible green space for the growing population.

Vision Statement

By 2032, Crookham Village Parish has developed sustainably and its residents continue to enjoy access to the housing and amenities they need, including affordable housing for younger families and local people. This growth has come from the development of smaller housing sites within or adjacent to the main settlement areas of the Parish. The Parish remains striking for the high quality of design in keeping with the established characters of the three main settlements (the old village of Crookham Village, Netherhouse Moor and Zebon Copse), and particularly within the conservation areas of Crookham Village, Dogmersfield and the areas adjacent to the Basingstoke Canal conservation area. Traffic management schemes have successfully managed the pressures on the road network from the recent developments at Watery Lane and Grove Farm. Similarly, developments and conversions that leave properties below appropriate minimum parking standards for rural areas have been prohibited.

The Old Village settlement has preserved its separate identity as an historic Hampshire village. Its distinctive character, reflecting its long history, linear nature and open space, gives residents their sense of place and attracts visitors to enjoy the rural setting, wildlife, and heritage of listed and contemporary architecture. The local gaps between the Old Village and the urban areas of Fleet and Church Crookham have been preserved and each settlement within the Parish retains its own character and open and green spaces.

The parish is surrounded by attractive countryside of high ecological value. The local community and visitors enjoy and value good access to the countryside and also a network of green infrastructure within the settlements for recreational use. They are proud of other, less disturbed areas which they continue to protect for biodiversity and ecosystem services. The key views, including from each side of the Crookham Village conservation area, are protected as an important feature of the parish, preserving the rural backdrop to the Old Village settlement.

Improved cycleways, footpaths and bridleways connect the parish settlements, amenities, green space and attractions, supporting sustainable transport within the parish and providing connections to the wider district. The recreational facilities and green spaces are maintained and enhanced for all residents and visitors to enjoy, supporting good health and quality of life.

Objectives

To support our vision, the Neighbourhood Plan has the following objectives:

Built Environment

Objective: To provide an attractive mix of well-designed and well laid out buildings and infrastructure that are sympathetically integrated into the three main settlements of Crookham Village Parish, so as to minimize their impact on the natural environment, by:

- Maintaining and enhancing the character of the whole of Crookham Village Parish, its three conservation areas and heritage assets, in particular Crookham Village Conservation Area¹.
- Supporting small scale, sustainable and well-designed development which avoids placing an unacceptable strain on the local infrastructure and environment².
- Ensuring that any future development in the parish is planned and located with particular attention to the visual character of the parish, the impact on local amenities and infrastructure, sustainability, traffic flow and quality of life, and:
 - respects the semi-rural character of Crookham Village Parish and its landscape setting in open countryside
 - is planned to minimise the impact on the natural environment, in particular seeking to achieve a net gain of biodiversity³
 - is of an appropriate type, scale, density and quality to be in keeping with the characters of each of the separate settlements within the parish and that it contributes towards meeting the needs of the community
 - is designed to complement and integrate with the existing adjacent community of which it will form part
 - protects gaps between settlements and
 - prevents coalescence with the neighbouring settlements of Fleet, Church Crookham or Dogmersfield.
- Ensuring that high quality Green Infrastructure design forms a framework for all new developments.
- Ensuring that SANGS (Suitable Alternative Natural Green Spaces) are designed to appeal to a diversity of users including those seeking tranquillity and a natural environment.

¹ NPPF 2019 paragraph 125 states that 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'. Paragraph 185 also guides us to 'set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.'

² NPPF 2019 paragraph 8 guides us to 'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'

³ NPPF 2019 paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by: 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'

It is expected that future developments will also have their own unique character which will take account of the semi-rural nature of the parish and the adjacent conservation areas and communities.

Landscape and Natural Environment

Objective: To maintain a high quality environment with outstanding natural landscapes, a net gain of biodiversity, and a range of good quality green spaces supporting people and wildlife, by:

- Conserving and enhancing the natural environment by maintaining and establishing important habitats and ecological networks which are resilient to current and future pressures - particularly those within the upper Hart Valley which is a key wildlife corridor.
- Identifying and designating local open and green spaces which are of significance to the local community.
- Avoiding any increased risk of fluvial and surface water flooding throughout the parish, particularly at Watery Lane, Crondall Road and The Street.
- Maintaining the key views and visual connectivity with the surrounding countryside from the Old Village and its rural footpath network.
- Providing refuge areas for wildlife susceptible to disturbance, avoiding impact to ground nesting birds.

Health, Leisure and Wellbeing

Objective: To establish and maintain a range of leisure and social activities for all ages within the Parish that make the best use of the area's qualities, and provide opportunities for all the community and ensure that children can walk and cycle safely to facilities by:

- Maintaining and expanding the rural footpath, cycleway and bridleway network within the Parish to link significant local green spaces, improve pedestrian safety, and promote health and wellbeing and to provide access to the leisure facilities just outside of the parish boundaries.
- Providing opportunities to access the surrounding countryside and wildlife.
- Maintaining and enhancing recreational space to support community activities for all ages, to underpin a thriving community for residents and visitors.
- Maintaining and preserving areas of tranquillity, together with social gathering spaces within the Parish to enhance the mental wellbeing of residents.

Transport and Movement (Community Action)

Objective: To ensure that our medium-sized, semi-rural parish is accessible and safe for walking and cycling with a safe, efficient free flowing road network by:

- Minimising the impact of heavy traffic volumes, especially HGV, through Crookham Village Parish, through:
 - preserving the character of The Old Village and the listed structures of Malthouse and Poulter's Bridges by seeking to avoid increasing the levels of traffic where it impacts the quality of the Conservation Area;

- avoiding excessive traffic congestion particularly at local junctions, and especially the 'rat runs' along Crondall Road to the A287 and Hitches Lane to Fleet station at peak times; and
 - recognising the narrowness of many local and rural roads, the lack of footways, weight-limited bridges, and vulnerability to tremor of listed buildings, several of which lack foundations.
- Improving and extending the current network of cycle paths, bridleways, footways and public footpaths within the Parish and linking to key services, Fleet and the countryside.
- Encouraging the design of new development to provide adequate parking provision, taking into account the expected levels of car ownership and lack of public transport available within the Parish and discourage on-street parking, other than in designated parking areas.

SECTION 3 – POLICIES

Introduction

The policies in this section are intended to provide a clear basis for decisions on planning applications in Crookham Village Parish. The wording for each is highlighted in green and is supported by the rationale for that policy together with the supporting evidence. As required by paragraph 16 of the National Planning Policy Framework (NPPF 2019), the policies are aspirational and deliverable; they attempt to reflect the unique characteristics and context of the Neighbourhood Plan Area and its diverse needs which arise from the different settlement types in the Plan area. The accompanying Basic Conditions Statement sets out in more detail how the Neighbourhood Plan meets the conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

Hart District Council adopted the Hart Local Plan (Strategy and Sites) 2032 in April 2020. The policies in this neighbourhood plan are in accordance with the strategic vision, priorities and policies of this local plan. The examination of the neighbourhood plan used the Local Plan 2032 as the development plan for the basis of assessing the neighbourhood plan against the basic conditions.

The policies in this Neighbourhood Plan are designed to conform to national and local policy by promoting sustainable development. They have a clear and strong focus on preserving and enhancing the nature of the Neighbourhood Area and promoting appropriate and sensitive growth which respects and takes account of its distinctive and special character. Applicants and decision-takers must take them into account in their entirety. All the policies apply as appropriate across the whole of the Neighbourhood Area.

Policies include:

- Settlement boundaries;
- Sustainable development principles and built environment policies;
- Protection of assets;
- Landscape and natural environment policies; and
- Traffic and movement (an aspiration, as Hampshire CC are responsible for road infrastructure).

As the maps included within this document are relatively small in scale, the same maps have been included in the Detailed Maps Supplement to the Crookham Village Neighbourhood Development Plan. These have been provided in a format suitable to permit them to be expanded to provide sufficient detail for use in planning decisions.

Settlement Boundary

Spatial Strategy for Crookham Village Parish

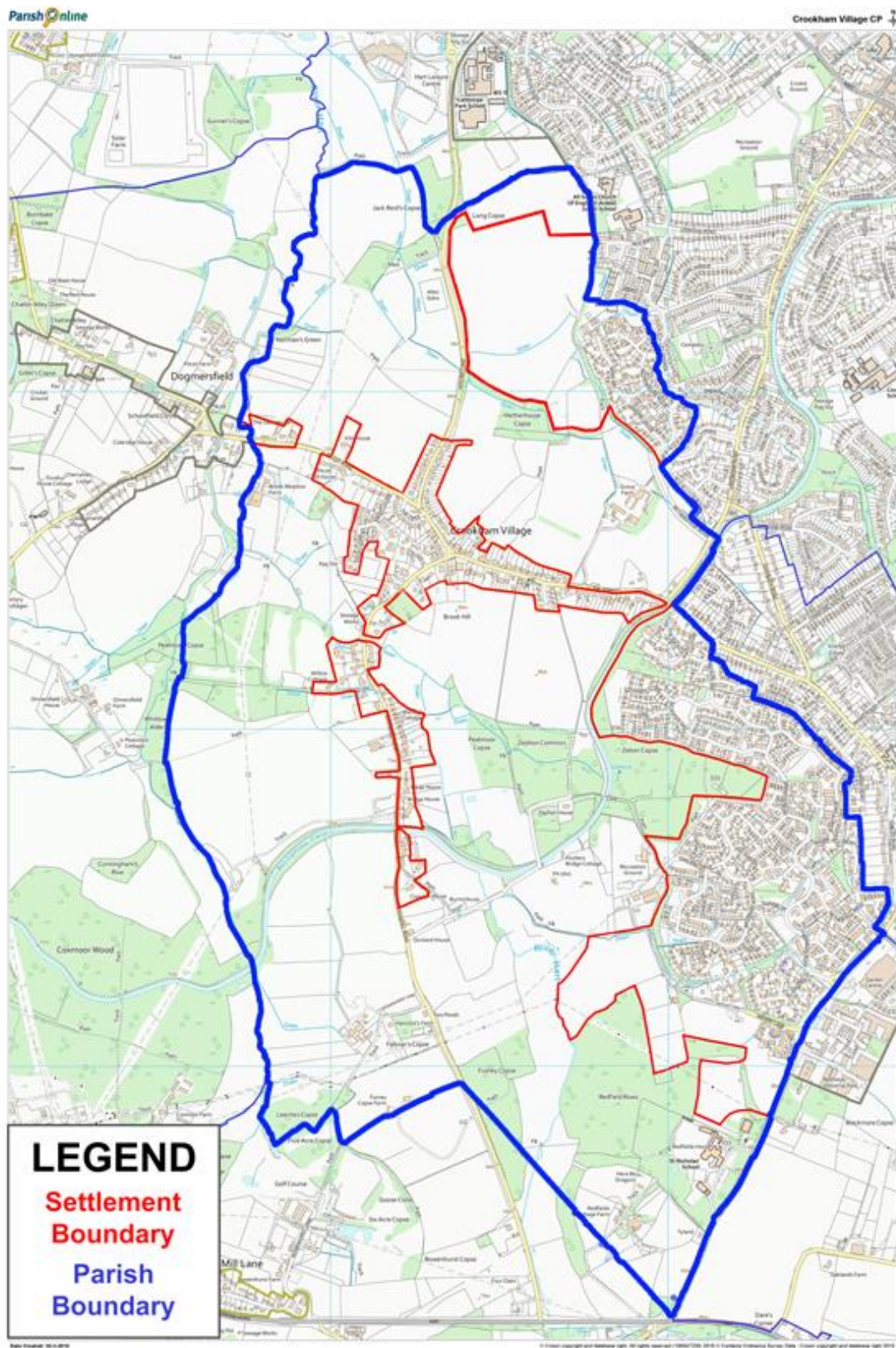


Figure 5 - Crookham Village Parish: Settlement Boundaries (see Policy Map 2)

The Neighbourhood Plan has revised the existing settlement boundaries in Crookham Village Parish around each of the settlements to reflect the Adopted Hart Local Plan. New developments within the Parish boundary where planning approval has been obtained are now included: namely, Tudgey Gardens in Crookham Village and the new developments at Watery Lane and Land North of Netherhouse Copse (Grove Farm).

The spatial distribution of development within the Plan period to 2032 will be positively directed and shaped through the use of settlement boundaries. A settlement boundary is the dividing line or boundary between areas of built/urban development ('the settlement') and non-urban or rural areas ('the open countryside'). The settlement boundaries provide for a supply of land to meet the requirements of the Neighbourhood Plan and the strategic requirements of the emerging Local Plan. They have been defined using physical features that are readily recognisable and likely to be permanent.

The Neighbourhood Plan presents a general presumption in favour of sustainable development within the defined settlement boundaries of the Parish, and outside settlement boundaries in certain circumstances, such as the reuse of redundant buildings.

As all of the recent developments lie outside the original settlement boundary, the Steering Group have adjusted the settlement boundary as part of the Neighbourhood Plan process to include all these new developments as shown in Figure 5 (Policy Map 2). The revised settlement boundaries proposed by this Neighbourhood Plan accord with the Adopted Hart Local Plan Strategy and Sites 2032 (HLP).

Policy SB01 – Settlement Boundaries

Settlement boundaries are defined in Policy Map 2 'Crookham Village Parish: Settlement Boundaries'. Development proposals which lie within settlement boundaries and are in accordance with other relevant policies in the Local Plan and the Neighbourhood Plan will be supported.

Areas outside the settlement boundaries will be treated as open countryside where development will only be supported where it serves or supports the following purposes or activities:

- the creation of a rural exception site to provide affordable housing to meet local need; or
- farming and other land-based rural businesses, or the sustainable diversification of these activities; or
- the development of sensitive adaptations or extensions of existing businesses and enterprises; or
- a sustainable visitor attraction that is related to the experience or interpretation of the countryside; or
- small scale sustainable leisure activity which respects the character of the countryside where needs are not met by existing facilities within settlement boundaries; or
- the development of local services and community facilities to support the rural community of Crookham Village; or
- appropriately designed extensions to existing buildings, including extensions to dwellings, which are subservient to and respect the scale, setting and appearance of the existing building.

This policy contributes to the delivery of the two major objectives: Built Environment and Landscape and Natural Environment

Rationale

The Parish recognises that it needs to accommodate a degree of growth in order to prosper. However, this must be balanced against the need to preserve its role as a semi- rural settlement which does not encroach unduly on the open countryside that surrounds it. The purpose of a settlement boundary is to help to provide that direction.

This policy establishes the key spatial strategy for the Crookham Village Parish Neighbourhood Plan and defines the Crookham Village Parish Settlement Boundaries. For this purpose, it defines the Crookham Village Parish Settlement Boundaries as in Policy Map 2 (see Figure 5) above as a means of establishing the furthest extent and the direction of development growth planned for the period to 2032.

These settlement boundaries together with the preservation of the local gaps should reduce the risk of urban sprawl and coalescence between settlements in the plan area, and prevent the encroachment of the settlements into the open countryside. They should preserve and protect the setting and approach to Crookham Village and encourage the use of brownfield land.

Evidence

The proposed additions to the current settlement boundaries are in accordance with the Adopted Hart Local Plan (HLP) in compliance with the SD1 Sustainable Development and NBE1 Development in the Countryside as defined on the HLP Policies Map Crookham Village, revised to include Knight Close Development (now known as Tudgey Gardens). Also the HLP Fleet Settlement Policy Boundary amended to include Grove Farm and Watery Lane developments.

Other supporting evidence for this policy can be found in:

- NPPF 2019 presumption in favour of sustainable development, the location of rural housing and conserving and enhancing the natural environment;
- The revised settlement boundary within the Adopted Hart Local Plan Strategy and Sites 2014-2032 (https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/Hart%20LPS%26S%20working%20draft%20v3%201%20May%202020.pdf);
- Hart local plan saved policies listed (https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan%20-%20Saved_Policies.pdf);
- the Crookham Village Conservation Area Proposal (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF) (Following on from this Neighbourhood Plan, the Parish Council will seek to revalidate the conservation area);
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H;

- Approved planning applications for Watery Lane (Land At Watery Lane - 14/00504/MAJOR), Grove Farm (Land North of Netherhouse Copse - 16/01651/OUT) and Tudgey Gardens (Land At Knight Close - 14/01152/MAJOR);
- Basingstoke Canal Conservation Area - (https://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Bas%20Canal%20appraisal%20and%20character.pdf).

Built Environment Policies and Sustainable Development Principles

In support of the 'Strategy to Deliver a Sustainable Community' the following policies set out how sustainable development will be supported across the Plan area and the design principles which are to be used. Sustainable development is defined in the NPPF 2019 paragraph 7 as development that meets "the needs of the present, without compromising the ability of future generations to meet their own needs." The policies in this section describe the general design principles to be used for all development across the parish irrespective of the location of the development and whether the development is a new building or a change to an existing dwelling.

Policy BE01 – Sustainable Development Principles

A presumption in favour of sustainable development will be exercised across the Plan area. As appropriate to the nature, scale and location of the proposed development; proposals should maintain a strong sense of place through their location, design, density and scale, retaining the distinctive character of each of the three main character areas within Crookham Village Parish by demonstrating that they:

- Follow the principles of good quality design which respects the local character and appearance of the setting of the development and the surrounding area such that developments are appropriate in scale and design to the surroundings;
- Contribute to maintaining or enhancing the historic conservation areas and character of Crookham Village;
- Contribute to the provision of affordable housing for local people by supporting an appropriate rural exception site;
- Have regard to the need to make efficient use of land through the reuse of previously developed land and development at appropriate density; and
- Provide required infrastructure, services and community facilities to serve the development including, as appropriate, highways, children's play areas, open spaces, landscaping, facilities for sports, community, health and education, and local small scale retail facilities.

This policy contributes to the delivery of Plan Objectives for the Built and Natural Environments, and the Transport and Movement objective.

Rationale

Meeting local housing needs, particularly the need for affordable housing, is a key strategic objective for Hart District and the delivery of new housing developments in the quantity and form necessary is fundamental to the policies of the draft Local Plan. Meeting the housing needs for residents with a local connection to Crookham Village Parish is also considered to be an important objective of this policy.

For Crookham Village Parish, the Neighbourhood Plan seeks to contribute towards addressing the housing needs of the parish whilst ensuring that development does not have an unacceptable impact on the local infrastructure. This includes the need for affordable

housing within the parish which was identified in the Final Crookham Village Housing Needs Survey completed in 2014.

In the recent consultations, residents expressed the desire to accommodate new development in smaller enclaves which could be more easily accommodated without the loss of the essential characteristics of the area and without imposing too great a strain on local infrastructure.

Development also presents an opportunity to provide for the community's green infrastructure needs, particularly in respect of open spaces and biodiversity. Without a clear strategy for directing growth, Crookham Village Parish could be subject to a level of development that would fundamentally change the nature of the parish and, in particular, its historic village.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements for conserving and enhancing the natural and historic environments and for good design;
- Hart District Council principal planning objectives and saved policies, in particular SS1 Spatial Strategy and Distribution of Growth, NBE03 Thames Basin Heaths and Special Protection Area, NBE10 Renewable and Low Carbon Energy, NBE9 Design, GEN1 General Policy for Development;
- Adopted Hart Local Plan: Strategy and Sites 2014-2032 - policy SS1 Spatial Strategy and Distribution of Growth;
- the Crookham Village Conservation Area Character Appraisal and Management Proposals (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF);
- Final Crookham Village Housing Needs Survey 2014;
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

Local residents are supportive of sensitive development, as evidenced by our various consultations:

"People need homes, especially starter homes and social housing. But the environment is also important and quality of life for those already living in the area."

"I am a young person who worries massively for the future of the local area, it is upsetting to see unaffordable housing be built in previous green spaces, it is upsetting to see independent shops shutting down on small high streets. Facilities and housing are needed, but they should be constructed in previously developed areas as much as is possible for the good of the local environment."

"No new infrastructure, no new building!"

Policy BE02 – General Design Principles, Including New Developments

As appropriate to the nature, scale and location of the proposed development, development, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other development plan policies and the following general design principles:

- Development shall make as much use as practicable of previously-developed or 'brownfield' land, favouring this above greenfield sites to the extent possible, provided that the brownfield land is not of high environmental value;
- Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access;
- Architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
- The height of new buildings shall be in keeping with neighbouring properties and roofscapes shall be well articulated to avoid bulky, featureless appearance. Proposals shall demonstrate how heights of development will not be over-bearing or dominant in the existing street scene and major developments on greenfield sites shall avoid placing the majority of taller buildings along a spine road to respect the rural setting of the site;
- On major development, affordable housing shall be integrated throughout the site;
- Strong building lines shall be respected and soft landscaped front gardens and landscaped front boundaries should be retained or enhanced, where practicable;
- Development shall seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity. Any existing mature trees or hedging that are unavoidably removed should be replaced elsewhere on the site;
- Development will not be supported where it would obstruct or adversely impact the key views defined in Policy NE02 by virtue of its location, scale, massing or height;
- Development affecting the transitional edges between a settlement and countryside shall be softened by landscaping to complement the character of the adjacent or surrounding countryside;
- Parking provision on development sites shall be in accordance with the policy TM01 so that it takes due account of the expected levels of car ownership and the lack of availability of public transport, to minimise congestion or obstruction caused by on-street parking;
- Development which affects any built heritage asset, including statutory listed buildings, curtilage listed buildings and non-designated heritage assets shall respect the significance and defined special interest of the asset, as well as its significance as it relates to a relevant conservation area;
- Where appropriate, development which affects a designated conservation area shall

demonstrate how local distinctiveness, character and appearance is reinforced;

- Where practicable, development shall be designed to incorporate appropriate energy saving measures; and
- Development shall respect and integrate existing footpaths, cycleways and bridleways and not restrict transit for cyclists, pedestrians or riders, including those with limited mobility.

Rationale

It is essential that new developments, whether they are for residential, commercial, or other purposes, seek to make a positive contribution to the quality of the environment and contribute positively to their overall surroundings. It is also important to ensure that, as far as possible, this development does not have an unacceptable impact on the local infrastructure. While opportunities for development on brownfield sites will be favoured, any major new development in the parish is likely to be set in open countryside. Such development must respect the rural nature of its environment. Developers will be encouraged to undertake early collaboration with community representatives on all proposals on sensitive sites to ensure designs and layouts benefit from and incorporate local knowledge and expertise.

This policy is designed to govern the general development principles to be employed for all new development within Crookham Village Parish. This policy does not affect extant planning permissions in the neighbourhood area. Any reserved matters applications which arise fall to be determined on the basis of the principles agreed as part of the granting of the relevant outline planning permission.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and Part 12 requiring good design, as well as NPPF para 117 on the effective use of land, including brownfield sites;
- Adopted Hart District Council Local Plan 2014 – 2032 policies: NBE1 Development in the Countryside, NBE8 Historic Environment and NBE9 Design
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

In recent years there have been many planning applications for both small and more major developments. A review of the comments in response to these planning applications has revealed consistent themes, including the importance of:

- ensuring that the style of any development is sympathetic in terms of its proposed location and in keeping with its surroundings;
- conserving and enhancing biodiversity;
- preserving the rural nature of our village and parish;
- reducing problems with car parking, and especially the blocking of spine roads;
- avoiding over development and encroachment into rural land;

- not allowing 'urbanised' vistas;
- no impact on conservation areas, views and amenity open and green spaces;
- ensuring congruity of new developments with existing properties

Whilst the community does not wish to be unnecessarily prescriptive, it does wish to ensure that development is in keeping with that in the surrounding area and fits in seamlessly with the existing settlements and surrounding landscape.

Policies for Built Environment Character Areas

General

Given the varied nature of the main settlements, it is felt that separate design policies are required for each character area as shown in Figure 6 (Policy Map 3) to ensure that new development complements the related character area. Individual character areas are shown in Figure 7, Figure 8 and Figure 9 below.

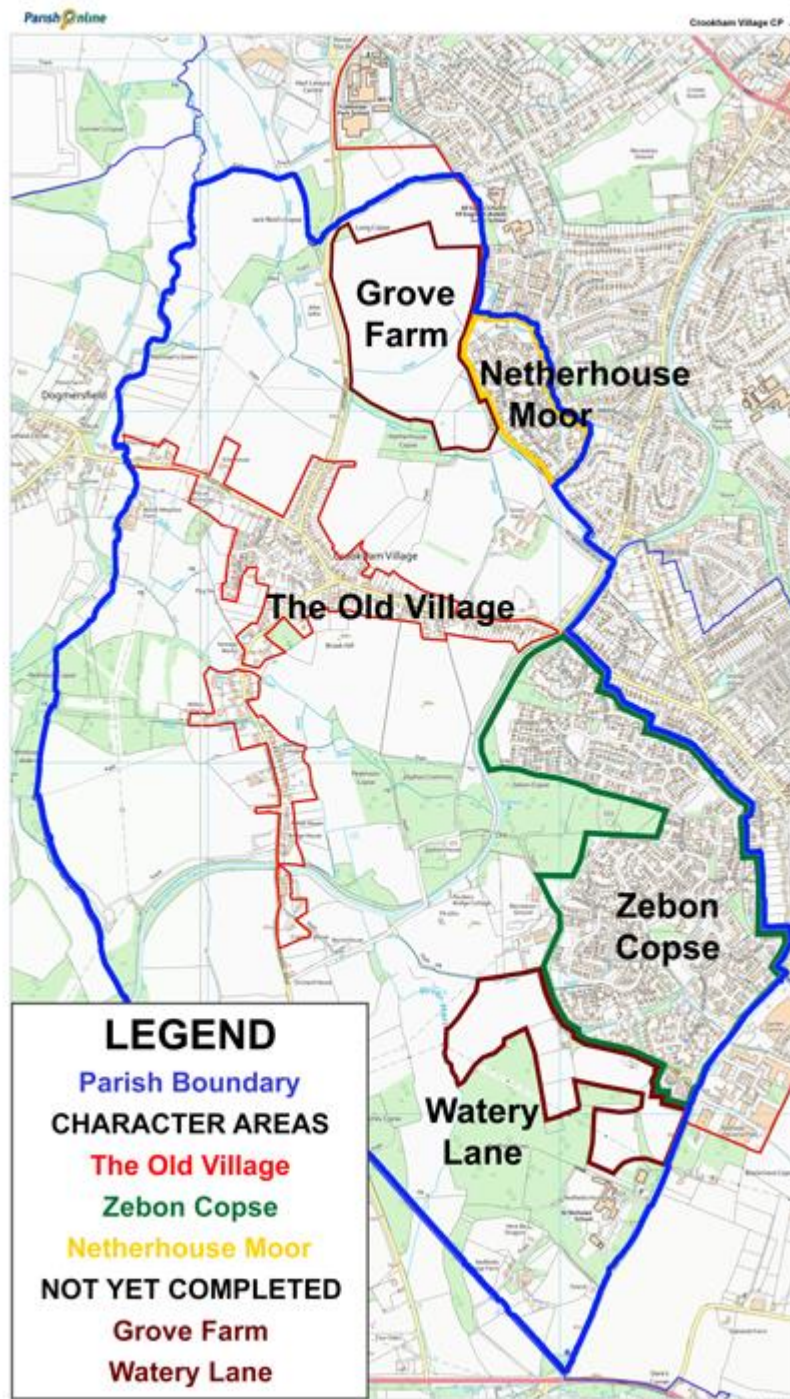


Figure 6 - Character Areas of the Built Environment (see Policy Map 3)

The Old Village settlement is characterised by a linear tapestry of mixed designs and ages of dwellings, many on generous plots. The Old Village is surrounded by open countryside on all sides, contains the Crookham Village Conservation Area and is adjacent to the Dogmersfield and Basingstoke Canal Conservation Areas (see Figure 12 (see Policy Map 5), Figure 13 (see Policy Map 6), Figure 14 (see Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals Approved Document 3rd December 2009: Character area 6; Basingstoke Canal Conservation Area, Townscape Appraisal Map 7) and Figure 16 (see Policy Map 7). It is important that the quality of design and materials in new developments, extensions, and renovations have a positive impact on neighbouring properties and the character of its setting. Elsewhere in the parish there is a mix of isolated rural dwellings and areas of modern estates, each with distinct characters and settings which should be respected by any adjacent development sites.

The Zebon Copse estate is low density, with housing built on larger plots around open amenity areas which are traversed by numerous wildlife corridors. This Character Area has open countryside on two sides and adjoins Church Crookham on the two other sides. The main characteristics of the Netherhouse Moor development are its low density development and proximity to open countryside. This Character Area has open countryside on two sides and adjoins Fleet and Church Crookham on the other two sides. This open aspect will be retained when the Land North Of Netherhouse Copse has been developed as the two developments, when taken together, will still adjoin fields and the extension to Edenbrook Country Park on two sides.

In the last three years, Crookham Village Parish has had two planning applications approved for major developments within the Parish boundary. These are the land north of Netherhouse Copse (locally known as Grove Farm) and land off Watery Lane (Watery Lane). The two developments will result in 423 and 300 additional dwellings respectively, 40% of which will be affordable. In addition to the dwellings, the Watery Lane development will provide additional sports facilities, provision for a doctor's surgery and convenience store for local residents while the Grove Farm development will provide an additional community centre. Both of these applications are still subject to the approval of some of the reserve matter applications. While the Grove Farm development lies adjacent to the Netherhouse Moor character area and the Watery Lane development is adjacent to the Zebon Copse character area, neither development is similar in either built form or density to its neighbouring character area. As a result, it is anticipated that these new developments will both be defined as separate character areas in the next update to the Neighbourhood Plan.

Policy BE03 – Design Principles for Crookham Village Ward Character Area

As appropriate to the nature, scale and location of the proposed development, development within or adjacent to the Crookham Village, Dogmersfield or the Basingstoke Canal Conservation Areas, will be supported provided that it is in accordance with other development plan policies and the following principles:

- they comply with Policies PA01 – PA03 and the Conservation Area Appraisal for each conservation area and its setting in which they are sited or lie adjacent to;
- are designed to be sympathetic to the site context and existing character of the immediate locality, including the integration of important features;

- are of high quality and individual design;
- are, for larger developments, a mix of styles and designs to produce interest and variety such that there are no more than 4 properties of the same or similar style together;
- take account of the relative heights of the land on which they are built with regard to the height of existing properties;
- do not include buildings of a significantly greater height than neighbouring properties or those within visual range;
- do not adversely affect the key views both into and out from the conservation areas as defined in NE02 – Preserving Key Views (see also Policy Map 6, Figure 14, Policy Map 7, and Policy Map 10);
- do not adversely affect the routes or amenity of the public footpaths within the conservation area and Parish;
- do not result in unacceptable disruption of the skyline from any viewpoint within any of the conservation areas, or have a dominant impact on adjacent or nearby buildings;
- are designed not to increase the level of light pollution within any of the three conservation areas within the neighbourhood area. Proposals for any necessary street lighting or external lighting should be fully justified through an assessment demonstrating the need for the lighting and the measures taken to minimise any impact

Rationale

Approximately 95% of the developed land in the Crookham Village Ward Character Area lies within one of three conservation areas of Crookham Village, Dogmersfield and the Basingstoke Canal, as is shown in Figure 12 below. The overriding vernacular of the property within the conservation area in Crookham Village is that it comprises mixed designs and styles from a wide variety of periods in history. The buildings range from timber frame black and white cottages to tile hung modern brick properties with no one style predominating. The Crookham Village Ward Character area consists, in the main, of three adjacent conservation areas; the Crookham Village Conservation Area, the Basingstoke Canal Conservation Area and the Dogmersfield Conservation Area.

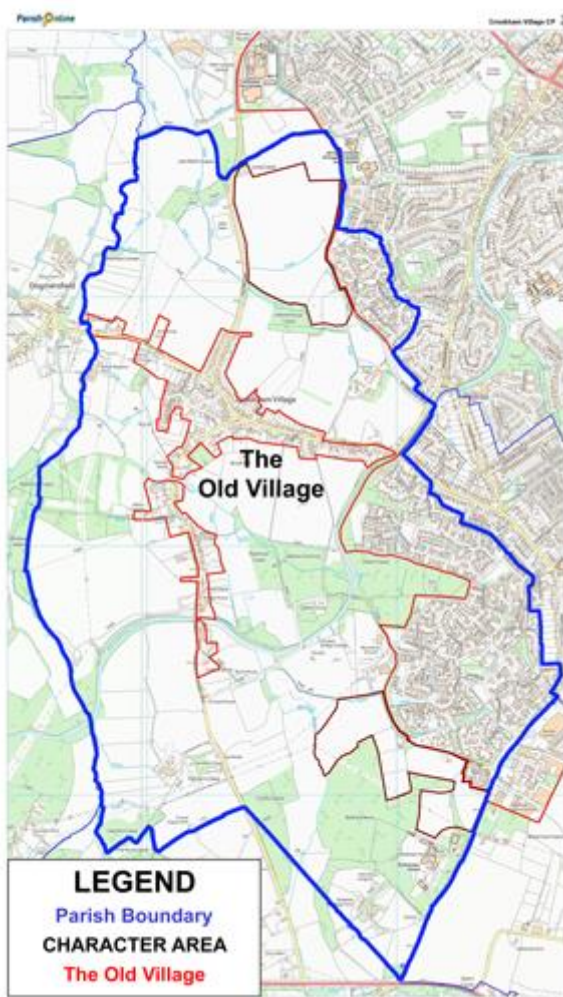


Figure 7 - The Old Village character area

The special character of the Crookham Village Conservation Area, as shown in Figure 7, is due mainly to the number of buildings of special architectural or historic interest and their variety of character. The historic footprint is distinctively linear in character with one dwelling depth backing on to open, farmed countryside along all the main routes. This settlement pattern forms an informal cross, with The Street and Pilcot Road running east to west and Hitches Lane and Crondall Road running north to south. One of the most attractive features of Crookham Village is the exceptional diversity of building styles, covering over 400 years. Each decade of the 20th century is represented by its distinctive architectural style but in small numbers so that no one style dominates or detracts from another. This eclectic harmony resulted in the creation of the Crookham Village Conservation Area in 1982 which was further extended and reconfirmed in 1994.

The Old Village has a number of important properties, in terms of their contribution to the street scene and their general

architectural and historic value. 24 of these buildings and structures are Listed Grade II and lie within the conservation area, while a further 16 are considered to be of local significance in that they are either historically important or significant to the street scene. A full list of all these properties together with a description of their main historical significance can be found in Appendix B. This character area also contains the only two public houses in the Parish, the WI Hall and the Crookham Street Social Club as well as the garage workshops, the Kiln workshops, the Grove Farm workshops and a Post Office/tea room. It therefore forms, for many, the social and employment heart of the Parish. Although there is no school or medical centre in the Old Village, both are in relatively close proximity.

It is essential that new developments seek to make a positive contribution to the quality of the environment and contribute positively to their overall surroundings. It is also important that the quality of design and materials in new developments, extensions, and renovations have a positive impact on neighbouring properties, the character of its setting and the conservation area within which it lies or is adjacent to.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and Part 12 requiring good design;

- Adopted Hart District Council Local Plan 2014 – 2032 policies: NBE8 Historic Environment, with specific reference to the Crookham Village Parish ward area also consistent with saved policy CON10;
- [The Crookham Village Conservation Area Character Appraisal and Proposals](https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF) (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF);
- Basingstoke Canal Conservation Area (https://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Bas%20Canal%20appraisal%20and%20character.pdf);
- Dogmersfield Conservation Area Appraisal published by HDC in December 2012 (https://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Dogmersfield.pdf);
- Feedback from the initial consultation on the draft vision and objectives, Appendix G
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

As approximately 95% of the Crookham Village Ward Character Area lies within a conservation area, it would be inappropriate to exclude those areas outside the conservation areas from this policy. As a result, the criteria detailed above will be applied equally to areas adjacent to the conservation areas as well as those within one of the conservation areas.

Policy BE04 – Design Principles for Zebon Copse Ward Character Area

As appropriate to the nature, scale and location of the proposed development, development within the Zebon Copse estate boundary or on adjacent land at Watery Lane will be supported when it:

- Does not encroach into or have a negative impact on the wildlife corridors;
- Is in keeping with nearby properties in terms of style and design;
- Retains the current well-balanced housing mix of property sizes;
- Respects the low density nature of the housing within the area;
- Retains the open aspect and quality of the area by ensuring that the public open space areas (see Policy Map 12), many of which are in private ownership, remain accessible to the community and contribute to the street scene;
- Preserves, and enhances where possible, the footpath network running throughout the estate (see Policy Map 4);
- Complies with the parking requirements included in Policy TM01 of this Plan.

Rationale

Zebon Copse is characterised by a good mix of typical 1990s' design properties. Built around the Zebon Copse Local Nature Reserve, an area of ancient woodland, the development is low density, with housing built on larger plots around open amenity areas. There is a range of house types and sizes throughout the development, including flats and affordable accommodation. Although more urban in design than the Old Village which lies to the north western boundary of the estate, the development retains a rural nature by means of several badger sanctuary areas, interconnected by a network of wildlife corridors that both traverse and encircle the housing, allowing connections to the surrounding rural landscape, including the Basingstoke Canal conservation area.

It is served by off-road cycle ways and footpaths lying within green corridors that connect the main amenity areas (see Figure 11). These open green spaces are very popular with adults and children alike for recreational purposes and as access routes to the footpath network within the Parish, acting as a green lung within the development. It is considered to be important that access to these areas is not limited by absorption into private gardens. Many of the road side verges throughout the development are amenity land which form part of the approved landscaping scheme for the site. Many of these are in private ownership and over the years, several applications have been made to fence off parts of the open areas to extend private gardens. These have been vigorously defended by both the Parish and Hart District Councils so that the open areas are preserved.

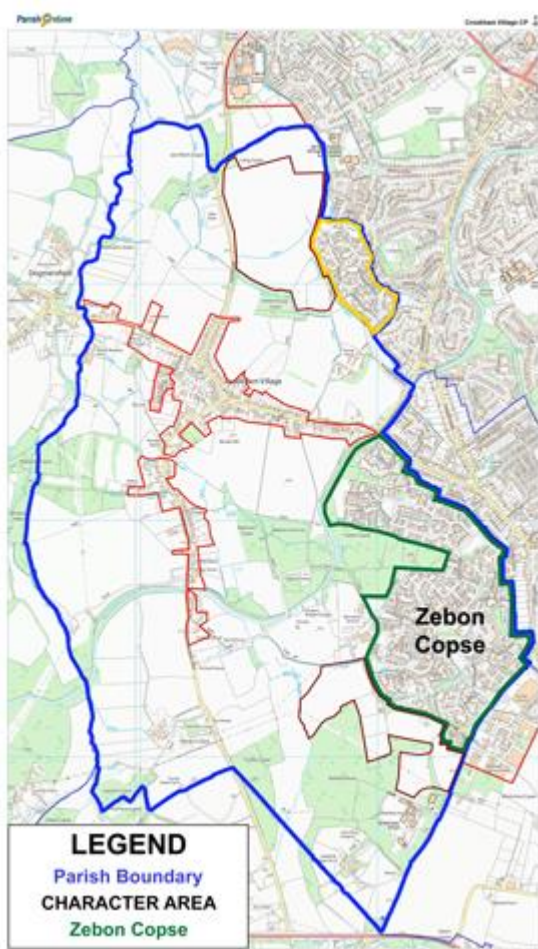


Figure 8 - Zebon Copse character area

Figure 8 defines the Zebon Copse character area of the Parish. When first built in the 1990s on a green field site, one of the main design criteria for the Zebon Copse development was the preservation of the large resident badger population, as well as the other local wildlife. It is important that the quality of design and materials in new developments, extensions and renovations have a positive impact on neighbouring properties and the character of their setting. It is particularly important that such changes do not limit the ability of the existing settlement to support populations of badger, deer and other wildlife by reducing the availability of green areas within the estate, eliminating the wildlife corridors which traverse the development as shown in Figure 24 (see Policy Map 12) or restricting the footpath network, Figure 11 (see Policy Map 4).

At the western edge of the development lies the Zebon Community Centre with its sports pitches and junior and infant play areas. This facility is owned and managed by Crookham Village Parish Council and provides an important social centre for the community.

At the centre of Zebon Copse is a small commercial centre with a convenience store, hairdressers and Dental Surgery. Although the Parish does not have medical facilities within the Parish boundary, there is currently a proposal to build suitable premises to house a Doctor's Surgery as part of the Watery Lane development.

Zebon Copse also forms part of the larger conurbation of Church Crookham and so is defined as being a Tier 1 settlement. This definition suggests that Zebon Copse has a high level of services and good public transport links. In common with most of the outlying areas of Church Crookham, this designation is misleading as Zebon Copse has no access to public transport, having lost its bus service in 2015; is serviced by a single convenience store and has no schools or doctors [see *Zebon Copse Design Statement*]. As a direct result of the removal of public transport, the local population now rely on private cars and car ownership has increased proportionately.

Hart District as a whole has the second highest level of car ownership in the country [Source: Census 2011] and further analysis of this data has shown that the Crookham West ward, within which Zebon Copse lies, has almost full car ownership with an average of 1.8 cars per household. This figure is supported by the anecdotal evidence of the increase in overspill parking throughout the estate which has resulted in difficulty of passage for emergency vehicles, particularly on the spine road which is twisting and has traffic calming measures at regular intervals along its length.

This policy seeks to ensure that the level of residential parking provided in any new development adequately reflects the increased reliance on private cars in the absence of public transport in the area and complies with the parking provision policy in TM01.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and Part 12 requiring good design;
- Adopted Hart District Council Local Plan 2014 – 2032 policies: INF4 Open Space, Sport and Recreation, in compliance with NBE2 Landscape and NBE9 Design;
- Zebon Copse Design Statement (Appendix A1);
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H;
- HDC's Parking Provision Interim Guidance of 2008
(https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Parking_Provision_Interim_Guidance.pdf).

Policy BE05 – Design Principles for Netherhouse Moor Ward Character Area

As appropriate to the nature, scale and location of the proposed development, all new development both within the Netherhouse Moor estate boundary or on adjacent land will be supported when it:

- Is in keeping with nearby properties in terms of style, design and density (which is currently a mix of 'used brick', pebble and red-brick designs) (Charles Church design).
- Retains the public open space areas (see Policy Map 13) so that they remain accessible to the community and contribute to the street scene.
- Does not infringe on the footpaths and accessibility for Netherhouse Moor Ward and Lea Green park, which are used as a key access point to Calthorpe Park and All Saints schools (see Policy Map 4).
- Maintains the rural setting of the settlement and the current easy access to open countryside.
- Complies with the parking requirements included in Policy TM01 of this Plan.

Rationale

Netherhouse Moor is characterised by family detached housing interspersed with smaller properties, flats and affordable accommodation. The estate contains a small play area accompanied by recently installed communal gym equipment in northern edge of the boundary. The development is in close proximity to Grove Farm, running parallel along the West side of the estate boundary, providing residents with easy access to countryside paths and open green spaces.

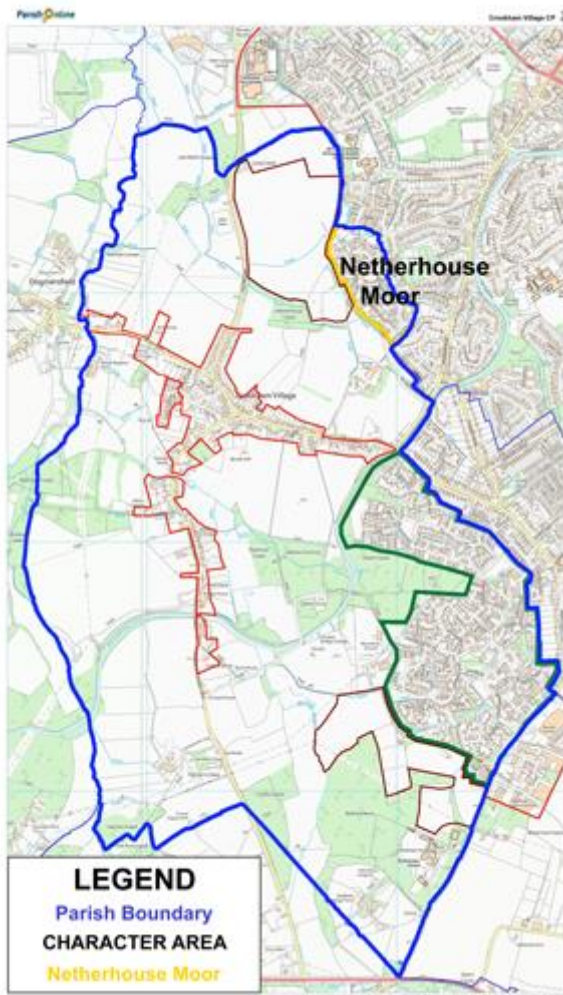


Figure 9 - Netherhouse Moor character area

Figure 9 shows the Netherhouse Moor character area. The Netherhouse Moor development's main appeal is the strong rural character that is accessible to all residents. Although maintaining a quiet countryside feel throughout the year, the settlement is not remote from suburban access, with Fleet town centre a short walk away and easy access to the open countryside of Crookham Village and the Basingstoke Canal allowing residents to enjoy a walk, run or cycle ride.

Footpaths traversing the settlement provide safe walking and cycle access to local schools as well as the Hart Leisure centre. Unlike the other character areas in the parish, the settlement is served by local buses which can be accessed using a shortcut through Holly Trees to the nearest bus stop on Crookham Road.

While the settlement does not have any retail facilities, the good level of accessibility to the more built-up areas of Fleet and Church Crookham minimises the need for such amenities.

Despite not having an identifiable community hub, Netherhouse Moor has

easy access to the community facilities at Zebon Copse and Crookham Village is within easy walking distance by footpath, providing access to amenities including pubs, WI Hall and Social Club and the countryside beyond.

To ensure that the level of residential parking provided in any new development adequately reflects the increased reliance on private cars in the absence of public transport in the area and prevent excessive on street parking, any new development must comply with the parking provision policy in TM01.

Local residents feel that it is essential that new developments, whether for residential, commercial, or other purposes, seek to make a positive contribution to the quality of the environment and the overall surroundings, both of which are much valued.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and Part 12 requiring good design;
- Adopted Hart District Council Local Plan 2014 – 2032 policies: INF4 Open Space, Sport and Recreation, in compliance with NBE2 Landscape and NBE9 Design;

- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

In recent years there have been many planning applications for both small and more major developments. A review of the comments in response to these planning applications has revealed consistent themes, including the importance of:

- ensuring that the style of any development is sympathetic in terms of its proposed location and in keeping with its surrounding;
- conserving biodiversity;
- preserving the rural nature of our village and parish;
- reducing problems with car parking, and especially the blocking of spine roads;
- avoiding over development and encroachment into rural land;
- not allowing 'urbanised' vistas;
- no impact on conservation areas, views and amenity open and green spaces;
- ensuring congruity of new developments with existing properties.

Whilst the community does not wish to be unnecessarily prescriptive, it does wish to ensure that development is in keeping with that in the surrounding area and fits in seamlessly with the existing settlement and surrounding landscape.

Policy BE06 – Prevention of Flooding

Development will be supported where it avoids increasing the risk of flooding from any source and will be safe from flooding for the lifetime of the development. Development should take account of the vulnerability to flooding of its users, should not increase flood risk elsewhere (e.g. downstream) and, where possible, should reduce the flood risk overall.

As appropriate to their scale, nature and location development proposals should be designed in accordance with the following principles:

- development in locations, in particular greenfield sites, shown to be at risk of flooding from any source will be considered in accordance with the HDC Strategic Flood Risk Assessment (SFRA) sequential test;
- development that increases the risk of flooding from any source, either on- or off-site, should be associated with adequate mitigation;
- development in locations immediately adjacent to a river or canal should provide a buffer from development in line with the Hart SFRA and Hart Green Infrastructure Strategy;
- the incorporation of Sustainable Drainage Systems will be supported where they adhere to the principles in this policy and will only discharge surface water either at, or less than, greenfield runoff rates (where technically viable), will leave green corridors along watercourses and/or will reduce flood risk; and
- developments should, where practicable, incorporate sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish. Source control measures should, wherever practicable, be natural in their character, design and appearance.

Rationale

Within Crookham Village Parish, most significant flooding issues are concentrated in small, discrete areas with the rest of the parish at relatively low risk of flooding. The areas most at risk of flooding lie along the lower reaches of Crondall Road from Brook House down to the land along Zephon Common Lane and Watery Lane. These areas represent the lowest lying land within the parish and accept runoff from the surrounding higher areas both within the parish from Cross Farm and outside the parish from the higher land at Beacon Hill, which runs down through Ewshot Marsh, across Redfields Lane into the parish via Zebon Copse estate and then alongside the aptly named Watery Lane. The Street in Crookham Village also suffers from periodic surface water flooding from the runoff from the higher ground at Cross Farm. These represent the areas where the effects of flooding are likely to be most marked on the receiving environment. For example, old, listed properties such as Brook House on Crondall Road and West View and Grove Cottages on The Street have no foundations nor damp courses and are therefore particularly susceptible to increases in groundwater levels, runoff and floods.

Prior to the building of the Zebon Copse estate, Velmead Farm was very marshy in character and acted as a sink for the runoff water from the higher land towards Ewshot and Beacon Hill. This meant that when the Zebon Copse development was planned in the late 1980's, the

developer, Martin Grant, built a Sustainable Drainage System (SuDS) consisting of three large balancing ponds supplemented by several smaller drainage areas and a network of new and pre-existing drainage ditches that traversed the entire development. Unfortunately, experience has shown that this early SuDS proved inadequate to deal with the volume of water running off the surrounding high land and has had to be enhanced. Between 2000 and 2016, the Zebon Copse development experienced four major flooding events with numerous minor incidents. The first major flooding event took place in November 2006 following an extended period of heavy rain and was followed by further significant flooding events in January and February 2007 and again in July 2007. Following this flooding, the SuDS on the estate were enhanced by raising the height of the bank on the main balancing pond on Brandon Road but this still proved insufficient to prevent further flooding on 4 January 2014 after which the bank was further extended and, apart from one instance when the outlet from the pond was partially blocked by a discarded plastic container, no further overflows have been reported. On each occasion, the flooding was not limited to the Zebon Copse development and significant levels of flooding also occurred in Crookham Village, reaching as far as the parish boundary with Dogmersfield. Particular impacts were felt at the western edge of the parish; on the southern side of The Street and along Crondall Road, Stroud Lane and Zephon Common Lane, with subsequent downstream impact to the Dogmersfield conservation area. There is also documentation of extensive flooding on Hitches Lane towards Fleet.

The Parish wishes to take a proactive approach to mitigating and adapting to climate change. Most of the flooding events described in this section have been described as one in a hundred-year events, despite taking place far more regularly than that. Due to climate change, it is anticipated that such events will continue to occur on a regular basis with long-term implications for flood risk, biodiversity and landscapes. The parish wishes to implement a flooding policy to support appropriate measures to ensure the future resilience of each of its three community areas and implement appropriate infrastructure to help ameliorate the impact of climate change. This policy for flood prevention will also provide an opportunity to avoid increasing the exposure of both new and existing development to the risk of flooding and will also protect blue/green infrastructure ⁴for wildlife and amenity purposes. With regard to surface water drainage, the Parish regards it as being the responsibility of the developer of any future developments within the Parish to make proper provision for drainage to ground, watercourses or surface water sewers.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 14 on meeting the challenge of climate change and flooding
(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf);

⁴ Blue/green infrastructure is defined as the set of ecological services for water quality, flood management, conservation of biodiversity and adaptation to climate change that work by controlling runoff, preventing soil erosion, and recharging aquifers. Natural infrastructure (unsurfaced areas and water bodies) and designed elements (such as SuDS) can help developments avoid flooding and other environmental impacts and support healthy ecosystems.

- In particular, according to NPPF 2019 paragraph 158: 'The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.'
- Adopted Hart District Council Local Plan 2014 – 2032 policy: NBE6 Water Quality;
- Hart District Council Strategic Flood Risk Assessment July 2016 (https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/SFRA%2012th%20December%20FINAL.pdf);
- In particular, according to Hart's SFRA 2016: table 17.1 key policy recommendations. Recommendation 7: It is recommended that an 8m buffer is left alongside main rivers and 5m buffer along ordinary watercourses.
- Hart's SFRA 2016 section 9.5 Planning Considerations (page 64): 'Although the residual risk of a canal embankment breach is low, the consequence on the local area immediately adjacent to the canal, should a breach occur, could be significant. For this reason, the site allocations should consider the risk of canal breach. Development adjacent to the canal embankments should be supported by a breach analysis and appropriate mitigation.'

According to Hart's Green Infrastructure Strategy 2017:

Page 17:

- There are opportunities to create green corridors along roads, the railway line, rivers, the canal, footpaths, and also to enhance ecological connectivity through hedgerows

Page 22:

- Access to the rivers and canal for recreation should be promoted;
- The Whitewater and Hart river valleys should also be protected from development, and managed to promote natural flood alleviation.
- Where possible, a green buffer should be retained either side of the Basingstoke Canal and watercourses; an 8-metre buffer for main rivers and 5 metres for other watercourses respectively.

Page 29:

- The Hart and Basingstoke Canal and Whitewater Valley are valuable resources but are fragmented in some locations. There are opportunities to increase connectivity enhancing the recreational value of these river corridors.

Page 30:

- Regular flooding in a number of locations, including parts of all the main settlements highlights the need for more functional GI features in river catchments, and reinstatement of natural river flood plains where feasible.

Priorities:

- Strategic Green Corridors of SANGs - Can deliver biodiversity, access and flood management – use river corridors as basis for these.
- Secure appropriate investment to respond to SFRA- protect up stream flood plains

- Zebon Copse Residents Association Flooding Reports:
 - April 2007
 - July 2007
 - January 2014
- FACE IT Press Release 022 dated January 2014;
- Personal statement made to land at Watery Lane (14/00504/MAJOR) planning appeal by Annette Blackwell re flooding at Zephon Common Lane Appeal document ID23;
- Photographs of flooding along footpath 1 towards The Street.

Policy BE07 – Development of Footpath and Cycleway Networks

Development will be supported which incorporate effective measures to join up bridleways, footpaths and cycleways into comprehensive networks, and to maintain and improve all-weather surfaces whilst minimising urbanising their look and feel, with priority being given to:

- creating or improving routes to allow connections within and between all areas of the parish and from there to essential facilities in Fleet, Church Crookham and Crondall, such as health facilities, schools, transport links and retail outlets;
- developing traffic-segregated pedestrian and cycle routes between schools and residential areas, and
- improving and extending the public rights of way network and circular routes around Crookham Village.

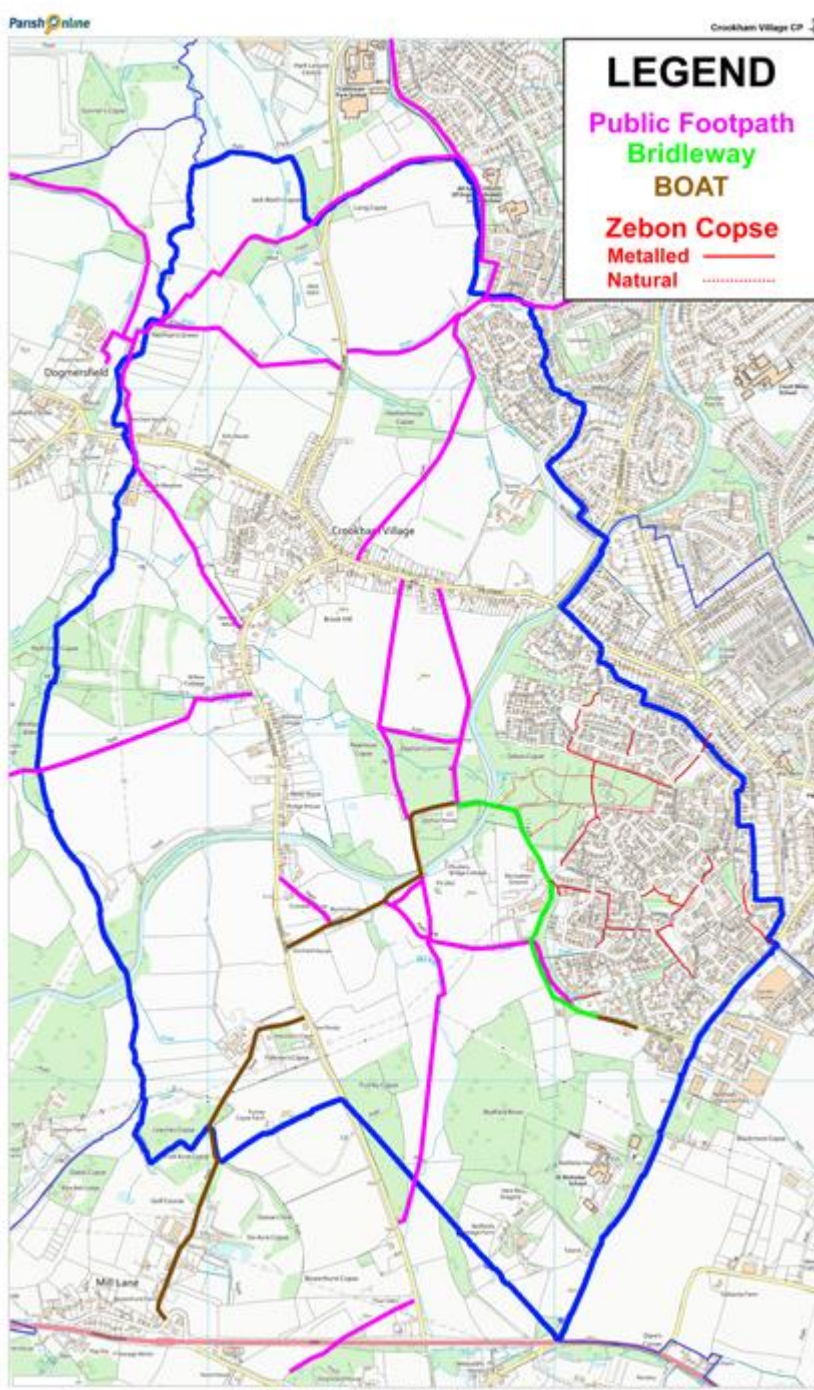


Figure 10 – Parish Footpaths (see Policy Map 4)

This policy directly contributes to the delivery of Plan’s Built Environment, Transport and Movement, as well as the Health, Leisure and Well-being objectives.

Rationale

Crookham Village Parish has an extensive network of cycleways, bridleways and footpaths which traverse the parish as shown in Figure 10 (see Policy Map 4) and Figure 11. Residents rely on these for both dog walking and for recreation and health. Throughout the various consultations, residents have consistently expressed the need to keep the footpaths through the Parish open and accessible. There is also a tradition of equestrian pursuits within the parish which makes good use of the network bridleways. While these pathways make a very

significant contribution to the wellbeing of residents, they do not offer the level of connection to the wider Hart area that would enable residents to use them for everyday needs such as travel to work and school. Improving the quality of non-vehicular travel opportunities throughout the parish, for both leisure and work purposes, will not only support the viability of the community but also contribute to the quality of life for those who live, work, study or spend their leisure time in the parish.

However, whilst we all need transport facilities, transport systems can have adverse side effects which include risks to personal safety, damage to the natural environment, the severance of activities by transport infrastructure, noise, atmospheric pollution and visual intrusion. The purpose of this policy is therefore to support the most acceptable balance between the ease of travel and the impacts of transport systems, including the creation of 'rat runs' resulting from new development.

Not all people have equal access to all forms of transport; activities have different access requirements depending upon who needs to access them and their mode of travel, whilst various parts of Crookham Village and adjacent parishes have different sensitivities to the adverse effects of transport.

In general this policy therefore seeks to:

- embrace the different needs of all sectors of the community;
- recognise the different functions of transport for various activities; and
- minimise the adverse effects of transport in those places where they are most significant.

Evidence

Supporting evidence for this policy can be found in:

- Adopted Hart District Council Local Plan 2014 – 2032 policy: Supporting transition to a low carbon future in compliance with INF3 Transport
- The Parish Council has a programme of works to maintain the network of footpaths. They receive many comments, complaints and requests of areas to be included or attended to, highlighting the perceived value of the footpaths to both dog walkers and the wider public. The footpaths across Netherhouse Moor are of particular value to children attending Calthorpe Park and All Saints schools. The high traffic nature of these paths is evident from the level of maintenance necessary to keep them in good order. The consultation conducted in the summer of 2017 also indicated the importance of the footpaths and cycle ways to the local community. Many of the comments were made by

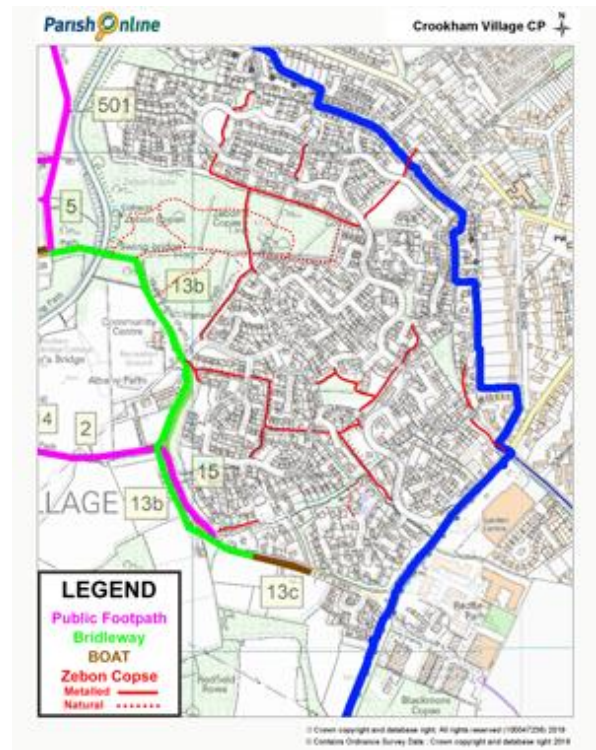


Figure 11 - Zebon Copse Footpaths

local children who use the cycleways to travel safely to school and who support the sensitive development of further cycleways to keep them away from traffic.

“I really like living here because you enjoy the countryside and go on walks. Hart has been voted best place in England 3 times; if they build any more it won’t be voted best. It is good for our health without loads of houses and traffic. I cycle a lot and I won’t be able to cycle as much if there are loads of cars. If loads of houses are built it will make the roads really busy and we won’t have as much freedom. (Age under 16)”

- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

Protection of Historic and Community Assets

General

These policies establish important design principles for all new development across the Parish. The Hart District Council Urban Characterisation and Density Study 2010 and the three Conservation Area appraisals recognise and describe the distinct character of different parts of the Parish and its valued features. These documents provide an invaluable reference in understanding the local design context of different parts of the Parish. During consultation meetings, sense of place has come up as one of the key concerns of residents in all part of the Parish. Consequently, they feel that the development of policies to govern sense of place are an incredibly important part of their Neighbourhood Plan. Similarly, they feel that historic assets provide a very important part of the character and sense of place within the Parish and that it is important that developments respond to local character and history, and reflect the identity of local surroundings and materials.

The policies in this section are designed to ensure development proposals demonstrate how they have acknowledged their location in relation to their surroundings and how they have responded positively to the design references prevailing in adjacent parts of the settlements. This need not mean that the design of all proposals should replicate what is already there, nor does it require uniformity in design. However, where proposals intend to depart from the established character of the area, the onus will be on the applicant to demonstrate how this will be successful and how they will contribute to the overall quality of the area and reflect and reinforce local distinctiveness. These development policies also reflect the importance of access to the local environment through the footpath network to support the sense of place in each of the three conservation areas in the parish. This supports the NPPF 2019 requirement to establish a “strong sense of place” (para 127 d)) and for developments to be “sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change” (para 127 c)).

Policy PA01 – Crookham Village Conservation Area

As appropriate to the nature, scale and location of the proposed development , development within the Crookham Village Conservation Area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other development plan policies and the following principles:

- Development should be designed so as to sustain the key views that contribute to the character and appearance of the Conservation Area. These views are the “Key Views” shown in Policy Map 6, and applications should include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;
- Development should:
 - respect historic plot boundaries
 - be sited so as to respect relevant building-to-plot ratios; and
 - follow historic precedent as to traditional forms and grain of development;

- Development should respect the linear nature of pattern of development in the Conservation Area, following adherence to recognised good examples of traditional building forms and the prevailing grain of development within the area. Where appropriate it should reflect the mix of single and two storey traditional buildings in order to introduce interest and variety into the development in order to reinforce the character and distinctiveness of an area
- Existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;
- Development in The Street should respect common building lines;
- Development should respect the significance of heritage assets in the Conservation Area street scene. Particular consideration should be given to retaining the contribution of buildings and sites to the significance of the conservation area where they frame, punctuate or terminate views though, out and into the village’;
- The positive contribution that the properties on the southern side of The Street and eastern side of Crondall Road provide to the setting of the Conservation Area and the key views that they afford from the village to the countryside, should be respected and protected from unsympathetic development;
- The linear nature of the settlement of Crookham Village should be respected;
- Boundary treatments should reflect locally distinctive forms and materials, commonly hedges, such as beech or other native species; and
- Development that affects locally significant buildings (as identified on Policy Map 8) must not undermine the significance of that contribution.

Rationale



This policy establishes design principles for development in the Conservation Area derived from Hart District Council’s Crookham Village’s Conservation Area Character Appraisal and Management Proposals of 1994. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of development in the Conservation Area and its setting. This policy uses the existing historic environment evidence base to

incorporate the guidance from the Conservation Area character appraisal to provide locally distinctive policies that supplement national and local policy.

The Crookham Village Conservation Area was first designated by Hart District Council in February 1982 as two separate sections, one encompassing The Street and part of Pilcot Road and a second section to include part of Crondall Road. This was reviewed and updated in 1994 when the section along Crondall Road was extended to bring the two sections together to form a single Conservation Area for Crookham Village.



The 1994 character appraisal recognises the number and variety of heritage assets in Crookham Village in its opening lines: “The special character of Crookham Village Conservation Area is due largely to the number of buildings of special architectural or historic interest, their variety of character, and their relationship to each other, together with the strong linear form of the two sections of the settlement.”

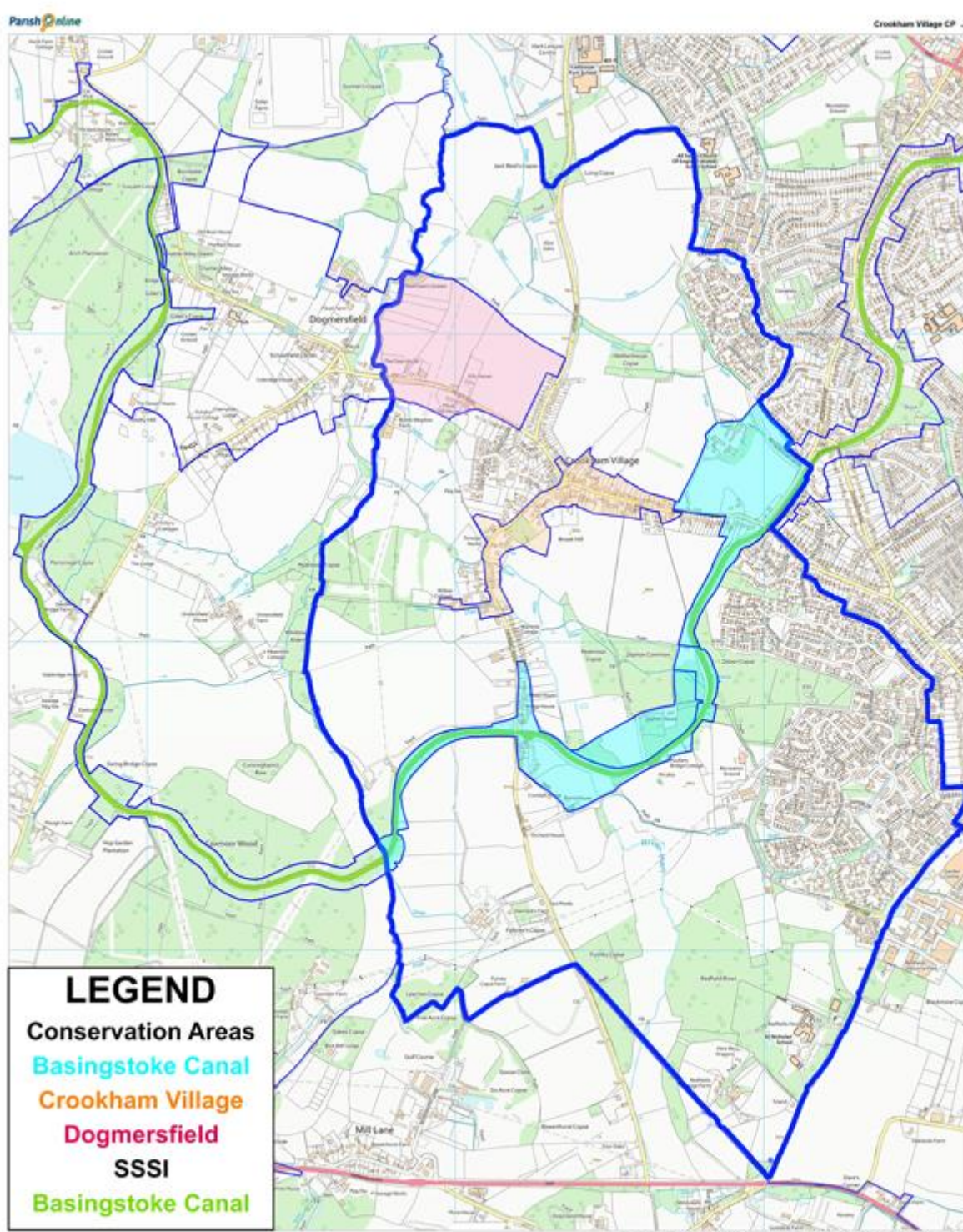


Figure 12 - Conservation Areas (see Policy Map 5)

In this policy, heritage assets are defined as including designated Grade II listed assets, curtilage listed assets as well as non-designated heritage assets, such as locally listed buildings and structures as identified by the Neighbourhood Plan Steering Group and identified in Appendix B (see Figure 17 and Policy Map 8). Together with the many key views into, out of, and within the Conservation Area (see Figure 13 and Policy Map 6) they contribute strongly to its character. The assessment and appraisal of both statutory designated and non-designated heritage assets is not a static process and will be reviewed on a regular basis by Crookham

Village Parish Council. The policy will need to encompass the results of future assessments and revisions to the list of heritage assets.

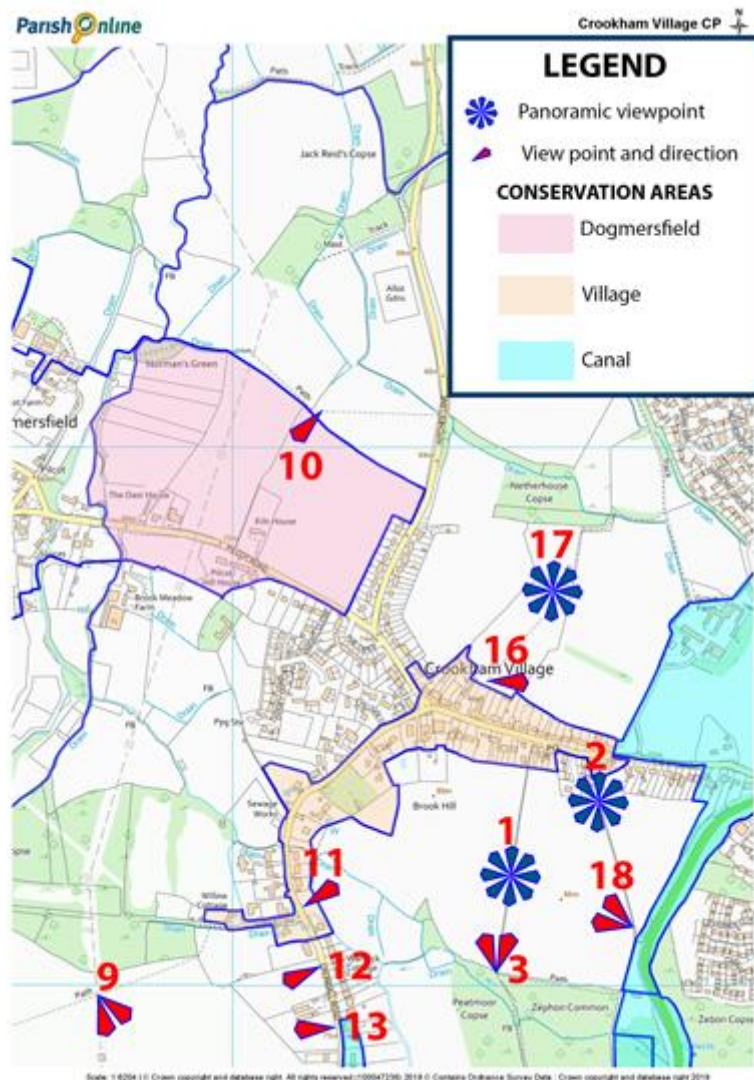


Figure 13 - Crookham Village Conservation Area views (see Policy Map 6)

The key views shown on Figure 13 (left) (see Policy Map 6) and described under Policy NE02 also contribute to the character and setting of the Conservation Area and, in almost all instances, relate to views into and out of the village at the edges of the settlement. These views emphasise the open rural setting of the Conservation Area as well as providing views back towards groups of mainly historic buildings bordered by mature trees. All along the length of The Street and Crondall Road, there are many unplanned views, too numerous to be indicated on a plan, but which remain important to the significance and character of the Conservation Area. Many of these views are valued for their historic and aesthetic significance

as well as the informal and varied presence of greenery in the form of trees, hedges and mature gardens. While the value of these views is not easily codified in a policy, it is nevertheless important that they should be retained and, where possible, enhanced so as to preserve or enhance the ambience and setting of the conservation area. The objective of this policy is to preserve or enhance those characteristics of which the views are an essential element and point. This policy only applies to planning applications likely to have an impact on these key views.

The first criterion of Policy PA01 only applies to planning applications likely to have an impact on these key views.

This policy contributes to the delivery of Plan Objectives the Landscape and Natural Environments and Health, Leisure and Well-being.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 8 on promoting healthy communities and part 15 on conserving and enhancing the natural environment;
- Adopted Hart District Council Local Plan 2014 – 2032 policy: NBE8 Historic Environment with additional evidence of non-designated heritage assets comprising of locally significant buildings of historic significance, para 334;
- The Crookham Village Conservation Area Character Appraisal and Proposals (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF);
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

The 2016 consultation revealed overwhelming local support for the three conservation areas surrounding Crookham Village. Typical comments include:

“Conservation areas – essential to protect heritage buildings and flora and fauna from being inappropriately developed.”

“Ecology very important for our humanity – so conservation areas needed – don’t build over – problems flooding, diversity etc.”

“The character of the old village should be retained by maintaining the conservation area.”

“Either side of the Basingstoke Canal must be preserved in its natural state and must be protected.”

“The canal is a beautiful asset to the community that is used by a complete cross-section of people. It’s vital that it is protected for future generations and that development isn’t permitted all around it. It also serves as a reminder to the area’s past – another thing we should cherish and preserve.”

Policy PA02 – Basingstoke Canal Conservation Area

As appropriate to the nature, scale and location of the proposed development, development within the Basingstoke Canal Conservation Area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other development plan policies and the following principles:

- Development which affects the Conservation Area and its setting should be of a scale and design to reinforce the locally distinctive character of the area;
- Development should be designed so as to sustain key views that contribute to the character and appearance of the Conservation Area. The Key Views shown in Figure 14 below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;
- Development should be designed so as to sustain all open spaces that contribute to the character and appearance of the Conservation Area;
- Development should:

- have regard to the contribution of the canal side cottages to the significance of the canal setting;
- have regard to the contribution of the historic bridge crossings to the historic significance of the canal;
- have regard to the contribution of the landscape including ancient woodland alongside the water's edge;
- Development should use a common palette of locally distinctive vernacular building forms and materials, commonly red brick, painted brick, rendered or timber framed; and use locally distinctive traditional materials or hedging comprising native species.
- Development that affects locally significant buildings (as identified on Policy Map 8) and their positive contribution to the Conservation Area should not undermine the significance of that contribution.

This policy contributes to the delivery of Plan Objectives the Landscape and Natural Environments and Health, Leisure and Well-being.

Rationale

This policy establishes design principles for development in the Conservation Area derived from Hart District Council's Basingstoke Canal Conservation Area Character Appraisal and Management Proposals of 2009. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the Basingstoke Canal Conservation Area Appraisal and Management Proposals (BCCA APMP) document to provide locally distinctive policies that supplement national and local policy.

The Basingstoke Canal Conservation Area was first designated by Hampshire County Council in 1977 and was reviewed and extended by Hart District Council in 1987 to include land and buildings within the setting of the Conservation Area. In 2009, Hart District Council approved the BCCA APMP document which made a number of recommendations which were designed to ensure the viability and amenity of the canal, protect ecological resources and protect and promote the historic and architectural interest of the canal and its setting.

In Crookham Village Parish, the Basingstoke Canal Conservation Area is geographically separate from both the Crookham Village and Dogmersfield Conservation Areas. Although much of this area is open countryside, it is punctuated by a series of canal worker's cottages and public houses constructed at important bridging points, originally built to serve the workers. There is also a series of four brick worker's cottages at Zephon Common built to service the brick making industry which predates the canal. In the 2009 version of the Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals document, a number of areas were deemed to make a positive contribution to the historic and architectural interest of the conservation area but were located outside its boundary. This document recommended that the conservation boundary be extended to include these areas and, while this document was accepted by Hart District Council Cabinet on 3 December 2009, it does not appear that these boundary changes were made. The changes within Crookham Village Parish include:

- Land to the south of the canal at Crondall Road including Nursery Cottage, Eboracum, Burywood, Bine Cottage, Bine Nursery and Burnt House;
- Land to the north of the canal at Poulter's Bridge, including the former brickfield and adjacent coppice and embankment of the canal; and
- Land to the south of The Street, Crookham Village including Glendale, Broad Oak, Whiteleigh, Malthouse Cottage, Stretsam and Corydon.

While this Neighbourhood Plan supports the changes identified in 2009 and has reflected them in the maps derived from the 2009 document, it does not offer any further evidence to justify the changes to the boundary of the Basingstoke Canal Conservation Area.

In 1940, the canal formed part of the GHQ line built as part of the national system of defences. Crookham Village Parish has one of the only complete sections of pill boxes and anti-tank defences in the country as well as number of Grade II listed bridges and non-designated structures, all of which are regarded as heritage assets. In this policy, "heritage assets" include designated heritage assets as well as the locally listed and locally significant buildings and structures identified in Figure 17 (see Policy Map 8).

Many key views have been identified in the section of the Canal Conservation Area that traverses Crookham Village Parish. These are typically out into rolling countryside with farmhouses providing points of interest and are identified on the Townscape Appraisal Map 7 in Hart District Council's Basingstoke Canal Conservation Area Character Appraisal and Management Proposals of 2009. These views, which alternate with areas of cutting and embankments, create interest in the contrasts between enclosure and openness which is complimented by several areas of well managed woodland. All these attributes make an important contribution to the character and appearance of the conservation area and greatly add to its value as a public amenity which is particularly valued by the local community.

Evidence

Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements in Part 8 on promoting healthy communities and part 15 on conserving and enhancing the natural environment;
- Adopted Hart District Council Local Plan 2014 – 2032 policies: retained policies CON10 and RUR32 Basingstoke Canal Conservation Area
(https://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Bas%20Canal%20appraisal%20and%20character.pdf);
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

The 2016 consultation revealed overwhelming local support for the three conservation areas surrounding Crookham Village. Typical comments include:

"Conservation areas – essential to protect heritage buildings and flora and fauna from being inappropriately developed."

"Ecology very important for our humanity – so conservation areas needed – don't build over – problems flooding, diversity etc."

“The character of the old village should be retained by maintaining the conservation area.

“Either side of the Basingstoke Canal must be preserved in its natural state and must be protected.”

“The canal is a beautiful asset to the community that is used by a complete cross-section of people. It’s vital that it is protected for future generations and that development isn’t permitted all around it. It also serves as a reminder to the area’s past – another thing we should cherish and preserve.”

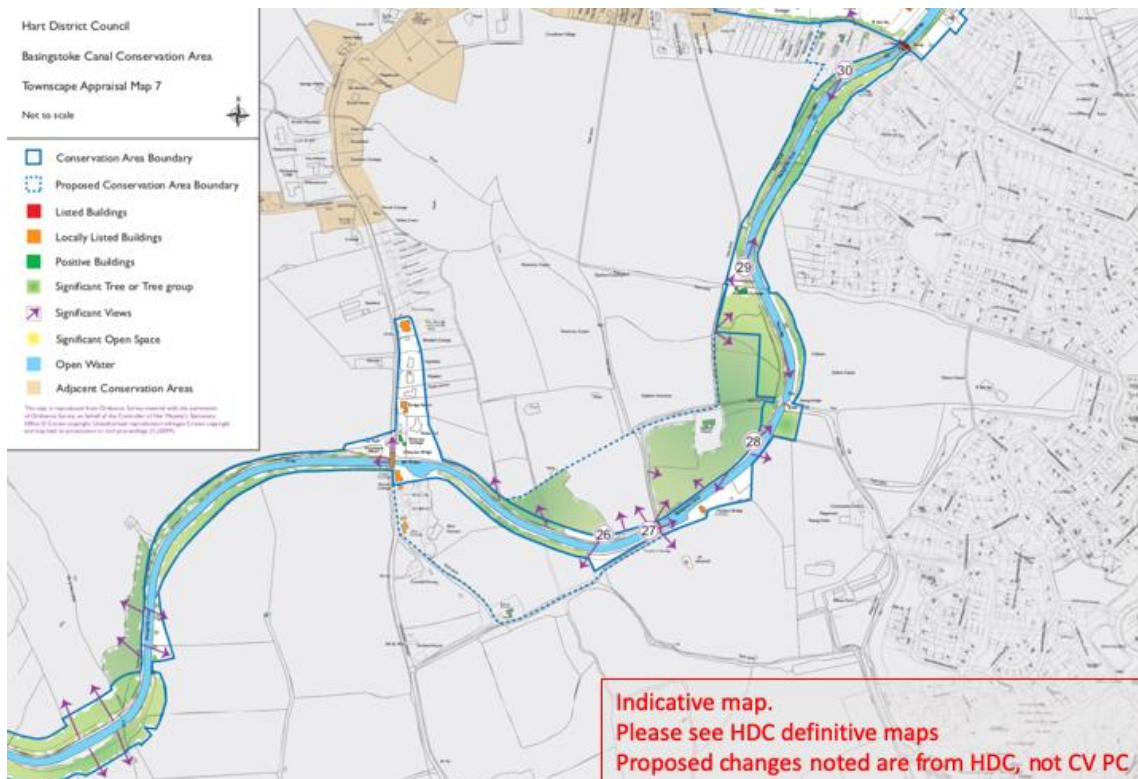


Figure 14 - HDC Basingstoke Canal Conservation Area views (see Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals Approved Document 3rd December 2009: Character area 6; Townscape Appraisal Map 7)



Figure 15 - The Swing Bridge

Policy PA03 – Dogmersfield Conservation Area

As appropriate to the nature, scale and location of the proposed development, development within the element of the Dogmersfield Conservation Area that lies within the Crookham Village neighbourhood area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with all development plan policies and the following principles:

- Development proposals will be supported where their design reflects:
 - the distinct village character and respond to and reinforce the pattern of development in the Dogmersfield Conservation Area;
 - the character, appearance and architectural detail of existing buildings and the character and/or appearance of the streetscape in respect of the use of construction materials and finishes for buildings or extensions; and
 - as appropriate to their locations these finishes should include timber framed structures, local red brick, clay plain roof tiles, natural wood lap above render, and the use of wood or visually similar natural materials for fittings.
- New buildings should be of a density, scale, size, colour, style and proportions to complement the character of the Dogmersfield Conservation Area;
- Development should be designed so as to sustain significant open spaces and key views from the road that contribute to the character and appearance of the Conservation Area and preserve the separate identities of Dogmersfield and Crookham Village. Development proposals should identify such open spaces and views and key views shown in Policy Map y, and shall include an assessment of the impact of the proposal on the positive qualities of them, explaining the rationale of design choices used;
- Development should respect the density of existing properties in the adjacent area;
- Boundary treatments should use locally distinctive traditional materials or hedging comprising native species;
- Development that affects locally significant buildings (as identified on Policy Map 8) and their positive contribution to the Conservation Area should not undermine the significance of that contribution;
- Proposals to demolish buildings which are identified as being non designated heritage assets and are buildings of local importance or significance will be resisted; and
- Development should seek to retain mature trees and where any trees are lost as a result of development, these should be replaced elsewhere.

This policy contributes to the delivery of Plan Objectives the Landscape and Natural Environments and Health, Leisure and Well-being.

Rationale

This policy addresses that part of the Dogmersfield Conservation Area that is within the Crookham Village neighbourhood area. The substantive part of the conservation area is within Dogmersfield Parish to the west. The policy has been designed so that it is consistent with Policy DNP2 of the made Dogmersfield Neighbourhood Plan. This will ensure that the District Council will be able to determine development proposals throughout the conservation area in a clear and consistent fashion.

This policy establishes design principles for development in the Conservation Area derived from Hart District Council's Dogmersfield Conservation Area Character Appraisal and Management Proposals of 2012. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of new development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the Dogmersfield Conservation Area character appraisal and management proposals to provide locally distinctive policies that supplement national and local policy.

The Dogmersfield Conservation Area was first designated by Hart District Council in 1977 and initially comprised two separate elements; the centre of the village and Chatter Alley Green. This area was reviewed and extended in 1988 when these two areas were combined and further land added to reflect the setting of the core areas. In 2012, Hart District Council prepared a draft Conservation Area appraisal and management proposals document to demonstrate "that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest" as specified in paragraph 186 of the NPPF 2019.

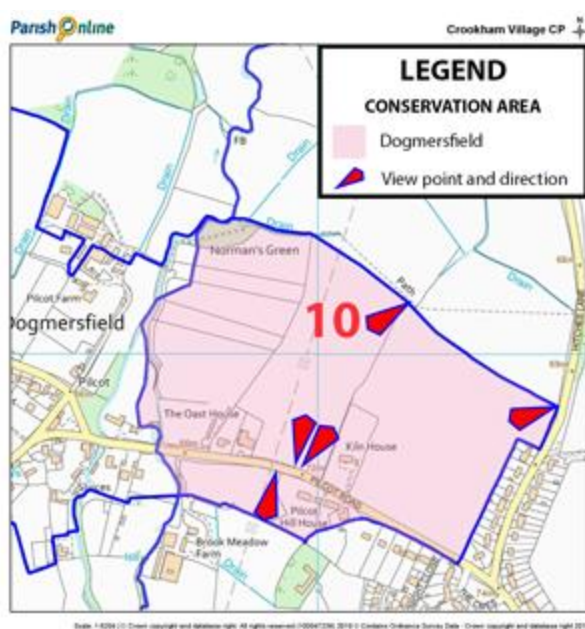


Figure 16 - Dogmersfield Conservation Area views (see Policy Map 7)

The southerly part of the Dogmersfield Conservation Area along Pilcot Road towards Dogmersfield village centre lies within the parish of Crookham Village. The area within Crookham Village Parish consists of large tracts of open countryside on each side of the road with a very small number of dwellings on both sides. It is this open character that is considered to be the most important element of this area as it creates a strong sense of separation between the villages of Crookham Village and Dogmersfield with their very different characters. While the majority of the open land is on the north side of Pilcot Road; that on the south side of Pilcot Road also acts as an important gap to separate the settlements. The land to the north of

Pilcot Road was previously designated as a Local Gap (iii) Crookham Village to Dogmersfield in Saved Policy CON21 (2009) of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006. The residents consider that all of this open land is equally important in preserving the open character of this area.

The Basingstoke Canal Conservation Area was designated in 1977 by Hampshire County Council in association with Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the canal. The Canal Conservation Area Appraisal provides further useful and detailed character and design analysis, and should be used as an additional resource to inform proposals for development in the Conservation Area.

Along Pilcot Road, there are almost continuous views of open countryside which are important to the significance and character of this part of the Conservation Area. These views are important and should be retained and, where possible, enhanced. The first criterion of this policy only applies to planning applications likely to have an impact on these views.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 8 on promoting healthy communities and part 15 on conserving and enhancing the natural environment;
- Adopted Hart District Council Local Plan 2014 – 2032 policy: NBE8 Historic Environment, The Crookham Village Conservation Area Character Appraisal and Proposals (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF).
- Dogmersfield Conservation Area Appraisal published by HDC in December 2012 (https://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Dogmersfield.pdf)
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

The 2016 consultation revealed overwhelming local support for the three conservation areas surrounding Crookham Village. Typical comments include:

“Conservation areas – essential to protect heritage buildings and flora and fauna from being inappropriately developed.”

“Ecology very important for our humanity – so conservation areas needed – don’t build over – problems flooding, diversity etc.”

“The character of the old village should be retained by maintaining the conservation area.”

“Either side of the Basingstoke Canal must be preserved in its natural state and must be protected.”

“The canal is a beautiful asset to the community that is used by a complete cross-section of people. It’s vital that it is protected for future generations and that development isn’t permitted all around it. It also serves as a reminder to the area’s past – another thing we should cherish and preserve.”

Policy PA04 – Protection of Historic Assets

Insofar as planning permission is required restoration and conservation proposals that would conserve or where practicable enhance the historic environment in the neighbourhood area will be supported.

Development proposals which preserve or enhance a heritage asset will be supported where this is clearly and convincingly demonstrated by way of an assessment of the development's likely effects on the asset or its setting.

The sustainable re-use, maintenance and repair of listed buildings and other heritage assets will generally be supported, particularly for those identified as being at risk. Within conservation areas development proposals which respect the built form and linear nature of their built environment will be supported. Where it is practicable to do so development proposals should not involve the net loss of native trees and hedges. Physical improvements to conservation areas which are linked to the objectives contained within the Crookham Village Design Statement (see Appendix A1) and the Crookham Village Conservation Area Appraisal will be supported.

Development proposals should seek to maintain local distinctiveness through the built environment, in terms of buildings and public spaces and enhance the relationships and linkages between the built and natural environment.

This policy contributes to the delivery of Plan Objectives for the Built Environment as well as the Health, Leisure and Well-being.

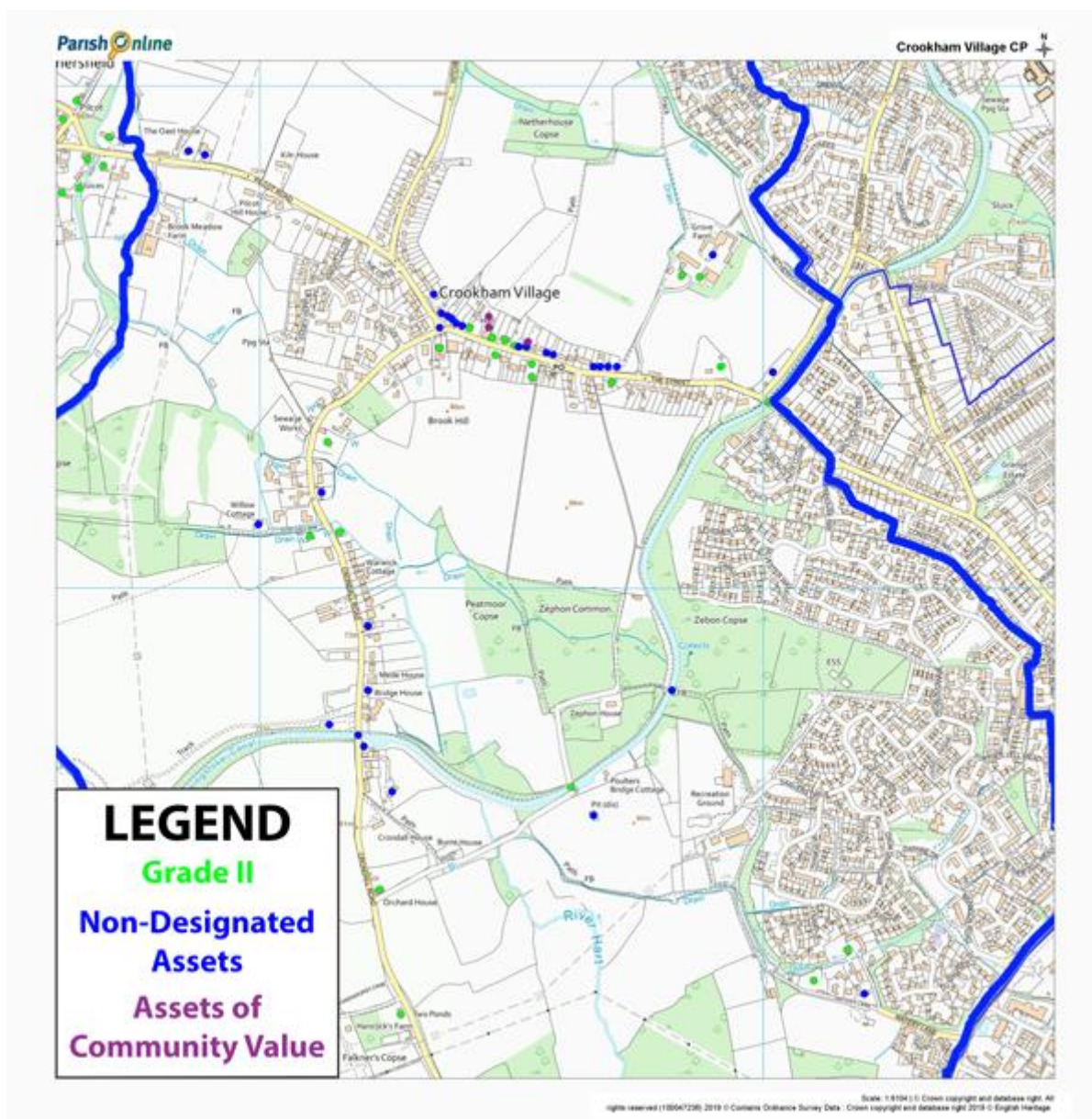


Figure 17 - Listed and notable buildings and structures (see Policy Map 8)

Rationale

The significance of all heritage assets and their settings will be recognised and will be given the requisite level of protection and a precautionary approach taken in accordance with their status, to anticipate any development that could damage them individually or cumulatively. For this purpose, heritage assets are defined as:

- nationally protected listed buildings and their settings;
- the Crookham Village Conservation Area and its landscape setting;
- the Basingstoke Canal Conservation Areas and its setting;
- the Dogmersfield Conservation Area;
- non-designated heritage assets and locally significant buildings as listed in Appendix B; and
- the GHQ Defence Line (see Appendix B).

In addition to the Grade II listed properties, the Parish also has a number of properties of local significance (see Figure 17 and Policy Map 8). Many of these were originally identified in Hampshire Treasures and more recently classified by HDC as locally listed or non-designated heritage assets. In addition, the Parish also has a number of properties with historical or literary associations.

The Neighbourhood Plan Steering Group has undertaken work to verify and expand the details noted in the earlier listing descriptions to ensure that all the properties identified continue to be in an appropriate condition for inclusion. As part of this process, a small number of buildings were removed from the listing. This exercise also identified a number of buildings and other structures within the Parish boundary which are considered to justify inclusion in the list of locally significant buildings. While some of these are similar in age and condition to the Grade II listed buildings in the area, others have distinctive architecture, literary associations within the Parish or represent an important part of the working life and heritage of the Parish. A further 22 buildings and structures were identified for inclusion in a local listing either due to their architectural or historical merit. Several of these buildings comprise a number of separate properties and so cover a total of 30 separate properties or structures. Of these, 7 date from the 17th century while a further 11 are from the 18th century and 12 from the 19th and 20th centuries, (see Appendix B for further details). While some of these buildings would not be suitable for a formal listing, they make a vital contribution to the street scene and heritage of the Old Village.

This policy seeks to ensure the conservation of heritage assets and curtilage listed buildings within their settings in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the nature and character of the village and to the quality of life of this and future generations.

Evidence

Evidence in support of this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 16 on Conserving and Enhancing the Historic Environment.
- Adopted Hart District Council Local Plan 2014 – 2032 policy: NBE8 Historic Environment with additional evidence of non-designated heritage assets comprising of locally significant buildings of historic significance.
- The community consultations - The importance to the local and neighbouring populace is evidenced by the high number of comments made in response to planning applications when it is perceived that these treasures are under threat.
- The list of notable buildings and structures in Appendix B as originally designated by Hampshire Treasures and later reviewed and updated by Crookham Village Parish and adopted as being of buildings and structures of local significance by virtue of their architectural or historic merit.
- Appendix B contains fuller details of these non-designated heritage assets, along with the 22 statutory listed buildings within the parish (see below).
- The Crookham Village Conservation Area Character Appraisal and Proposals (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF).

Crookham Village Parish Heritage Assets			
Building Name	Photo	Type and Age	Location
Two Ponds, Crondall Road.		Cottage C.13/14	Crondall Road, Crookham Village
Grove Farmhouse.		Farmhouse C.16/17	The Street, Crookham Village
Brook Cottage, Crondall Road.		Cottage C.17	Crondall Road, Crookham Village
Brook House, Crondall Road.		House C.17	Crondall Road, Crookham Village
Brunley, The Street.		Cottage C.17	The Street, Crookham Village
Meadow View Cottage, Watery Lane.		Cottage C.17	Watery Lane, Crookham Village

Grove Farm Granary.			Granary C.17	The Street, Crookham Village
Grove View and West View Cottages.			Cottage C.17 (2 cottages on 1 listing)	The Street, Crookham Village
Nos. 1, 2 and 3, Cross Farm Cottages.			Cottage C.17 (3 cottages on 1 listing)	Cross Farm Cottages, The Street, Crookham Village
Vuname and Grove Cottage, The Street.			Cottages C.17 (2 cottages on 1 listing)	The Street, Crookham Village
The Bawn, The Street.			Cottage C.17	The Street, Crookham Village
Strangers Corner, Stroud Lane, Crondall Road.			Cottage C.17	Stroud Lane, Crondall Road, Crookham Village
Westbrook and Lavender Cottage, The Street.			Cottages C.17 (2 cottages on 1 listing)	The Street, Crookham Village

The Forge House, The Street.		House C.17	The Street, Crookham Village
Velmead Farmhouse, Watery Lane.		Farm house C.17/18	Watery Lane, Crookham Village
Cedar Cottage, The Street.		Cottage C.18	The Street, Crookham Village
Laurel Cottage, The Street.		Cottage C.18	The Street, Crookham Village
Orchard House, Crondall Road.		House C.18	Crondall Road, Crookham Village
The Old Horns, Redfields Lane.		Cottage C.18	Redfields Lane, Church Crookham (Despite being in Church Crookham, this property falls within the boundary of Crookham Village Parish)

The Forge, The Street.		Building C.18/19	The Street, Crookham Village
Malthouse Bridge.		Bridge C.18	The Street, Crookham Village/Church Crookham (While this bridge lies on the boundary between Crookham Village and Church Crookham, it is considered to form part of Crookham Village Parish)
Poulter's Bridge.		Bridge C.18	Zephon Common Lane, Crookham Village

Other Crookham Village Parish Notable and Historic Buildings

The list of non-designated heritage assets and other locally significant buildings and structures can be found in Appendix B. Appendix B also contains a list of the non-designated heritage assets associated with the GHQ Defence Line that can be found within the Parish.

Policy PA05 – Protection of Assets of Community Value

Development proposals that will result in either the loss of, or significant harm to Assets of Community Value will not be supported, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Development proposals which would affect the integrity or the use of an Asset of Community Value will be supported if it is demonstrated that suitable alternative facilities are provided or they are needed to ensure the continued viability and sustainability of the Asset.

This policy contributes to the delivery of Plan Objectives for the Built Environment as well as Health, Leisure and Well-being.

Rationale



A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that 'social interests' include cultural, recreational and sporting interests. This policy seeks to protect designated Assets of Community Value from

unnecessary loss but does not seek to designate assets. This policy only applies to assets once they have been designated and seeks to ensure the conservation of assets of community value in a manner appropriate to their significance so that they can be enjoyed for their contribution to the nature and character of the Parish and to the quality of life of current and future generations.

The policy will apply to any additional Assets of Community Value which may be designated within the Plan period.

Once designated, the inclusion of a site on the register of Assets of Community Value will provide the Parish Council or other community organisations within the Parish with a six-month opportunity to acquire the asset on behalf of the local community if placed for sale on the open market. The inclusion will also enable the asset to benefit from the protection of this planning policy.

The Assets of Community Value registered within Crookham Village Parish currently include:

- The Women's Institute (WI) Hall
- The Social Club
- The Spice Merchant pub (previously the Black Horse pub).

The recent consultation has also revealed a number of other assets, not currently registered as assets of community value, which are considered to be of great importance by the community.

These include:

- Zebon Community Centre, sports pitches and play areas
- Exchequer Public House
- Crookham General Store, Tearoom and Post Office
- The telephone kiosk in Crookham Village
- Kiln Workshops
- The triangle of land at Crossways Junction.

If considered to meet the criteria for designation, they will be put forward to Crookham Village Parish Council for submission to Hart District Council for designation.

Evidence

Evidence in support of this policy can be found in:

- Localism Act 2011;
- Adopted Hart District Council Local Plan 2014 – 2032 policy: INF5 Community Facilities;

- the NPPF Section 8: Promoting Healthy and Safe Communities,
- Responses from community consultations.

Assets of Community Value:



Although the Spice Merchant pub (previously The Black Horse) was only registered with the Land Registry in 1994, the building actually dates back to the early 1700's, and has been a pub for over 150 years.

Crookham Social Club has served the community since it was given to the village in around 1920.

The Women's Institute Hall was originally an old army hut, dating from around the 1950s. A new purpose-built brick community building has now replaced the old army hut on the same site.

All three buildings are in daily use and serve the community for social gatherings including wedding receptions, funerals, pre-schools and public consultations.

Other Assets of Value to the Community:



The Exchequer Public House, formerly known as The Chequers, was originally built in the 18th century when it was recorded as having a contract to lodge canal employees and to stable their horses. Lying near to Chequers Wharf, it has been completely rebuilt and is now a popular gastro pub which forms the social hub of the community along Crondall Road.

The Zebon Community Centre and playing fields opened in 1992 to provide community facilities for the new Zebon Copse development. Initially called the Velmead Community Centre, it was owned and operated by Hart District Council. It was purchased by Crookham Village Parish Council in 2009 and renamed as the Zebon Community Centre. It has continued to provide social and community facilities for both local residents and the wider parish community.



The Crookham General Stores, Tea Room and Post Office was a popular local convenience store with adjacent tea room. Originally the site of the local post office and convenience store, it expanded in 2016 to include a popular tea room which acted as a local social club during the daytime. In 2019 the convenience store, Post Office and tea room closed and is to be replaced by a venue for a playgroup.

Based on responses from the recent consultation, a number of other local assets have been identified as being of great importance to the community. These include:

- The telephone kiosk outside the Post Office which is used for local displays.

- Kiln Workshops which are used to provide premises for several local businesses.
- Triangle of land at the Crossways junction which provides the main focal point for the centre of the Old Village.

All of these will be put forward to CVPC for consideration for designation.

Comments from the various consultations held in the Parish include the following comments:

“What is an asset of community value and why does it only cover The WI Hall, the social club and the Black Horse? What about the community centre, the Exchequer PH, playing fields, open spaces, playgrounds, the telephone box outside the post office, the Kiln workshops, the triangle at the junction of Crondall Road [Crossways], etc.”

“The village stores (incorporating the Post Office) should maintained / protected from development for alternative use. Consider including the post office and Public House (currently The Spice Merchant) to ensure their status cannot be changed.”

“The Exchequer and Zebon Copse Community Centre should be included. There is more to the parish than The Street.”

Landscape and Natural Environment Policies

General

In addition to guiding the design of the built environment, it is important that both appropriate and proportionate consideration be given to preserving the green environment within which the all of the parish's built environment character areas sit.

The River Hart Valley forms an important ecological corridor linking the Thames Basin Heaths Special Protection Area (within 5 km), the River Hart valley and the Basingstoke Canal SSSI. Although largely undesignated, the Hart River valley to the west of Fleet and around Crookham Village and Dogmersfield is more biodiverse than some nearby designated areas, including the SPAs.

The Parish has 12 Sites of Importance for Nature Conservation (SINCs) either within it or adjacent to it (see Figure 27). The banks and waterway of the Basingstoke canal are designated as a Site of Special Scientific Interest, and this stretch of the canal in particular is noted as one of the most important areas for biodiversity conservation nationwide. As well as 18 sites of biological importance (as recorded by the Hampshire Biodiversity Information Centre), the Parish is home to some 32 Biodiversity Action Plan (BAP) Priority Sites, a Local Nature Reserve (LNR), and links three conservation areas (Crookham Village, Dogmersfield and the Basingstoke Canal SSSI).

Given the importance and value to the parish of the natural environment, as emphasized throughout the consultations to develop this Plan, the Landscape and Natural Environment Policies capture a number of environmental objectives which apply to any new development proposals. Some of the key objectives are captured below, and the more detailed policies are found in this section of the Plan:

Key environmental objectives and policies where they are spelled out	
Key environmental objective	Principal policy
To protect the gap between settlements so as to protect the separate identity of the Parish and avoid physical or visual coalescence	Policy NE01
To protect the key views within and around Crookham Village in order to maintain the character, sense of place and enjoyment of the Parish	Policy NE02
To protect Local Green Space in the Parish for enjoyment and recreation	Policy NE03
To protect Open Space in the Parish to contribute to local amenity, character and green infrastructure	Policy NE04
To provide a net gain of biodiversity for all development proposals in order to maintain and enhance biodiversity in the Parish	Policy NE05

In order to achieve these objectives, it is important that any proposed development is considerate of, and where necessary protects, the values and setting of the Conservation Areas (PA01 – PA03), and that it does not damage any of the Gaps Between Settlements (NE01), the Key Views both into and out from settlements and their environs (NE02), or the locally important open areas within and immediately adjacent to settlements (NE03 – Local Green Spaces and NE04 – Protected Open Spaces).

It is expected that development applications will evidence how they have sought to minimise negative impacts on the environment by following the mitigation hierarchy (avoid, minimise, restore, offset), have applied this to seek a net gain of biodiversity, basing their mitigation measures on studies conducted during the appropriate seasons and enhancing biodiversity, for example through the conservation of wildlife corridors, both at the landscape scale and on the margins of development.

Policy NE01 – Preserving the Gap Between Settlements

The Plan designates the following Local Gaps as shown on Policy Map 9

- Crookham Village Gap – Grove Farm Area; and
- Crookham Village Gap – Cross Farm, Peatmoor Copse and the River Hart floodplain Area'

Proposed development in the identified Local Gaps will be supported 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.

This policy contributes to the delivery of all of the Plan Objectives.

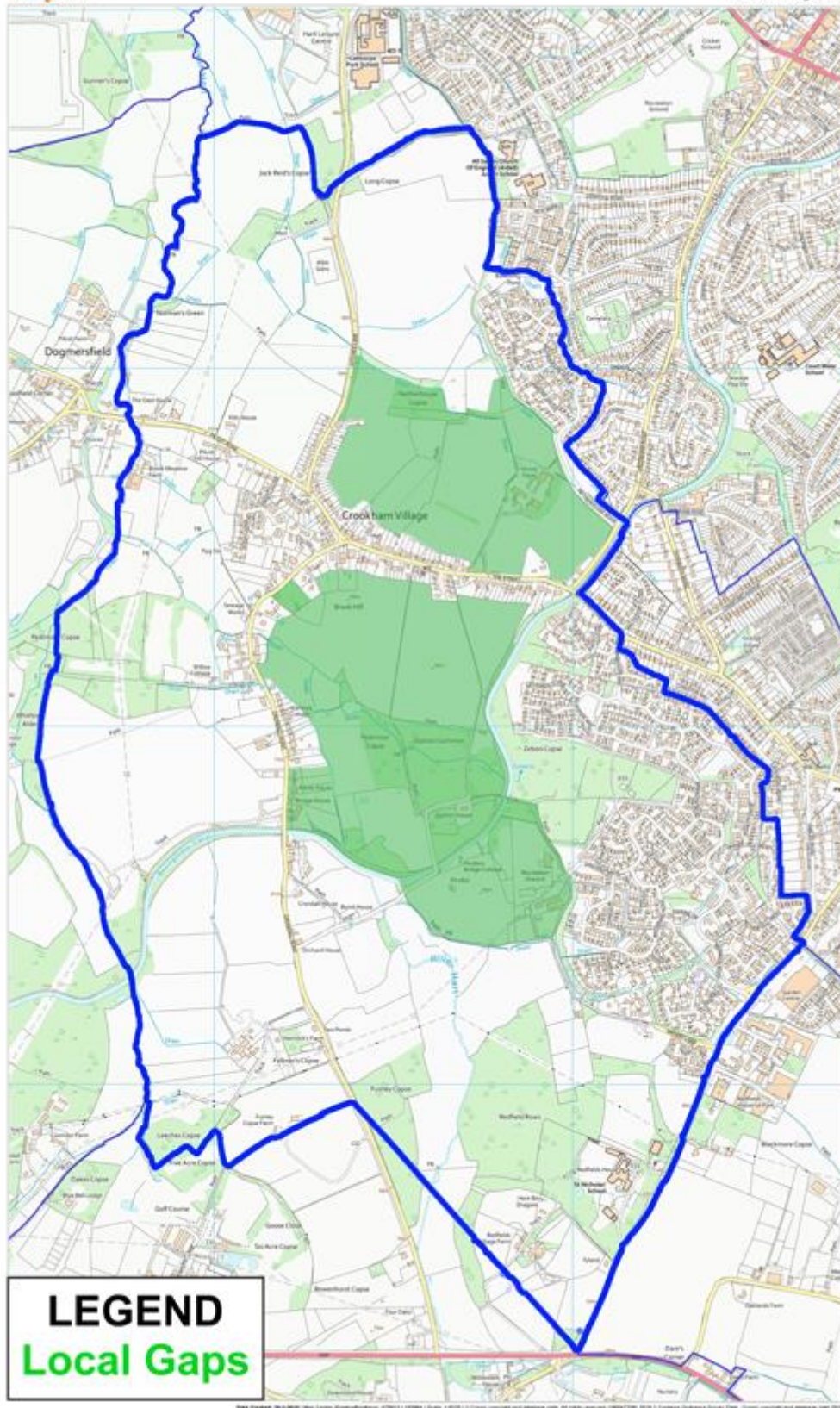


Figure 18 - Local Gaps (see Policy Map 9)

Rationale

This policy reflects the sensitivity of the geographical location of Crookham Village and its surrounding settlements. The two identified Local Gaps are located in the countryside and are outside the settlement boundary of Crookham Village itself. In this context this policy has been designed to add distinctive value to the general approach towards the countryside in Policy SB01 of this Plan.

Crookham Village Parish lies directly to the west of Church Crookham, southwest of Fleet, and immediately adjacent to a parcel of land which acts as a “Gap between Settlements”. This gap wraps around the village to separate Fleet from Crookham Village to the north, prevent the coalescence of Crookham Village to the south with the part of the postal area of Church Crookham that lies within our parish and give a sense of open space to the parish. The two identified Local Gaps are Crookham Village Gap – Grove Farm Area and Crookham Village Gap – Cross Farm, Peatmoor Copse and the River Hart floodplain Area. They are shown on Figure 18 above (see Policy Map 9).

During public consultation into Landscape and Sense of Place 2016 (Appendix H), 98% of local people placed the highest importance on maintaining the local gap and expressed the view that this gap is fundamental to preserving the character of the Parish.

The Local Gaps identified in this Neighbourhood Plan are designed to protect the character of Crookham Village from the very different areas of Fleet and Church Crookham by ensuring separation between these settlements and helping to maintain their distinct character and identity. The policy approach is set within the context of a plan that has been positively prepared and which seeks to meet identified development needs and promotes sustainable development. The identified Local Gaps are focussed solely on the area where there is a genuine case for their designation.

The policy approach seeks to ensure that any development which may be proposed within the Local Gaps in the context of the approach in Policy SB01 of this Plan would be determined on an assessment of the extent to which it would, either individually or cumulatively, lead to the physical or the visual coalescence of the settlements concerned. Plainly such decisions will be a matter of judgement for Hart District Council on a case-by case basis and in the context of policies in this Plan and Policy NBE2 Landscape of the Local Plan.

Evidence

Evidence in support of this policy can be found in:

- the National Planning Policy Framework (NPPF 2019) which is not prescriptive on supporting or opposing gaps, but does state:
“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.” (NPPF 2019 para 125)
- NPPF 2019 para 175(a), which states that, *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”* and para (c) states that *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient*

or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.”

- Adopted Hart District Council Local Plan 2014 – 2032 policies: NBE1 Development in the Countryside and NBE2 Landscape

Modification MM82 of Proposed Main Modifications (published July 2019) to the ‘Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version, February 2018 states within the reason for the modification:

“Coalescence issue incorporated into Policy NBE3 Landscape. Gaps can still be identified through the Development Management DPD and Neighbourhood Plans.”

MM83 NBE3 (e) has been added. This states:

Landscape: 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;

c) historic landscapes, parks, gardens and features;

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.

- Hart District council Topic Paper: Gaps between Settlements:
<https://www.hart.gov.uk/Local-Plan-Publication-2018>;
- Supporting Paper for Policy NE01 of the Neighbourhood Plan (Amended Version - 17/10/2019);
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H. This consultation revealed that 98% of residents who responded were either in favour or strongly in favour of retaining the existing local gaps as designated in the Hart Local Plan Saved Policies. The remaining 2% were in favour but made no specific comments on this topic.

Typical responses included:

“Local gaps are extremely important! Enables villages to maintain their identities which have been in place for hundreds of years and prevents one village simply merging into another or part of Fleet town. Crookham Village and Dogmersfield should certainly keep their own identity.”

“Gaps are very important to maintain the village atmosphere of Crookham Village.”

“Local gaps – essential to prevent coalescence of urban areas with the old settlement of Crookham Village.”

“Extremely important for the well-being of local people providing an identity for local communities, also providing an ecological boundary between communities. Crookham Village will no longer be a village if it is built around!”

“To preserve its identity Crookham village should not lose the very important local strategic gap between the village and Fleet as it provides access to open grassland and woods which currently are enjoyed for quiet leisure and enjoyment.”

“Local gaps are important and should be kept. There is far too much build-up of new developments in the close vicinity to the present local gaps with potential to diminish the character of Netherhouse Moor.”

“If this expansion [*without consideration of local gaps*] continues, Fleet, Church Crookham and Crookham Village will merge and become yet another faceless commuter dormitory town.”

“Local gaps are important to maintain the rural feel of the area. In particular Crookham Village should be preserved with a separate identity.”

“Gaps need to separate established and new settlements.”

“Gaps are very important to maintain the village atmosphere of Crookham Village.”

Policy NE02 – Preserving Key Views

The Plan identifies a series of key views in Table 1 and as shown on Policy Map 10.

Development proposals should respect the identified key views and should be designed so that their layout, scale, massing and height does not have an unacceptable impact on the characteristics of any affected key view concerned. Development proposals which would have an unacceptable impact on the character of an identified key view will not be supported.

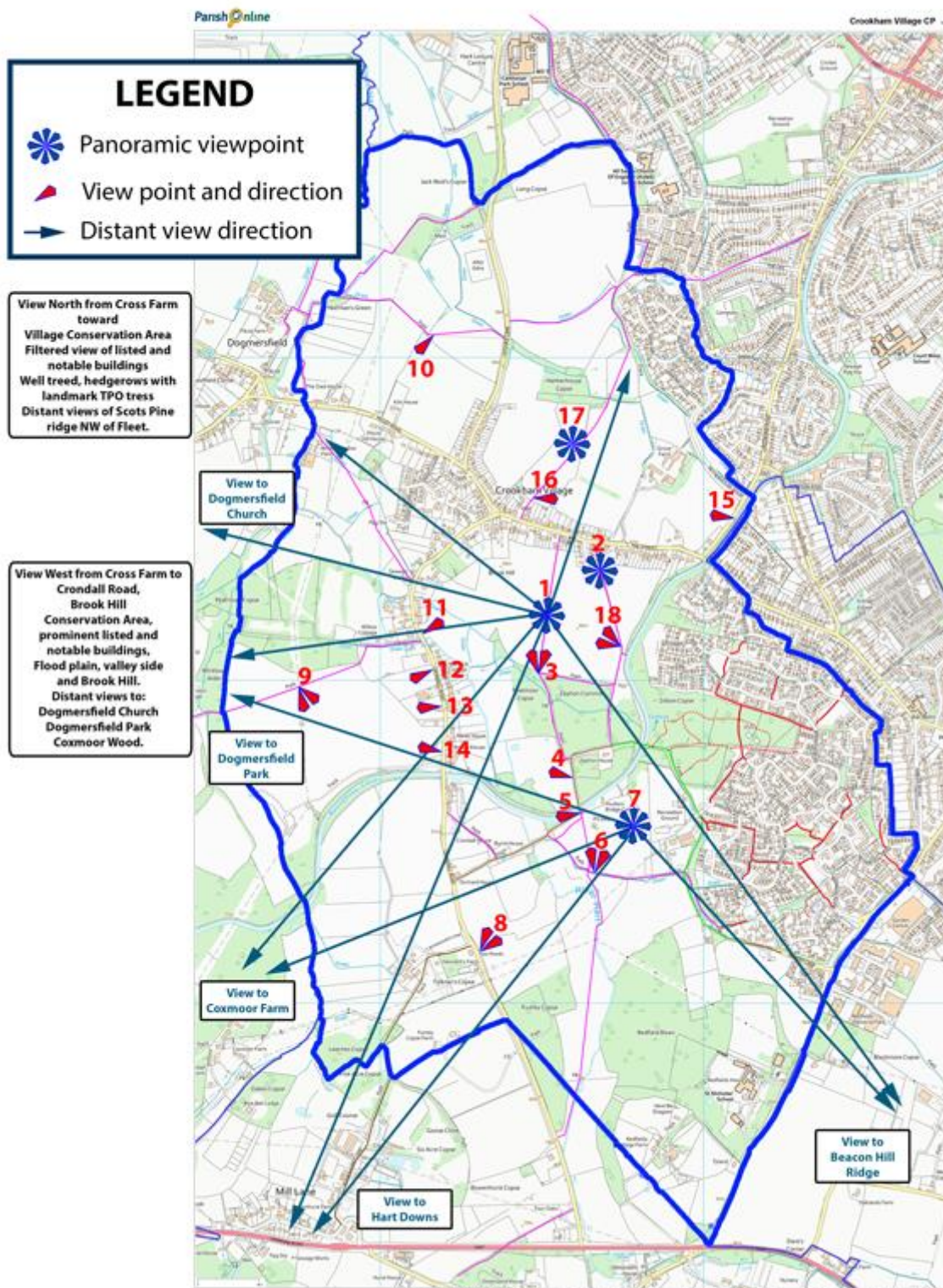


Figure 19 - Crookham Village key views (see Policy Map 10)

Crookham Village Parish Key Views		
Ref	Locations and Key Features	Photographs
01	Panoramic View from Cross Farm Ridge on Footpath 1. This iconic view point at the heart of Crookham Village is on a popular footpath running southward from the Village Conservation Area and crossing elevated, open fields. It is arguably the best place from which to see many of the village's most historic and significant buildings and to appreciate the River Hart Valley in a largely unspoilt rural setting. The complete southern edge of the Conservation Area can be seen and the Brook Hill tree clump is a prominent landmark. Views of the woodland associated with the canal and Zephon Common enclose the ridge. This point affords distant views out of the Parish to the Hart Downs, Beacon Hill and to Dogmersfield Church and Park and has a strongly positive sense of place.	
02	Panoramic View from Cross Farm Ridge on Footpath 5. A few hundred metres east of View 01, just south of the village, this footpath leads across open fields to the Basingstoke Canal. Views from the footpath are unspoilt and tranquil. Looking northwest along The Street the southern edge of the Conservation Area can be seen as can Brook Hill, Dogmersfield Park and, in the winter, Grove Farm House and other buildings of historic merit. The isolated Riverside Cottage on the edge of Zephon Common is also a landmark feature.	
03	Cross Farm Ridge from Footpath 1 north of Zephon Common. This view out of the Conservation Area across Cross Farm Ridge offers the best sense of the rural land immediately behind The Street and its rolling valley side landform. It is an idyllic, pastoral scene with grazing cattle and glimpses of some of the village's iconic buildings through the trees of Peatmoor Copse and valley parkland.	

04	Bridge House from Footpath 1, Zephon Common Lane. This view into the Crondall Road section of the Conservation Area reveals the view across the rushy pasture and copses of the Hart Valley towards the white walls of Bridge House which lies on rising ground beyond the river.	
05	Zephon Common Lane and Burnt Cottage from River Hart bridge. This is a rural view along the byway (a Byway Open to All Traffic: BOAT) from the River Hart bridge to isolated Burnt Cottage, surrounded by a landscape of fields and woods.	
06	Hillyburrow from the Kissing Gate on Footpath 14, looking north. This is the best view of the distinctive, gently contoured hillock of Hillyburrow with its diverse mosaic of seasonal flowers and regenerating vegetation. The pasture is grazed by horses and there are thickets of bramble, woodland trees and hawthorn scrub.	
07	Panoramic View from top of Hillyburrow. Hillyburrow grants beautiful panoramic views of areas within and outside the parish. These include views towards Beacon Hill, the Hart Downs, Hancocks Farm and Dogmersfield Church. This much loved spot has a strong sense of place and attracts people throughout the year for the views, its tranquil and naturalistic character and its rich wildlife.	

08	The Hart Valley and Hillyburrow from Crondall Road. These northern and easterly views into the Hart Valley, from south of Orchard House on Crondall Road, dip towards the River Hart across open, gently sloping farmland. Combined with striking parkland oaks, hedges, thickets and Hillyburrow, the scene is picturesque.	
09	Towards Beacon Hill from Footpath 11. Views across open, elevated farmland of the Crondall Road settlement, north of the Canal crossing towards the Beacon Hill Ridge, provide a strong sense of place. To the south east there are distant views of approximately 2 miles and the pervading sense of tranquil countryside is reinforced by an important population of skylarks.	
10	Pilcot Farm from Footpath 7a. The eye-catching historic farmstead on the banks of the River Hart is viewed here from higher ground to the east. The footpath is part of the Dogmersfield Conservation Area and gives a strong sense of walking into attractive countryside; the views of the farmstead enhance this.	
11	Cross Farm Ridge from Crondall Road. This striking outlook on a bend in Crondall Road is hard to miss with its views of the attractive countryside setting of Crookham Village. It provides a window between the buildings on Crondall Road that looks out on the rural environment and the setting for the Conservation Area and numerous listed buildings.	

12	Whitlow Alders across farmland from Crondall Road. This is an attractively filtered view from Crondall Road section of the Conservation Area through roadside trees of wet meadow, hedgerow and arable fields beyond. It reinforces the rural context of the village which has a linear settlement pattern that provides countryside views from roads and lanes. This attractive wild countryside, rich in wildlife and natural diversity, enhances the rural character of the village.	
13	Whitlow Alders across farmland from Crondall Road. View from the beer garden of the Exchequer (previously Chequers & dating back to approx. 1810-1830), Crondall Road looking west out across the field to the Alders with Hillcroft to the South and the Alders in the distance to the North-West.	
14	Whitlow Alders across farmland from Crondall Road. Crondall Road looking West towards the fields. The southern edge of the view nestles next to the Basingstoke Canal and sits within the current conservation area. The house behind this photo is Bridge House one of the oldest building in the Village and is where WG Grace is known to have played cricket in the fields.	
15	Grove Farm fields and rural gap between settlements from Crookham Road (east to west). The open fields west of the Basingstoke Canal between Church Crookham, Netherhouse Moor and Crookham Village are part of the rural gap between the settlements of Fleet and Crookham Village. This view from Crookham Road gives a sense of these separate settlements and the rural nature of the countryside	

	surrounding the village.	
16	Rural gap between settlements from Hitches Lane and Footpath 6 (west to east). The rural gap between the settlements of Fleet and Crookham Village is seen here from the west, as counterpoint to view 15. This view shown is taken from Footpath 6, north of The Street.	
17	Panoramic View of Landscape between Crookham Village and Netherhouse Copse from Footpath 6. This iconic, panoramic middle distance view of the north side of Crookham Village with its open farmland setting includes glimpses of the WI Hut and Social Club. Other sights from the footpath include Netherhouse Copse, the skyline trees of the cemetery and those along the canal and some of the village's listed buildings.	
18	View from Basingstoke Canal Conservation Area towards Cross Farm Ridge. This is the first glimpse of open countryside looking west from the canal after several miles of woodland and suburban Fleet and Church Crookham. The view from the stile of footpath 5 has a pastoral character and sense of openness. The landform of the ridge is attractive and is highlighted by Zephon Copse to the south. Brook Hill is due west.	

Table 1 – Crookham Village Parish Views

This policy contributes to the delivery of all of the Plan Objectives.

Rationale

A key feature that defines the character of Crookham Village Parish is its key views, both within the Village and in the longer distance, across the Hart Valley to the Hart Downs, to Caesar's Camp and to Beacon Hill. These views are all publicly accessible. See also Appendix C3 (Landscape Character Assessments) and Appendix C4 (Additional Views). The various views are principally shown on Figure 19 above (see Policy Map 10). They are also shown on Figure 13 (see Policy Map 6), Figure 14 and Figure 16 (see Policy Map 7) above to add value to the other information shown on those figures.

There are also key views from and towards the highest points on Cross Farm which lies immediately to the south of The Street in Crookham Village and forms an essential rural backdrop to the listed properties along The Street. The view 07 is from Hillyburrow (named after the local rabbit community), which now forms an essential element of the proposed new SANG for the Watery Lane development.

Policy NE02 provides a context within which new development should take account of the significance of the various identified viewpoints. It seeks to ensure that through careful design, massing and the orientation of buildings that new development can be incorporated within the neighbourhood area whilst respecting the identified views.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 8 on promoting healthy communities and part 15 on conserving and enhancing the natural environment;
- Adopted Hart District Council Local Plan 2014 – 2032 policy: NBE2 Landscape;
- The Crookham Village Conservation Area Character Appraisal and Management Proposals (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF);
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H
- Evidence in support of this policy can be found in the NPPF 2019 and Hart saved policies, and in the community consultations, Appendices G & H.

These views are much prized by the local community, as emerged from the consultations. People are also attracted from far afield to walk the footpaths in order to enjoy the views and the rural setting.

Comments from local people involved in the consultations include: “Both Cross Farm and Grove Farm provide wonderful outlooks for the residents of Crookham Village. PLEASE, PLEASE do not take away from us the wonderfully uplifting feeling gained from looking out across these areas. Building housing on part of these areas and justifying it by saying there will also be paths built across it simply IS NOT THE SAME!”

“Any development on Cross Farm would change the views, both from my walks and from the rear of my property, spoiling the open countryside views and sounds that all visitors find so relaxing (especially with the deer).”

“This space [*Cross Farm as marked on questionnaire map*] is vital for the life and soul of Crookham Village. The paths are much used and provide the ‘lungs’ for this area. Pastoral scenes are fast disappearing but the fields at the rear of The Street must be preserved.”

“*[The proposed Cross Farm development site is an]* important open space – high point of village, everywhere overlooked.”

“Concerned 3+ storey construction on ridge to rear of Post Office as circled [*see questionnaire map*] will be intrusive as will overlook and be visible from all of Crookham Village and generally detrimental to the area.”

Policy NE03 – Local Green Space

The sites shown on Policy Map 11, Policy Map 12 and Policy Map 13 and listed below are designated as Local Green Spaces.

- Playing fields at the Zebon Community Centre on Zebon Copse;
- Crescent in Crookham Village; and
- Play areas at Lea Green on Netherhouse Moor.

Development will not be supported that would result in the loss of designated Local Green Space other than in very special circumstances.

This policy contributes to the delivery of Plan Objectives: Built Environment, Landscape and Natural Environment and Health, Leisure and Well-being.

Rationale

The Local Green Space designation is a way to protect green areas against development where they are of particular importance to local communities to protect them for current and future generations. Typical examples of local green space include Village Greens, areas of local historic importance, sports pitches and playing fields. Crookham Village Parish has several areas which play a major role in contributing to the wellbeing of residents, for recreation and amenity and also as elements of green infrastructure, creating connected habitats to support biodiversity and species' adaptation to climate change. These are the playing fields at the Zebon Community Centre on Zebon Copse which have well used football pitches for both adults and children. The Crescent in Crookham Village has a long history of community use while the play areas at Lea Green on Netherhouse Moor have a major role in contributing to health and wellbeing with its gym equipment and play equipment for children of all ages. The allotments along Hitches Lane allow residents to enjoy gardening and the outdoors and support local food production.

Each of the areas detailed above has been assessed in line with the NPPF 2019 provisions on promoting the health and well-being of communities and this policy is consistent with the Adopted Hart Local Plan: Strategy and Sites 2016-2032. Each of the identified spaces is demonstrably special because of its historic significance, recreational value, general quality or amenity value. They have been identified as a result of community engagement, with careful assessment against the NPPF 2019 criteria. Maps showing their location are included at Figure 20, Figure 24 and Figure 26 and a fuller description of the rationale for their inclusion is included at Appendix C5. Policy NE03 provides appropriate protection for the three identified green spaces. The policy approach follows the matter-of-fact approach in the NPPF 2019. The District Council will be able to take an informed decision on a case-by-case basis if any development is proposed within any of the three proposed green spaces. Very special circumstances may reflect the scale and nature of the three sites concerned. However, they may include the provision of essential infrastructure where it cannot be provided elsewhere.

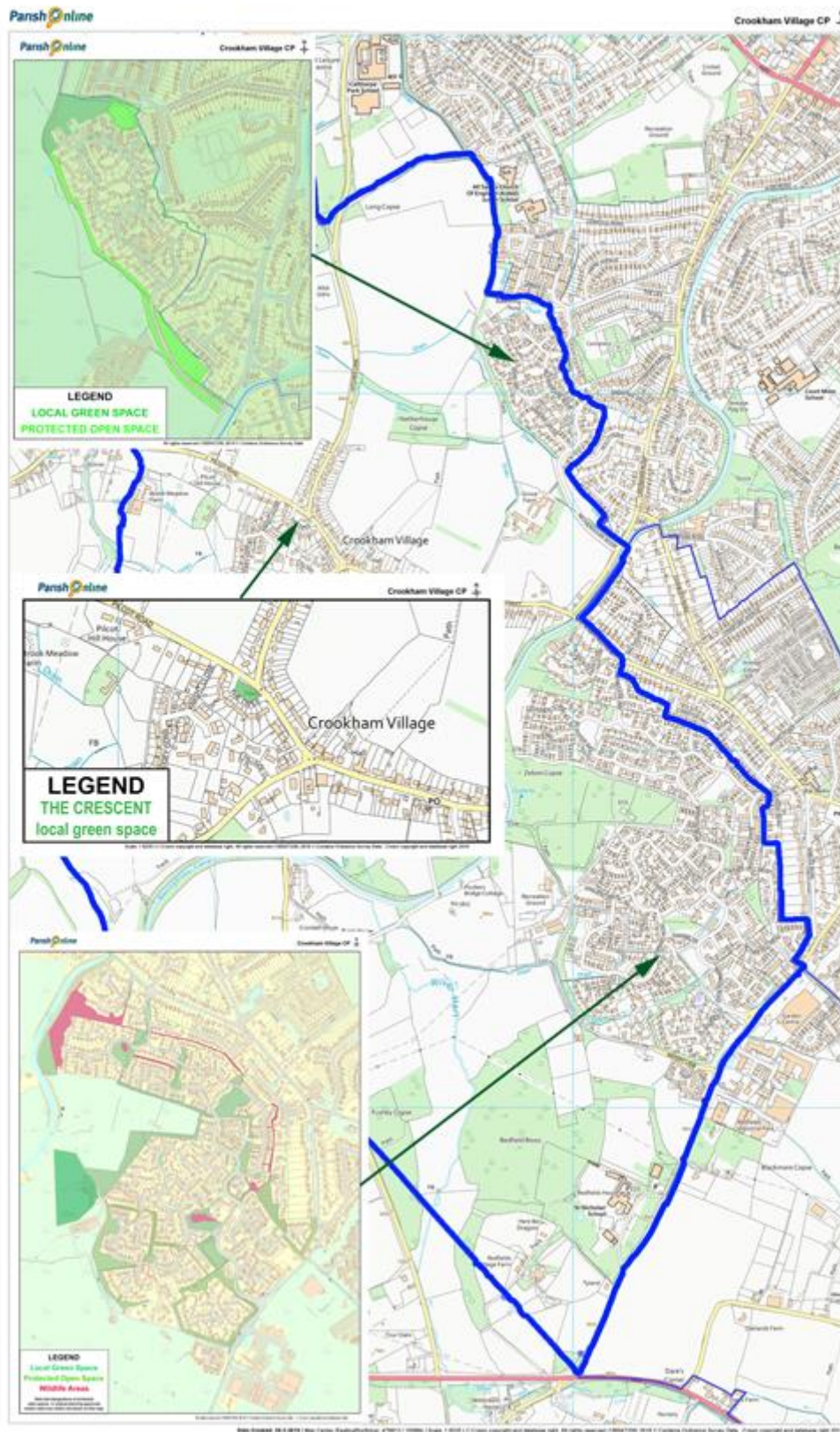


Figure 20 - Local Green Space (see Policy Map 11, Policy Map 12 and Policy Map 13)
(see also Figures 24 – 26)

Local Green Space		
Ref	Locations and Key Features	Photographs
1	The Crescent in Crookham Village This open ground lies at the north end of the Old Village and has a long history of use for community purposes. It is used to host the Mummers play every Christmas and for other events such as picnics as part of the Queen's Jubilee celebrations.	
2	Playing fields at the Zebon Community Centre in Zebon Copse These playing fields have been in constant use for the last 27 years. They provide invaluable recreation space for sports clubs as well as hosting the annual fete. The grounds also contain popular play areas for both toddlers and juniors.	
3	Lea Green recreational area at the northern end of Netherhouse Moor This well used play area has recently been refurbished by the Parish Council. It houses a toddler and junior play area as well as adult gym equipment.	

Table 2 – Crookham Village Parish Local Green Spaces

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 8 on promoting healthy communities and part 15 on conserving and enhancing the natural environment;
- Adopted Hart District Council Local Plan 2014 – 2032 policy: INF4 Open Space, Sport and Recreation section c;
- [The Crookham Village Conservation Area Character Appraisal and Proposals \(https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF\)](https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF);
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H;
- Rationale for the selection of specific sites as designated Local Green Spaces in Appendix C5;

The Open Space Study conducted by Hart District Council in 2016 at:

https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents

[ts/Planning_policy/Hart Open Space Study 2016-17.pdf](#) records the importance of the playing fields at Zebon Community Centre.

See also the ©Get mapping 2019 aerial views in Figure 21, Figure 23 and Figure 25.

Policy NE04 – Protected Open Space

Those areas shown in Policy Map 12 and Policy Map 13 and defined in Table 3 for the Netherhouse Moor Character Area and Table 4 for the Zebon Copse Character Area below shall be safeguarded as Protected Open Space.

Each of these areas contributes to local amenity, character and green infrastructure, and development will only be supported where, as part of the proposal: -

- the development is associated with the open space use, or
- new and appropriate alternative provision can be demonstrated to compensate for localised loss of public amenity and community wellbeing; or,
- it can be demonstrated that any loss of green infrastructure and/or local character can be rectified or the existing situation enhanced.

All of the areas identified in Table 3 for the Zebon Copse Wildlife Areas are currently designated as wildlife areas. These areas shall continue to be safeguarded as wildlife areas and afforded the same protection as Protected Open Space.

Figure 23 and Figure 25 (see Policy Map 12 and Policy Map 13) detail the locations of the Protected Open Spaces, with the tables following giving more detail for the larger areas. Figure 21, Figure 23 and Figure 25 are aerial photographs by ©Getmapping, and vividly show the rural nature of the area and the widespread nature of the amenity green space throughout both the Zebon Copse and Netherhouse Moor developments.

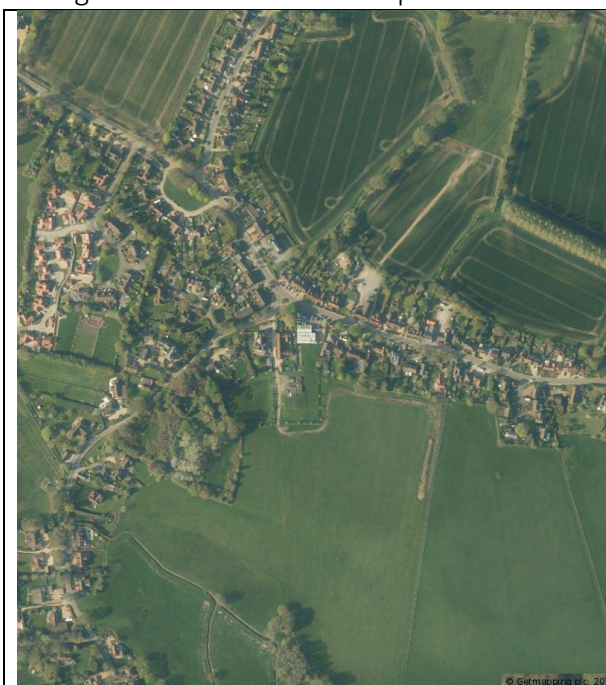


Figure 21 - Crookham Village from above

(The Crescent appears top left and The Street runs across the middle)

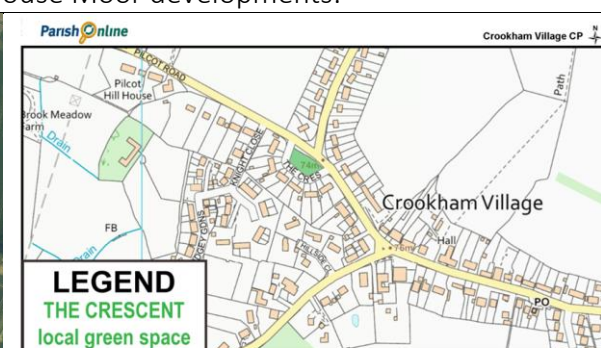


Figure 22 - The Crescent Green Space (see Policy Map 11)

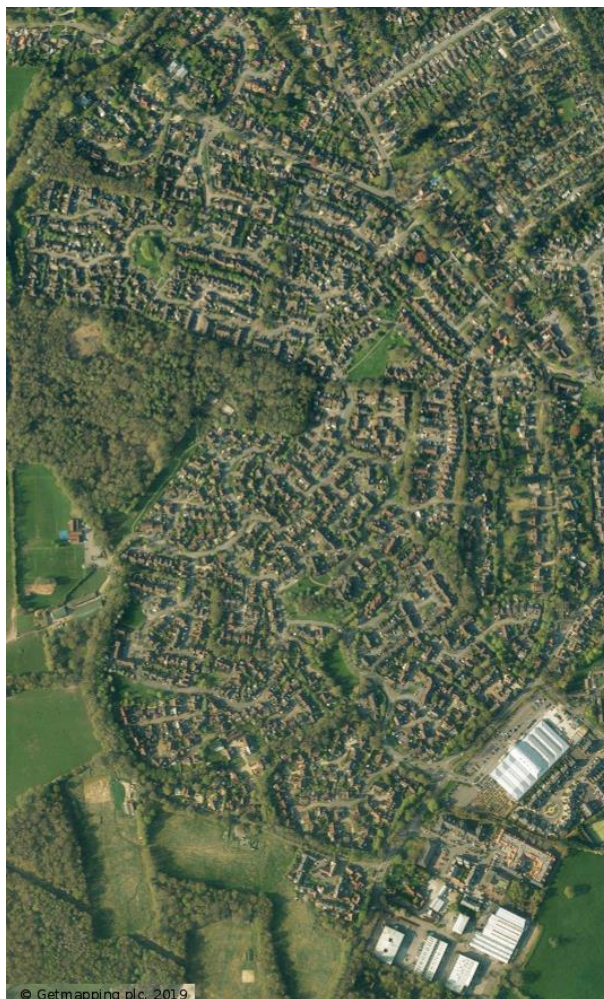


Figure 23 - Zebon Copse from above
(Redfields Garden Centre appears in the lower right corner)



Figure 24 - Zebon Copse Green and Protected Open Space
(and Wildlife Corridors) (see Policy Map 121)

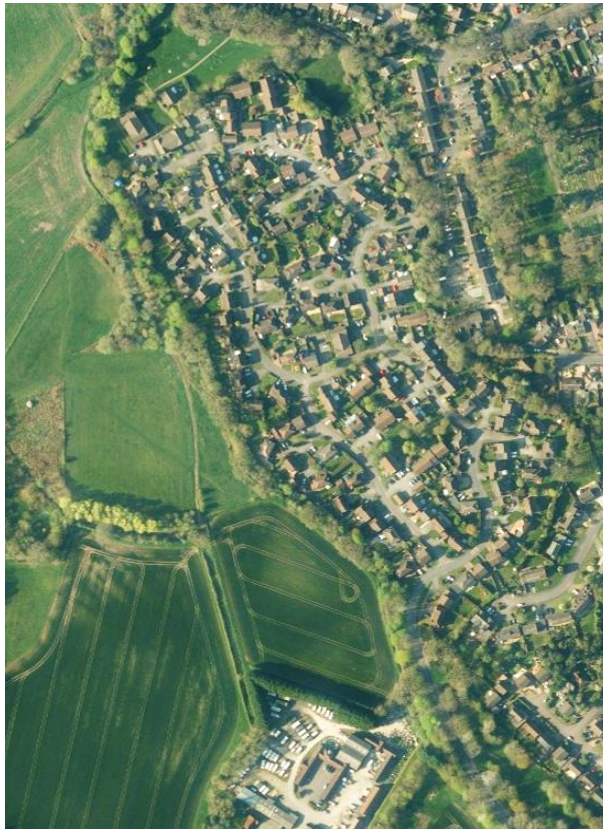


Figure 25 - Netherhouse Moor from above
(Grove Farm appears at the bottom)



Figure 26 - Netherhouse Moor Green and Protected Open Space (see Policy Map 13)

NOTE: designations of amenity open spaces in original planning approvals remain valid even where not shown on these maps.

Netherhouse Moor Character Area Protected Open Spaces		
Ref	Locations and Key Features	Photographs
1	Open ground by the Lea This open ground lies adjacent to the north eastern corner of Netherhouse Moor and the junction of Lamer Close and Lea Springs. It is used as an informal extension to the more formal recreational areas designated as local green space which contain outdoor gym equipment, a toddlers' play area and a junior play area.	

2	Border Path with Larmer Close This path is located at the border of the Netherhouse Moor estate located on the edge of Lea Green park and Larmer Close and is frequently used by parents and children to access local schools. The path is also used as a shortcut by residents to access Crookham Road. The area is characterised by ditches designed to ease flooding during wet periods and, on one side, an enclosed green marsh space which is used as recreational space.	
3	Opening Road into Netherhouse Moor Estate This curved road runs for approximately 300 yards before reaching houses on the Netherhouse Moor estate. The length of the entry road is crucial in detaching the estate from Crookham Road that links Crookham to Fleet town centre. The detachment created by the entry road helps create the countryside-feel that many residents of Netherhouse Moor enjoy.	

Table 3 – Netherhouse Moor Character Area Protected Open Spaces

Zebon Copse Character Area Protected Open Spaces		
Ref	Location and Key Features	Photographs
1	Open ground at Sylvester Way This area lies at the centre of Sylvester Way. It is traversed by a public footpath and is densely planted in places, leaving large open areas which are much loved by the local children who use it as an informal play area.	
2	Land between Sylvester Way and Brandon Road This area of land borders the entrance of Sylvester Way and Brandon Road. It is traversed by a public footpath and contains several areas of dense planting which provide safe refuge for wildlife.	
3	Land bordering the footpath from Sylvester Way to Leger Close This tract of land is wooded and borders the public footpath which runs from Sylvester Way across Brandon Road to Leger Close. This path forms part of a network of similar paths allowing residents to travel through the estate with minimal use of the roads.	
4	Land bordering the footpath at south side of Sylvester Way Area 4 borders each side of a public footpath and provides the boundary between the ancient woodland of Zebon Copse and the properties along the south side of Sylvester Way. It is popular with dog walkers as it also provides easy and safe access to the open land in area 6 at the end of Londlandes, which can be reached via a public footpath and cycleway through the Zebon Copse woodland.	

5	Land between Cavendish Road and Brandon Road Area 5 is a tract of land that runs from Cavendish Road through to Brandon Road, crossing Jessett Drive. A public footpath runs the entire length of this land from Cavendish Road to Brandon Road. It is traversed by a public footpath which, to the north, allows safe access for school children to the primary school and a limited bus service on Galley Hill Road, while to the south, it is popular with local children who use it as a skateboard run. It is also widely used as a safe play area and by dog walkers. Although it was originally designated as a LEAP by the developer, the play equipment was never installed.	
6	Land between Danvers Drive and Zebon Copse ancient woodland This tract of land separates the development along the length of Danvers Drive from the Zebon Copse ancient woodland. It is very popular with dog walkers and local children alike and forms a major part of the footpath network of Zebon Copse. It has access points from Danvers Drive via Londlandes and from Sylvester Way and enables residents to access the Zebon Community Centre with minimal interaction with the public highway. At the community centre end lies one of the three balancing ponds on the estate which are designed to prevent flooding. This balancing pond is poorly drained and provides a useful marshy environment for local wildlife.	
7	Land at entrance to Annette's Croft This area is largely left wild and runs along the back of Annette's Croft down to Brandon Road. While technically it is publicly accessible, the top part is mainly used as a wild life corridor while the bottom part below Mellersh Close is used as an informal play area. The dense vegetation in this area also allows wildlife to move freely through the estate without having to cross roads.	

8	Land bordering footpath from Further Vell Mead to Nether Vell Mead This is a wide corridor of land bordering a public footpath which runs from Further Vell-Mead through to Nether Vell-Mead and on to Redfields Lane. Much of this area is wooded and used as an informal play area by children while the open areas surrounding the path provide a good sense of space and again provide recreation space for families.	
9	Land between Bechin and Brockle Close This open space lies between Brockle Close and Bechin Close and is used as an informal play area by local children.	
10	Land off Browning Road This open space contains the third balancing pond on the development at one end. Again, it provides useful recreation space for local families and is popular with dog walkers. Running to the west of both this open space and that on Brockle Close, is a wooded area through which lies a bridleway and public footpath connecting Watery Lane with the Zebon Community Centre on Danvers Drive.	
11	Land at Rayngoldes This is a small area of open land at the end of Rayngoldes which again provides safe play space. This lies at the end of the public footpaths and cycle ways which provide useful shortcuts through the centre of the development surrounded by Browning Road and allows access to Pawmers Mead and Hunnels Close. Each of these footways has a wide border to encourage wildlife.	

12	Land between Frenchman's Creek and Hop Garden This is a large area of open land surrounding a designated wildlife area containing the main badger set for the estate. The area is bordered by Daphne Drive to the south and Hop Garden to the north. Through the northern side, there is a public footpath which allows easy access for residents to the local convenience store at Frenchman's Creek. The large area of open land to the north is used as an informal play area and dog walking space.	
13	Balancing pond at the entrance to Zebon Copse The main function of this area is to act as a balancing pond for the lower reaches of the development. It is bordered on two sides by a public footway to allow residents to exit the estate away from the road. The balancing pond itself is mainly used as a play area for local residents and is very popular.	
14	Land to the rear of Du Maurier Close This open space runs to the rear of Du Maurier Close and houses a short public footway. Alongside the footway is a large wooded open space which borders a small stream on one side and the gardens of the properties on Du Maurier Close. The stream is part of a local network of drainage ditches used to transport excess runoff from the nearby fields. While this space is valued for its tranquillity, it also provides a useful overflow area in times of high rainfall when the space has flooded on several occasions.	
15	Land to rear of Blue Prior This is a small, open space at the side of the public footway leading to Redfields Lane. It is used by the residents of the nearby flats as a communal recreational space.	

16	Land at Knox Close This large piece of open land on the bend of Knox Close contains several mature oak trees and provides a useful community space. Although Knox Close has a separate entrance, it actually forms part of the Zebon Copse development and this open space is a continuation of the open spaces throughout that development.	
----	---	--

Table 4 – Zebon Copse Character Area Protected Open Spaces

Zebon Copse Wildlife Areas		
Ref	Locations and Key Features	Photographs
A	Wildlife area A This wildlife area runs along the entire north western edge of the Zebon Copse development from the ancient woodland of Zebon Copse, curving round to Knox Close. The land borders the Basingstoke Canal and lies adjacent to Silvester Way with potential entry points from Camus Close and Levignen Close. This extensive tract of land is a designated wildlife area for badgers and entry is strictly prohibited.	
B	Wildlife area B This badger corridor runs between the spine road entry of Zebon Copse down to Jessett Drive and permits wildlife to move freely between the open spaces without encountering traffic. It lies between the back fences of the gardens on Freeland's Drive, Leger Close, Eggleton Close, Jessett Drive and the adjacent properties on Coniston Way and Cavendish Road.	

C	Wildlife area C This badger corridor lies between the back fences of the gardens on Decoutterre Close and Brandon Road and permits wildlife to move towards the open spaces at the centre of the Zebon Copse development without encountering traffic.	
D	Wildlife area D This is a densely wooded wildlife corridor which is not accessible to the public. It lies at the rear of the gardens along the southern end of Jessett Drive and allows badgers to move from Cavendish Drive towards the heavily wooded area on Further Vell-Mead.	
E	Wildlife area E This badger corridor lies to the rear of the gardens of the properties on Nether Vell-Mead, allowing animals to travel to the lower end of the estate without encountering residents.	
F	Wildlife area F This wide tract of land runs along the back of the gardens of Nether Vell-Mead. It contains several mature fruit trees which provide a useful food source for local wildlife and connects with the smaller wildlife corridors running to the rear of the Elmfield development and along the drainage stream which lies between Barn Meadow Close and Redfields Lane. It is not accessible to the public.	

G	Wildlife area G This is a fenced off area within the protected open space 12. It is the location of the main badger set for the estate and is not accessible to the public. A number of fruit trees have been retained in this area to provide a useful food source for the badgers and other wildlife.	
H	Wildlife area H This badger corridor lies to the rear of the gardens on Rebecca Close and Rasset Mead. While technically accessible to the public, it is very overgrown and only accessible with great difficulty.	
I	Wildlife area I This wildlife corridor surrounds the western and southern boundaries of Du Maurier Close. It borders Watery Lane and provides safe passage for wildlife from the main badger set to the open fields to the west of Watery Lane.	
J	Wildlife area J This wildlife corridor on the South Western perimeter separates the original listed properties on Watery Lane from the newer properties built as part of the Velmead Stud farm development. It borders the River Hart tributary which acts as a drainage ditch for the area.	

Table 5 – Zebon Copse Wildlife Areas

This policy contributes to the delivery of Plan Objectives: Built Environment, Landscape and Natural Environment and Health, Leisure and Well-being.

Rationale

The NPPF 2019 recognises that open space is essential for both amenity and recreation purposes and contributes positively to the character, attractiveness and vitality of a community. Protected open space is an area of protected or conserved land or water on

which development is indefinitely set aside. There are many such spaces within Crookham Village Parish which are all highly valued by the local community. Examples of these areas include areas for play, which is an essential element in the development of all children, open space for dog walkers, linear corridors through developments and informal play areas. All of these serve to enhance the quality of life for our residents and the quality of each of our three character areas.

The green spaces within the Parish also include a number of wildlife areas and wildlife corridors which provide invaluable areas for nature conservation and biodiversity; act as a buffer between the residential and rural land areas and provide 'green lungs' to assist in meeting the objectives of the Parish to improve the health and quality of life for all residents.

The NPPF 2019 provides guidance to 'identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.

The parish has a significant number of small informal open spaces which are well used by residents for recreational purposes. While the majority lie within the Zebon Copse development, there are others within Netherhouse Moor, for example the entrance strip together with the NEAP and LEAP at Tudgey Gardens in Crookham Village. None of these open spaces are protected from development and their loss would significantly diminish the character of the area in which they exist and the sense of wellbeing engendered for the local community by their presence.

The Zebon Copse Open spaces are shown at:

https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/UCDS_Fleet_Zebon_Copse_Neighbourhood_Area_Map_-_2010.pdf. This map reflects the wide spread of the public open spaces which are well used by the local community as informal play areas.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 8 on promoting healthy communities and part 15 on conserving and enhancing the natural environment;
- Adopted Hart District Council Local Plan 2014 – 2032 policies: INF2 Green Infrastructure and INF4 Open Space, Sport and Recreation;
- The Crookham Village Conservation Area Character Appraisal and Management Proposals (https://www.hart.gov.uk/sites/default/files/1_Residents/Planning_for_residents/CrookhamVillageConservationAreaOCR.PDF);
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H.

The evidence from recent consultations has shown that the local residents place a very high value on these green spaces both as children's play areas and for dog walking. Their loss would significantly diminish the character of the area in which they exist and the sense of well-being engendered.

Typical comments include:

“It’s important to have green spaces to enjoy on a leisurely basis – countryside is an invaluable healing tool for both young and old to go on mushroom forays, spotting wildlife and getting exercise. Please don’t let us lose all our green space. Whilst we need more housing, please don’t clog up the countryside with high volumes of traffic and noise. Let’s keep some of the countryside alone.”

“Cross Farm and Grove Farm areas are most important green spaces for recreation, walking etc. not for building!”

“Open spaces are necessary for relaxation, exercise, dog walking etc., education of young (and old) essential for mental and psychological wellbeing and for control of pollution and good air quality.”

“Losing the green spaces removes animal and insect habitats. It also restricts access to the countryside for all especially our children. Green spaces help with mental health issues and general well-being.”

“We have recently moved onto The Street (2015) and one of the main appeals of living here was the access to green space and open countryside. We have 3 children under 5 years and we use the public footpaths everyday walking our dogs. We visit the park on Netherhouse Moor via the cornfields accessed behind the WI hut. The walk to that park not only means we all get fit but it also means that all my children have contact with nature and they genuinely learn something new each time we walk. My 4 year old son even said to me, “I love walking near our house mummy!” and that, to me, and many others is priceless. The canal is equally as valuable to us for the same reasons. Taking these green and open spaces away would be devastating for us, especially the children who thrive in this beautiful location.”

“It is well known that health professionals promote getting out into green spaces and walking as very important. Why take away areas that are already freely available for this purpose.”

“ALL the local green spaces are extremely important to me and the wildlife natural habitat all round the village should be retained for posterity and future generations.”

Policy NE05 – Protecting Biodiversity

Proposals for developments in the Parish will be expected to identify whether and how they will affect biodiversity and, if they will, describe how they aim to provide a net gain of biodiversity in line with the NPPF 2019, with national policy and the UK's good practice principles for biodiversity net gain and associated practical guidance⁵. Development will be supported where it can be demonstrated that:

- the pre-development status of biodiversity has been appropriately recorded, based on studies of suitable scope, timing and repetition;
- biodiversity on the development site will be maintained and enhanced to the extent possible, including provision for the needs of wildlife, for example by incorporating nesting features for bats and birds and elements of green infrastructure such as green walls and roofs into the fabric of development and provision of wildlife corridors and stepping stone areas;
- impacts on natural habitats (including fragmentation), on protected species and on European designated sites will be avoided to the extent possible;
- Where avoidance is not possible, measures to minimize the loss of biodiversity and undertake any appropriate restoration are described, and any residual impacts identified;
- To achieve net gain, biodiversity offsetting has been considered to address any residual impacts following avoidance, minimization and on-site restoration measures. Any offsetting should be in line with the provisions of the NPPF 2019 on biodiversity net gain and the UK's good practice principles for biodiversity net gain and associated practical guidance, as well as any policies and plans adopted on this topic by HDC, and should use suitable, widely approved methods for calculating biodiversity net gain such as the Defra biodiversity offsetting metric⁶. Any biodiversity offset should be provided within the neighbourhood plan area, or, if that is not feasible, as near as possible within the District, favouring strategic biodiversity locations and promoting connectivity;
- Any tree and shrub planting within new residential developments is sustainable, respects and fits well with the distinctive local character and biodiversity of its setting, is adequate in scale and suitably varied in composition and size, primarily using locally native species that are attractive to wildlife, and contributes to a green infrastructure network that supports climate change resilience;

⁵ CIEEM, IEMA and CIRIA. 2016. Biodiversity Net Gain: Good practice principles for development <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf> and CIEEM, IEMA and CIRIA. 2019. Biodiversity net gain. Good practice principles for development. A practical guide. <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>

⁶ <https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas>. The 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method. Some organisations provide calculators for using this metric, e.g. <http://www.environmentbank.com/impact-calculator.php>

- Where necessary, any sustainable drainage system (SuDS) is integrated into topography, landform and vegetation patterns, and maximizes the opportunity to benefit wildlife.

Development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area shall include measures to avoid or mitigate any potential adverse effects in agreement with Hart District Council and Natural England in line with adopted Hart Local Plan policies. This will include the provision of, or financial contributions to, Suitable Alternative Natural Greenspace (SANG) and a financial contribution towards Strategic Access Management and Monitoring Measures (SAMM). Development proposals for SANGS will be supported where they meet the appropriate Natural England SANG criteria relating to issues such as size, walk length and parking and include a Management Plan to deliver long term biodiversity improvements. Development proposals should demonstrate how the 'rural' landscape character (see Policy Map 15 and Appendix C3) will be retained and enhanced, and wildlife conserved. Proposals for SANGS should also detail how measures will be taken to protect sensitive habitats. These proposals should use local rather than nationally generic species and tranquil areas should be provided for a diversity of users.

Development proposals should take account of the following Sites of Importance for Nature Conservation (as shown in Policy Map 14):

1. Jack Reid's Copse
2. Netherhouse Copse
3. Stroud Wood
4. Peatmoor Copse
5. Whitlow Alders
6. Poulter's Bridge Meadow
7. Zebon Copse
8. Poulter's Lane Meadows
9. Leeches Copse
10. Furney Copse
11. Redfield Rows
12. Redfields Cottage Farm Meadow

Proposals which would have an unacceptable impact on the integrity and biodiversity of any of the sites listed above will not be supported.

This policy contributes to the delivery of Plan Objective for Landscape and Natural Environment.

Rationale

According to public consultations for this Plan and in the context of specific planning proposals, parishioners place the highest importance upon conserving the wildlife and the rural setting of the parish, and in particular, biodiversity and natural capital assets. The parish has a distinctly rural character and lies in the floodplain of the River Hart which provides a key wildlife corridor and a natural boundary. The overall context for Crookham Village Parish is shown in Figure 27 below:

The River Hart Valley forms an important ecological corridor linking the Thames Basin Heaths Special Protection Area (within 5 km), the River Hart valley and the Basingstoke Canal SSSI. Although largely undesignated, the Hart River valley to the west of Fleet and around

Crookham Village and Dogmersfield is more biodiverse than some nearby designated areas, including the SPAs. The Hart Valley is highly accessible and valued by local people.

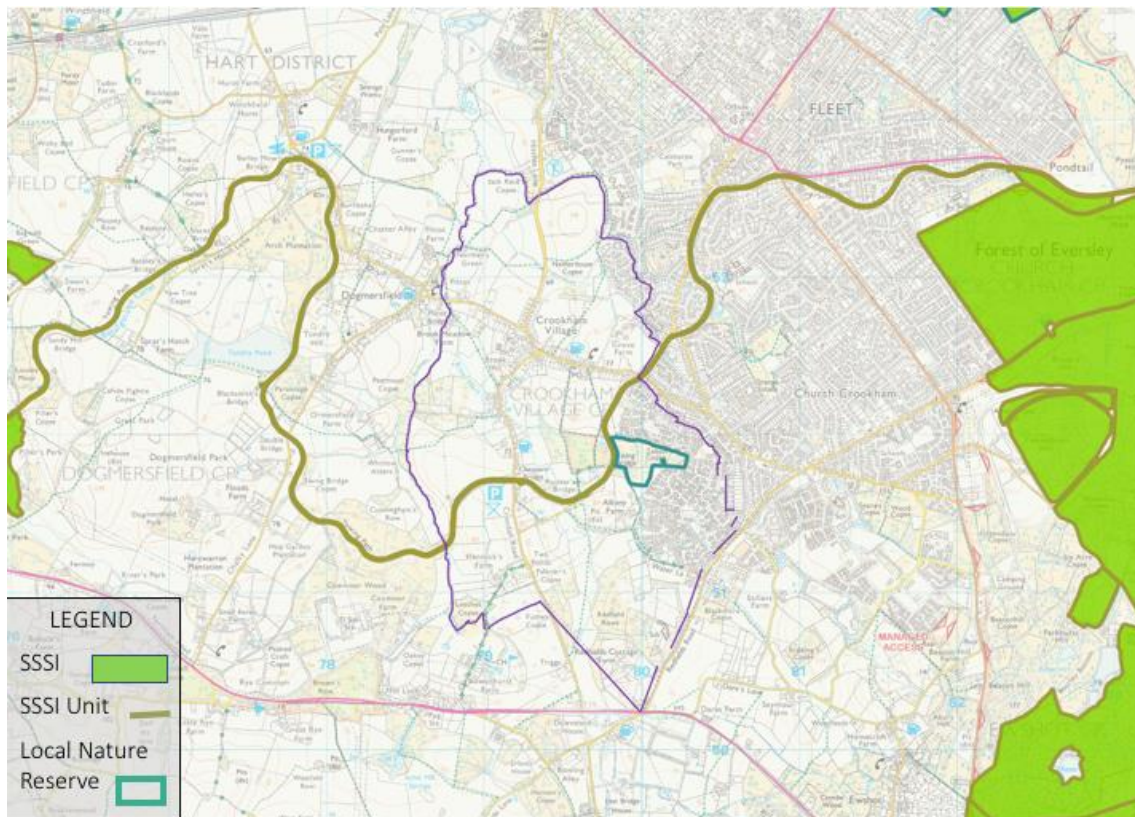


Figure 27 - Local Nature Reserves and SSSIs

The Parish features numerous hedgerows, hedgerow trees and veteran trees, as well as frequent tree belts and tree groups and semi-frequent copses and woodlands, including eight ancient semi-natural woodlands & copses as well as eight working farms. These are Grove Farm, Cross Farm, Hancocks, Brook Meadow (stables), Albany (horses), Furney Copse farm, Ormersfield Farm and Redfields Cottage Farm.

There are 12 Sites of Importance for Nature Conservation (SINCs) within or adjacent to the Parish (see Figure 27 and Policy Map 14). The banks and waterway of the Basingstoke Canal are designated as a Site of Special Scientific Interest, and this stretch of the canal in particular is noted as one of the most important areas for biodiversity conservation nationwide, with an exceptionally diverse flora and fauna including multiple nationally scarce higher plant species, and at least 2 nationally rare dragonfly species. As well as 18 sites of biological importance (as recorded by the Hampshire Biodiversity Information Centre), the Parish is home to some 32 Biodiversity Action Plan (BAP) Priority Sites, a Local Nature Reserve (LNR), and links three conservation areas (Crookham Village, Dogmersfield and the Basingstoke canal SSSI).

In contrast to the developed areas of the Crookham Village Conservation Area, Zebon Copse estate, and Netherhouse Moor, other 'character areas' in the Neighbourhood Plan are better described as countryside, with natural habitat and agricultural areas important for biodiversity. These are Grove Farm, Cross Farm, Zephon Common/Peatmoor, Pilcot Farm, Brook Meadow and Ormersfield Farm, The Basingstoke Canal, Hancocks Farm, Albany Farm/Redfields, Furney Copse and Zebon Copse Local Nature Reserve.

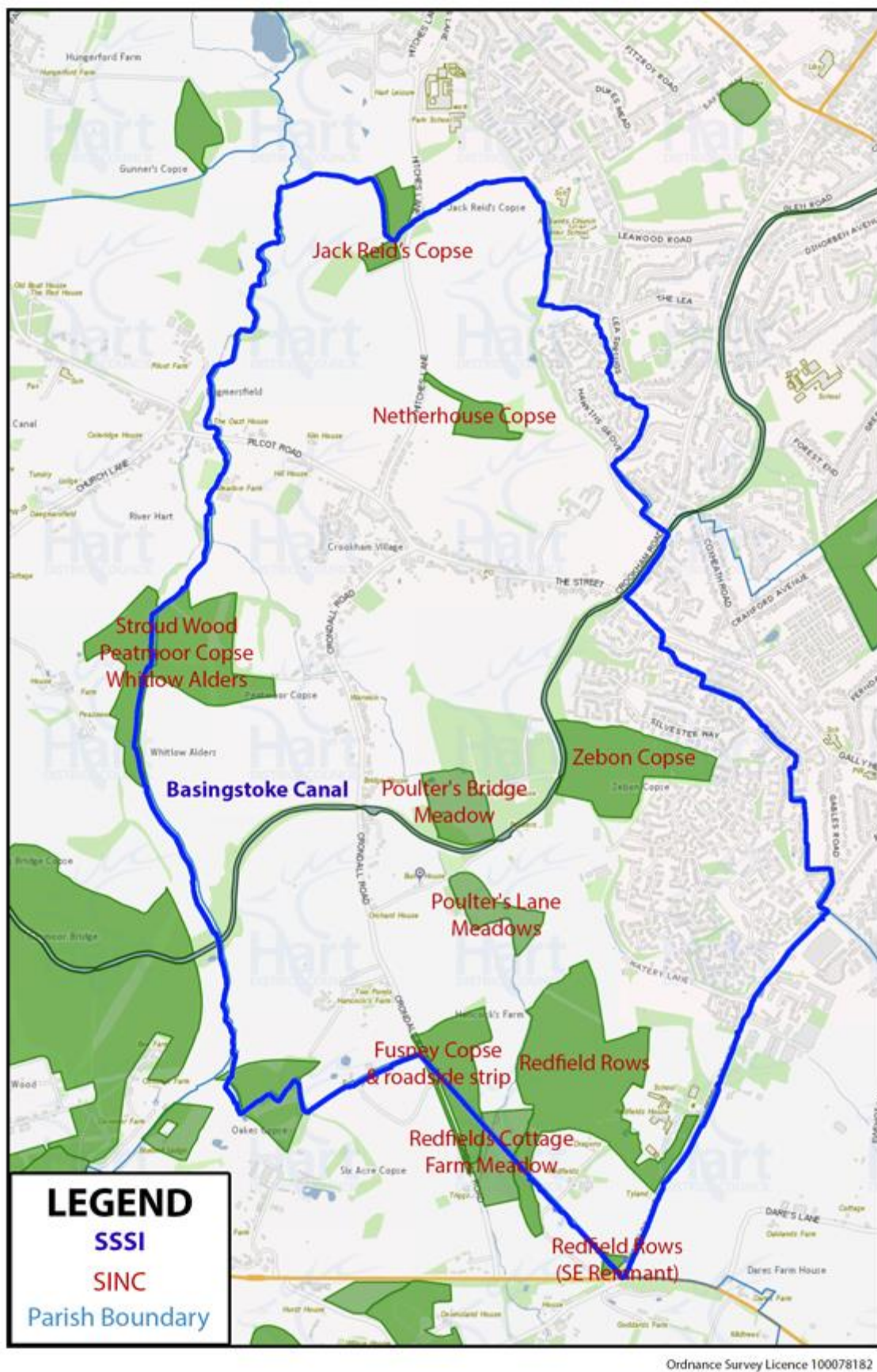


Figure 28 – Sites of Special Scientific Interest (SSSIs) & Sites of Importance for Nature Conservation (SINCs) (see Policy Map 14)

For descriptions of the landscape character and biodiversity of each of the Parish's principal character areas see Appendix C2.

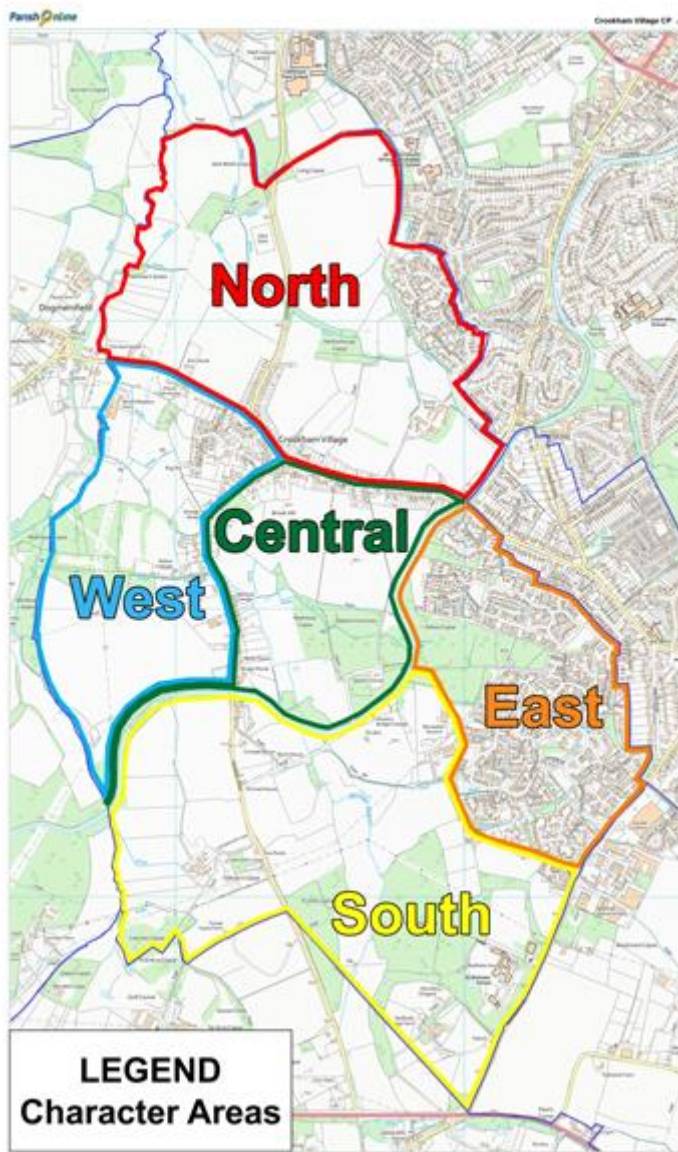


Figure 29 - Landscape Character Areas (see Policy Map 15)

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 15 on requirements in respect of conserving and enhancing the natural environment. Specific provisions on net gain of biodiversity and the biodiversity duty are found in paragraph 170 of the NPPF 2019 and Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC Act);
- Adopted Hart District Council Local Plan 2014 – 2032 policy: NBE4 Biodiversity;
- Feedback from the initial consultation on the draft vision and objectives, Appendix G;
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H;

- Appendix C2: Biodiversity Data.

The National Planning Policy Framework 2019 requires impacts on biodiversity to be minimised and provides for net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures, and specifically, NPPF (paragraph 170 (d) provides that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

NPPF Para 175(a) states that, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; and para (c) states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The Thames Basin Heaths Special Protection Area (TBHSPA) is a network of heathland sites designated under the European Birds Directive and the Habitats Directive and protected in the UK under the Habitat Regulations. It provides a habitat for internationally important bird species of woodlark, nightjar and the Dartford Warbler. The overarching policies on the TBHSPA are set out in the South East Plan Policy (NRM6) and in the emerging Hart District Local Plan. Further detail on the delivery of mitigation measures is set out in the Thames Basin Heaths SPA Delivery Framework and the Council's Interim Avoidance Strategy - both available at <https://www.hart.gov.uk/Current-planning-policy-guidance>

The following sample quotes, collected during the consultation process, reflect the feelings of the parishioners:

"We are so lucky that one can see cattle, deer, larks and red kites all at the same time. Visitors to the area are amazed. This site [*i.e. Cross Farm*], together with Netherhouse Moor, must be allowed to remain untouched."

"Save the badgers and deer and orchids."

"We are lucky to have these biodiversity spaces and [*this*] should remain so!"

"[*Local green spaces*] strongly contribute to rural and open village environment. Essential to local wild life (I already have badgers and deer in my garden) as wildlife has already been deprived of its environment by massive housing development."

"[*Re: What makes local green spaces special?*] Wildlife, green space and tranquillity of area. Badgers, bats, deer, bird life; especially protected flora: orchids, special and protected plants."

Traffic and Movement Policies

Note that Traffic and Management Policies are the responsibility of Hart DC and Hampshire CC. In support of the 'Strategy to Deliver a Sustainable Community' we set out the following aspirations for how the traffic aspects of sustainable development will be supported across the Plan area.

The Neighbourhood Plan seeks to provide a framework to bring forward a package of improvements and changes that not only address the infrastructure needs arising from growth but also deliver a positive and sustainable change in the way people move around the Neighbourhood Plan area. The changes to be implemented must also address the issue of safety of all users but especially the needs of vulnerable users, particularly those of disabled users. Existing pavements need widening in some places to enable pushchairs and mobility scooters to use them safely.

Policy TM01 – Parking Standards

Development proposals will be supported where it can be demonstrated that: -

- they support sustainable transport through their design and layout in general, and through the provision of electric vehicle charging points appropriate to the layout of the development in particular;
- proposals for new residential development should provide appropriate parking provision, in terms of amount, design and layout, in accordance with the Hart District Council's published parking standards at that time;
- the parking standards continue to be met or include a commensurate increase in the number of off-street car parking spaces following any extensions or alterations to a property; and
- proposals for new, or extensions to existing, commercial premises or community facilities, should provide appropriate parking provision, in terms of amount, design and layout, in accordance with the Hart District Council's published parking standards

Rationale



The neighbourhood area has a range of housing types. Some larger houses have sufficient capacity to park the vehicles used by their household within their curtilages. Older properties in the village centre were not designed to accommodate current car parking requirements. The more modern developments at Zebon Copse and Netherhouse Moor present a specific set of car parking issues.

In the Zebon Copse and Netherhouse Moor Wards, the population has evolved as many original residents were young couples when they first arrived and now their children are



young adults with their own transport needs. This has resulted in a significant increase in vehicles per household and an increase in on street parking, particularly overnight. Policy TM01 requires that any new developments comply with the District Council's published

standards.



The current published guidance is interim in nature (August 2008). The District Council will be preparing a Supplementary Planning Document on this matter. Once it is adopted its parking standards will then be applied in the neighbourhood area. Whilst this approach will not resolve the existing parking issues in the neighbourhood area it should ensure that they do not become more intense. The first criterion of the policy also offers support to sustainable transport initiatives. This approach consolidates the approach included in Policy INF3 Transport of the adopted Local Plan and wider initiatives being pursued by the County Council'

Crookham Village Parish wishes residential parking policies for all new development within the Parish Boundary to reflect the expected levels of car ownership for the Parish, the importance of promoting good design and the need to use land efficiently.

Evidence

Supporting evidence for this policy can be found in Appendix D:

- The paper provided to Hampshire Association of Local Councils (HALC) by Crookham Village Parish Council regarding possible changes to the parking and planning law. This motion was accepted by HALC at the AGM in November 2017.
- Minutes showing resolutions of the HALC AGM meeting dated November 2017.
- Photographic evidence of wide spread on-street parking and parking on pavements throughout the Zebon Copse and Netherhouse Moor developments;
- NPPF 2019 planning principles and requirements in Part 9 Promoting Sustainable Transport paragraph 105 which states:

If setting local parking standards for residential and non-residential development, policies should take into account:

- (a) the accessibility of the development;*
- (b) the type, mix and use of development;*
- (c) the availability of and opportunities for public transport;*
- (d) local car ownership levels; and*

(e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

- <http://www.zcra.org.uk/loss-of-30-bus-service/>.

- Extract from August 2015 announcement of changes to bus service:

“The Fleet - Farnborough section on the revised route covered withdrawn route 30, and the U-shape around Church Crookham partially replaced the withdrawn 30 around that area (not including Zebon Copse or The Verne, which lost all buses).”

- CVPC Questionnaire 2013 Results – this showed the average number of vehicles per household as Crookham Village – 1.7, Zebon Copse – 1.7, Netherhouse Moor 1.9.
- Car Ownership data 2011 Census for Crookham Village Parish.

Area	Crookham Village	Zebon Copse	Netherhouse Moor	Parish
All categories: Car or van availability	272	1121	203	1596
No cars or vans in household	14	32	9	55
1 car or van in household	90	403	77	570
2 cars or vans in household	115	561	92	768
3 cars or vans in household	36	91	20	147
4 or more cars or vans in household	17	34	5	56
All categories: Car or van availability	505	1943	341	2789
No cars or vans in household	5.15%	2.85%	4.43%	3.45%
1 car or van in household	33.09%	35.95%	37.93%	35.71%
2 cars or vans in household	42.28%	50.04%	45.32%	48.12%
3 cars or vans in household	13.24%	8.12%	9.85%	9.21%
4 or more cars or vans in household	6.25%	3.03%	2.46%	3.51%
Average vehicles per household	1.86	1.73	1.68	1.75

Comments from 2019 consultation:

“It is good to see the recognition of how much parking space should be allowed when considering new developments. So many places these days have a completely inadequate provision and on street parking becomes a nightmare.”

“Further consideration of how to reduce on street parking that is nearly always on pavements, preventing free pedestrian movement.”

“The suggested parking space allowance of 'minimum...allow one parking space per bedroom for each dwelling' is not apparent in the current developments; often a one bedroom property will have two car driving occupants - and where is the third car parking space for three bedroom dwellings, on the road outside? This is unacceptable.”

Aspiration TM02 – Reducing Congestion and Creating Sustainable Transport Networks

The local community will work with relevant organisations to secure:-

- enhanced community transport;
- safe cycle and pedestrian facilities; and
- measures to enhance road safety and to reduce congestion.

This aspiration contributes to the delivery of Plan Objectives: Built Environment, Transport and Movement and Health, Leisure and Well-being.

Rationale

Transport is primarily a means to an end, and the purpose of transport is to facilitate people's access to those places and activities which are necessary or desirable to enable them to participate in community life to the full. Good quality travel opportunities support the viability of the community, and contribute to the quality of life for those who live, work, study or spend their leisure in the community itself.

However, whilst we all need transport facilities, transport systems can have adverse side effects which include risks to personal safety, damage to the natural environment, the severance of activities by transport infrastructure, noise, atmospheric pollution and visual intrusion. The purpose of this aspiration is therefore to support the most acceptable balance between the ease of travel and the impacts of transport systems, including the prevention of "rat runs" resulting from new development. The Parish also seeks to support the use of sustainable forms of transport including electric vehicles.

The road network in the parish area is at limit and the Hart District Local Plan covers the impact of developments on the road network and surrounding parishes. The Neighbourhood Plan seeks, at a minimum, to maintain the current capacity of the network. There are considerable issues with on-road parking on Zebon Copse and Netherhouse Moor, which reduce the capacity of the current road network. In the Old Village settlement there is on road parking on the Street and adjacent roads. Any increase in on road parking in any area will reduce capacity and increase congestion.

In the various consultations, residents have expressed concerns about the use of narrow roads and bridges, particularly Crondall Road, by heavy goods vehicles which exceed the permitted weight limits; the use of parish roads as "rat runs"; the use of excessive speed by transiting vehicles particularly during rush hour periods and the difficulties in maintaining safe pedestrian routes and crossings, particularly for children travelling to school. While many of these concerns do not fall within the scope of the Neighbourhood Plan to resolve, in general this policy therefore seeks to:

- embrace the different needs of all sectors of the community;
- encourage the provision of additional facilities for non-vehicular travel such as cycleways and safe pedestrian facilities;
- recognise the different functions of transport for various activities; and

- minimise the adverse effects of transport in those places where they are most significant.

Many developments have been built in the South and West Fleet area during the last 20 years increasing congestion on the rural road network with no significant increase in capacity during that period. Many junctions now operate near, at or above capacity. Transport assessments for the developments at Watery Lane and Grove Farm demonstrate that the following junctions in or adjacent to the parish are approaching or at capacity:

- Hitches Lane, The Street, Pilcot Road.
- Gally Hill Road , Sandy Lane and Aldershot Road staggered junction.
- The double roundabout crossing the railway at Hitches Lane Reading Road (A325) and Elvetham Road.
- Redfields Road Junction with the A287 (this will be replaced by a roundabout as part of the Albany Park development).

The junctions adjacent to the parish are on 3 of the 4 four main access roads to the parish.

New developments at Grove Farm and Albany Park, coupled with current developments on the borders of the parish at Edenbrook and Crookham Park, will increase the congestion even further, as will the continued expansion of the Calthorpe Park secondary school which has a very wide catchment area across the District.

Evidence

Supporting evidence for this policy can be found in:

- NPPF 2019 planning principles and requirements in Part 9 on promoting sustainable transport.
- Adopted Hart District Council Local Plan 2014 – 2032 policy: INF3 Transport.
- Feedback from Crookham Village Parish Plan Refresh 2013 in Appendix F.
- Feedback from the initial consultation on the draft vision and objectives, Appendix G.
- Responses from community consultation on Landscape and Sense of Place 2016 as summarised in the Analysis of Consultation Responses on Landscape and Sense of Place, Appendix H to the Crookham Village Neighbourhood Plan.
- Feedback from 2019 consultation for Neighbourhood Plan Policies in Appendix H to the Consultation Statement.
- Transport assessment for Albany Park planning application 14-00504.
- Transport Assessment for Land North of Netherhouse copse planning application 16-01651. (see Appendix D)
- Extract (relating to transport issues) from FACE-It objection to Land North of Netherhouse Moor planning application

The transport assessments for the outline planning application for Albany Park, Pale Lane and Grove Farm highlight significant critical junctions either within the village or adjacent to boundaries. These junctions are operating at or close to capacity with current traffic levels.

Critical Junctions within the Village include:

- Hitches Lane, The Street, Pilcot Road Junction operating above capacity (Source Grove Farm Transport assessment).
- Redfields Lane, A287, Bowling Alley Junction (currently operating over capacity will be replaced by a roundabout as part of the Watery Lane development).
- Malthouse Bridge, The Street, Crookham Road. The Grade II listed Malthouse Bridge acts as a natural flow restrictor and results in the junction operating at capacity at peak times. Due to the Grade II listing this will remain in place.

Critical Junctions near the Parish operating at or above capacity

- Aldershot Road, Gally Hill Road, Sandy Lane staggered junction (source Albany Park Transport assessment.)
- Double roundabout and Railway Crossing Bridge at Hitches Lane, Reading Road North, Elvetham Road, Elvetham Heath Way and Fleet Road (Source Grove Farm Transport assessment and Pale Lane Transport assessment).

SECTION 4 – DELIVERING THE NEIGHBOURHOOD PLAN

Once the Crookham Village Parish Neighbourhood Plan has been ‘made’, the Parish Council will continue to monitor its effectiveness. The Parish Council has been active over many years in promoting a sustainable approach to development in the Parish and in preserving the character features of the Parish. The implementation of the Crookham Village Parish Neighbourhood Plan will provide clear policies and design principles to shape sustainable development across the Neighbourhood Area in the period to 2032.

The Parish Council will consider the need for review of this Neighbourhood Plan no less frequently than every five years, in line with good practice. Where Community Infrastructure Levy (CIL) raised by Hart District Council from a qualifying development in Crookham Village Parish is passed to the Parish Council, this funding can be used to support priorities in the Parish.

Through the process of developing this Neighbourhood Plan, the community has demonstrated strong support for managing future development to conserve the rural character and identity of Crookham Village Parish. The community has an important ongoing role in assuring the continued vitality of the neighbourhood, not least of respecting the village environment, including its heritage assets and biodiversity, and supporting local community amenities, facilities and activities.

The Parish Council recognises that the Crookham Village Conservation Area proposal was produced in 1982 and reconfirmed in 1994. While the evidence gathered during the production of this Neighbourhood Plan supports the validity of the designation of this Conservation Area, the work has shown that some additions could be made and a review will be undertaken in the near future. A fuller review of the historic properties and non-designated heritage assets will be completed as part of this process.

GLOSSARY

AFFORDABLE HOUSING: NPPF 2019 definition: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)

ANCIENT WOODLAND: NPPF 2019 definition: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)

BASINGSTOKE CANAL CONSERVATION AREA (BCCA): An area of notable environmental or historical interest that encompasses the waterway, towpath, bridges, land and buildings within the setting of the Basingstoke Canal throughout its passage through the district of Hart.

BASINGSTOKE CANAL CONSERVATION AREA CHARACTER APPRAISAL (BCCACA): Published by Hart District Council on 3rd December 2009, under the title “Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals”.

BOAT: A byway open to all traffic is a highway over which the public have a right of way for vehicular and all other kinds of traffic but which is used mainly by the public for the same purposes as footpaths and bridleways.

BRIDLEWAY: A path which is used by horse riders.

BIODIVERSITY: The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem.

BROWNFIELD LAND: See previously developed land.

CHARACTER APPRAISAL: An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

COMMUNITY: A group of people living in a particular local area.

COMMUNITY ENGAGEMENT & INVOLVEMENT: Involving the local community in the decisions that are made regarding their area.

COMMUNITY FACILITY: Includes, but is not limited to, facilities such as community centres and other community meeting places, healthcare facilities, education facilities, childcare facilities, the voluntary sector, public service providers, places of worship and cultural facilities including theatres and arts centres.

COMMUNITY INFRASTRUCTURE LEVY (CIL): A levy allowing local authorities to raise funds from owners and developers of land undertaking new building projects in their area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

CONSERVATION AREA: An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance. An area of notable environmental or historical interest which is protected by law against undesirable changes.

CONSERVATION (for heritage policy): NPPF 2019: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

CONSERVATION (natural environment): The protection of animals, plants and natural resources, geodiversity sites and landscape areas.

CONSULTATION: A communication process with the local community that informs planning decision making.

CORE STRATEGY: A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

CROOKHAM VILLAGE CONSERVATION AREA (CVCA): Area of notable environmental or historical interest that encompass the settlement of Crookham Village and some of the surrounding countryside.

CROOKHAM VILLAGE CONSERVATION AREA PROPOSAL STATEMENT: Designated by Hart District Council in January 1982 and amended in 1994. The proposal statement was approved by the planning and infrastructure committee on 24 September 1992.

CROOKHAM VILLAGE NEIGHBOURHOOD PLAN (CVNP): The objective of the Steering Group is to produce a sound Neighbourhood Plan that defines the planning policy priorities identified by the community taking into account all representations made during the plan-making process and having regard to all relevant existing plans and evidence.

CROOKHAM VILLAGE NEIGHBOURHOOD PLAN STEERING GROUP (CVNP): The Neighbourhood Plan prepared by the Steering Group on behalf of Crookham Village Parish Council.

CROOKHAM VILLAGE PARISH COUNCIL (CVPC): A branch of local government administering the area of Crookham Village Parish.

DARK SKY/SKIES: Darkness at night, a key characteristic of rural areas and representing a major difference between what is rural and what is urban.

DEVELOPMENT: The legal definition is 'the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings and other land'.

DEVELOPMENT LAND: A document setting out the local planning authority's policies and proposal for the development and use of land in the area.

DOGMERSFIELD CONSERVATION AREA (DCA): That area of notable environmental or historical interest that encompass the settlement of Dogmersfield together with the surrounding countryside that lies within the parish boundary of Crookham Village Parish.

ECOSYSTEM SERVICES: These are the conditions and processes through which natural ecosystems and the species that make them up, sustain and fulfil human life.

EVIDENCE BASE: The evidence upon which a development plan is based, principally the background facts and statistics about an area and the views of stakeholders.

GREEN INFRASTRUCTURE: This is a catch-all term to describe the network of natural and semi-natural features within and between our villages, towns and cities. These features range in scale from street trees, green roofs and private gardens through to parks, rivers and woodlands.

GREEN INFRASTRUCTURE DESIGN: This differs from the conventional approaches to open space planning because it offers greater functionality. It can offer an environmentally friendly approach to land development, growth management and built infrastructure planning.

GREENFIELD LAND: Greenfield land is land not previously built upon, usually outside the current boundary of a city, town or village.

GREENFIELD SITE: Land (or a defined site) usually farmland, that has not previously been developed.

GREEN SPACE: Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development, open space, parkland, woodland, sports fields, gardens, allotments and the like.

HAMPSHIRE COUNTY COUNCIL (HCC): The branch of local government administering the area of the County of Hampshire.

HART (Hart District): An administrative area within the County of Hampshire.

HART DISTRICT COUNCIL (HDC): A branch of local government administering the area of Hart.

HART LOCAL PLAN (HLP): The adopted Local Plan for Hart District prepared by Hart District Council.

HART VALLEY/UPPER HART VALLEY: The River Hart rises in Crondall and drains through a shallow valley in a northerly direction crossing the Basingstoke Canal south west of the town of Fleet. The upper Hart Valley defines that area of the watercourse and the surrounding valley that passes through the parish of Crookham Village. The Hart Landscape assessment describes this area as being distinctly riparian in character with a broad flat, low lying rolling floor and river side pastures and meadows with gently undulating valley sides. The landscape is poorly draining and dissected by a network of streams and minor tributaries, often lined with hedgerows and trees.

INDEPENDENT EXAMINATION: The examination of a proposed Neighbourhood Plan, carried out by an independent person, set up to consider whether a Neighbourhood Plan meets the basic conditions required.

INFRASTRUCTURE: Basic services necessary for development to take place e.g. roads, electricity, water, sewerage, education and health facilities.

KEYWILDLIFE CORRIDOR: An area of habitat connecting wildlife populations separated by human activities or structures.

LEAP: Local Equipped Area for Play (LEAP). This is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.

LISTED BUILDING: A building which has been included in the national list of Buildings of Special Architectural or Historical Interest. The primary piece of legislation covering Listed Buildings and Conservation Areas is the Planning (Listed Buildings & Conservation Areas) Act 1990.

LOCAL GREEN SPACE: Land which is not extensive, is local in character and reasonably close to the community and which is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

LOCAL PLAN: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase

Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

LOCAL PLANNING AUTHORITY (LPA): A local government body responsible for formulating planning policies and controlling development; a district council; borough council; metropolitan council, county council, unitary authority or national park authority.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF): The government policy document adopted in March 2012 and updated in 2019 intended to make national planning policy and guidance less complex and more accessible.

NEAP: Neighbourhood Equipped Area for Play (NEAP). This is an area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well.

NEIGHBOURHOOD PLAN (NP): A planning document created by a parish or town council or a neighbourhood forum, which sets out a vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood Plans must be subjected to an independent examination to confirm that they met legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the Neighbourhood Plan will then form part of the statutory Development Plan.

NEIGHBOURHOOD PLANNING: A community initiated process in which people get together through a Local Forum, or parish or town council, and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

OPEN SPACE: Any open piece of land that is undeveloped (no buildings or structures) and is accessible to the public.

POLICY: A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT: The National Planning Policy Framework (NPPF) introduced the presumption in favour of sustainable development so that sustainable development is pursued in a positive way. There are three dimensions to sustainable development: economic, social and environmental.

PREVIOUSLY DEVELOPED LAND: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

PROTECTED OPEN SPACE: An open space reserve (also called open space preserve, open space reservation, and green space) is an area of protected or conserved land or water on which development is indefinitely set aside. Open space, includes all open space of public value and can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to

green infrastructure as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.

REFERENDUM: A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

RURAL: Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

SAVED POLICIES: Policies and proposals contained within the Hart Local Plan (Replacement) 1996-2006 that are saved beyond their relevant 3 year period and remain in force until superseded by policies in the Local Development Framework.

SETTING: The immediate context in which a building is situated e.g. the setting of a Listed Building could include neighbouring land or development with which it is historically associated or the surrounding townscape of which it forms a part.

SETTLEMENT HIERARCHY: A settlement hierarchy is used in the planning system in the UK and is a way of arranging settlements into a hierarchy based upon their population or some other criteria such as local facilities and services.

SIGNIFICANCE: The qualities and characteristics which define the special interest of a historic building or area.

SITE OF IMPORTANCE FOR NATURE CONSERVATION (SINC): Some of the most important sites in Hampshire are already protected by international or national designations such as Sites of Special Scientific Interest (SSSIs). However, a large number of other sites are also important for wildlife. To help safeguard these sites for the future, they are being identified and recorded as Sites of Importance for Nature Conservation (SINCs).

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI): A protected area designated as being of a special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife & Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

SPATIAL PLANNING: A wider view of planning which involves co-ordination and integration across different sectors such as transport and industry. Brings together all policies and programmes which have an impact on the environment in which you work, live or play.

CROOKHAM VILLAGE NEIGHBOURHOOD PLAN STEERING GROUP: Established by Crookham Village Parish Council to manage the process of preparing a Neighbourhood Plan and comprising volunteers from the Parish.

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT: Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA): A technical document which provides information on potential housing sites submitted by landowners and/or their agents.

STRATEGIC PLANNING: The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

SUSTAINABILITY APPRAISAL: An assessment of the environmental, social and economic impact of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

SUSTAINABLE DEVELOPMENT: An approach to development that aims to allow economic growth without damaging the environment or natural resources

THAMES BASIN HEATHS SPECIAL PROTECTION AREA (TBHSPA): European designated sites identified as being of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

TOWN & COUNTRY PLANNING ACT 1990 (T&CP Act): Currently the main planning legislation for England and Wales is consolidated in the Town & Country Planning Act 1990; this is regarded as the 'principal act'.

UK BAP: The United Kingdom Biodiversity Action Plan or (UK BAP) was the UK government's response to the Convention on Biological Diversity, opened for signature at the Rio Earth Summit in 1992. Published in 1994, this created action plans for priority species and habitats in the UK that were most under threat so as to support their recovery.

WINDFALL SITES: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

REFERENCES

Reference Adopted Hart Local Plan Strategy and Sites 2014-2032 (Appendix 2)

Fixing our Broken Housing Market - Secretary of State for Communities and Local Government, February 2017

Examiners Report to Hart District Council on the Crookham Village Parish Neighbourhood Development Plan (March 2020).

POLICY MAPS SUPPLEMENT

The maps included within this document are relatively small in scale and are provided for illustrative purposes only. The definitive Policy Maps have been included in the Policy Maps Supplement to the Crookham Village Neighbourhood Development Plan. These have been provided at high resolution to facilitate zooming in to sufficient detail for use in planning decisions.

APPENDICES

The Appendices to this Neighbourhood Plan are contained within separate documents.

List of Appendices

Policy Maps Supplement

Appendix A1 – Village Design Statement

Appendix A2 – Flooding

Appendix A3 – Profile of the Crookham Village Community today

Appendix A4 – Neighbourhood Demographics Snapshot (2011 Census)

Appendix B – Crookham Village Parish Listed, Historic and Notable Buildings

Appendix C1 – Environmental

Appendix C2 – Biodiversity Data

Appendix C3 – Crookham Village Parish Landscape Character Assessment

Appendix C4 – Additional Views

Appendix C5 – Crookham Village Parish Local Green Space Designations

Appendix D – Parking

Appendix E – Parish Plan 2010

Appendix F – Parish Plan 2013 Update

Appendix G – Analysis of Initial Neighbourhood Plan Questionnaire to Residents

Appendix H – Assessing the Importance of the Landscape and Sense of Place

Appendix I – Local Gap Definition and Supporting Evidence