

TOWNTALK

FLEET NEIGHBOURHOOD PLAN



Your Town, Your Choice, Your Vote!



REFERENDUM

Monday 7th October 2019

Why is the Neighbourhood Plan important?

Our Neighbourhood Plan provides us with the opportunity to set out a positive vision of how we want our town to develop over the next 20 years. Following wide consultation with residents, the Plan sets out a vision for the future of our community and contains planning policies to guide the development and use of land in Fleet. The vision, set out in the Plan, is to:

“Create an accessible, sustainable, green town with an active population and a vibrant business, cultural and community focus”

To achieve this vision a number of key objectives were identified:

- To create a vibrant, modern Civic Quarter in our town centre that will be fit to serve our expanding population and act as a key attractor for visitors.
- To ensure that development sites within the town are planned and built in such a way as to support the vitality of the town centre.
- To protect and improve the unique green character of Fleet, with its open space and parks, to ensure that its verdant arterial routes are preserved for the future, and new cycle networks link the town's community assets.
- To make sure that the height and scale of any new development fits within its surroundings and compliments and enhances the existing townscape.

Final Stage!

We are now at the final stage in the development of the Plan. It has been a long process which follows the stages set out in the Government's Localism Act. In line with the directives defined in the Act, the Town Council consulted widely with all Fleet residents over a six week period during May and June 2018 before submitting the Draft Plan to Hart District Council in January 2019. The District Council undertook a further six week consultation between January and March 2019 and then appointed an independent Examiner to review the Plan and all the comments received during the two consultations. A series of further communications between, Fleet Town Council, the District Council and the Examiner then took place before the Examiner presented his Final Report.



What did the Examiner say?

In his final report he stated that:

"having considered all the evidence and representations available", he was satisfied that the Plan "sets out a positive vision for the future of the plan area (Fleet)" and that "in particular it positively proposes a package of new development opportunities for important town centre sites".

The Examiner was also appreciative of the fact that *"the wider community and the Town Council have spent time and energy in identifying the issues and objectives that they wish to be included in their Plan"*. We would also like to add our thanks to those who have read and commented on the document.

The Examiner concluded by stating that:

"Subject to the incorporation of the modifications set out

in (the examiner's) report the Fleet Neighbourhood Plan should proceed to referendum"

The Examiner's full report is available on both Fleet Town Council's and Hart District Council's websites >>

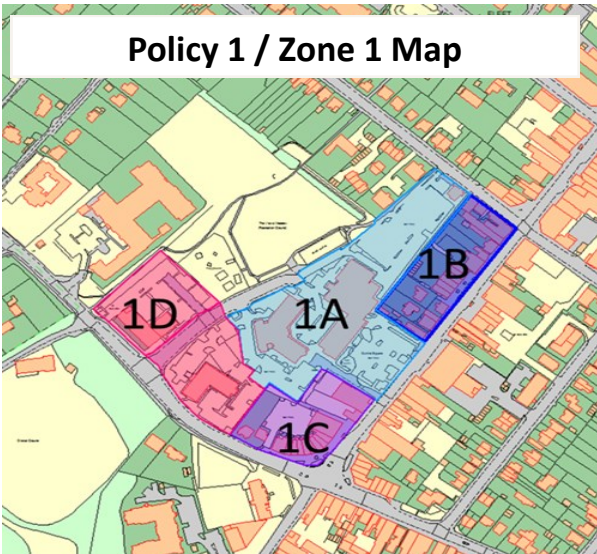
www.fleet-tc.gov.uk www.hart.gov.uk/fleet

What are the main changes that have been made to the plan?

The Examiner endorsed all sixteen (16) policies within the Plan, most with minor modifications. In general, his modifications have made the document much more focused on planning issues and its future use as a planning document to be read alongside the National Planning Policy Framework (NPPF) and Hart District Council's Local Plan.

However, there have been some important changes to the Plan which we want you to be aware of:

Policy 1 / Zone 1 Map



Policy 1 – Civic Quarter

This policy covers the land which includes the HDC offices, The Harlington, the Library, Gurkha Square and Victoria Road car parks, and supports the comprehensive redevelopment of the site for a performance/civic centre, a library, facilities to accommodate HDC and FTC functions and a pedestrianised public space. The original Policy also made reference to adjoining parcels of land and their relationship with the Civic Quarter area. The Examiner in response to feedback has recommended that Policy 1 is *"recast so that it takes on a more general format"*. This means that the Policy can be applied on a standalone basis but removes the relationship to the adjoining areas. He also added that his modifications *"do not detract from the overall sense of purpose, direction and ambition of the policy"*.

Policies 2 – 4 (Areas adjoining the Civic Quarter)

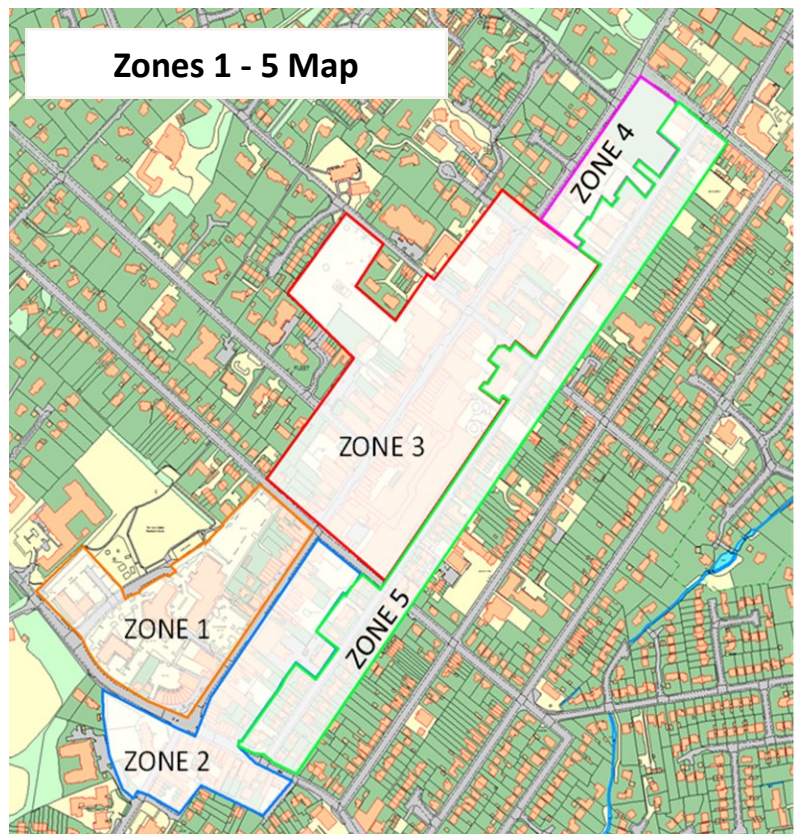
The Examiner has recommended that these Policies are *"simplified"* to take on a more general role and that, *"in particular the reference to the Civic Quarter is deleted"*. He again added that, as with Policy 1, these *"modifications do not detract from the overall sense of purpose, direction and ambition of the policy"*.

Policy 10 - General Design Management

This general design policy was supported by Policies 10a-f which cover the six character areas of Fleet (see map on next page). The Examiner has recommended that the general policy is retained and the *"various character area policies are replaced with a single policy relating new development to the distinctive details within each character area."*

The description and details of the individual character areas have now been moved into an Appendix which is referenced within the revised single Policy 10A. The form of the Policies has therefore changed, but not the intent.

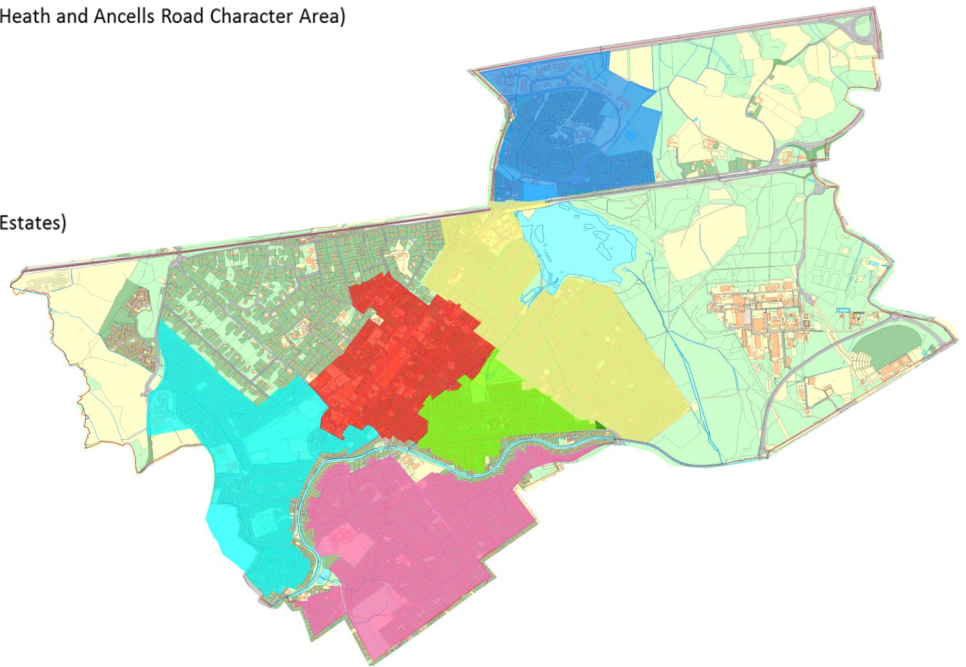
Zones 1 - 5 Map



VOTE on MONDAY 7 OCTOBER

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- Ancells Farm (part only of the Elvetham Heath and Ancells Road Character Area)
- West Fleet
- Fleet Town Centre
- Pondtail
- South Fleet
- Dinorben (part of the Church Crookham Estates)



Policy 10A Map
Character Areas

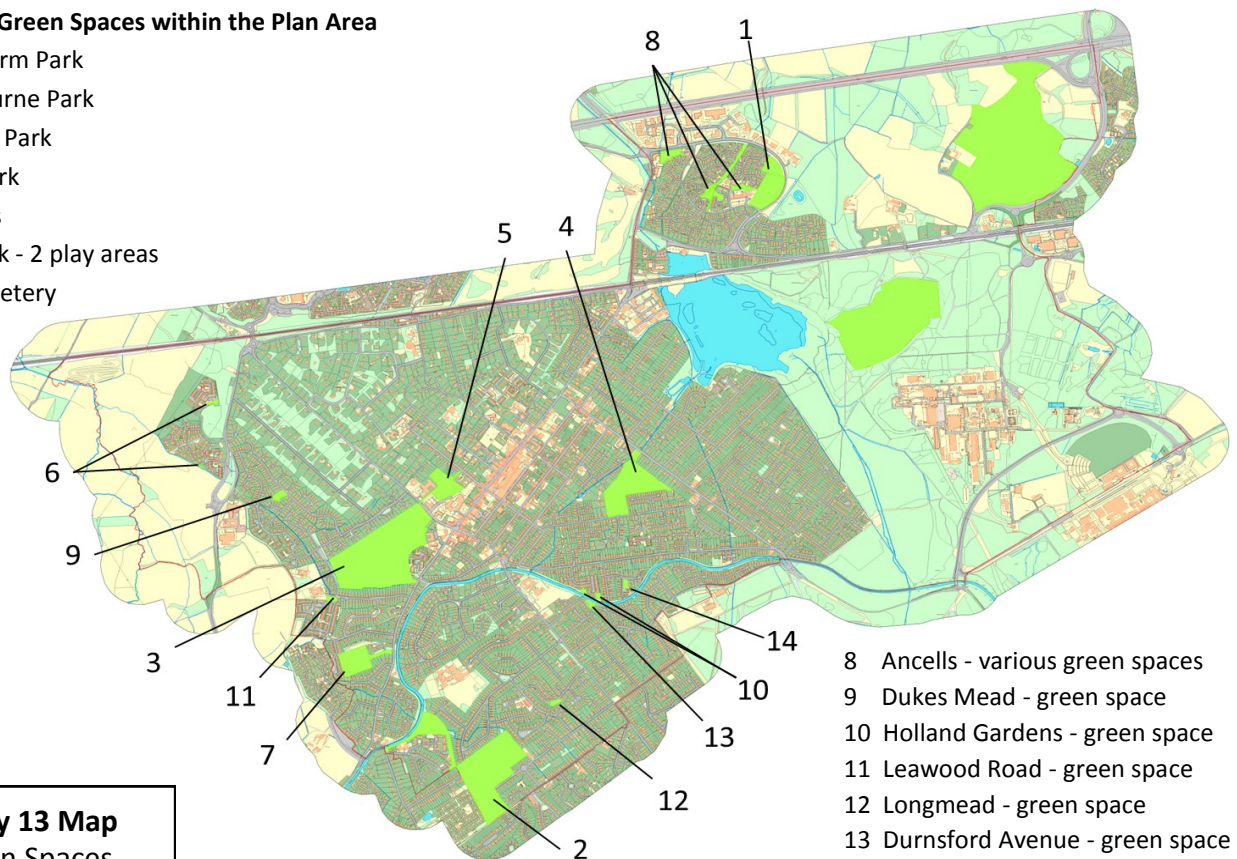
Policy 13 – Local Green Space

The Examiner has recommended redrafting the Policy to state: *“The following areas are designated as Local Green Space (see map below). Development will only be supported on the designated local green spaces in very special circumstances”*. In the supporting text he has recommended adding *“proposals which might be considered to be very special circumstances include those that are ancillary to the use of any of the sites for public recreational or community purposes or if the development was essential for utility infrastructure needs and no alternative site was available.”*

The Examiner’s modifications were approved and accepted, firstly by our Town Councillors at their meeting in July and then by Hart’s Cabinet at their 1st August meeting.

Designated Green Spaces within the Plan Area

- 1 Ancells Farm Park
- 2 Basingbourne Park
- 3 Calthorpe Park
- 4 Oakley Park
- 5 The Views
- 6 Edenbrook - 2 play areas
- 7 Fleet Cemetery



Policy 13 Map
Green Spaces

- 8 Ancells - various green spaces
- 9 Dukes Mead - green space
- 10 Holland Gardens - green space
- 11 Leawood Road - green space
- 12 Longmead - green space
- 13 Durnsford Avenue - green space
- 14 Regent Close - green space

What now?

Now that the Plan has been agreed by both Councils, it will be subject to a public referendum where you have the chance to vote. You will be able to look at and review the Plan, starting 28 working days before the date of the referendum i.e. the 28th August 2019. The referendum, to be organised by Hart District Council will take place on the 7th October and you will then be able to vote on whether the Fleet Neighbourhood Plan is officially adopted.

Where do I view the final version of the Neighbourhood Plan?

Copies of the Fleet Neighbourhood Plan and supporting documents will be available to view online on both Fleet Town Council & Hart District Council's websites >> www.fleet-tc.gov.uk www.hart.gov.uk/fleet

Hard copies will also be available for inspection during normal opening hours at:

- Hart District Council's Offices, Harlington Way, Fleet, Hampshire, GU51 4AE

And at the following locations:

- Fleet Town Council, The Harlington, 236 Fleet Road, Fleet GU51 4BY Monday - Friday, 9.30am-5pm
- Fleet Library, 236 Fleet Road, Fleet GU51 4BX Monday-Friday: 9:30am–6pm Saturday: 9:30am–5pm Sunday: Closed

What if I have a question/need more information:

More information on the Neighbourhood Plan is available on our website www.fleet-tc.gov.uk/projects under the Neighbourhood Plan tab. Alternatively you can write to or email us (details at the bottom of this page) and we will post the questions and answers on our website under a Q&A tab.

How do I vote:

Hart District Council will send out polling cards and you will be able to vote at your usual polling station, as you do for the general elections. The Referendum will take place on the Monday 7th October and polling stations will be open from 7 am - 10 pm.

When will I know the Results?

Once the votes have been counted by Hart's elections team we will post the results on our website www.fleet-tc.gov.uk and announce on our social media platforms. The result of the referendum is determined by the majority vote of the residents on the day. Should more than half of those voting vote in favour of the neighbourhood plan, the plan will be adopted as part of the statutory development plan for the area.

What will I be asked?

You will be asked whether or not you support the Neighbourhood Plan - the question will be:



Do you want Hart District Council to use the Neighbourhood Plan for Fleet Neighbourhood Planning Area to help it decide planning applications in the Neighbourhood Area?



PLEASE VOTE IN THE REFERENDUM

**IT IS REALLY IMPORTANT, the outcome will determine
the character of Fleet for decades to come.**

Fleet Town Council, The Harlington, 236 Fleet Rd, Fleet, GU51 4BY

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