

Questions for Mark Jaggard

HDAPTC meeting 23 Jan 2023

V3 Martin Whittaker 22/1/23

1 Winchfield PC - Settlement Capacity and Intensification Study

How will the conclusions of the Settlement Capacity and Intensification Study recently accepted by Cabinet influence the update to the Local Plan in due course?

2 Fleet TC

EPC standards will soon require all buildings to be at least C by 2027 and B- by 2030. What is HDC planning to do about this for the buildings it controls, and what advice and support might it be able to give to parish and town councils?

3 Hook PC

a. Planning consultation extensions

According to responses received from planning officers, HDC will no longer grant extensions to consultations for planning applications. This can cause issues even in parishes such as Hook that meet twice a month to discuss planning, meaning that extra meetings must be called at short notice in what is already a busy schedule. Officers say that they will “take any comments into consideration which are submitted up to the point that [their] recommendation is made”. However, this does not tell the parish how long they have to comment on the application, or whether comments will be given the appropriate weight. Is it possible for HDC to formalise this process so that parishes know where they stand?

b. Conservation Area advice

Hook PC is considering applying for a Conservation Area along London Road, but is unsure whether this is likely to satisfy HDC’s criteria for a CA. Rather than engage a consultant and submit a formal application, the PC would prefer a “pre-application” consultation with an appropriate HDC officer to check viability. How might we arrange this?

c. Conservation Area timing

Given it takes approximately a year to draft a CA application, at what point in the process does the working draft constitute a material consideration in the determining of planning applications? We have been told that it is ‘material’ as soon as the PC informs the DC that there is an ‘intent’ to produce the application.

d. S.106 process

Summary:

Can HDC confirm that, when parish councils send to HDC a ‘wishlist’ of possible items to be included in the s.106 agreement for a particular development, that wishlist will be considered for inclusion in that agreement?

Background:

On 19 July 2023 Hart District Council Development Management Team hosted a ‘Parish and Town Council Engagement Meeting’ to explain the s.106 process. There was a Q&A session that followed when PCs were encouraged to give their views and explain how they experienced the current process, including suggestions as to how the process could be improved.

During that session, several PCs (Odiham, Hartley Wintney and Hook) voiced concern about the lack of engagement of HDC in its role as the Local Planning Authority (LPA) with PCs at the critical time just before, and during, the drawing up of a s.106 agreement, resulting in PCs missing out on

their chance to bid for targeted planning obligations/contributions for specifically related infrastructure improvement projects to mitigate development.

HPC believes that there needs to be a formal mechanism for submission of such bids. To this end, during the second half of 2022 HPC undertook an audit of current infrastructure in the village and created an 'Infrastructure Requirement Plan' (IRP). This plan was adopted by the council and submitted to HDC in March 2023 (addressed to Daniel Hawes and Stephanie Baker), as it happened, in good time for any s.106 discussions that were to take place as part of the Geffrey's House redevelopment.

There has been, however, no acknowledgement by the LPA that this Plan has been received, or that it will be taken into account when negotiating the s.106 agreement for Geffrey's House – or any other significant development that affects Hook.

Please could HDC confirm that:

- 1 Documents such as the HPC IRP will be acknowledged and included in the s.106 negotiations with developers
- 2 Parishes will be consulted during the negotiations and given the chance to express preferences where appropriate?

4 Crookham Village - Council Tax

When Parish Councils set their budgets they use the Tax Base figure provided by HDC. We understand that this figure is as of 13th October for the following financial year. This means that there is a gap of almost 18 months from this date to the end of the financial year to which the tax base calculation applies.

During that period, as new houses are occupied, the occupants will start paying Council Tax from the date they move in and part of that payment will be the appropriate Parish Precept. As the authority responsible for collection of all Council Tax elements, please can you explain how this additional income is accounted for and would it be possible for this additional income for the period to be paid retrospectively at the end of the relevant financial year?

5 Eversley PC - Lack of Town and Parish stakeholder engagement from HDC

I note numerous times I recall and see it much worse than I can remember as far back as 2011.

Is there a cabinet member for Town and Parish Councils? Who is it? They have never as a cabinet member reached out or attended a parish council meeting. This also goes for I have never seen an officer or exec of HDC at a parish council meeting for some time. The last was Ms Hughes to Eversley on discussing enforcement.

Pain points:

a. Lack of Enforcement

This service seems non-existent. Mr Jaggard promised some time a lady had joined the council to run the section, I believe leaving? Unfortunately, at the time I was asked to let them settle into their role. For the previous incumbent, I passed over a list I had compiled as a volunteer of outstanding cases of some twenty-plus. Due to the legal nature of information is limited and all we see is an acknowledgement they created a case.

I would like HART to be more data-driven and provide numbers on prosecutions to deter. The lack of enforcement across Eversley is becoming apparent and in some cases approaching considerable age, therefore may hit the ten-year rule, meaning lawful development certificates.

Retrospective Application Failure:

When an application like this fails? Like having a mobile home on site? Why? Is HART not serving notice to remove?

Can you be clear about how much you spend on legal action?

b. Cut to funding for the closed graveyard in Eversley

This was advised to us after budget setting - why? In future can you advise on funding cascaded cuts? 6 months ahead of our setting - although I am not aware you are providing us with any funding now.

c. Ref: Rural Exception Housing project for Eversley

The pre-application took 6 months - why? It was supposed to be a joint HDC and Parish community project. Why was the parish asked to pay the application fee for a community project? When challenged it was reduced by 25% only. Does the district not want affordable homes? As an organisation, you must do better at supporting exception sites.

d. Settlement Capacity and Intensification Study (SICS), Cabinet Paper 4th Jan 24

The Parish Council was not consulted before publishing suggested housing numbers in Eversley of 44 units which caused residents to contact us. (Reference

<https://hart.moderngov.co.uk/documents/s8770/Appendix%201%20Settlement%20Capacity%20and%20Intensification%20Study.pdf>)

Whilst the report was from the executive committee of HDC, you have not explained to the Parish council whether it has any weight.

e. UK Shared Prosperity Fund community hub and youth funding

Another example of poor engagement. How does it reflect on HDC when your own Scrutiny Committee could not approve it to Cabinet? How did all the funding 70+% go to one area of HDC? Will any lessons be learned?

f. S106 Funding

There was a day when HDC engaged with parishes to help. Eversley has only ever deposited £950 pounds and one larger sum for the local sports association over a decade ago from S106. Our residents do not want a Neighbourhood Plan, but it would still be good to have councillors trained and supported to draft projects ready for developers. Semi-rural areas need funding with fairness as well as urban.

6 Hartley Wintney

a. LCWIP

The Local Cycling & Walking Infrastructure Plan (LCWIP) was reviewed by the Overview and Scrutiny Committee on Nov 14th. What are the next steps for this and what timeframe is being worked to?

b. Recycling Centre

What are HDC's plans/response to the news from Hants CC regarding the potential closure of the Hartley Wintney Recycling Centre?