



Yateley, Darby Green & Frogmore Neighbourhood Plan 2020 - 2032



July 2022

Yateley Town Council

Foreword

This version of the Yateley, Darby Green and Frogmore Neighbourhood Plan represents the culmination of over four years work by a group of dedicated volunteers within our three small towns to pull together a plan that represents the broader community's aspirations for our neighbourhood.

Our parish is fortunate in many respects. We live in the least deprived district in the country; we often come out either top or near the top in surveys of the best places to live; there is a vibrant and active community encompassing sports and leisure clubs, churches and events such as the Gig on the Green and the May Fayre; we are surrounded by beautiful countryside with plenty of opportunities for walking, cycling and other leisure activities. At the same time, the town has been quite extensively developed over the past few decades, with the result that there are few places left for further building. In the Local Plan adopted by Hart District Council in April 2020, there are no sites allocated for development in Yateley, and in recognition of that fact, this Neighbourhood Plan does not identify any specific sites. Instead, we have concentrated on the key principles and policies that we would want to see adopted when considering any future potential development of our community.

We set out early on to establish our strategic objectives for our community, which are summed up in four key themes: to be Happy, Attractive, Sustainable and Inclusive. These themes were agreed in our first consultation exercise, and have informed the development of our policies throughout. Another factor that has become more prominent during the time we have been working on this plan is the growing awareness of the Climate Change emergency that we all face, and this is reflected in the Climate Change policies included in this plan.

The project team has engaged with the community on many occasions during the development of this plan. We conducted two extensive surveys, engaged with local schools and ran poster competitions and exhibitions, and maintained a presence at well-attended local events such as the Yateley May Fayre. Unfortunately, the global Covid-19 pandemic of 2020/21 limited our ability to engage with the community in those years, but we had a healthy response to pre-submission consultation in the Spring of 2021 and this version of the document reflects the feedback we received. We are confident that this version of the plan now reflects the aspirations of the wider community well and is therefore now ready for submission for inspection.

I would like to thank the volunteers and Councillors who have faithfully and diligently supported the development of this Neighbourhood Plan to date, and especially those who have served on the Steering Group and dedicated much time and effort to this project. We particularly remember the late Barry Moody, our original vice-chair who sadly has not seen us reach the conclusion of our work together. We continue to appreciate the efforts of the Yateley Town Council Clerk and her team in supporting us this far, we are grateful to Gordon Young for his valuable assistance with the website and social media, and we are indebted to our independent planning consultant, Katie Bailey, who has greatly assisted in the formal drafting of this document.

Richard Quarterman

Chair, Yateley, Darby Green & Frogmore Neighbourhood Plan Steering Group

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1 Introduction

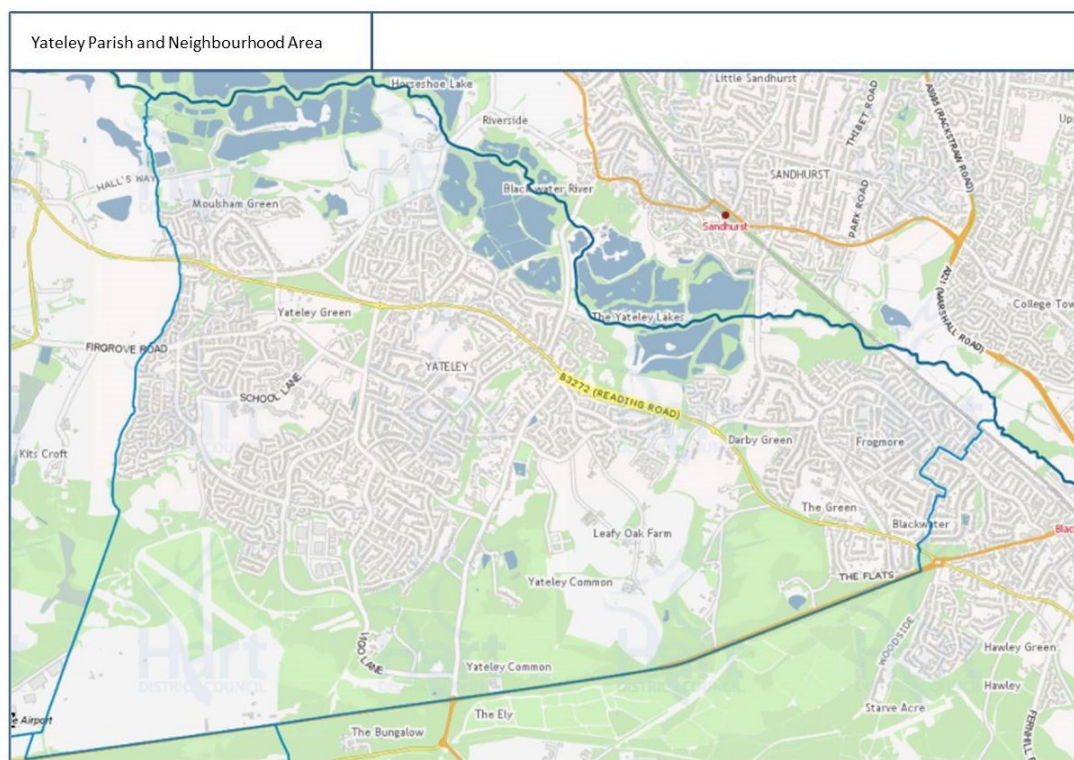
Purpose of the Neighbourhood Plan

1 This document is the Submission Yateley, Darby Green and Frogmore Neighbourhood Plan (YDFNP). Its preparation has been led by a Steering Group made up of local volunteers reporting to Yateley Town Council as the responsible body for preparing a neighbourhood plan for the Parish. A neighbourhood plan sets out a locally distinct policy framework for planning decisions in the Parish, allowing local people to influence what type of development they would like to see in their neighbourhood. The Neighbourhood Plan sets out locally distinctive policies designed to protect the special character of the parish and encourages sustainable development proposals that will benefit the local community. The Plan is supported by evidence produced at the District and neighbourhood level which can be found at www.yateley-tc.gov.uk/neighbourhood-plan.

The Neighbourhood Area

2 The Yateley, Darby Green and Frogmore Neighbourhood Plan covers the period 2020 to 2032 and is being prepared by Yateley Town Council which is a qualifying body as defined by the Localism Act 2011. Following consultation, the whole of Yateley Parish as shown on Map 1 was designated by Hart District Council (HDC) as the Neighbourhood Area on 5 April 2018.

Map 1: Yateley Parish and Neighbourhood Area



3 Neighbourhood Plans must meet all of the following ‘basic conditions’ as set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). These are:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- That the plan contributes to sustainable development;
- Be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
- Not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitat and Species Regulations 2017¹.

4 The process of preparing the Neighbourhood Plan has identified a number of other community priorities. These are identified as ‘Community Ambitions’ in Section 8 of this Plan and will be considered outside of the Neighbourhood Plan process.

5 Our Neighbourhood Plan does not seek to allocate specific sites for housing, as the Hart Local Plan does not identify the need for additional housing sites to be allocated in Yateley Parish. However, it does assume a number of ‘unidentified’ or ‘windfall’ sites will come forward from across the District, including Yateley Parish, to help meet the overall housing requirement. This Neighbourhood Plan therefore sets out detailed local policies against which any future applications for new homes, including through redevelopments, will be considered, including matters of design, energy efficiency, gains in biodiversity and the provision of affordable housing.

6 As set out in Section 7, the Plan will be monitored by the Town Council and a review may be needed if the District Council prepares a new Local Plan, or due to other factors such as changes to national planning legislation and policy.

Independent Examination, Referendum and Adoption

7 The Submission Plan was submitted to HDC for a period of statutory consultation in November 2021, with the independent examination concluding in March 2022. The Examiner found the Plan to be ‘...an exceptionally good example of a Neighbourhood Plan. It is beautifully written and presented.’ On 7th April 2022, HDC made the decision for the Plan to proceed to Referendum. The Referendum was held on 30th June 2022, where 2,185 (91%) votes were recorded in favour of HDC using the Plan to help determine planning applications within the neighbourhood area. Following the Referendum result, HDC formally ‘made’ the Plan at its Council meeting on 28th July 2022. The Plan forms part of the development plan for Hart.

¹ <https://www.legislation.gov.uk/uksi/2018/1232/regulation/2/made>

2 About Yateley Parish

8 The name 'Yateley' appears to be derived from the Anglo-Saxon 'yat' (gate) and 'ley' (forest clearing). The earliest evidence for human activity in Yateley was provided by the discovery of a concentration of knapped flints on Yateley Common, dating to the Mesolithic period. Burial urns of early Bronze Age settlers have been also found on the river terraces to the north of Yateley Green, at Hilfield and at



St. Peter's Church, Yateley Photo courtesy of Steve Banks

Quarry Lane and close to Minley Manor. Much later, evidence for pre-Conquest occupation is provided by the survival of Saxon place names and, most significantly, the Saxon north wall of St Peter's Church.

9 Yateley had a stone church in Saxon times and became one of the biggest settlements in north east Hampshire in the Middle Ages. The Parish included Blackwater, Hawley, Southwood, Bramshot, Cove and Minley and at this time was part of the Manor and Hundred of Crondall which provided financial support for the monks of the old Monastery in Winchester.

10 In 1334, when a national tax was levied, Yateley returned the highest tax within Crondall Hundred, equal to the tax levied in Leeds. Some of this wealth may have come from income derived from its location close to what is now the A30, the historic route from London to Salisbury and the West Country beyond. St Peter's Church facing Church End Green in Yateley village was enlarged in the late medieval period and was partly rebuilt following a fire in 1979. A medieval mill is recorded on the river Blackwater.

11 In the nineteenth century Yateley began to change more rapidly. With the establishment of the Royal Military College in Sandhurst in 1812 the College staff and retired army officers began to settle in Yateley, starting its 'suburbanisation'. In 1941, when a major new airfield was built on Yateley Common at Hartfordbridge, most of the farmland in western Yateley was covered in an encampment of huts for the RAF – which on closing at the end of WW2 were used for squatter housing. When the time came to move these residents on, land owned by Yateley Manor was sold for new development. Despite this expansion the population of Yateley was only 4,469 in 1961 but in 2011 had reached 20,471. Yateley now is part of the wider 'Blackwater Valley' conurbation straddling the borders of Hampshire, Berkshire, and Surrey, where towns like Aldershot, Camberley, Farnborough, Farnham, Fleet and Sandhurst together make it the 29th largest built-up area in England and Wales.

Yateley Today

12 The Parish consists of three distinct communities – Yateley, Darby Green and Frogmore – which are all situated around large ‘greens’. The B3272 road (Reading Road) provides an important and busy traffic route running from east to west through the Parish. Whilst some of this traffic is local in origin, much of it is using this route to access nearby towns, the A30 or the M3. The commercial and civic centre of Yateley is spread along this route partly within the Yateley Green Conservation Area and partly to its



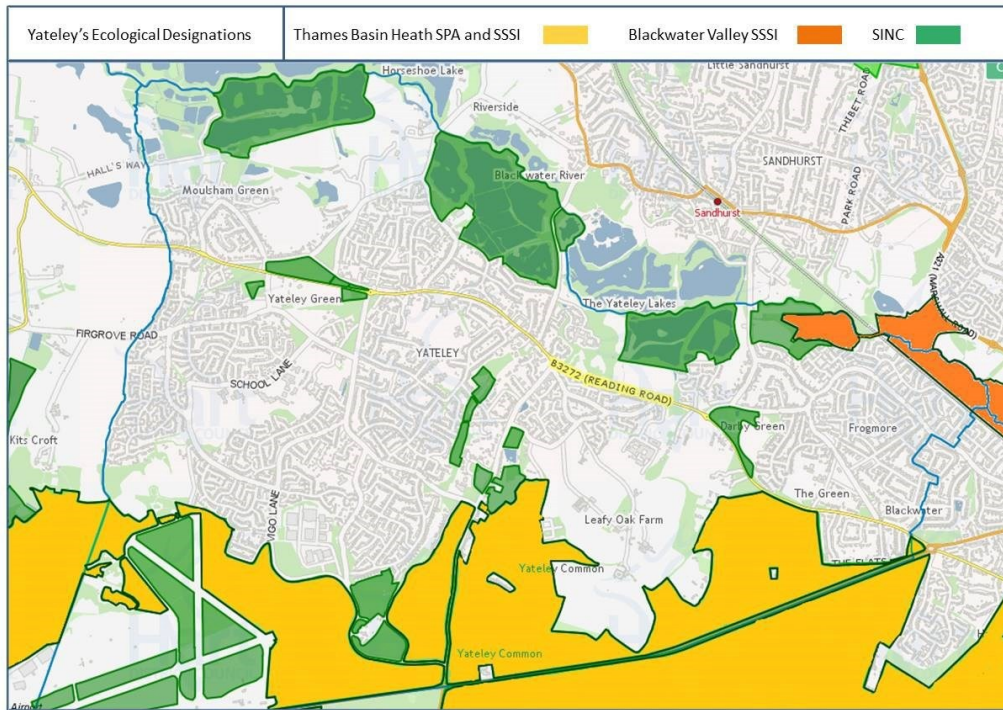
Church End Green, Reading Road, Yateley

east. Despite its size, public transport in the parish is limited, with the nearest railway station at Blackwater, and just one bus service to Camberley. Although it is the second largest town in the District, Yateley has no public transport links to the largest town in the District, Fleet, nor the two nearest stations on the mainline into London Waterloo, Fleet and Farnborough.

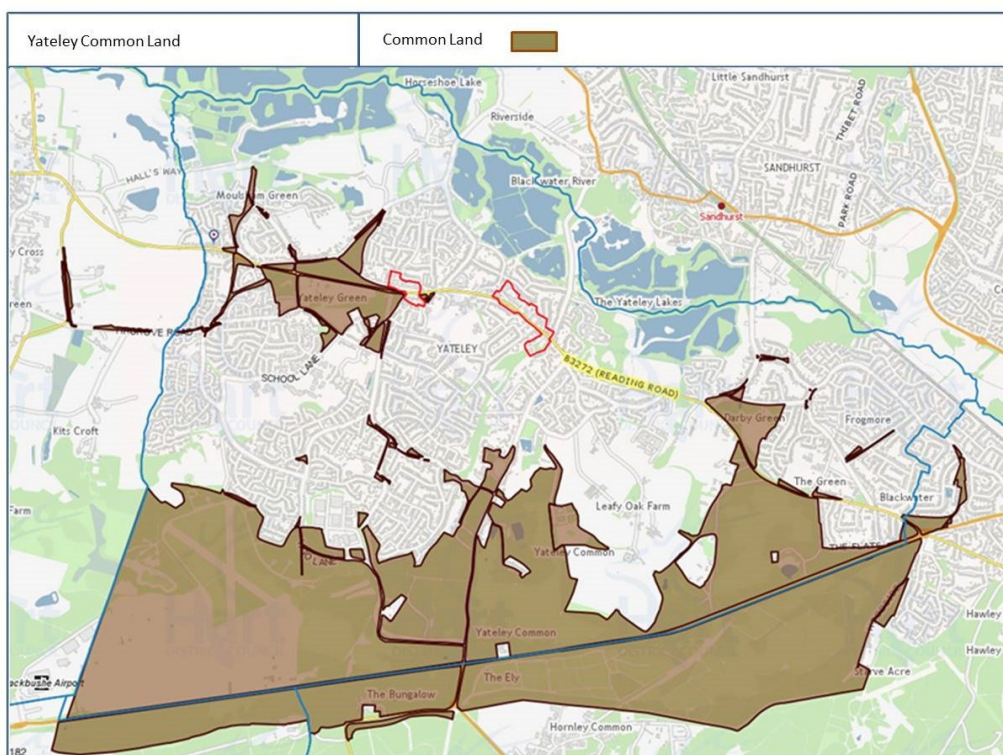
13 Yateley is bordered on the north by the Blackwater River and in the west by the Parish of Eversley. It is heavily constrained to the north and east due to flood risk with a proportion of the Parish lying within flood zones 2 and 3, and to the south and southwest due to the Thames Basin Heaths Special Protection Area (SPA) as well as other important ecological designations (see Map 2). The SPA provides a habitat for the internationally important bird species of Dartford warbler, nightjar, and woodlark. These birds are particularly subject to disturbance from walkers, dogs, and cat predation because they nest on or near the ground.

14 The Parish contains many extensive areas of public and semi-public open space (such as parks and school playing fields), which form a band running from south west to north. These include substantial wooded blocks as well as open fields and large areas of common land as shown in Map 3 below. Yateley Common Country Park, which is owned and managed by Hampshire County Council, covers 476 acres of varied grassland, ponds, woodlands and important heathland. The Common is designated SPA and as Sites of Special Scientific Interest (SSSI) for its important heathland habitat. Leisure facilities include Sean Devereux Park, which hosts Yateley United Football Club, Yateley Cricket Club and the Blackwater Valley Golf club.

Map 2: Ecological Designations in Yateley Parish



Map 3: Common Land (shown in brown)



15 The fisheries in Yateley, including Swan Lake Park and Tri Lakes are owned by a variety of organisations and have extensive and varied fish stocks supplemented by the Blackwater River. The Blackwater Valley as a whole lying along the borders of Hampshire, Berkshire and Surrey is maintained as an open space from the river source in Aldershot in the South to Swallowfield in the north. The Blackwater Valley path is a 23 mile long recreational



Swan Lake Park, Darby Green Photo courtesy of Simon Smith

facility running along most of the Valley.

16 There are a string of three Conservation Areas (Yateley Green, Cricket Hill and Darby Green) in the Parish as shown on Map 5 which are all centred on large areas of open or wooded green space, usually with very dispersed historic buildings around them. These are loosely connected by the Reading Road (the B3272) which joins Blackwater to Eversley which passes through all three Conservation Areas. The Parish also contains 23 statutorily Listed Buildings.


17 The Parish has a good range of community facilities including the Yateley and Frogmore Community Centres, 3 GP surgeries, a library, 11 schools including the District's only sixth form college, allotments, recreation grounds, a police station (not open to the public), fire station and community halls. Yateley Town Council manages most of the open spaces in Yateley. There is a strong community spirit with a number of community events including: Gig on the Green, May Fayre, Xmas Market, Fireworks Fiesta, Yateley Road Race Series and the weekly market. There are also a host of local clubs and societies.

Demographics

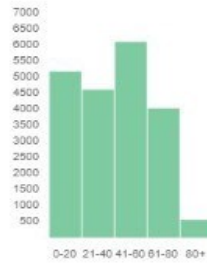
18 The demographic information below is taken from the 2011 Census and is set out on Hart District Councils website. Like most of the south east the Parish has significantly higher than average house prices and also has double the national average car ownership levels. Hart is the least deprived local authority in England² and no part of Yateley Parish lies within the 30% most deprived areas overall although this masks some specific localised issues.

² 2019 Indices of Multiple Deprivation <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

Summary

Total number of residents	20471
Males: 10069 Females: 10402	
Total number of households	7851
Area in Hectares	1100.4
Density (number of persons per hectare)	18.6

Age profile



Household Tenure

Owned: Total	6654	85%
Owned outright	2884	37%
Owned with a mortgage or loan	3770	46%
Shared ownership	29	0%
Social rented	559	7%
Private rented	564	7%
Living rent free	45	1%

Method of travel to work

Work from home	4%	(682)
Train	3%	(407)
Bus, minibus or coach	1%	(219)
Driving a car or van	55%	(8444)
Passenger in a car or van	3%	(466)
On foot	4%	(544)

Car or van availability

Total number of cars or vans in the area
13889

Households with:

No cars or vans **568**
1 car/van **2623**
2 cars/vans **3299**
3 or more cars/vans **1361**

Household composition

1 person	20%	(1567)
<i>(of which, over 65)</i>	48%	(745)
2 people	35%	(2781)
3 people	19%	(1486)
4 people	18%	(1405)
5 people	6%	(456)
6 people	2%	(128)
7 people	0%	(16)
8 or more people	0%	(12)

3 Policy Context

19 The Neighbourhood Plan must be prepared within the context of national and local planning policies and guidance as well as with community engagement and on the basis of local evidence.

National Planning Policy

20 The YDFNP must have regard to national planning policy in the National Planning Policy Framework (NPPF), July 2021 and associated Planning Practice Guidance.

21 The Government is in the process of preparing changes to the planning system. It is unlikely that the majority of changes will be in place in the time frame within which the Neighbourhood Plan will be adopted.

The Hart Local Plan

22 Hart District Council adopted a new Local Plan in April 2020. This and saved policies from the Hart Local Plan Replacement 1996 – 2006 contain the relevant Development Plan policies³ that set the context for the preparation of the Neighbourhood Plan⁴. In addition, there is one adopted Supplementary Planning Document (SPD)⁵ which is specific to Yateley Parish, this is the Yateley Village Design Framework SPD adopted by HDC in 2009.

23 The YDFNP must be in general conformity with the strategic policies of the Development Plan. Hart District Council has identified the relevant strategic policies that must be considered when preparing neighbourhood plans⁶. Of particular note to the YDFNP are:

Hart Local Plan Strategy and Sites 2014 - 2032

- Policy SS1 Spatial Strategy: Scale and Distribution of Growth sets out the scale and distribution of growth across the District during the Plan period. There is no specific housing allocation for Yateley Parish;
- Housing Policies (H1 Housing Mix and H2 Affordable Housing) set out the requirements for the size and tenure of housing, including the provision of affordable housing and of accessible housing;
- Policy ED1: New Employment sets out support for new employment development;

³ <https://www.hart.gov.uk/adopted-plans>

⁴ A saved Policy in the South East Plan (NRM6) relating to the Thames Basin Heaths Special Protection Area is also part of the Development Plan but is reflected in the more recently adopted Local Plan Policy NBE3.

⁵ See Glossary – Documents which add further detail to Local Plan policies.

⁶

https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Neighbourhood_planning/Strategic%20Policies%20of%20the%20Hart%20Development%20Plan%20for%20Neighbourhood%20Planning%20Purposes%20%28September%202020%29.pdf

- Blackbushe Business Park is identified as a Locally Important Employment Site under Policy ED2: Safeguarding Employment Land and Premises to be protected for employment uses unless specific criteria can be met;
- Yateley centre is identified as a District Centre under Policies ED4 and ED6 whereby developments for town centre uses are encouraged where they are appropriate to the scale, character and function of the centre;
- Policy NBE2: Landscape seeks to protect landscape character and to ensure that development does not lead to the physical or visual coalescence of settlements;
- Policy NBE3: sets out the requirements for the protection of the Thames Basin Heath Special Protection Area including the requirement for any net new dwellings within 5km of the SPA (the whole of Yateley Parish) to provide appropriate mitigation measures;
- Policy NBE4: Biodiversity sets out the approach to conserving and enhancing biodiversity;
- Policy NBE5: Managing Flood Risk sets out the policy measures to avoiding flood risk;
- Policy NBE8: Historic Environment sets out the approach to determining planning applications that may affect heritage assets and their settings;
- Policy NBE10: Renewable and Low Carbon Energy supports proposals for the generation of energy from renewable resources, or low carbon energy development subject to relevant criteria being met;
- Policy INF1: Infrastructure sets out the requirements for all new development to ensure the provision of appropriate infrastructure;
- Policy INF2: Green infrastructure sets out the need to protect and enhance green infrastructure;
- Policy INF3: Transport supports the use of sustainable transport modes and sets out criteria relating to issues including safety, parking and highway impact;
- Policy INF4: Open Space, Sport and Recreation facilities supports the enhancement and provision of existing open space and sets out the requirements for new open space to be provided alongside new development;
- Policy INF5 Community Facilities sets out the policy considerations for the protection and enhancement of community facilities.

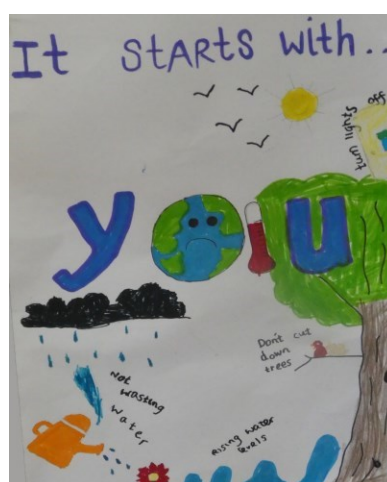
Saved Local Plan 1996 – 2006 Policies

- CON7: Riverine Environments – seeks to ensure that development proposals do not have an adverse effect on the nature conservation, landscape or recreational value of the Blackwater River (and other rivers);
- URB19: Yateley Conservation Areas – seeks to ensure that development in the three Conservation Areas does not adversely affect their semi-rural character.

Climate Change

24 The NPPF identifies that the preparation and implementation of plans (including neighbourhood plans) should contribute towards the achievement of sustainable development. This includes meeting environmental, social and economic objectives. Specifically, in relation to environmental objectives this should include contributing to mitigating and adaptation to climate change, including supporting the transition to a low carbon future.

25 In May 2019 a motion was passed by Government declaring a climate change emergency and since then many local authorities and Town and Parish Councils have followed suit. In April 2021, Hart District Council declared a climate emergency and set the goal of being a carbon neutral district by 2040. Yateley Town Council has recognised the importance of the need to take action to reduce carbon emissions through both the neighbourhood plan process and other measures. A climate emergency was declared by the Town Council in December 2021. The school poster competition referred to in Section 4 of this Plan focused on climate change and in July 2020 the Town Council set up a Yateley Climate Action Network (YCAN). The Town Council Plan, 2020 includes a commitment to address the climate change agenda and find ways of reducing the carbon footprint.



Climate Change Poster Competition 2020 entries

26 In response to questions in the 2020 Residents Survey 92% of the respondents agreed that actions to limit climate change were needed at a local level and 75% had noticed changes in the climate. Collectively, policies in the neighbourhood plan will support climate change mitigation and adaptation.

27 However, many of the actions we can take to reduce our contribution to climate change are not delivered through planning policy, but in individual and community actions. These will be explored by Yateley Climate Action Network.

Strategic Environmental Assessment and Habitat Regulations

28 Draft neighbourhood plan proposals are assessed to determine whether the plan is likely to have significant environmental effects and this process is commonly referred to as a screening opinion request. The requirements are set out in the regulations of the Environmental Assessment of Plans and Programmes Regulations 2004.

29 In December 2020 a draft Plan was submitted to Hart District Council for a formal screening as to whether a Strategic Environmental Assessment was required. As Yateley Parish is also affected by the Thames Basin Heaths Special Protection Area a Habitat Regulation Screening was also required.

30 The screening determination concluded that neither a full Strategic Environmental Assessment or Habitat Regulation Assessment is required. This can be viewed on the Town Council's website at www.yateley-tc.gov.uk/neighbourhood-plan.

Town Council Plan

31 In November 2020 Yateley Town Council adopted a new Council Plan covering projects and activities that the Town Council aims to implement or start by 2024.

32 The Town Plan has the following Vision Statement for the Parish:

“A safe and green environment where everyone in the community will have full, healthy lives.”

33 The Town Plan sets out five Strategic Priorities. The Neighbourhood Plan will play a key role in helping to deliver a number of the Town Plan priorities.

4 Community Engagement



34 Yateley Town Council formally decided to develop a Neighbourhood Plan in 2017 and subsequently established a Steering Group, supported by volunteers to take this forward. A dedicated website⁷ and Facebook page has also been established to help engage and inform the local community.

35 Consultation has played a major role throughout the process, and some key stages are summarised below and detailed further in a separate Neighbourhood Plan Consultation Statement submitted alongside the Neighbourhood Plan and available on the Neighbourhood Plan website.

Spring 2018	Consultation was undertaken on a draft vision and objectives. This included a survey to all residents, flyers at public places across the Parish and attendance at local events.
2018/2019	Topic groups made up of local community volunteers (including those belonging to local groups such as the Yateley Society) gathered evidence and engaged with the wider community and stakeholders on land use issues.
Autumn 2019	The inner two pages of the Autumn 2019 Yateley Town Council newsletter was devoted to explaining the purpose of the Plan and to raise awareness.
January – March 2020	<p>Working with local schools to promote the Neighbourhood Plan including a poster competition particularly focused around local actions to limit climate change.</p> <p>Over 1100 entries were received with the best entries in each year group awarded a certificate presented at school assemblies. Two public exhibitions of these posters were held – on February 29 at Yateley Secondary School when the Mayor of Yateley launched the Neighbourhood Plan Resident Survey and on March 14 at the Darby Green Community Centre. Some 300 people viewed the exhibits.</p>
February – April 2020	<p>A Residents’ survey was delivered to each household in the Parish in February 2020 seeking views on specific policy options which were set out in the initial draft of the Neighbourhood Plan and Annexe which had been previously uploaded to the YDFNP Neighbourhood Plan website (www.yateley-tc.gov.uk/neighbourhood-plan).</p> <p>Copies were also available at locations throughout the Parish and Steering Group members were available at the launch to answer questions.</p> <p>The outcome of this consultation informed the content and wording of the Pre-Submission Plan.</p>

⁷ <https://ydf-np.org.uk>

<p>September 2020 – May 2021</p>	<p>Ongoing meetings and input from the Volunteer Group. Engagement with local stakeholders including the Yateley Society, Blackbushe Airport and Blackwater Valley Countryside Partnership.</p>
<p>May – July 2021</p>	<p>Extensive consultation with residents and other stakeholders on a Pre-Submission Neighbourhood Plan as set out in the Consultation Statement and including targeted emails and an article in the Yateley Town Council newsletter.</p> <p>A total of 25 responses were received and all comments have been considered in the preparation of this Submission Plan (as set out in the Consultation Statement).</p> <p>Key issues raised included:</p> <ul style="list-style-type: none"> - The need for further local evidence to support the policies in the Plan - Technical comments on Policy wordings and links with other local and national policy - Recognition of the climate change emergency and the need for strong climate change policies - Concern about the capacity of flooding infrastructure and the need to protect existing and new development from flooding - Potential inclusion of further detail on heritage assets in the Parish and the need for a positive heritage strategy - Specific suggestions for improving highway safety and cycling and walking facilities - Developer promotion of sites for potential development - Comments on several Views.

5 Vision and Objectives



in the YDFNP.

36 Following consultation in 2018, 2020 and 2021 the following Vision has been expressed for the Neighbourhood Plan Area. The Vision sets out what the Community wish the Parish to be like by 2032. It is based on the key issues raised by the engagement with residents on the YDFNP and through its other activities. The Vision helps shape the objectives and policies set out

Our Vision for Yateley, Darby Green and Frogmore

Happy



- Healthy
- Vibrant
- Good local facilities
- Crime-free
- A place to be proud of

Attractive



- Protected countryside and natural environment
- Encouraging biodiversity
- Preserved heritage and village-feel

Sustainable



- Good local transport links
- Appropriate development with supporting infrastructure
- Encouraging local shops and businesses

Inclusive



- Affordable
- Supportive of those in need
- Everyone valued equally

37 In order to deliver this Vision, we compiled the following list of potential objectives:

Our Objectives for the YDF Neighbourhood Plan

Happy

- Use Community Infrastructure Levy to fund local facilities
- Cycle/pedestrian paths and other facilities to encourage healthy lifestyles
- Encourage better facilities for young people
- Safe, well-maintained and well-lit public spaces

Attractive

- Statement of design principles and standards
- Protect waterscapes and open spaces
- Encourage biodiversity by providing habitats for local wildlife
- Preserve historic buildings and views
- Protect strategic gaps between communities

Sustainable

- Better traffic management
- Appropriate parking provision
- Encourage sympathetic redevelopment of shopping and business facilities
- Campaign for better public and community transport
- Encourage energy efficiency

Inclusive

- Provide sufficient affordable housing
- Ensure development is supported by infrastructure (e.g. medical and school capacity)

38 In the 2018 public survey, residents were asked to rank these objectives in order of their importance to them, as well as to comment on the Vision and Objectives generally. This feedback is summarised below:

Top Priorities identified from the survey

Prioritised Objectives

1. Provide sufficient affordable housing, particularly starter homes and flats
2. Ensure development is supported by infrastructure (e.g. medical and school capacity)
3. Ensure new development is of an appropriate type, size, density and quality that contributes to the community's needs
4. Protect open spaces and waterscapes
5. Encourage better facilities for young people
6. Protect strategic gaps between communities

Most frequently commented topics

- More smaller and starter homes
- Road and pavement repairs
- General support and thanks
- More infrastructure for new developments (health etc)
- Maintain open spaces and common land
- Reduce crime and disorder
- Better transport links
- Improve parking at the shops
- Improve the shopping parade
- Deal with traffic congestion

39 Following on from this, we formulated 17 policy areas for further investigation, as listed below:

1. Policy in favour of good local design
2. Policy to protect buildings of historic and cultural importance
3. Policy to protect important local green spaces and gaps
4. Policy to encourage design that encourages biodiversity
5. Policy in favour of environmental design
6. Protection and provision of trees, hedges and local planting
7. Provision of allotments
8. Policy in favour of housing mix, with a bias in favour of smaller, "starter" homes
9. Policy in favour of generous provision of affordable housing
10. Identification of any sites currently suitable for development
11. Policy to provide good sport, leisure and recreational facilities
12. Policy to regulate traffic flow to reduce noise, pollution and to enhance safety
13. Policy on car parking provision in both residential and business areas
14. Policy to improve pedestrian and cycle access
15. Policy to encourage sympathetic redevelopment of business premises
16. Provision of good infrastructure
17. Protection of watercourses and avoidance of flood risk

40 The Steering Group subsequently added two more policy areas for investigation:

18. Actions to limit Climate Change
19. Policy on Blackbushe Airport

41 In response to comments from Historic England during the Pre-Submission consultation, an amendment was made to Objective G to better link the Vision and Objectives in relation to the historic environment. We always made it clear to residents that some of the areas for investigation might not result in Neighbourhood Plan policies, because they addressed areas outside of the control of the planning system. A good example is the provision of better public transport, which was frequently mentioned by residents but is not something we expect to be able to address through this plan. This led to the creation of the “Community Ambitions” section as explained in paragraph 4 above.

42 The following Table sets out the objectives for our Neighbourhood Plan which have emerged through the consultation process, and shows how they link to the policies we have drawn up:

	Objectives	Related Neighbourhood Plan Policies
A	To ensure housing, including affordable housing is delivered that meets the needs of the whole community.	YDFNP1 Sustainable Development YDFNP12 Housing Mix and Affordable Housing
B	To ensure development is supported by upgrading infrastructure including digital broadband, local generation of electricity and initiating the transition to low carbon heating.	YDFNP8 Green Infrastructure YDFNP11 Telecommunications YDFNP14 Home Working
C	To ensure new development is of an appropriate type, size, density and quality that contributes to the community’s needs.	YDFNP1 Sustainable Development YDFNP4 Design principles YDFNP12 Housing Mix and Affordable Housing
D	To ensure development is built, designed and located so as to not to add to the carbon burden and supports the national target of net zero gas emissions by 2050.	YDFNP2 Limiting Climate Change YDFNP8 Green Infrastructure YDFNP15 Active Travel
E	To protect and enhance biodiversity, open spaces and waterscapes.	YDFNP3 Promoting Biodiversity YDFNP7 Views YDFNP8 Green Infrastructure YDFNP9 Flood Risk
F	To encourage better facilities for young people.	YDFNP8 Green Infrastructure YDFNP10 Community Facilities
G	To protect the character, heritage and identity of local communities.	YDFNP4 Design principles YDFNP5 Yateley Village Centre YDFNP6 Conservation Areas YDFNP7 Views YDFNP13 Blackbushe Airport

6 Policies

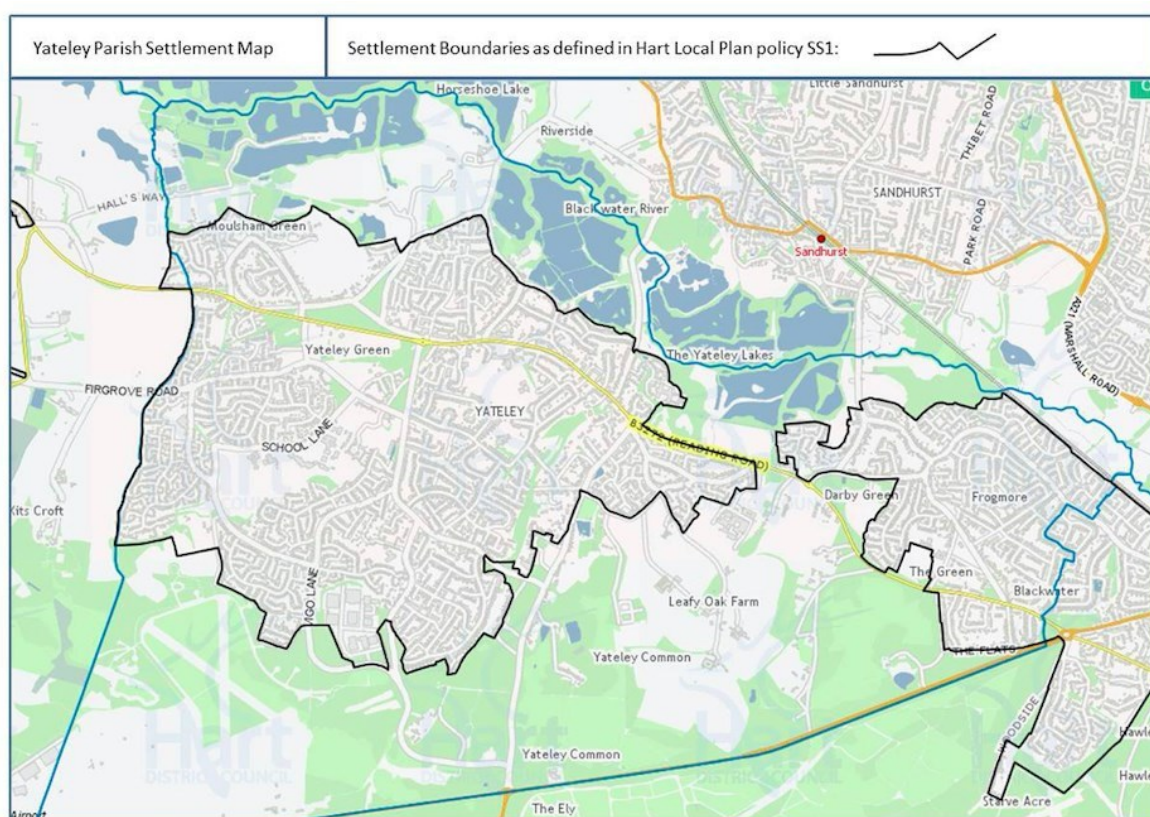
43 The following section sets out the YDFNP planning policies against which planning applications in the Parish will be determined once the Plan is adopted by Hart District Council.

Sustainable Development

Delivering Sustainable Development

44 In order to deliver sustainable development, new development will be focused within the defined settlement boundaries as defined in the Hart Local Plan and indicated on Map 4 below. Outside of the settlement boundaries much of the Parish is constrained by areas of flood risk and of high ecological value as well as significant areas designated as Common Land as shown elsewhere in the Plan.

Map 4: Yateley Parish Settlement Boundaries



45 For Yateley Parish other key elements of sustainable development relate to avoiding flood risk, to the protection of green infrastructure and strengthening of biodiversity; to enhancing opportunities for active travel; to ensuring that infrastructure needed to mitigate the impact of development such as highway improvements, green infrastructure and social infrastructure is provided alongside new development, and ensuring that affordable housing is provided on qualifying developments, as defined by Policy H2 of the Hart Local Plan 2016 -

2032. The expansion of existing employment or business uses to provide additional job opportunities in the settlements will be supported.

46 The delivery of measures to reduce any contribution to the carbon burden (as set out in Policy YDFNP2: Climate Change) and which support other climate change mitigation and adaptation measures being undertaken by the Town Council is also an important element of sustainable development in the Parish.

47 In order to maintain the distinctive identity of settlements, development outside of the settlement boundaries should be consistent with Local Plan Policy NBE2: Landscape. In the context of the neighbourhood plan area this relates to the separation of Yateley and Sandhurst in the north and between Yateley and Darby Green. There is also community support for ensuring the protection of the separate identities of Yateley with Eversley although the open space between these settlements lies outside of the neighbourhood plan area and is not therefore subject to the policies in this Plan.

Policy YDFNP1 – Delivering Sustainable Development

Development proposals within the settlement boundary will be supported where they are well designed, and as appropriate to the nature, scale and location of the proposed development, meeting all relevant requirements set out in other Development Plan policies taken as a whole.

Outside the settlement boundaries, development will only be supported where it is in accordance with other Development Plan policies, would comprise an appropriate use in the countryside and would not result in the visual or physical coalescence of settlements.

Climate Change

48 As set out in Section 3, national policy sets out that plans should include contributing to mitigating and adaptation to climate change, including moving to a low carbon economy. Hampshire County Council (HCC) declared a climate emergency in July 2019. HDC followed in April 2021 and set the goal of being a carbon neutral district by 2040. This follows the adoption of Hart's Climate Action Plan in 2020 which requires, like HCC, the reduction of carbon emissions in the atmosphere as the centre of all its policies and planning decisions. The Town Council declared a climate emergency in December 2021 and is in the process of devising an action plan to work towards net zero carbon emissions.

49 Evidence set out in the Neighbourhood Plan Background evidence paper shows that the per person carbon footprint within the Neighbourhood Area is higher than the national average and for a number of smaller areas in the Parish is higher than the average in Hart District. Car emissions are also higher than the average in England. A number of policies collectively in this Plan, together with those in the Local Plan, deliver climate change

adaptation and mitigation measures including policies on flooding, on biodiversity, on green infrastructure, local generation of electricity and heat, home working and on active travel.

50 To reach a zero emissions goal it is necessary for a 7% reduction in carbon emissions each and every year from 2020 until zero emissions are reached (IPCC 5). As the major sources of emissions which can be influenced by the Neighbourhood Plan are related to energy use in the home and transport, policies are put forward which will, where planning permission is required, reduce emissions from existing as well as new build and encourage active transport.



Climate Change Poster Competition 2020 entry

51 To reduce carbon emissions relating to energy use will require not only conversion from fossil fuels to renewable energy sources, where possible, but also the use of less energy and for energy to be used more efficiently.

Mitigation measures are required to –

- ensure that buildings, new as well as existing, are more resilient to increasing extremes in weather (UK Met Office, CP18 projections); and
- increase sinks for greenhouse gasses by preserving and enhancing green spaces in order to compensate for emissions associated with energy use that cannot be reduced to zero.

52 The Government's 2019 Spring Statement introduced a commitment to a "Future Homes Standard, mandating the end of fossil-fuel heating systems in all new houses from 2025" and there has been further consultation on upgraded building regulations standards⁸.

53 The Residents' Survey showed that 93% of respondents approved the local generation of electricity and heat. 10% of respondents currently have installed solar panels and a further 25% requested more information. Local generation avoids the associated transmission and distribution losses involved in transmitting energy over long distances. As the cost of photovoltaic modules and their installation has decreased by a factor of 4 in the past 10 years, it is now cost effective to install solar panels on roofs orientated SE to SW while any excess electricity can be exported at the deemed price of 5.4p/kWh.

⁸ See <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-1> for more information.

54 Moreover, the phasing out of gas as a heating medium from 2025 onwards will require conversion of existing heating systems to low carbon of which the most efficient is ground source heat pumps which concentrate the geothermal heat located in the upper 200m of the surface.

55 Yateley is underlain by superficial deposits alongside the Blackwater River in the north (river terrace deposits and alluvium) of Eocene age, with associated strata comprising mainly of sands, together with the Camberley Sand Formation (south), the Windlesham Formation (central area) and the Bagshot Formation (north-west). Beneath these formations is a layer of up to 100m of London clay, which lies on the Upper Chalk of Cretaceous age. These formations are very suitable for extracting geothermal heat and are similar to that underlying Reading⁹. Accessing geothermal heating from communal borehole arrays up to 200m deep located in suitable areas of Yateley will require either an existing utility to provide, or a community energy company to be established, to supply geothermal heat to heat pumps located in individual buildings, existing as well as new.

56 The design and construction of new development which will not increase the environmental burden is a critical part of delivering sustainable development. Proposals for development will be expected to minimise the use of resources, mitigate against and be resilient to the impacts of climate change. The UK 10 point Energy Plan together with the Committee for Climate Change's 6th Carbon budget, delivered to Parliament on 9 December 2020, requires all buildings to be converted to low carbon heating by 2050 with the phasing out of gas heating in new homes from 2025 and of existing heating systems from 2032. An interim UK target has been set of installing annually 600,000 heat pumps by 2028 with a view to installing heat pumps in 25 million dwellings by 2050 in order to meet the UK's zero carbon goal.

57 For the conversion target to low carbon heating to be achieved at lowest possible cost, it is essential that all buildings and their heating systems are *prepared* for the introduction of low carbon heating when their heating systems need updating or converting. In order for geothermal heat to be shared equitably from the underlying geothermal strata, the aim should be to insulate dwellings so that the average heat demand should not exceed 5.0 kW at an outside temperature of -1 C (Nadia Mohammed, 2011, British Geological Survey, 2015)

58 For all new developments within the time frame of this Plan, it will be necessary to either install low carbon heating systems from 2025 onwards or prior to this time to ensure that conversion to low carbon systems is possible and at a low cost. Since low carbon systems like heat pumps are only sized for the maximum heat loss, it is not possible to provide instantaneous hot water. So, gas boilers should be of the conventional type which store hot water in a storage tank as well as providing space heating.

⁹ Information from the British Geological Survey <https://www.bgs.ac.uk/>

59 Proposals for the construction of new buildings will be encouraged to conform to current Home Quality Mark (Building Research Establishment)¹⁰ best practice standards with respect to siting, energy, construction materials, performance in extreme weather, transport and amenity, quality of living space and environmental impact.

60 All developments should minimise energy use and maximise the proportion of energy used from renewable sources. Development should consume significantly less non-renewable energy than the development it replaces. To evaluate the energy requirements and resulting carbon emissions, developers should, as appropriate to the scale of the development, include with their application evidence setting out how they have considered and incorporated the measures set out in Policy YDFNP2 including comparisons of existing and proposed energy consumption.

Policy YDFNP2 – Limiting Climate Change

As appropriate to their scale, nature and location, development will be supported where it contributes to adapting and mitigating against impacts of climate change, by incorporating the following measures wherever practicable: -

- a. Instituting best practice in energy conservation;**
 - b. Orientating roofs South East to South West so they can maximise solar gain through roof mounted modules;**
 - c. Utilising local renewable energy sources wherever possible;**
 - d. Installing low carbon heating or prior to 2025 preparing buildings for introduction of low carbon heating;**
 - e. Providing charging points for electric vehicles;**
 - f. Providing access to schools, shops and local public transport via provision of pavements and cycle lanes;**
- and mitigating against changes in climate by –**
- g. Preventing overheating in dwellings by cross flow ventilation, and passive solar shading;**
 - h. Ensuring that buildings are not liable to flooding;**
 - i. Providing for greywater/rainwater and/or surface water harvesting and recycling;**
 - j. Moderating external temperatures through the use of green walls and roofs, tree planting and landscaping;**
 - k. Promoting new green infrastructure assets such communal boreholes to provide geothermally heated water which can be concentrated using heat pumps to provide space and water heating;**

¹⁰ Further information at <https://www.homequalitymark.com> – the HQM provides impartial information from independent experts on a new home’s quality and sustainability.

- I. demonstrating that energy efficiency measures have been chosen that best protect the significance of heritage assets and the historic character of the area.**

Proposals for retrofitting historic buildings that do not harm their character or significance will be supported.

Natural Environment

Biodiversity

61 Life on earth has evolved over hundreds of millions of years with the evolution of myriad species which has led to the life forms that exist today. The natural diversity within and between species have created biological resources which feed and clothe us and provide housing, medicines and spiritual nourishment. Biodiversity is not just confined to identified and protected sites.

62 The RSPB State of Nature Report¹¹, 2019 identifies that between 1970 and 2019 41% of species have declined in abundance in the UK. The causative factors behind this loss of natural habitat and species include climate change, the expansion of the built environment and the way important habitats are managed. The State of Hampshire's Natural Environment Report (HNER), September 2020 found that 48% of a sample of 50 of Hampshire's most notable species are in decline along with a decline in insects and pollinators. The Biodiversity Topic Paper published alongside this Neighbourhood Plan provides information on species and habitats found in the Parish based largely on information from the Hampshire Biodiversity Information Centre obtained in 2019. This shows that a number of the species identified in the HNER as being in decline have been found as being present within the Parish including Great Crested Newt, Nightingale, Turtle Dove, Linnet, reed bunting and Yellow Wagtails.

63 In the 2020 Residents' Survey, 72% of the respondents had observed a decline in species. In view of the decline in a number of species, linked largely to loss of habitat, it is therefore important to conserve and enhance natural habitats in order to sustain ecosystems which will protect individual species.

64 The NPPF states "the planning system should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity". It also sets out that "opportunities to improve biodiversity in and around developments should be integrated as part of their design". The Environment Act 2021 provides for the creation of a new 10% biodiversity net gain requirement. Local Plan Policy NBE4 Biodiversity sets out the approach to conserving and enhancing biodiversity across the District and will be used in the determination of planning applications in the Parish along with Policy YDFNP4 below.

65 There are a number of protective designations within and just beyond the Parish that are of international, national and local significance (See Map 2). These include the Thames Basin Heaths Special Protection Area (SPA), two Sites of Special Scientific Interest (SSSI) and

¹¹ https://www.rspb.org.uk/globalassets/images/campaigning-and-positions/let-nature-sing/birdsong-takeover/pdf/sonr/rspb_state-of-nature_summary-report_uk.pdf

a number of Sites of Importance for Nature Conservation (SINC). These are detailed in a Biodiversity Background Paper supporting this Plan.

66 The SPA was designated on 9 March 2005, as part of the Europe-wide Natura 2000 network and comprises predominantly lowland heathland and woodland. The SPA is designated because of the presence of breeding populations of three bird species: Dartford Warbler, Woodlark and Nightjar. These birds nest on or near the ground and as a result are vulnerable to predators, as well as to disturbance from informal recreational use, such as walking and dog walking. The SPA extends over all or part of 11 LPAs in Surrey, Berkshire and Hampshire and comprises a network of 13 SSSIs.

67 The identified avoidance strategy to ensure no adverse effect on the integrity of the SPA from new residential development is by mitigation in the form of Suitable Alternative Natural Greenspace (SANG) and the funding of access management and monitoring measures. The purpose of SANGs is to divert potential new users away from the SPA but they can in themselves have biodiversity value.

68 Appropriate mitigation is required for all net new dwellings within 5km of the SPA which includes the whole of Yateley Parish. In addition, a significant portion of the built up area along the southern edge of the parish, including the settlements of Yateley and Darby Green, also lies within the 400m exclusion zone. These mitigation measures are agreed by all authorities affected by the TBHSPA and are set out in detail in Policy NBE3: Thames Basin Heaths SPA of the adopted Hart Local Plan. The delivery of SANGs is also covered further in Policy YDFNP8.

69 In addition to designated sites, many other sites including gardens, trees, open spaces and parks do, and have the opportunity to, provide important habitats. Furthermore, the Parish has many Habitats of Principal Importance (HPI), such as deciduous woodland, Floodplain Grazing Marsh, Purple Moor Grass, Rush Pasture, Lowland Dry Acid Grassland and hedgerows. In response to early community consultations there was strong support for additional wildflower planting and other



Wildflowers on Yateley Green, Yateley Photo courtesy of Simon Smith

measures to improve biodiversity in the Parish. These issues are set out in the 'Community Ambitions' section of this Plan and are also being considered through the Town Council's Yateley Climate Action Network (YCAN).

70 Policy YDFNP2 also recognises the value of trees in the Parish. The revised NPPF, July 2021 included additional emphasis on the need to incorporate trees in new development and wherever possible, to retain existing trees. Trees are important for visual amenity, biodiversity and in some locations to provide urban shading. Any loss of significant trees should be replaced and additional tree planting in the Parish will also be supported in appropriate locations. New trees and landscaping should be of appropriate native species or with a known benefit to wildlife.

Policy YDFNP3 – Promoting Biodiversity

Development proposals should integrate biodiversity from an early stage and demonstrate a net gain in biodiversity appropriate to the nature and scale of the development and in line with any statutory requirements. The priority should be to demonstrate net-gain improvements on-site.

Landscaping proposals on new development should be project specific with species selection according to the site conditions to maximise biodiversity, aesthetic value and health benefits. Artificial turf will not be accepted within landscaping schemes associated with residential or commercial development or as part of surface cover within the development, unless required as part of a sports facility.

New development should protect trees from damage or loss and be designed so as to minimise tree loss. Where trees must be lost as a result of development or for safety reasons, these must be replaced at a minimum ratio of 1:1 within the vicinity of the lost tree and of a species appropriate to the area.

Development proposals should make provision for the care and protection of existing trees and hedgerows to be retained prior to, during and after the construction process, including measures for the long term management and maintenance of existing and new trees and landscaping. Tree species to be planted in agreement with Hart District Council's Tree Officer.

Built and Historic Environment

Design

71 The NPPF para 126 states that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The Town Council fully endorses this statement and believes that all development should be of high quality, whilst embracing sustainability principles.

72 Yateley Parish has a mix of development ages, styles and materials and community engagement has shown that the design of new development is important to local residents. In the Spring 2020 survey 97% of respondents agreed that good local design should be promoted. Examples given by residents as to what constitutes good design included:

- Development in keeping with the surroundings that reflects the local area
- In keeping with older properties
- Space between buildings
- Matching surroundings
- Adequate gardens and open space
- Low rise buildings/no more than two storey
- Sustainable/green design and use of materials/carbon neutral
- Low impact on the environment/blends with nature

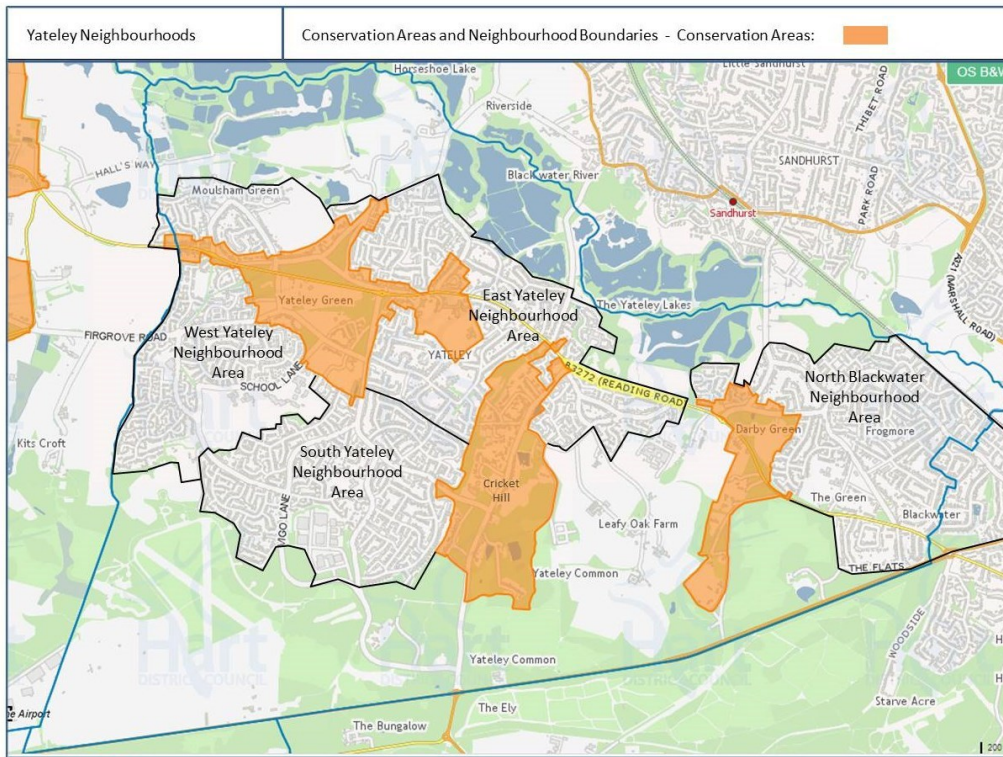
73 New developments, whether they are for residential, commercial, or other purposes, should seek to make a positive contribution to the quality of the environment and contribute positively to their overall surroundings. Whether new development is in a traditional style or is more modern; it is the quality of design, use of materials, scale, density and landscape details that is important. The NPPF clearly sets out that development that is not well designed should be refused, especially where it fails to take into account local design policies and government guidance on design.

74 Adopted Local Plan Policy NBE9: Design sets out a range of design criteria that would be used in the determination of any applications in the Parish. The intention of the YDFNP design policies is to reinforce and strengthen the provisions of the Hart LP regarding design and to use the guidance set out in the Hart Urban Characterisation Study and the Yateley Village Design Framework Supplementary Planning Document to make it easier to decide whether planning applications comply with local design priorities. The design of new development should also be considered in relation to Neighbourhood Plan Policy YDFNP2: Climate Change.

Hart Urban Characterisation Study (Hart UCS)

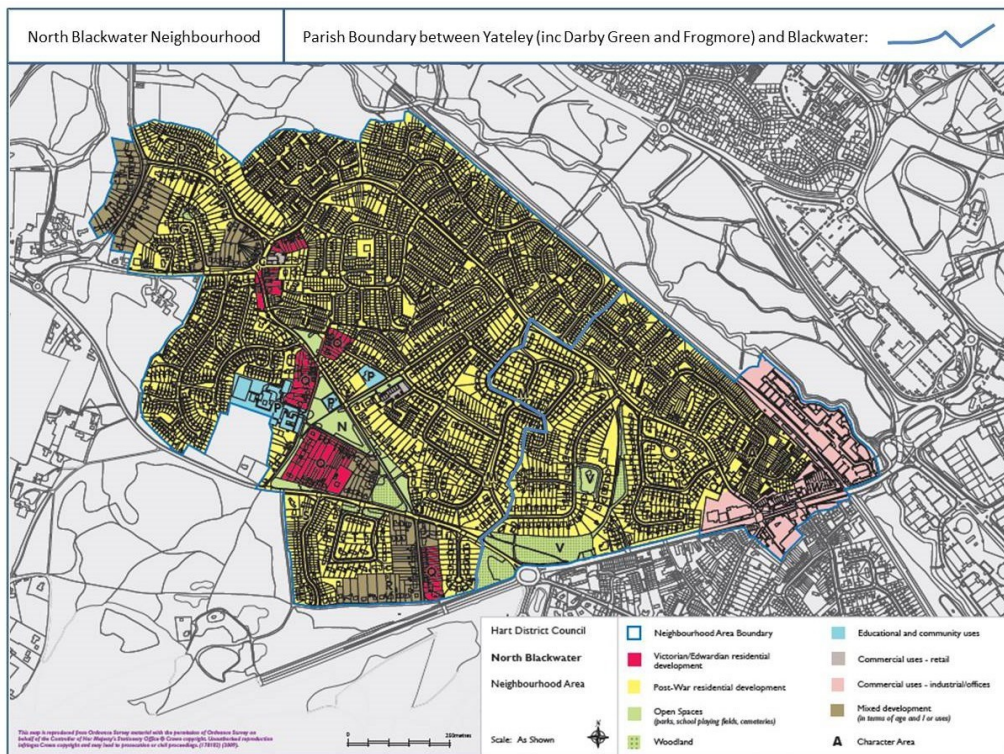
75 The Hart Urban Characterisation Study was prepared by Hart District Council in 2010. It was subject to public consultation when it was prepared. It divides the part of the Parish that is covered by the Study into individual Character Areas as shown on the Maps below.

Map 5: Conservation Areas and Character Area Boundaries

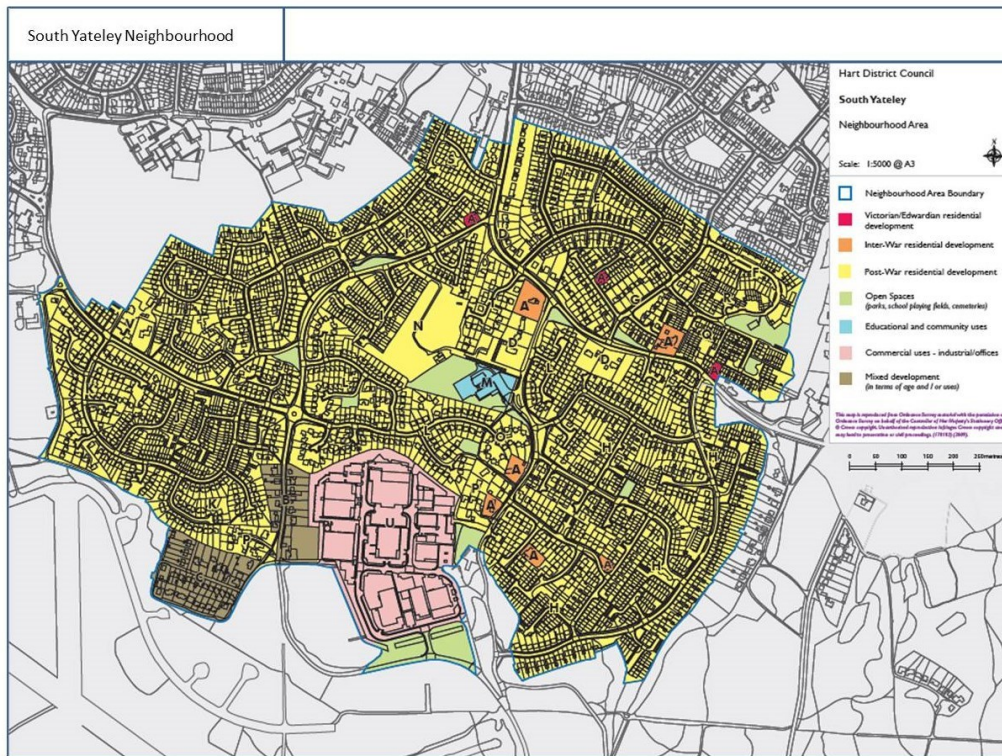


76 Each of these areas is further subdivided into specific areas with a design analysis and design guidance provided for each sub area.

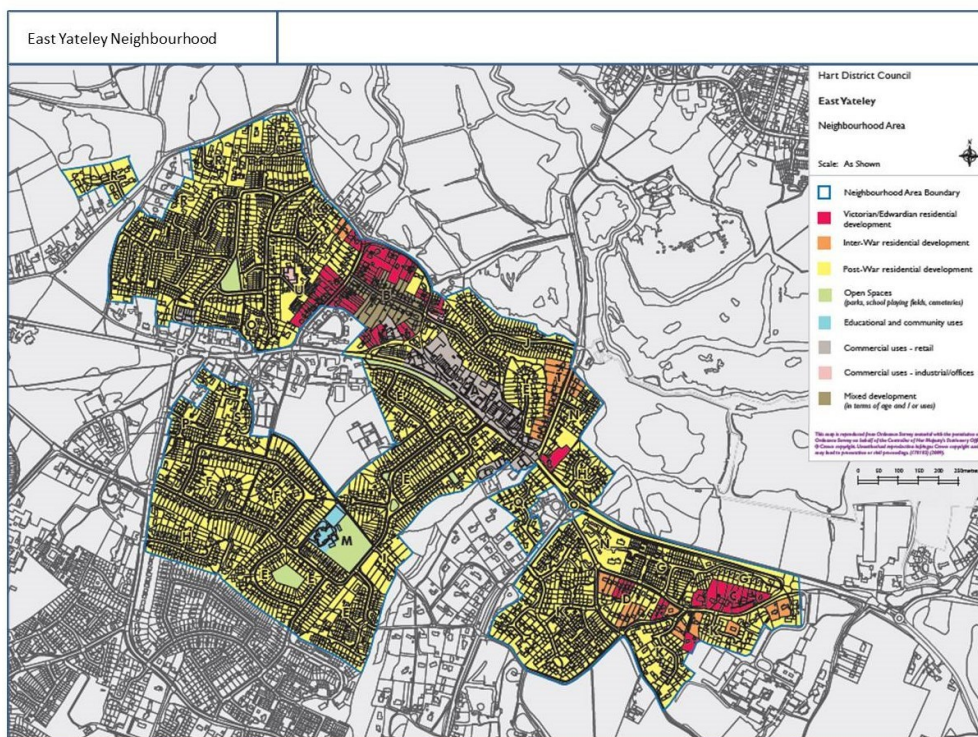
Map 6: North Blackwater Character Area



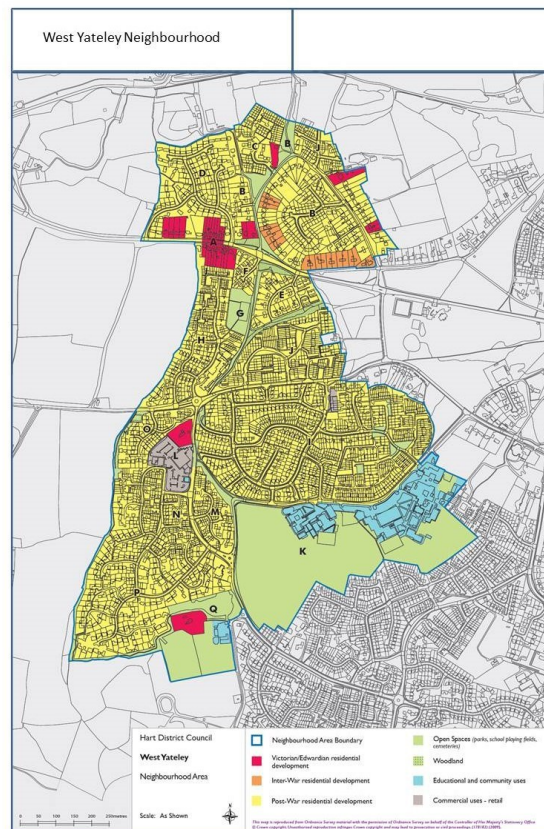
Map 7: South Yateley Character Area



Map 8: East Yateley Character Area



Map 9: West Yateley Character Area



Yateley Village Design Framework SPD (YVDF)

77 The Yateley Village Design Framework was adopted by Hart District Council as Supplementary Planning Guidance in 2009. It sets out design guidance covering Yateley village centre and was prepared to meet the following three objectives:

- To serve as a framework to guide future development in Yateley centre;
- To establish a basis for attracting funding for environmental improvements; and
- To act as a catalyst to promote development and improvements.

78 The YVDF SPD will remain in place but key design principles have been drawn out and are reflected in Policy YDFNP5.

Conservation Areas

79 The Hart UCS does not cover the three Conservation Areas in the Parish (see Map 5). Whilst the principles of good design in Policy YDFNP4 should apply within these Conservation Areas, development must also reflect the special characteristics of those areas as set out in the relevant Conservation Area Character Assessments/Proposals and in line with Policy YDFNP6 of this Plan and policies in the Hart Local Plan.

Design

80 The Town Council considers that the Building for a Healthy Life criteria provide a useful basis for those considering development proposals in the Parish. These are produced by the Design Council, the Home Builders Federation and Design for Homes and is the industry standard for the design of new housing developments. The most recent update has also been produced in partnership with Homes England, NHS England and NHS Improvement to ensure the delivery of healthy places. Schemes are assessed against criteria using a traffic light system. In addition, the Government has published a National Model Design Code, June 2021¹² to support the National Design Guide and it is important that these documents are used in influencing design of new developments in the Parish in so far as they are consistent with the Design policies in this Plan. The NPPF sets out that significant weight should be given to schemes that reflect local design guidance and government guidance on design.

As set out in Hart Local Plan Policy H6 all new homes must meet the nationally described space standards.

81 The Hart UCS identifies a number of areas of the Parish as having a high sensitivity to change. These are areas with the highest townscape quality and are the most sensitive to change through poorly designed development.

Policy YDFNP4 – Design Principles in New Development

As appropriate to their nature, scale and location, development proposals should:

- a. respond positively to local identity and distinctiveness reflecting the Hart Urban Characterisation Study, and the Yateley Village Design Framework as set out in Policy YDFNP5 as well as any national or locally adopted design guidance or codes; and**
- b. positively contribute to the local character especially in areas of high sensitivity to change identified in the Hart UCS.**

And will be supported where they:

- c. demonstrate that they have had regard to the Building for a Healthy Life¹³ criteria;**
- d. ensure that affordable housing is designed so that it is 'tenure blind' (that is, indistinguishable from market housing in all respects);**
- e. include boundary treatments that reflect the character and materials of the local vicinity;**
- f. reflect, respect and reinforce local architecture and historic distinctiveness;**
- g. retain and incorporate positive existing features into the development;**
- h. respect surrounding buildings in terms of scale, height, form and massing;**
- i. adopt contextually appropriate materials and details;**

¹² <https://www.gov.uk/government/publications/national-model-design-code>

¹³ Available in full at <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

- j. minimise the need for external lighting;
- k. make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- l. provide adequate vehicle and cycle parking in accordance with Hart District Council's latest published standards;
- m. integrate parking provision such that it does not dominate the street scene and maximises opportunities for green infrastructure.

New or renovated shop fronts and signage should, where possible, improve the character of their local environment and complement the design of the rest of the building. The use of lighting should be minimised to avoid light pollution.

Yateley Village

82 The Yateley Village Design Framework SPD¹⁴ (YVDF SPD) was adopted by Hart District Council in 2009. The Village Centre for the purpose of this Policy stretches along the Reading Road from Hall Lane to Cricket Hill Lane as defined in the SPD and set out in Map 10. The Village Centre contains the main retail facilities in the Parish including a strong convenience (food store) provision but also a range of food and drink outlets and other services including community facilities.

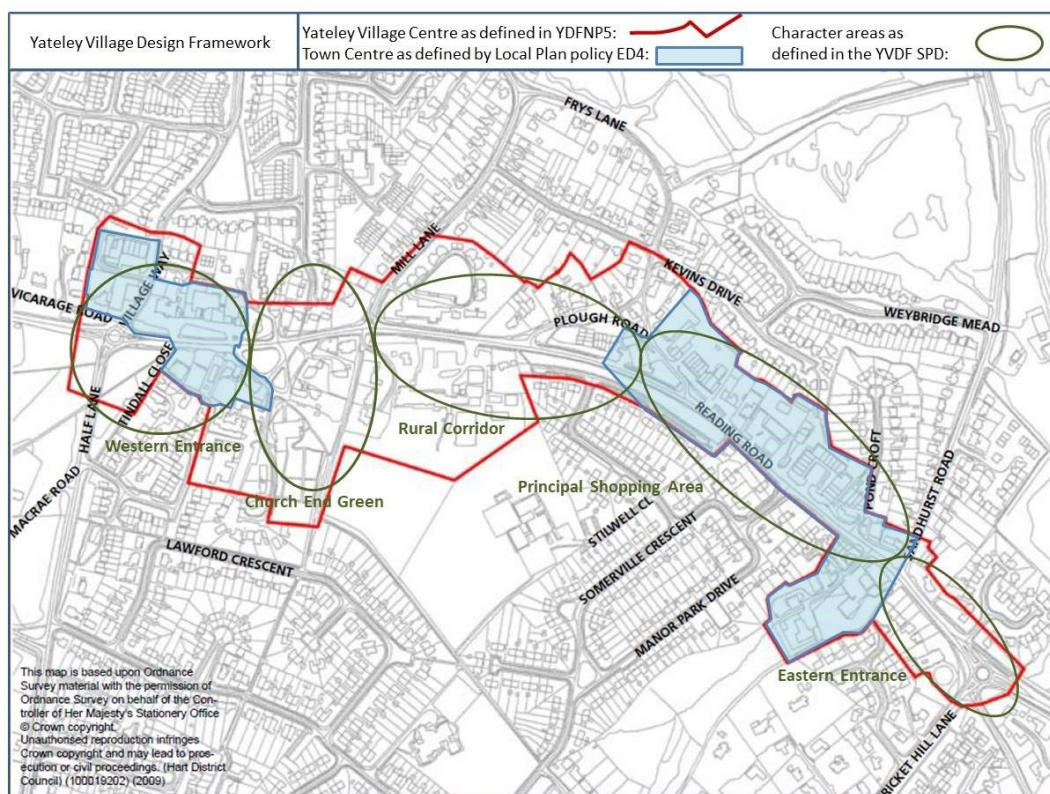
83 The shopping parades within the principal shopping area are very healthy, with surveys in September 2021 (see background Evidence Paper) showing a very low level of vacancy and a high proportion of retail (Class Ea) uses. There is, however, a limited choice of comparison good shops so people have to go further afield for clothes, white goods and other shopping items.

84 The Hart Local Plan identifies Yateley as a District Centre to which Policies ED4 and ED6 apply and whereby developments for town centre uses are encouraged where they are appropriate to the scale, character and function of the centre.

¹⁴ Available at

[https://www.hart.gov.uk/sites/default/files/4 The Council/Polices and published documents/Planning policy/Yateley Village Design Framework%20-%20June%202009.pdf](https://www.hart.gov.uk/sites/default/files/4%20The%20Council/Polices%20and%20published%20documents/Planning%20policy/Yateley%20Village%20Design%20Framework%20-%20June%202009.pdf)

Map 10: Yateley Village Centre and Local Plan District Centre Boundary



85 Much of this area comprises part of either the Yateley Green Conservation Area (see Map 13) in the east or Cricket Hill Conservation Area (see Map 11) in the west. The SPD and the Hart Urban Characterisation Study identifies the roundabouts at each end as Gateway sites.

86 The YVDF SPD comprises 5 character areas (as shown on Map 10):

- Western Entrance
- Church End Green
- Rural Corridor
- Principal Shopping Area
- Eastern entrance

87 The important characteristics of each area are set out in the SPD.

88 As set out elsewhere, the Reading Road runs through the centre of Yateley mainly for local traffic but also as a through route. The SPD identifies that the road layout is focused towards ease of use for motor traffic and creates some issues for pedestrians and cyclists and activity in the parking areas can also make it feel unsafe for pedestrians and cyclists. The SPD identifies a number of potential highway and public realm improvements. Proposals within the Village Centre that fall within Flood Zones 2 and 3 (see Map 17) may require a site-specific

flood risk assessment and to be subject to a sequential and exceptions test in line with national policy and Development Plan policies.

89 With regards to changes of use within the Principal Shopping Area, changes to the Use Classes Order¹⁵ and to permitted development rights mean that there is now much greater flexibility for changes of use without the need for planning permission. Local Plan Policy ED4 identifies Yateley as a District Centre and within the defined District centre boundary sets out that town centre uses will be encouraged. Local Plan Policy ED6 supports changes of use and new uses in District Centres subject to a range of criteria including retention of an active



Saddlers Court, Reading Road, Yateley

frontage. Where planning permission is required for a change of use within the District Centre in line with Policy ED6 this should be for a main town centre use and retain an active frontage.

90 Policy YDFNP5 encourages main town centre uses in accordance with Policy ED6 of the Hart Local Plan, within the shopping parades, but particularly uses within Use Class:

E (a) – Display or retail sale of goods, other than hot food

E (b) – Sale of food and drink for consumption (mostly) on the premises

E (c) - Provision of:

- **E(c)(i)** Financial services,
- **E(c)(ii)** Professional services (other than health or medical services), or
- **E(c)(iii)** Other appropriate services in a commercial, business or service locality.

The Use Classes Order 2021 now provides considerable flexibility for business uses in village centres. This is reflected in the details of Policy YDFNP5. Nevertheless, the Town Council would encourage proposals for shops, food and drink and financial and professional services to come forward.

¹⁵ Further information can be found at https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Policy YDFNP5 – Yateley Village Centre

Development in Yateley Village Centre as shown on Map 10 will be supported which strengthens local character and creates a sense of place and identity and which:

- a. Reflects the Yateley Village Design Framework Supplementary Planning Document (YVDF);
- b. Reflects the features of the character areas set out in the YVDF, in particular:
 - a. scale of buildings;
 - b. pattern of development;
 - c. architectural detailing and use of materials;
 - d. landscaping.
- c. Strengthens the environment and infrastructure for pedestrians and cyclists;
- d. Improves the layout of off-street public parking;
- e. If providing new homes, provides for one or two bedroomed homes unless evidence supports a different mix;
- f. Does not add to surface water flooding during periods of intense rainfall.

In the Western Entrance Character Area, development of the gateway site identified in the Hart Urban Characterisation Study will be supported where it also:

- g. Conserves or enhances local heritage assets and their settings including the Yateley Green Conservation area and the listed White Lion public house;
- h. Respects its role as a transition site from semi-rural area to the village centre.

In the Rural Corridor Character Area development will be supported which maintains and where appropriate enhances the 'leafy' semi rural character of this area.

In the Principal Shopping Area:

- i. Insofar as planning permission is required, proposals for Class E uses at ground floor level will be supported;
- j. Changes of use and redevelopment proposals will be supported which maintain the vitality and viability of the existing shopping parades and do not result in the loss of an active frontage.

In the Eastern Entrance proposals will be supported which maintain and where appropriate enhance the predominance of trees, hedgerows and boundary walls and maintain the semi-rural character of this area.

Heritage Policies

91 The Parish is fortunate in having a number of designated and non-designated heritage assets which contribute to local character and history. Hart Local Plan Policy NBE8 sets out the considerations for planning applications affecting heritage assets. The three Conservation Areas play an important role in the heritage and character of the Parish and therefore it is

considered appropriate to set out a Policy which establishes the principles for development in the three Conservation Areas in the Neighbourhood Area. This Policy links to the Strategic Hart Local Plan Policies NBE8 and URB19.

92 Hart District Council has a Conservation Area Appraisal for each as set out below:

- Cricket Hill Conservation Area Character Appraisal and Management Proposals, 2011;
- Darby Green Conservation Area Proposal Statement, 2001;
- Yateley Green Conservation Area, Character Appraisal and Management Proposals, 2011.

93 These make an assessment of the important characteristics of the Conservation Areas. The Town Council is proposing an update to these in 2022/2023 subject to budget approval. This will include reviewing the locally listed and/or positive buildings as well as updating the management proposals.

Cricket Hill Conservation Area

94 The Cricket Hill Conservation Area was first designated in March 1988. About one quarter of the Cricket Hill Conservation Area is registered common land (Yateley Common - designation number CL24). Four ponds, meandering watercourses, and undulating topography characterise the Conservation Area, providing a pleasant backdrop to the rather dispersed development. Cricket Hill Green, just off Cricket Hill Lane, and the adjoining Cricketers Public House, gives some focus to the community,

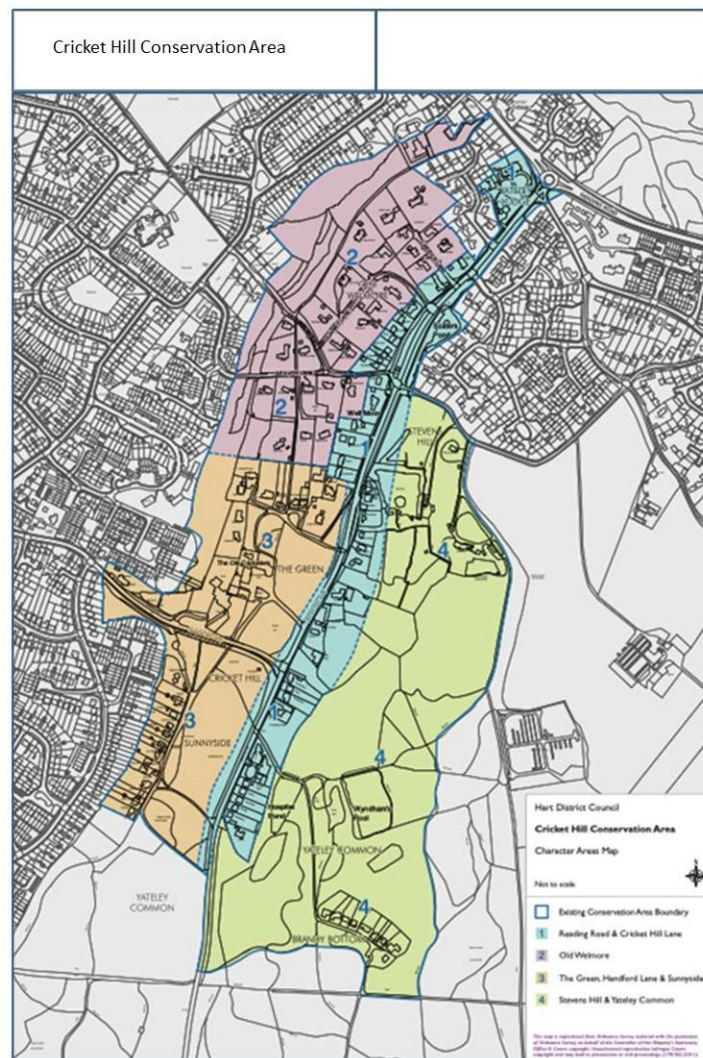


Wyndham's Pool, Yateley Photo courtesy of Steve Banks

the public house being one of the few commercial businesses in the area apart from a hotel and restaurant in Handford Lane (The Casa Hotel) and some offices in Cricket Hill Lane (Yateley Lodge). Otherwise, the uses are almost entirely residential.

95 The Appraisal also identifies details of boundaries and building types and sets out a number of management proposals.

Map 11: Cricket Hill Conservation Area Character Appraisal map



Darby Green Conservation Area

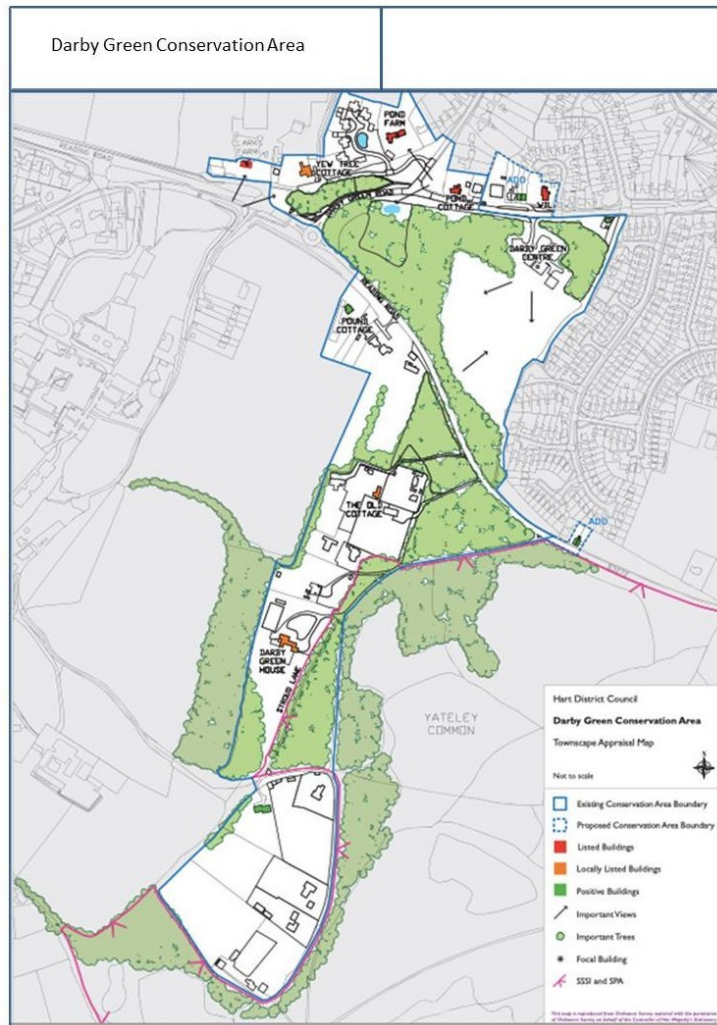
96 The Darby Green Conservation Area was first designated in 1988. The Conservation Area Proposals Statement, 2001 sets out that *“its character arises from its farmhouses, cottages and larger houses which are set amidst woodland and farmland on the edge of the common land areas of Darby Green and Yateley Common”*.



Pond Farm, Darby Green Lane, Darby Green

97 The Conservation Area Proposal identifies three character areas as well as a number of important views and positive buildings. It also identifies important landscape elements including the importance of trees and woodlands and open spaces to the character of the Conservation Area.

Map 12: Darby Green Conservation Area Appraisal map



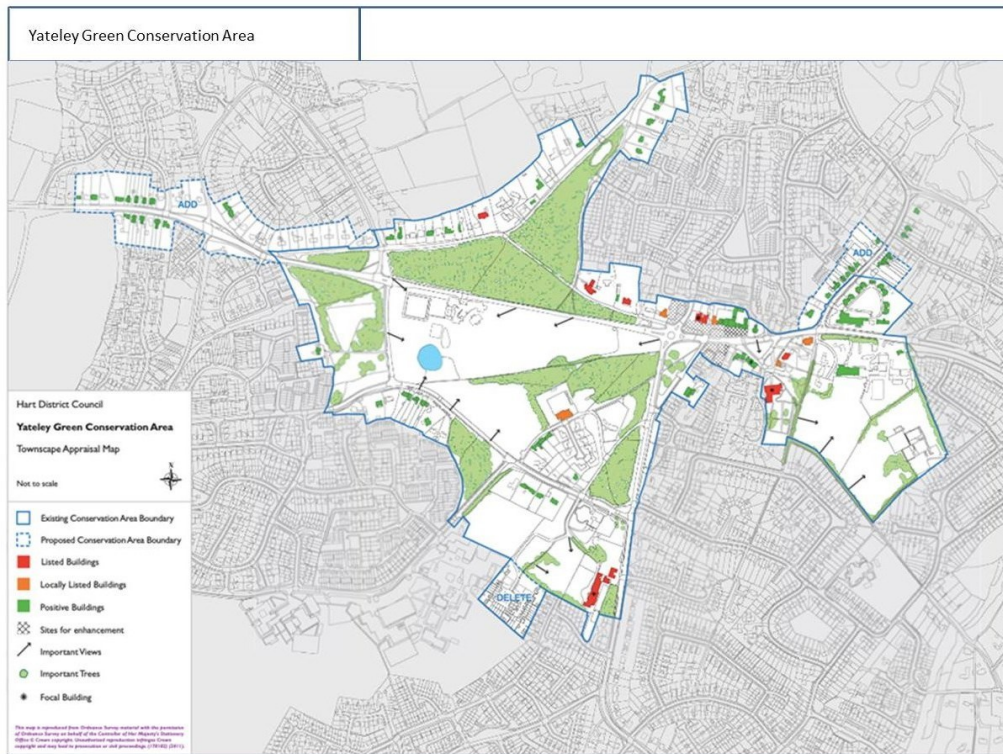
Yateley Green Conservation Area

98 Yateley Green Conservation Area was first designated in 1977 with a number of subsequent amendments.

99 The 2011 Appraisal sets out that although the Conservation Area retains a rural character due to the open green spaces, mature trees, spacious building plots, and spread-out layout, the Conservation Area is surrounded by Post-War development, largely housing built in the 1960s or 1970s. There are a number of statutorily listed, locally listed and positive buildings and 6 distinct character areas are identified within the Conservation Area. The

Appraisal sets out the important features in each character area as well as identifying a number of important views.

Map 13: Yateley Green Conservation Area Appraisal Map



100 The Conservation Area Appraisals identify a number of important views into and out of the Conservation Areas which contribute strongly to the character of the Conservation Areas. In addition, a number of locally listed and ‘positive’ buildings have been identified. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area.

101 Any application for the demolition of a locally listed or positive building identified in the Conservation Area Appraisals/Proposals will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained. This should be as part of the Heritage Statement required by Local Plan Policy NBE8 that must be prepared to support planning applications affecting development proposals.

Policy YDFNP6 – Development affecting Conservation Areas

Development within the Cricket Hill Conservation Area, Darby Green Conservation Area and Yateley Green Conservation Area will be supported where it conserves or enhances the character or appearance of the Conservation Areas and;

- a. **It is consistent with the relevant Conservation Area Appraisals/Proposals set out in paragraph 92 above or any updates;**
- b. **It protects the key views within and of the Darby Green and Yateley Green Conservation Areas in accordance with Policy YDFNP7 of this Plan;**
- c. **the development does not undermine the significance of a locally listed or non-designated heritage asset including positive buildings;**
- d. **Uses building materials which reflect local usage and incorporates design details which respect the context of the development;**
- e. **Respects existing historic boundary positions and treatments including hedges;**
- f. **Is of a scale and design to reinforce the locally distinctive character of the area;**
- g. **Respects important green spaces in the Conservation Areas and their settings.**

Views

102 Two of the Conservation Area Appraisals and the Yateley Village Design Statement identify a number of locally important views. The value of these views has been reassessed and a new assessment of locally important views in the Neighbourhood Area has been carried out by local volunteers. The full list of these views, and justification for the inclusion of those selected is provided as a separate Views Supplement. Many of the views that were assessed covered areas that are protected by virtue of being Common Land, located in a Special Protection Area or in an established Conservation Area. This Plan therefore identifies a small number of views which are not otherwise protected, are retained as being of local importance and should be protected from harm. These are covered by Policy YDFNP7 and set out on Map 14.

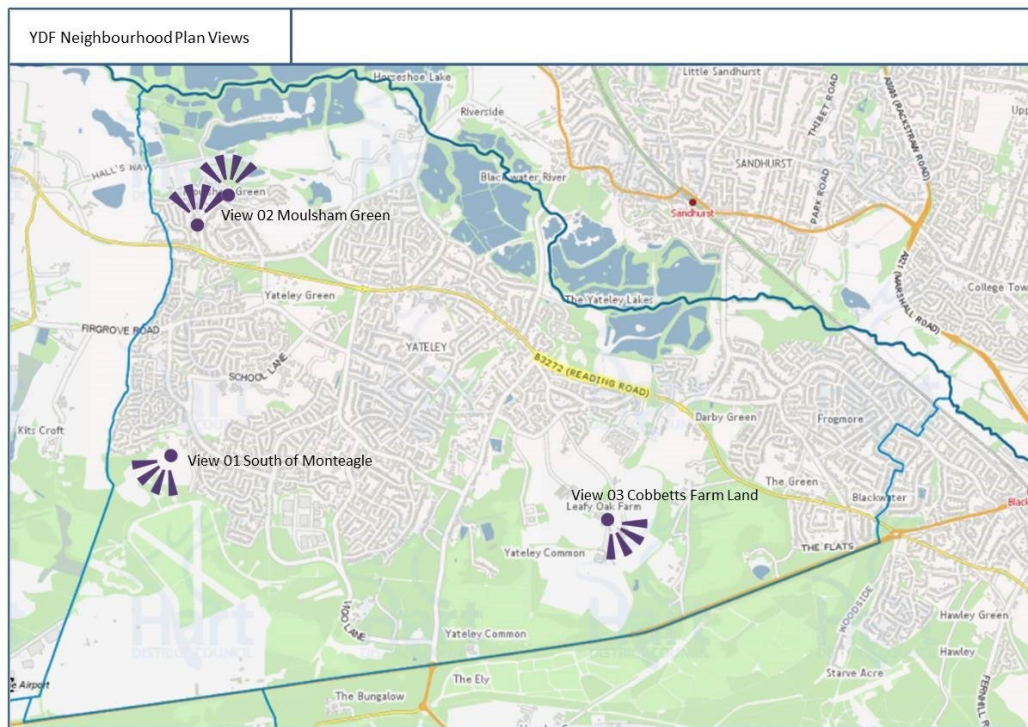
Policy YDFNP7 – Important Views

The Plan identifies three Important Views in the neighbourhood area (as shown on Map 14). The scale, nature, massing and layout of development proposals should respond positively to the Important Views.

Development proposals will not be supported which have an unacceptable impact on the characteristics of important views identified on Map 14 and listed below.

103 Map 14 below indicates the approximate position of the views covered by this Policy, and the list (illustrated by photographs) provides the characteristics of each view.

Map 14: Important Views



View 01 – Open Grassland to the South of Monteagle

Viewed from Red Cross building on Monteagle towards Castle Bottom

Open fields between the public amenity land around the British Red Cross building and Castle Bottom which is not on common land.



This is a valuable quiet place for walking with dogs and general exercising, with a nearby carpark, close to the Monteagle, as it is now called, housing estate yet is a delightfully rural setting. The Covid Memorial Ring is scheduled to be permanently erected nearby.

View 02 (two pictures) – Moulsham Green

Viewed from Moulsham Copse Lane

A view of Moulsham Green, which was formerly part of Moulsham Moor, which continues to the north, running down to the river Blackwater. This was once a sparsely populated wetland called “Mouseham Green” in 1872, the name thought to have originated as “mouses’ home” but more likely named after moles who would have found digging in the worm-rich alluvial soil a delight.

Crossed by the Three Castles Path, a long-distance footpath which celebrates King John’s journey from Odiham to Runnymede to seal the Magna Carta in 1215, the Green now provides an attractive access point to the Blackwater Valley.



View 03 – Cobbetts Farm Land

Viewed from Heathlands Cemetery looking East

These fertile fields are on the alluvial shelves formed by the Blackwater River in ages past and once used to be arable fields of oats and barley in more labour-intensive farming times. Now they are used for equestrian activities and fenced off into fields for exercising and grazing horses, the open fields surrounded by woods to the north and Yateley Common on the rising ground to the south.



While there may be scope for limited construction of farm buildings appropriate to animal husbandry, it is essential to maintain this open space close to the Common which has itself, due to the decline of agricultural use of the common over the past 100 years, allowed the

open aspect of the Common used and fertilized by grazing animals since early Saxon times, has become overgrown and much covered with trees and scrub, altering the landscape to the increasing detriment of the rare species for which the area was granted SPA status.

Infrastructure

Green Infrastructure

104 The provision of green infrastructure provides many benefits including supporting physical and mental health and well-being and meeting sustainability objectives. The national Planning Practice Guidance¹⁶ describes Green Infrastructure as:

“Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage



Yateley Green, Yateley

features, green roofs and walls, street trees and ‘blue infrastructure’ such as streams, ponds, canals and other water bodies.”

105 The Hart Open Space Study 2016¹⁷ identifies different elements of open space across the District and the level of provision in each Parish. The types of green and play space assessed, and provision in the Parish are shown in the tables below:

Table 1: Yateley Parish Open Space Standard compared to Hart District

Type	Hart - Quantity per 1000 head of pop (ha)	Local Plan Standard Quantity per 1000 head of pop (ha)	Yateley Parish - Quantity per 1000 head of pop (ha)
Parks and gardens	0.85	0.85	0.61
Natural and semi-natural green space		8 ha	
<ul style="list-style-type: none"> • Including designated sites: 	16.84		17.21
<ul style="list-style-type: none"> • Excluding designated sites: 	6.92		
Green corridors	0.34	None set	0.32
Allotments	0.05*	0.05	0.02

¹⁶ <https://www.gov.uk/guidance/natural-environment#green-infrastructure>

¹⁷ https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Hart%20Open%20Space%20Study%2020161017.pdf

Table 2: Comparative provision of Play Space¹⁸

	Hart standard – sites per 1,000 head of population within 16 to 29 age group	Yateley Parish standard – sites per 1,000 head of population within 16 to 29 age group
Neighbourhood Equipped Areas for Play ¹⁹	1.10 sites	0.75 sites
	Hart standard – sites per 1,000 head of population within 5 to 15 age group	Yateley Parish standard – sites per 1,000 head of population within 5 to 15 age group
Local Equipped Areas for Play ²⁰	1.65 sites	1.13 sites
	Hart standard – sites per 1,000 head of population within 0 to 4 age group	Yateley Parish standard – sites per 1,000 head of population within 0 to 4 age group
Local Areas for play ²¹	2.81 sites	0.95 sites

Source: Hart District Council Open Space Study 2016

106 The tables above show that it is important in Yateley Parish to protect existing green infrastructure assets as Yateley Parish has a lower than recommended provision for all types of infrastructure included in the study except for natural and semi natural greenspace, as well as a lower standard of play space than that recommended across Hart. Other forms of green infrastructure included in the study but without a specific standard are cemeteries and churchyards, roadside verges and amenity greenspace. Appendix 3 sets out a list of some of the green infrastructure assets in the Parish.



Blackwater Valley Path, Darby Green & Frogmore
Photo courtesy of Kirsty Daws

¹⁸ Prior to inclusion of facilities at the Urnfield Development.

¹⁹ An area of open space specifically designated, arranged and equipped mainly for older children but also with play opportunities for younger children.

²⁰ An area of open space specifically designated and arranged with features including equipment for children who are beginning to go out and play independently close to where they live.

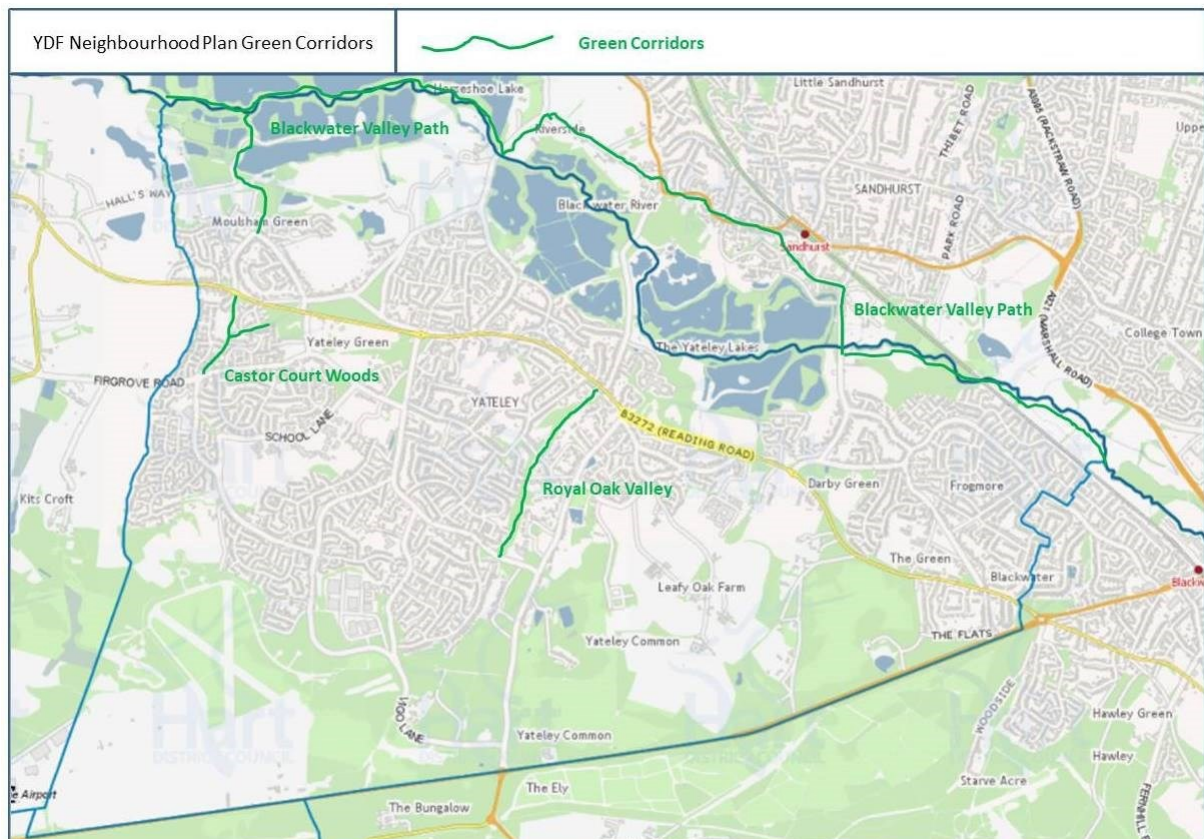
²¹ Small area of open space specifically designated and primarily arranged for very young children, to play close to where they live.

Green Corridors

107 The Open Space Study identifies three green corridors in the Parish at:

- Castor Court Woods
- Royal Oak Valley
- Blackwater Valley Path

Map 15: Green Corridors



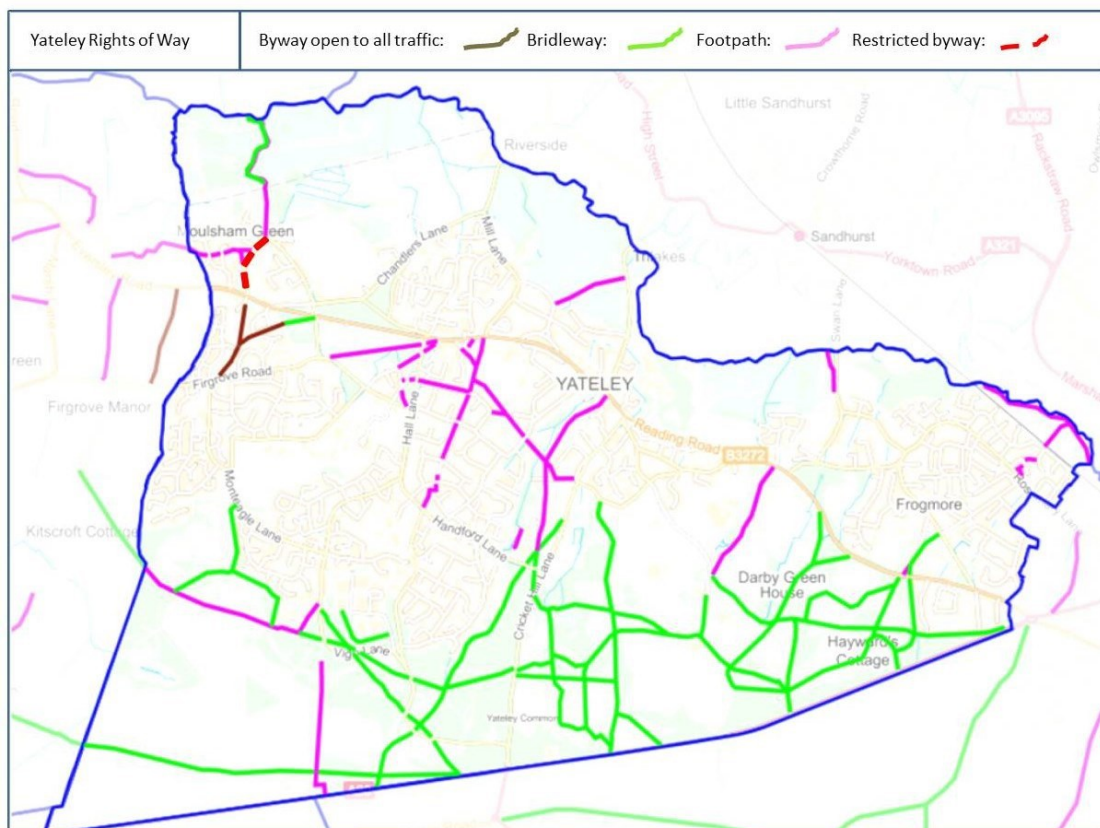
108 The Blackwater Valley open space runs approximately 30km, from the source of the River Blackwater near Aldershot in the South, northwards to Swallowfield where the river joins the River Whitewater and then the River Loddon. The valley provides an important green corridor for local residents of surrounding urban areas, containing a number of sites of ecological importance. In the parish of Yateley, the river forms the boundary between the counties of Hampshire and Berkshire and is the northern limit of the parish. The path runs alongside the river, mostly on the Berkshire side of the river, except for a section where pedestrians have to use the road network through Sandhurst in Berkshire.

109 The Hart Green Infrastructure Study identifies 'Connecting and Protecting the Blackwater Valley' as one of the long-term priority projects. This seeks to achieve better connectivity along and into the Valley from nearby communities/settlements. The Blackwater Valley Countryside Trust supports leisure and biodiversity projects along the Blackwater valley including delivery of the overarching priority above and helping co-ordinate a Blackwater Valley wide initiative to identify projects that will deliver Biodiversity net-gain. For the majority of the River Blackwater there is a now a riverside path/right of way. Within Yateley there is one section where this has not yet been achieved and Policy YDFNP8 sets out support for achieving a riverside right of way where opportunities arise.



Bridge over the River Blackwater Photo courtesy of Kirsty Daws

Map 16: Rights of Way



Rights of Way

110 The Parish is also fortunate to contain a number of footpaths and bridleways, many of which connect areas of Green Space as shown on Map 16.

Allotments

111 There is currently one allotment site at Swan Lake allotments providing 44 plots which are owned and managed by the Town Council. There is a significant waiting list for an allotment (in the region of 5 years) and whilst the Hart Open Space Study, 2016 concluded that there was sufficient allotment provision across the District as a whole, the provision in Yateley falls below the recommended standard for Hart set out in the Open Space study and the adopted Local Plan. The provision of additional allotments plots in the Parish is currently being explored and would be supported subject to compliance with development plan policies.

SANG

112 Supporting text relating to the Biodiversity Policy YDFNP 3 sets out the need for the provision of Suitable Alternative Natural Greenspace in order to mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area. There are two SANGs currently in the Parish at Swan Lakes and an additional SANG is being created alongside the Urnfield development. Natural England has a set of guidelines for the creation of SANG and it is important that these are adhered to.

Cemeteries and Churchyards

113 The Open Space Study identifies that Cemeteries and Churchyards have the potential to contribute to Hart's open space network and provide opportunities for quiet contemplation and for supporting biodiversity. The Yateley Town Plan identifies the need to identify additional burial capacity for the long term in the Parish and Policy YDFNP8 supports additional capacity subject to compliance with other Development Plan policies.

Policy YDFNP8 – Green Infrastructure

Development proposals should protect and where possible enhance green infrastructure in the Parish through retaining and enhancing wildlife areas, green and blue corridors and green spaces and the connections between them. Proposals that protect and enhance the rights of way network and links between green infrastructure assets and encourage active travel will be supported.

To limit carbon emissions and enhance biodiversity, proposals that include the provision and maintenance of green planting of wildflower meadows, hedgerows and trees will be encouraged.

Proposals to promote greater use of the Blackwater River corridor as a leisure and recreational resource will be supported if they do not harm biodiversity or water quality. Delivery of additional riverside rights of way along the Blackwater River will be actively encouraged, particularly along the stretch between Sandhurst Road and Mill Lane, the only section of the whole Blackwater River from its source to its confluence where this has not been achieved.

Where Suitable Alternative Natural Greenspace (SANG) is required its provision must be compliant with the most up to date version of Natural England's SANG Guidelines.

The existing Swan Lake allotment site will be retained unless it is to be re-provided at an equivalent value within the Parish. Proposals for new allotments will be supported subject to evidence of demand and other policies in this Plan.

Proposals for additional burial space will be supported subject to compliance with other Development Plan policies.

Flooding

114 Yateley Parish has several significant flooding issues associated with river, surface water, foul, and groundwater (associated with the Blackwater River) issues and has the second highest river, surface water and foul flooding risks in the District.

115 Yateley is a settlement between the higher lowland heath to the south and the floodplain of the Blackwater to the north. The River Blackwater is a shallow waterway which varies between 33cm and 1.5m deep as it runs through Yateley. Although in years gone by the river was allowed to flood on its floodplain on either bank, to regularly fertilise the pastureland, over the centuries the banks have been built up and all along the river crops like barley and hops were grown between those areas of permanent pasture.



Shute's Pond, Yateley Green, Yateley Photo courtesy of Simon Smith

116 Around the river in Yateley, on both banks, are a large number of enclosed lakes and ponds which have been formed from gravel extraction, which contributes to the high water table throughout the bottom of the valley.

117 In developing the built area of the Parish, streams running south to north have been covered in or diverted into culverts whose capacity is not known. Environment Agency flood maps only show indicative areas where flood risks lie without stating where the causes of those flood risks might arise so that preventative measures can be planned and implemented before rather than after the event.

118 On the west side of Cricket Hill is the River Hand, which was once forded by Handford Lane. The Hand runs past The Casa Hotel, and then as an open stream down the Royal Oak Valley, until culverted under the Reading Road and down Sandhurst Road to the river Blackwater. The flood risk from this brook is around Yateley Lodge, Lodge Grove, Sandhurst Road and Weybridge Mead.

119 To the west is the Dungells Stream which runs down the east side of Hall Lane in the form of an open ditch and culverted under the Reading Road close to the White Lion and from there to the river Blackwater beyond North Fryerne. Flooding from this culvert threatens Village Way, Vicarage Road and the former Monteagle Motors garage.

120 Another stream used to run down Vigo Lane, into a pond on the south side of the junction with Vigo Lane and Old Monteagle Lane, which has now been filled in (presumably by the developers of Hardy Avenue and Shelley Walk in the 1970s). The small trickle out flowing from the School Lane pool runs as an open ditch along the south side of the Firgrove Road, then is culverted under the road to reappear running down the east side of The Link, under the Reading Road and runs north as an open ditch in front of the houses on the east of Moulsham Lane until disappearing in culverts down to the river Blackwater. The flooding from this flow of water affects Moulsham Lane and its surrounding roads.

121 The stream which forms the western parish boundary with Eversley, Dudda's Brook, runs behind the Monteagle estate, under Firgrove Road, between Love Lane and Bracken Lane estate and through Crosby Gardens through to the River. Flooding from this stream appears restricted to the north area of Moulsham Green.

Recent Flooding

122 The autumn of 2019 was the 5th wettest autumn in the UK since records began. In Yateley, rain was recorded on almost all days over more than a two month period beginning in early October so that the existing ground became saturated as there was insufficient time for the water to drain away. By 20 December the Blackwater River had overflowed its banks and merged with the existing lakes and the water level was up against Mill Lane Bridge while Mill Lane itself was flooded just beyond the Bridge.

123 Manhole covers for example have been lifted in Mill Lane allowing sewerage to escape and the area between Mill Lane and the Blackwater River has been repeatedly flooded over

the past 40 years. Elsewhere there is documented evidence that over many years, houses in Weybridge Mead have experienced sewage flooding when there is heavy rain.



Flooding in Yateley 22/12/2019 – south side of Blackwater River overflowing its banks

124 In response to the 2020 residents consultation 96% of respondents were in favour of no further development in the 1 in 100 flood risk area. Respondents also named 40 locations across the Parish where flooding had been experienced. However, the greatest concern is the flow from south to north due to the lower elevation of the Blackwater River valley so many of these streets are adjacent to areas bordering on the flood plain.

125 Further local evidence of flooding in the Parish is found in the Neighbourhood Plan Background evidence document.

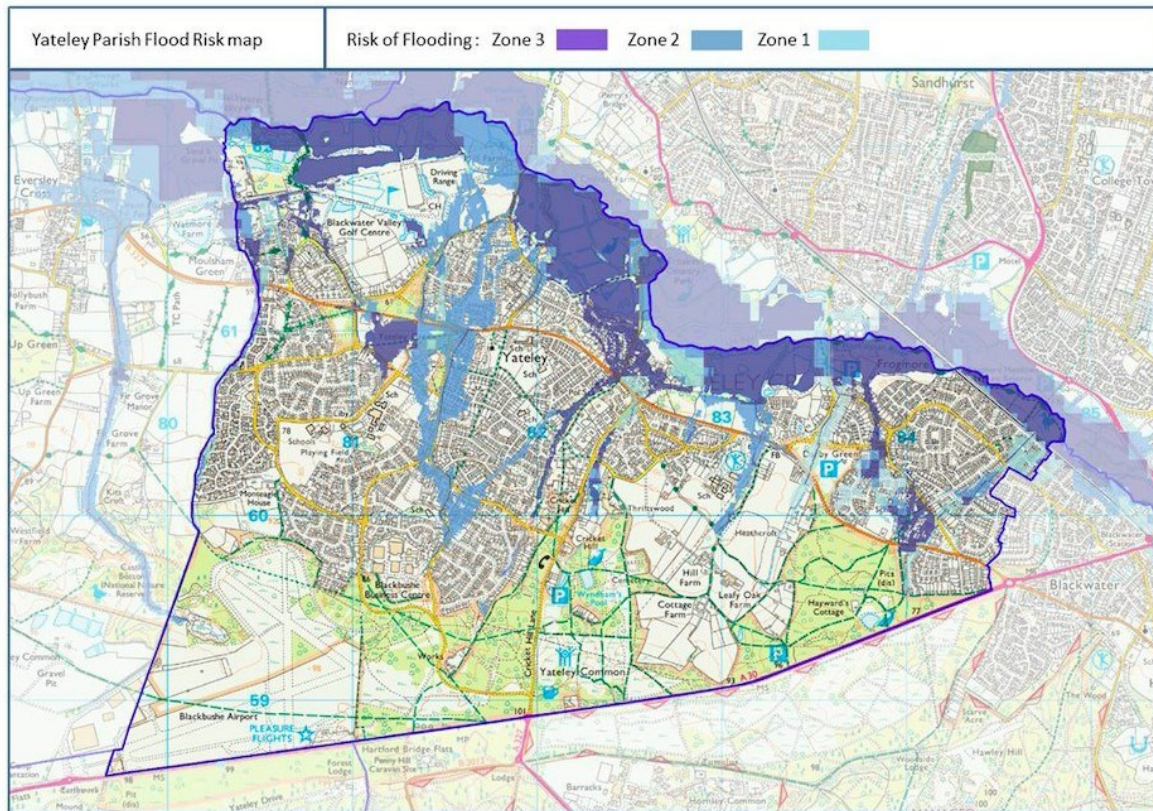
126 National Planning policy sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk applying a sequential test to the location of development and then, if necessary, an exception test if it is not possible for development to be located in areas with a lower risk of flooding.

127 Much of the Parish lies within Flood Zones 2²² and 3²³ and national planning guidance sets out types of development that would be acceptable in these locations or that might need an exception test to be applied. Hart District Council commissioned a Strategic Flood Risk Assessment which has informed Local Plan policies on flood risk and which supports Policy YDFNP9.

²² Land having between a 1 in 100 and 1 in 1000 annual probability of flooding.

²³ Flood Zone 3a Land having a 1 in 100 or greater annual probability of flooding.

Map 17: Flood Risk in Yateley Parish



128 Local Plan Flood Policy NBE5 reflects national policy and in NBE5c requires development in Causal Areas to be looking for minor betterment so that there can be a cumulative improvement in downstream flooding issues. As the majority of the Parish lies within a Causal Area because of its high levels of flood risk, Policy YDFNP9 seeks to ensure that appropriate betterment is provided in line with guidance provided by Hart District Council.

129 A Causal Area pro-forma that should be completed for development in Causal Areas is found on Hart District Councils website at <https://www.hart.gov.uk/planning-policy-guidance>

Map 18: Indicative Flood Problems and Causal Areas in Yateley Parish

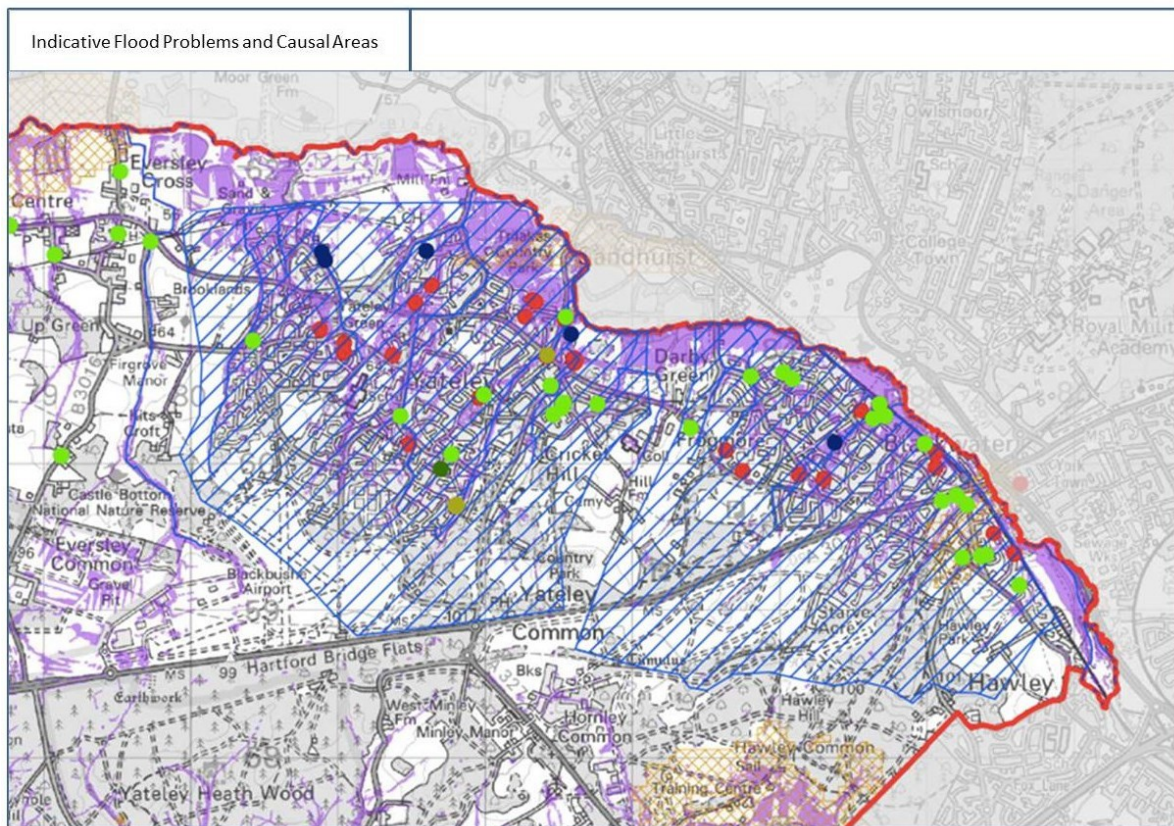
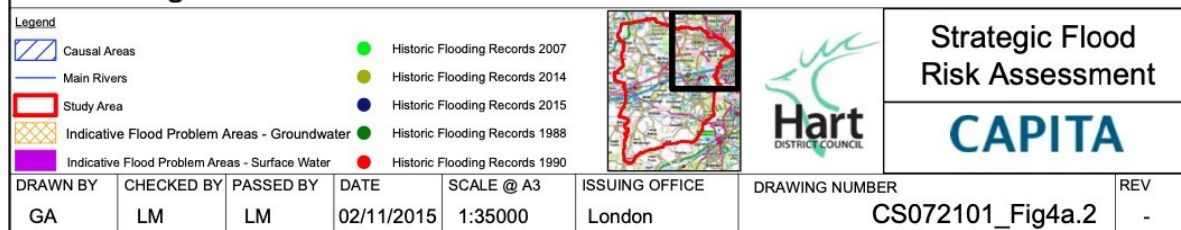


Figure 4a-2- Indicative Flood Problem Areas and Causal Areas



130 The Parish also contains ‘dry islands’²⁴. These are areas that may be cut off during a river flood event from the wider area. While new dwellings built on a dry island will not flood directly from the rivers, site users have the potential to be cut off from the rest of the district for the duration of a flood event. Developments will therefore need to identify safe access and egress route or consider alternative means of managing these risks to site users. Maps of Dry Islands are attached at Appendix 4.

²⁴ See <https://www.hart.gov.uk/planning-policy-guidance> for further information.

131 Thames Water has identified the need for developers to make proper provision for surface water drainage to ground, water courses or surface water sewer as set out in the Policy. Matters of the provision of wastewater/sewerage infrastructure and the need for developers to undertake early engagement with water/waste water companies is set out in Hart Local Plan Policy INF1 and related supporting text.

Policy YDFNP9 - Flood Risk

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 including from sources outside the development site. Development should take account of the vulnerability to flooding of its users and should not increase flood risk elsewhere.

Development in locations shown to be at risk of flooding from any source will be considered in accordance with the sequential test informed by the Hart Strategic Flood Risk Assessment. Development proposals should be supported where it takes place in areas not designated by the Environment Agency as being at risk of flooding.

Development proposals will be supported where, as appropriate to their scale, nature and location:

- a. In Causal areas the proposed development has regard to the proposed mitigation measures captured in Local Plan policy NBE5;**
- b. Parking areas and hard surfacing (with the exception of the public highway) are of permeable surfacing unless shown to be technically unviable;**
- c. For brownfield development, demonstrates a reduction in surface water runoff below existing levels unless technically unviable;**
- d. Makes adequate provision for surface water drainage to ground, water courses or surface water sewer;**
- e. Prevents excess water draining into to the foul sewer as this is the major contributor to sewer flooding;**
- f. New residential development of nine or less homes provide surface water storage and ensure discharge rates are no higher than existing or where this is not possible due to blockage issues discharge at rates no higher than 5 l/s.**

All development is encouraged to provide SuDS that are fully compliant with the National SuDS Standards and latest climate change advice.

On dry islands development must demonstrate that adequate measures for access and egress in the event of flooding are in place.

Community Facilities

132 The Neighbourhood Plan area is fortunate in having a good range of community facilities used by residents and visitors and listed in Appendix 6. These contribute to health and wellbeing and to a sense of community as well as providing opportunities for learning and development. There is the option for the community to apply to have key facilities designated as Assets of Community Value whereby they would then be notified when that asset was for sale²⁵.

133 Local Plan Policy INF5 relates to the protection of Community Facilities and sets out the circumstances where the loss of community facilities might be acceptable – these are where:

- i. a suitable replacement facility of a similar or improved nature is provided that meets the needs of the local population or its current and intended users; or
- ii. the existing premises are no longer required or viable.

134 There is no need to repeat this requirement in the YDFNP. The identification of community facilities set out in Appendix 6 will support consideration of any development proposals that fall to be considered under the Local Plan Policy. The Local Plan Policy also requires evidence of marketing for community use of any community facility that is proposed for redevelopment or change of use for a period of twelve months.

Policy YDFNP10 - Community Facilities

Development proposals to improve any of the identified community facilities in Appendix 6 of this Plan, or provide for new community facilities that accord with the policies in this Plan will be supported provided that the facility does not have an unacceptable impact on:

- a. The amenities of adjoining residents; and
- b. The highway network.

Development proposals that would result in either loss of or significant harm to, an Asset 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 and the requirements of this Policy and Local Plan Policy INF5 are met.

Telecommunications

135 Almost all dwellings within the YDFNP area have access to cable and broadband, although there are a significant number of post codes not currently fully served by superfast fibre connections²⁶. At a District level the provision of superfast broadband is equivalent to

²⁵ Further information can be found at <https://www.hart.gov.uk/assets-of-community-value>

²⁶ Broadband availability can be checked at postcode level at <https://www.telecom-tariffs.co.uk/codelook.htm>

the national average, however the percentage of premises with access to full fibre is significantly lower at 10.92% compared to the England average of 24.7%. In the 2020 Residents' Survey, just over 15% of respondents did not consider that they had 'good'²⁷ broadband coverage.

136 Fast broadband is increasingly a requirement for business and home working, as well as home schooling and other domestic uses. The benefits to the community of home working are considerable as it reduces the need to travel, contributing to a reduction in the carbon footprint, and enhances support of local facilities. The 2011 census showed that a relatively low proportion of the population in the Parish worked at home (4%), but since then home working generally has increased, particularly with the impact of Covid-19.

137 If provision of a superfast broadband (fibre-optic) connection is not possible or feasible, clear evidence should be provided in support of a planning application to demonstrate why this is the case.

138 While current mobile phone signal strength within the Neighbourhood Plan area is generally adequate, it is important that this is kept under review to ensure that it is properly maintained and guarded against overloading. This will form part of the Town Councils monitoring of the Plan. The 2020 Residents' Survey asked residents whether they had good mobile coverage, and while 78% of respondents reported good coverage, 22% felt coverage was not good enough. Evidence from the Ofcom Mobile and Broadband checker sites suggests that in some areas of the Neighbourhood Area there is little choice of operators if residents want to ensure good indoor coverage. Further information on broadband and mobile phone coverage in the Neighbourhood Area is set out in the supporting background Evidence Document.

139 Where a planning application is required for telecommunication development, to avoid the visual proliferation of equipment and masts applicants should demonstrate in a written statement that they have explored with other operators the shared use of masts and/or the use of other buildings and structures and why these have been discounted.

Policy YDFNP11 - Telecommunications

As appropriate to their nature, scale and location new residential, commercial and community development proposals within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection unless it can be demonstrated that this would not be possible, practical or commercially viable. In such circumstances suitable ducting should be provided to the property (ies) to facilitate future installation.

Proposals that deliver the expansion of electronics communications networks and high-speed broadband and improvements to connectivity will be supported where:

²⁷ This was not defined in the survey but was used as a general assessment as to whether residents were happy with the provision.

- a. The siting and appearance of equipment does not have a significant adverse impact on the amenity of local residents or on local character including on Conservation Areas and their settings; and**
- b. Where freestanding new masts are proposed, it is demonstrated that there are no viable options for siting the equipment on or in existing building and structures.**

Housing

Housing Mix/Affordable Housing

140 The Parish of Yateley is a diverse community, requiring a diverse range of housing accommodation. Feedback from consultation has indicated strong support for housing developments meeting local housing needs particularly through the provision of ‘starter’ homes²⁸. The 2018 Residents’ Survey identified their highest objective as ‘providing sufficient affordable housing, particularly starter homes and flats’ and the most frequently mentioned topic in that consultation was ‘More smaller and starter homes’.

141 Like the rest of the District house prices in the Parish are significantly higher than the national averages with the UK House price Index, May 2021 showing the average cost of a house in the South East as £350,016. Rightmove in September 2021 gave an average house price figure in Yateley of £445,723. In November 2020 just under 10% (123 people) of those on the Hart Housing Register lived in Yateley.

142 The 2011 Census showed that there was a significantly lower proportion of one and two bedroom properties in the Parish compared to the rest of the District (17.5% compared to 26%). Since then, the majority of new homes have been family sized homes, and although the development between Moulsham Lane and Broome Close, known locally as the ‘Urnfield’ development currently being delivered in Yateley will provide 60 affordable homes, just under two thirds of the total 150 homes will be 3, 4 or 5 bedroom properties. Some specialist care provision has been provided at the Hampshire Lakes development.

143 The adopted Local Plan sets out policies for the delivery of affordable housing and housing mix. Local Plan Policy H2 sets out the requirement for 40% of homes to be affordable on sites of 10 dwellings or more²⁹ and the need for justification through viability assessments if this cannot be delivered. The mix of affordable housing must be such that it meets identified housing needs. Affordable housing is defined in national planning policy and the Government has just introduced a new affordable housing product - First Homes (new build homes with a discount of at least 30%). Where affordable housing is to be provided, First Homes will now form a mandatory minimum 25% of the affordable housing provision³⁰.

144 Local Plan Policy H1 sets out the requirement for a mix of dwellings and on sites of 5 or more dwellings for 15% of homes to be accessible and adaptable. Policy H1 also sets out the requirements for the provision of self and custom build plots. Local Plan Policy H2 sets out the requirement for 15% of affordable units to be accessible and adaptable. An element of

²⁸ Term used in early NP consultations to describe small, more affordable dwellings.

²⁹ This threshold is set out in the National Planning Policy Framework.

³⁰ Further information on First Homes can be found at <https://www.gov.uk/guidance/first-homes>

the affordable homes being built to wheelchair accessible standard is required where a need has been identified.

145 The mix of new market homes required by the Local Plan³¹ is:

1 bed	7%
2 bed	28%
3 bed	44%
4 bed	21%

146 Policy YDFNP12 below supports the delivery of affordable housing on qualifying new development in line with national and local planning policies. This will apply to any redevelopment proposals and new build proposals in the Parish and if the proposal is for more than 10 dwellings then affordable housing will need to be provided in line with Local Plan Policy H2 and any subsequent local and government policy and guidance, such as Hart District Council's Interim Planning Policy Statement on First Homes.

Policy YDFNP12 – Housing Mix and Affordable Housing

New housing developments will be supported which make provision for high quality affordable housing, as well as smaller house types, to meet identified and evidenced local needs with off-site provision or a financial payment in lieu of provision only being made where this can be robustly justified.

Development proposals for older persons accommodation will be supported where a need can be demonstrated.

³¹ Unless superseded by more up to date evidence.

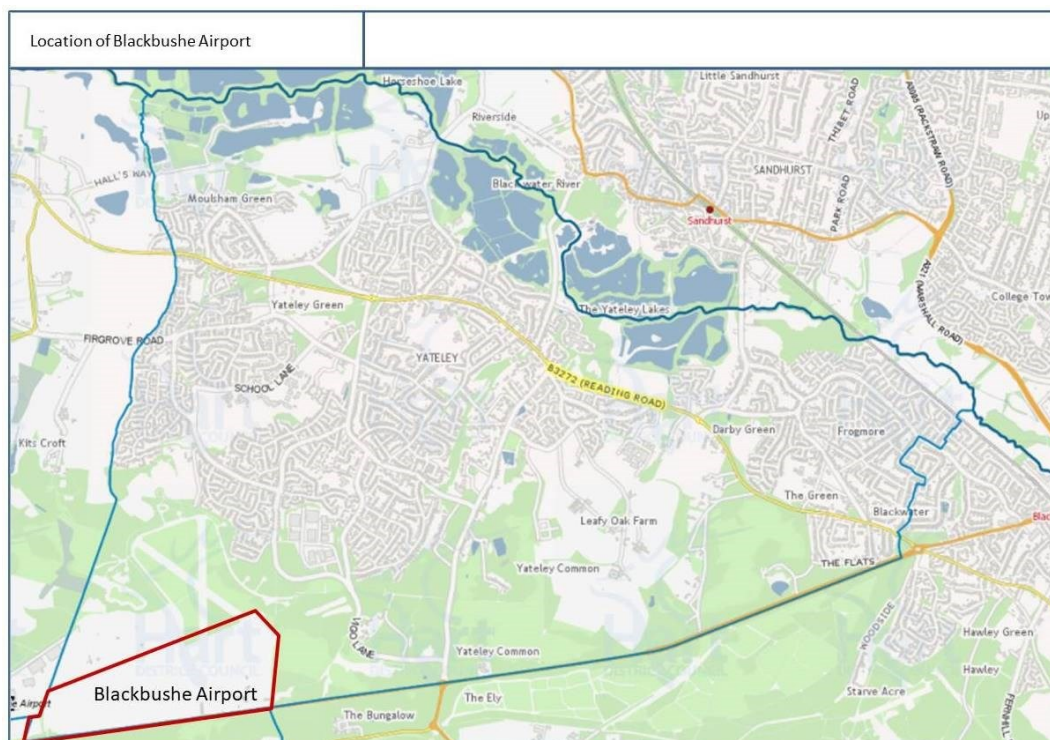
Employment

147 One of the main areas of employment in the Parish is at Blackbushe Business Park, which is identified as a Locally Important Employment Area in the Hart Local Plan where employment uses will generally be protected. Other employment opportunities in the Parish include those at Blackbushe Airport which across the site employs about 100 people, at educational and leisure facilities and at retail and shopping uses. In line with Policy YDFNP1 development that supports additional employment will be supported subject to compliance with relevant Development Plan policies.

Blackbushe Airport

148 Originally built in 1941 by the RAF, Blackbushe is a general operational airport lying to the north of the A30. The majority of the airport lies in Yateley Parish and covers approximately 47ha. It is bounded by the A30 to the south, the British Car Auctions (BCA) site to the west (which also borders a proportion of the northern Airport boundary) and Yateley Common Country Park to the east.

Map 19: Location of Blackbushe Airport within Yateley Parish



149 In 2019 the Airport handled 36,862³² aircraft movements (a movement is either a take-off or landing) a year. Approximately 96% of these are private aircraft or related to the flying schools' activities with 'touch and go' circuits accounting for approximately one third of these movements. The Airport also handles public transport charter flights on small jets and turbo-prop aircraft. In 2019 it had 1,524 executive movements, with 498 being commercial in nature³³. There is a single operational runway (east – west orientation), taxiways and aircraft parking areas. The operating hours are 07:00 – 22:00.

150 The Airport is affected by a number of environmental constraints. The whole site is Common Land, forming part of Yateley Common. A small corner in the north-east of the active Airport site forms part of the Yateley and Hawley Common SSSI which also forms part of the Thames Basin Heaths Special Protection Area and the designation continues on to the north of the Airport surrounding the disused runways. The majority of the wider operational airport and the area to the north between two disused runways are identified as Sites of Importance for Nature Conservation (SINC). These designations are shown on Maps 2 and 3 in Section 2.

151 Aircraft currently based at Blackbushe include several corporate jets, four flying schools, a helicopter training facility, as well as Aerobility, a flying charity. The airport is open to the general public and is popular for walks around its perimeter and across Yateley Common and Castle Bottom National Nature Reserve adjacent to the site.



Aerial view of Blackbushe Airport Photo courtesy of Blackbushe Airport

152 In 2015 the Airport was

purchased by Sir Peter Ogden and the new management have set out a 10 year Vision for the Airport. Blackbushe Airport identify that the vision is to “develop a small modern aviation facility focussing on small light aircraft and offering a wider range of business opportunities providing services for passengers, aircraft sales and maintenance and flight training”.

153 Two phases of improvements are proposed which would firstly deliver improved passenger facilities and accommodation for aircrew, and secondly the provision of additional hangar space with ancillary office, workshop and storage facilities. This would provide new maintenance facilities and aircraft 'garaging' capacity. The proposed works are anticipated by the owners to create about 200 additional jobs. The second part of the policy comments about the need for proposed developments with significant transport implications to be

³² <https://www.blackbusheairport.co.uk/vision-background>

³³ <https://www.blackbusheairport.co.uk/managing-change>

supported by a travel plan to seek, as far as possible, that movements by private car are minimised. Where negative impacts are identified after assessing proposals, the impacts should be mitigated where possible. Where negative impacts cannot be satisfactorily mitigated planning permission will not be supported.

154 As part of their wider ambitions, in 2016 the owners sought to deregister a part of the operational airport site from the Commons Register. Following a Public Inquiry, the Planning Inspectorate initially granted the application. In April 2020, following an appeal by Hampshire County Council, the High Court ruled that the decision dated 12 June 2019 on the application of the de-registration of part of Yateley Common be quashed. Blackbushe Airport Ltd challenged this decision with a hearing at the Court of Appeal in February 2021³⁴. The judgement was issued on 18th March 2021 which dismissed the appeal.

155 Some developments related to the aviation use at Blackbushe will not require planning permission as they are subject to certain permitted development rights. In addition, the YNP cannot address the control of aviation activity. Where planning permission is required Policy YDFNP13 supports the continued use of the Airport for aviation purposes. However, development proposals must have regard to the proximity of sensitive environmental designations as well as impacts on residents and on the highway. In response to the 2020 residents survey 88% of respondents agreed that if Blackbushe Airport were to close the land should revert to Common land.

Policy YDFNP13 – Blackbushe Airport

The continued use of Blackbushe Airport for aviation uses is supported. Changes of use and new development for aviation uses will be supported where they can demonstrate:

- a. **No unacceptable adverse impact on the local community by way of noise, visual amenity, traffic generation, odours or air pollution; and**
- b. **No unacceptable adverse impact on sites of ecological value, having regard to their status.**

To reduce traffic impacts and support sustainable development all development proposals which are likely to have significant transport implications should be supported by a travel plan to seek, as far as possible, that movements by private car are minimised.

Home Working

156 The need for businesses to operate more flexible working practices is increasing and the Covid-19 pandemic has illustrated the importance of the ability for people to work from home. Whilst there is only historic (2011) data on levels of home working in the Parish (see

³⁴ <https://www.blackbusheairport.co.uk/common-land-deregistration>

supporting text to Policy YDFNP11), rates nationally have increased particularly as a result of the Covid-19 pandemic. Whilst the long-term impacts are not yet known many industry experts³⁵ are suggesting a hybrid approach where people working part of the week at home will become the long-term norm.

157 The ability to work at home can have social and environmental benefits as people spend less time commuting and can spend more time at home. Whilst many elements of home working may not require planning permission, Policy YDFNP14 below provides support where permission is required. Policy YDFNP11 supporting improved broadband is also relevant in supporting home working.

Policy YDFNP14 – Home Working

Insofar as planning permission is required, proposals will be supported which assist home working in the Parish including the alterations of buildings and the development of live-work units subject to conformity with other policies in the Development Plan.

Improved broadband provision should be provided in accordance with Policy YDFNP11.

³⁵ <https://www.bbc.com/worklife/article/20201023-coronavirus-how-will-the-pandemic-change-the-way-we-work>

Transport

158 Personal transport together with heating homes are a significant source of greenhouse gases. This is of particular importance in the Parish as there is limited local employment and other than for local shopping facilities residents travel further afield to major town centres for other retail and leisure activities. In addition, there is limited access to public transport.

159 The Residents' Survey showed that 75% of respondents would use buses rather than cars if buses served more destinations and 72% would undertake less car journeys if active travel was prioritised. A proportion of respondents also said that they would be prepared to use buses if those buses enabled them to catch trains at nearby railway stations at Sandhurst (Reading- Guildford line), Farnborough or Fleet (London or Basingstoke) but no such connections exist.

160 There are high levels of car ownership in the Parish and with significant levels of traffic through Reading Road and along Cricket Hill there is often congestion on some of the main routes in the Parish. This causes difficulties with bus access and a lack of cycle lanes discourages increased cycle usage.

161 A number of measures have been identified to address this. These include:

- Creating sustainable local employment;
- Increasing bus usage by prioritising buses over other forms of transport and serving more destinations;
- Encouraging active travel; when presenting certificates to the winners of the climate change poster competition in all the local schools, an additional 20% of students said they would walk or cycle to school if cycle lanes were created separate from the road space and pavements were installed where they were lacking.

162 A number of measures relating to transport but not within the remit of the neighbourhood plan have been identified by the Community and are set out within the Community Ambitions in Section 8 of this Plan. As the local highway authority Hampshire County Council are responsible for agreeing road improvements.

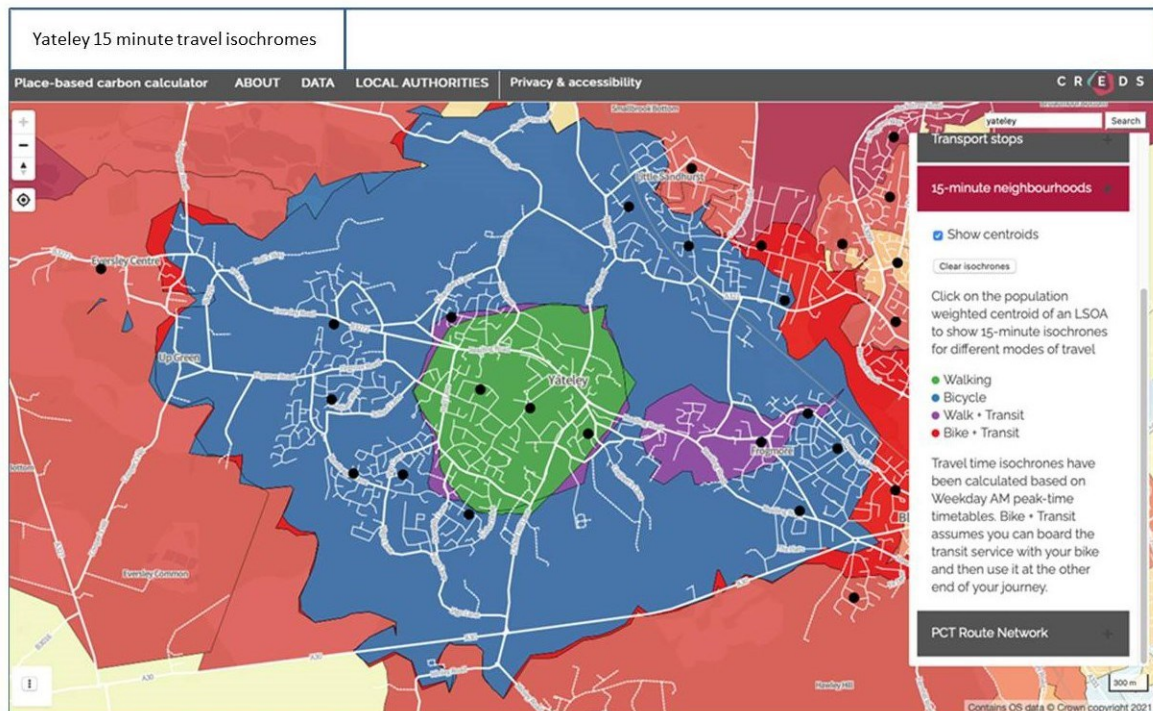
Active Travel

163 Walking and cycling are important forms of exercise and also for undertaking short journeys of between 2 and 5 km. A reduction in the use of cars helps reduce local carbon emissions and improve air quality. However, a lack of pavements and cycle lanes requires users to share the road space with cars and vehicles. For all ages but especially young and old, this is hazardous and in addition pedestrians and cyclists are exposed directly to exhaust fumes and particulates from passing vehicular traffic which is still increasing.

164 Car usage has increased significantly in Yateley over the past 40 years as public transport links have not increased and, if anything, have decreased. Traffic has also increased due to expansion in the surrounding towns and villages including Sandhurst, Wokingham and Arborfield. As a quarter of all journeys are less than one kilometre in distance, it makes sense to encourage non car usage for such short distances as these are socially desirable, more environmentally friendly by reducing pollution, will reduce car usage and congestion and make non car modes of travel safer.

165 Many key facilities in Yateley lie within close proximity to one another and to residential areas including local shopping facilities, medical practices and schools. Map 19 below shows 15 minute isochrones for walking and cycling taken from a point in Vigo Lane. This, and further evidence set out in the Background Evidence paper regarding the opportunity to increase cycle trips using the Propensity to Cycle Tool suggests that there is an opportunity to support an increase in active travel through improved provision of safe walking and cycling facilities.

Map 20: 15 Minute Travel Isochrones³⁶



³⁶ From <https://www.carbon.place> published under licence GNU Affero General Public License v3.0.

166 The available evidence³⁷ shows that most pedestrian and cycle accidents occur along the B3272 Reading Road that runs through the centre of Yateley. From East to West, the Residents Survey showed that the principal requirement along this road was to develop a dedicated cycle lane from the A30 to Eversley and to provide a pavement where this did not exist. From South to North, the prime requirement was along Cricket Hill Lane from the A30 to the roundabout with the B3272 and from the B3272 via Vicarage Road, Chandlers Lane and Mill Lane to Horseshoe Lake. The Town Council would support funding for these schemes being sought via Hampshire County Council from phase 2 of the Government's Active Travel Fund or subsequent funding sources.

167 The community has identified a number of opportunities for improved walking and cycling facilities which are summarised in the Community Ambitions section of the Plan ³⁸.

Policy YDFNP15 - Promoting Active Travel

Development will be supported where it maximises the use of sustainable modes of transport and in particular where it can be demonstrated that as appropriate to the nature, scale and location of the development, it:

- a. Contribute to new and improved pedestrian and cycle links between key facilities with priority given to:
 an east/west route along the B3272 Reading Road from the A30 to Eversley; and
 a south/north route along Cricket Hill Lane from the A30 to the B3272 and from the B3272 to Horseshoe Lake; and**
- b. Encourages active travel through provision of footpaths and cycle lanes where these are not present.**

³⁷ Taken from <https://www.crashmap.co.uk> – further information is set out in the Neighbourhood Plan Background Evidence document.

³⁸ Arising from work by the Active Travel Volunteer Group or from the 2020 Draft Plan consultation.

7 Monitoring and Review



168 The YDFNP will be implemented predominantly through the consideration and determination of planning applications by Hart District Council.

169 Yateley Town Council, as the Neighbourhood Plan responsible body, will monitor delivery and effectiveness of the Plan. A monitoring framework will be prepared and the Plan will be reviewed at least annually with the outcome reported to Hart District Council. The Plan will be revised when necessary to ensure it continues to meet the needs of residents and the relevant District and National planning regulations.

8 Community Ambitions

170 The Neighbourhood Plan can only contain policies that can be used by Hart District Council to determine planning applications. However, the Plan can also include non land-use planning elements so long as these are clearly distinguished as such.

171 In the process of preparing the neighbourhood plan and as a result of community engagement a number of issues not related to land use planning but considered to be important to the community have been identified. These are listed in the table below. Delivery of any of these proposals will be a matter for the Town Council to consider in due course through the democratic process governing its activities.

172 The responses to the Spring 2020 Residents Survey and to the 2021 Pre-Submission consultation provide some suggested locations for some of the initiatives listed below.

Community Ambition	Detail
Limiting Climate Change	<ul style="list-style-type: none"> • Facilitate upgrading insulation levels to existing housing stock to reduce heat loss • Encourage installation of solar panels on existing buildings • Improve carbon neutral features in current housing stock • Provide information how to reduce heating demand and facilitate future conversion to low carbon heating sources • Create district energy networks which can supply geothermal heated water to heat pumps located in individual housing to facilitate conversion from gas to low carbon heating. • Encourage local farmers markets • Undertake a demonstration project(s) to characterise the shallow geothermal resource underlying the area in order to be able to provide geothermally heated water which can be concentrated to provide space and water heating for all dwellings. • Assess the capacity of low voltage electrical network to meet the additional demand created by converting from gas to geothermal heating and from petrol to electric vehicles.
Encourage Biodiversity	<ul style="list-style-type: none"> • Manage grass verges in a way that will benefit and enhance biodiversity • Review Yateley Town Council grass mowing strategy and provide guidance for contractors who undertake the mowing • Set up a Biodiversity Action Group • Provide information for schools and residents as to how to increase biodiversity • Increase planting along local roads where there is a verge between road and pavement • Identify areas suitable for planting wildflower meadows • Identify areas for planting trees and hedgerows • Establish a community gardening group

Housing Developments	<ul style="list-style-type: none"> • Request that when the District Council enters negotiations with developers over affordable housing provision that the Town Council is also involved; • Where off site affordable housing is secured, request that the location is discussed with the Town Council.
Transport/Infrastructure	<ul style="list-style-type: none"> • Proposed Walking and Cycling improvements as set out in Table 3 below. • Introduce a weight and speed limit on the B3272 passing through Yateley Town Centre • Extend the provision and frequency of public transport to the surrounding towns and villages to reduce car usage and increase modal interchange between buses and trains and serving all parts of the parish • Examine the need for strengthening community bus services in the Parish. • commissioning an illustrated map or similar piece of artwork, which helps brings to life how the various places in the parish can be connected via paths and on cycles, with a view to not only promoting active travel, but helping bring to life the identity of Yateley, Frogmore and Darby Green, and how easy it is to get around. • Examine the options for innovative lighting solutions which might better illuminate footpaths, as well as help deliver on climate change. • Monitor mobile operator service quality • Refurbish drainage at Cricket Hill and Reading Road
Community	<ul style="list-style-type: none"> • Encourage production of food including establishing a community orchard • Local library improvements

Table 3: Proposed Cycling and Walking Improvements

Getting to School	Proposed footpaths/cycle lanes improvements
Yateley/Westfields	Provide crossing point, Monteagle Lane and gate entry to schools, which can be time limited, to encourage more students to walk/cycle to school
Frogmore Campus	Widen footpath along Reading Road from Community School to Green Lane and provide cycle lane to encourage more students to walk/cycle to school; Grade separated cycle path from Cricket Hill Roundabout to Frogmore Campus by widening existing pavement, north side B3272 (Reading Road)
Yateley schools	Install pelican crossing at Tythings to increase access for students living north of Reading Road

Accessing shops/facilities	
Reading Road, Yateley	Widen footpath along Reading Road so can also be used by cyclists between War Memorial and the Parade
Popular walking routes	Provide seating at regular intervals to assist less mobile people
General	Improve access generally to the Tythings, Council Offices and weekly market for pedestrians
	Crossing improvements/priority for pedestrians from village to Harpton Parade, and addition crossing from Stilwell Close across Reading Road to shops
	Pedestrian crossing Cricket Hill Lane near roundabout with B3272
Access from new developments	
Urnfield site	Install footpath/cycle lane Moulsham Lane and Vicarage Road to service Urnfield site;
Firgrove Road	Install footpath/cycle lane in Firgrove Road if new housing development proceeds
Accessing green areas	
Blackwater Lakes, proposed Country Park	Install footpath/cycle lane along Mill Lane from junction with Chandlers Lane to Blackwater Lakes to facilitate access to proposed Country Park development
Blackwater River Path from Sandhurst Road to Swan Lane	Improve accessibility; level and signage of path along river, to encourage as a connecting corridor between Yateley, Darby Green and Sandhurst.
Innovation and improvement in street lighting	
Path across The Green, and connection across to the Tythings	Explore/Install body sensitive/LED/Solar innovative lighting so that the path across The Green is made better use of to connect two parts of our community, and residents are able to access The Tythings in the dark on foot. Scope for innovative solutions, which can include some inspired by art installations, or which make use of trees.”

Appendices

Appendix 1 - Glossary

	Active Frontage	Brings interest, life and vitality to the public realm. Active frontages should have doors and unobstructed-glass shop frontage which allows active visual engagement between inside and outside the building (i.e. internal uses and activity are visible from the outside).
	Active Travel	A mode of transport which involves physical activity such as walking and cycling to get from one destination to another - including travel to and from the places we live, work, learn, visit and play.
	Affordable Housing	Affordable housing is defined in national policy – currently in the National Planning Policy Framework, 2021 and the Ministerial Statement on First Homes
	Allotment	An area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables.
	Biodiversity	The existence of a wide variety of plant and animal species
	BREEAM	Building Research establishment environmental Assessment Method – is a method for assessing, rating and certifying the sustainability of buildings.
PDL	Brownfield land/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.
	Climate Change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.
CHP	Combined heat and power	A highly efficient process that captures and utilises the heat that is a by-product of the electricity generation process. By generating heat and power simultaneously, CHP can reduce carbon emissions by up to 30% compared to the separate means of conventional generation via a boiler and power station.
	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
CIL	Community Infrastructure Levy	A levy allowing local authorities to raise funds towards infrastructure from owners or developers of land undertaking new building projects in their area.
	Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
CA	Conservation area	An area, designated as being of special architectural or historic interest. Within a conservation area, there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and/or enhance conservation areas.
	Countryside	In planning terms, any area outside a defined Settlement policy Boundary (see Settlement policy Boundary) is countryside where more restrictive policies would generally be applied.

	Designated Sites	Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI) and Special protection Areas (SPAs).
	Development	Development (in planning terms) includes building operations, material changes of use of land and buildings, engineering and mining operations, and the subdivision of a building used as a dwelling house for use as two or more separate dwelling houses. Development does not include interior alterations, building operations which do not materially affect the external appearance of a building, and changes in the primary use of land or buildings which results in no change of use class. (Section 55, Town and Country Planning Act 1990).
	Development Plan	Adopted local plans (including the Proposals Map) and Neighbourhood plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004. In Hart District the Development Plan also comprises the Hampshire Minerals and Waste plan (October 2013) and saved policy NRM6 of the South East plan.
	District Centre	A district centre will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. Yateley centre is defined as a District Centre in the Hart Local Plan.
	Ecological Networks	An ecological network comprises a suite of high quality sites which collectively contain the diversity and area of habitat that are needed to support species and which have ecological connections between them.
	Exception Test	The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The criteria of the test are set out in national guidance and should be applied by decision-makers in relation to site allocations and development proposals only after the sequential test has been applied.
FRA	Flood risk assessment	An Assessment of the risk and impact of flooding on and from a site and identifies appropriate mitigations measures.
GPDO	General Permitted Development order	The Town and Country planning (General Permitted Development)(England) Order 2015 (as amended). The order sets out classes of development for which a grant of planning permission is automatically granted, and specifies exceptions, and conditions that apply to some of these classes.
GI	Green infrastructure	A living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands as well as a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification.
	Habitat	Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.
	Harm (biodiversity)	Any impact, direct or indirect, that may have an adverse effect on a biodiversity interest.
	Heritage assets	Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision- making or through the plan-making process.
	High Speed broadband	High speed broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. Whilst the current average UK broadband connection is around 8-9Mbps (2012), high speed broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks
HQM	Home Quality Mark	An independently assessed certification scheme for new homes. HQM certified homes achieve high standards of quality, running costs, health and wellbeing, and environmental impact.

	Housing mix	A mix of homes of different types, sizes and tenures to support the requirements of a range of household sizes, ages and incomes. Different house types include detached houses, semi-detached houses, terraced houses, flats and bungalows.
	Infrastructure	The set of services and facilities necessary for a development to function. Infrastructure includes transport, education (including pre-school and childcare), leisure and health facilities, as well as open space and utilities such as water and sewerage.
	Key facilities	Examples of key facilities are shopping facilities, medical centres and schools.
	Listed building	A building which has been included in the national list of Buildings of Special Architectural or Historical Interest, compiled by the Secretary of State for National Heritage.
	Locally Important Employment Site	A site which is recognised for the important role it plays in servicing the local economy. Blackbushe Business Park is identified in the Hart Local Plan as a Locally Important Employment Site.
	Local Plan	The plan for the future development in the area, drawn up by the local planning authority in consultation with the community.
	Low-Carbon Energy	This is energy that makes more efficient use of fossil fuels. An example of this would be a gas-powered combined heat and power unit. As well as using the energy generated, it also harnesses the heat to achieve an overall reduction in energy usage.
	Major Development	For residential schemes, major development includes those of 10 dwellings or more or on a site of 0.5 hectares or more. For other development, it includes building(s) with a floor area of 1000sqm or more or on a site of 1 hectare or more.
	Market Housing	Private housing for rent or for sale, where the price is set in the open market.
	Mitigate (biodiversity)	Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to project design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.
NPPF	National Planning Policy Framework	Sets out the Government's planning policies for England and how these are expected to be applied.
NNR	National Nature Reserve	Areas designated by Natural England under the National parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.
NPPG	National Planning Policy guidance	The planning practice guidance supports the NPPF.
NDP	Neighbourhood Development Plan	A plan prepared by a qualifying body, usually a town or parish council, for a particular neighbourhood area. They can influence planning decisions in their area and can propose land for development provided that they are in line with the Development plan.
	Net gain (biodiversity)	A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.
	Open Space	Land which is not built on and which has some amenity value or potential for amenity value. Amenity value is derived from the visual, recreational or other enjoyment which the open space can provide, such as historic and cultural interest and value. This includes open spaces in public or private ownership.
	Policies map	Also called a Proposals Map. A map of the District showing the local plan's proposals and where policies apply as well as maps showing boundaries of neighbourhood plan policies and proposals.
	Positive Buildings	Individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area.
	Referendum	A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Orders are made by a referendum of the eligible voters within a neighbourhood area.

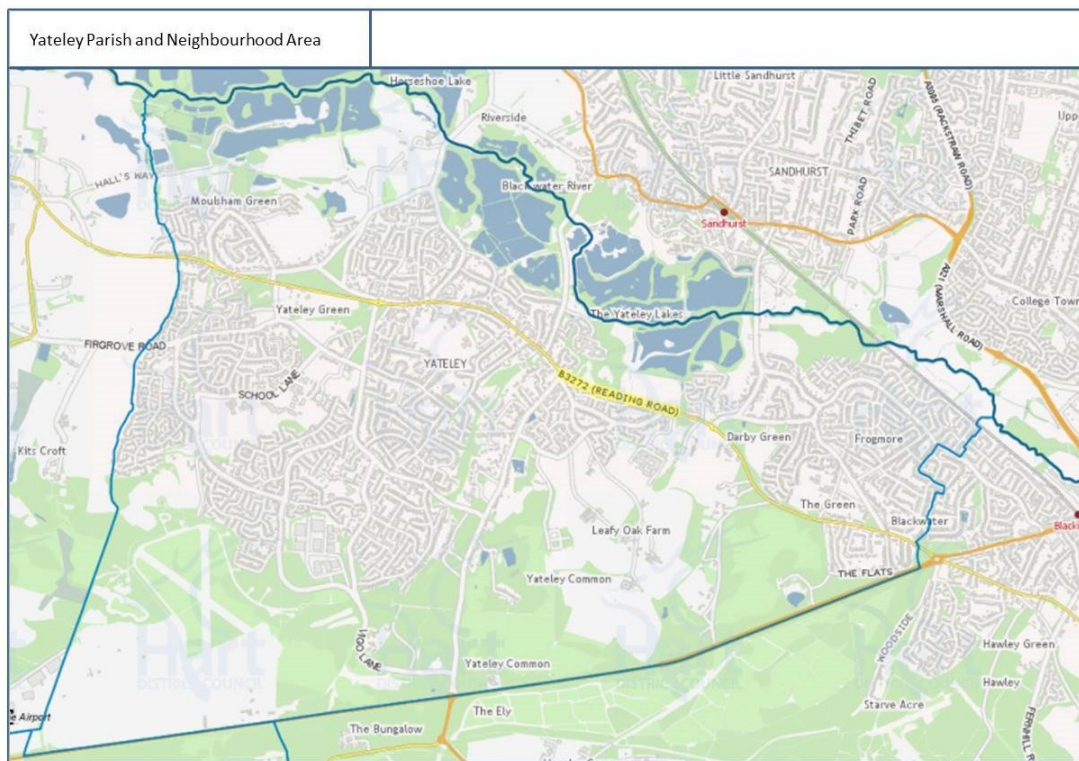
	Renewable Energy	Energy from natural resources that can be naturally replenished, such as sunlight, wind or rain. Examples of renewable energy technologies include wind turbines and photovoltaic arrays.
	Riverine Environments	An environment created along permanent or semi- permanent streams.
	Saved Policies	This relates to certain policies within the Hart District local plan 2006 as saved by a Direction of the Secretary of State in September 2007.
	Sequential Test (Flood risk)	A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.
SINC	Site of importance for Nature Conservation	<p>A non-statutory designation. The designation helps to conserve important and distinctive habitats and species on sites that fall outside of European or national conservation designations. They include privately owned areas and land owned by local authorities, parish councils, charities or organisations such as the Forestry Commission or Ministry of Defence.</p> <p>SINCs are designated against a set of criteria developed by Hampshire County Council, Natural England and the Hampshire and Isle of Wight Wildlife Trust. SINCs are put forward for selection and review by the Hampshire Biodiversity Information Centre on behalf of Hart District Council.</p>
SSSI	Site of Special Scientific Interest	A site of national importance for nature conservation, identified and protected by Natural England.
SAC	Special Area for Conservation	Strictly protected sites designated under the Conservation of Habitat and Species Regulations, 2017 (as amended)
SPA	Special Protection Area	Special Protection Areas are strictly protected areas for birds classified under the Wildlife & Countryside Act 1981 and the Conservation (Natural Habitats & c.) Regulations 2010 (as amended)
SAMM	Strategic access management and monitoring	A payment collected by the District Council to employ a range of potential measures to mitigate negative impacts on the SPA from recreational disturbance. These can include habitat interventions, access management, engagement with, or enforcement action of, on site visitors and on and off-site measures.
SEA	Strategic Environmental Assessment	This is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/ EC) requires a formal environmental assessment of certain plans and programmes, including those in the fields of planning and land use.
SFRA	Strategic Flood Risk Assessment	A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.
	Strategic policies	Adopted development plan policies which address the strategic priorities of the area.
SANG	Suitable Alternative Natural Greenspace	A specifically identified green space provided in areas where development could bring increased visitor pressure on TBHSPA. SANGs are an essential element of the avoidance and mitigation strategy for the TBHSPA. They aim to reduce pressure on the TBHSPA by providing attractive green spaces that people can use for recreational purposes instead of the TBHSPA.
SPD	Supplementary Planning Documents	Documents which add further detail to the policies in the local plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
	Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland Report definition). There are three dimensions to sustainable development: economic, social and environmental.

SuDS	Sustainable Drainage Systems	The term Sustainable Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below- ground drainage systems.
	Sustainable Transport modes	An efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
	Telecommunications	All forms of communication by electrical or optical wire and cable and radio signals (whether terrestrial or from satellites), both public and private. Telecommunication equipment includes radio-based and digital technology equipment, such as mobile phone mast, radio antenna and associated equipment.
TBHSPA	Thames Basin Heaths Special Protection Area	European designated sites identified as being of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of bird. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. More than two thirds of Hart District lies within 5km of the SPA.
	Vitality	An overall measure of the health of a town centre.
	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.
YTC	Yateley Town Council	Yateley Town Council is the qualifying body responsible for preparing the Neighbourhood Plan.

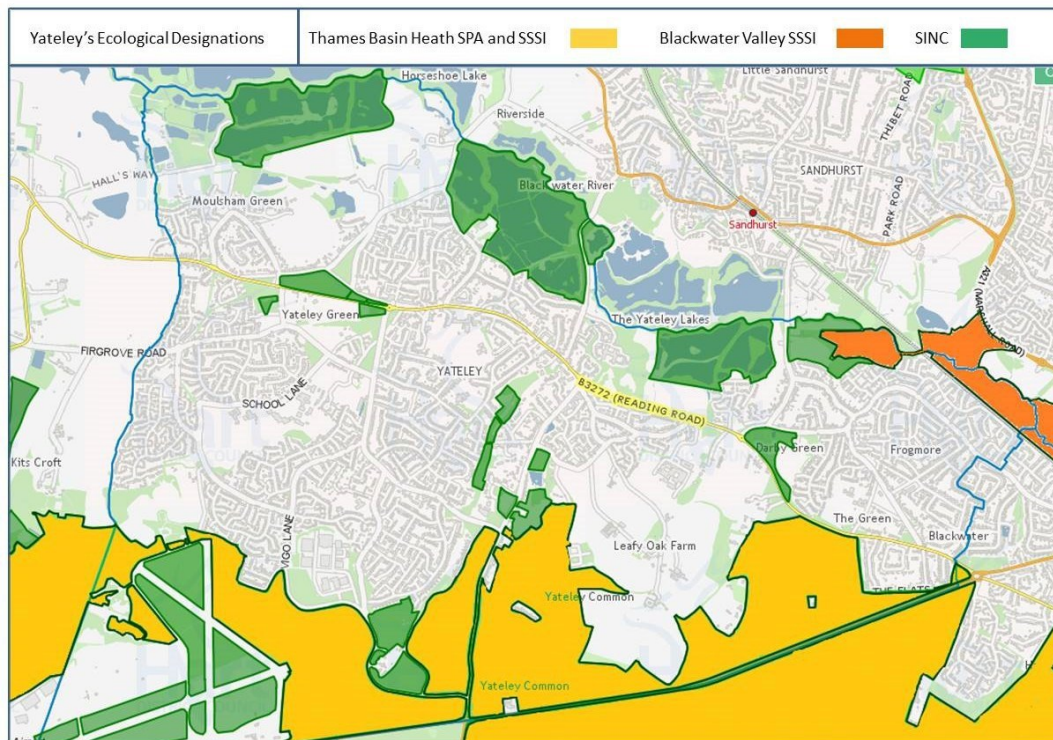
Appendix 2 – Policies Maps

Neighbourhood Plan Policies		Supporting Maps
About Yateley Parish	Map 1 Yateley Parish and Neighbourhood Area Map 2 Ecological Designations in Yateley Parish Map 3 Common Land	
YDFNP1 Delivering Sustainable Development	Map 4 Yateley Parish Settlement Boundaries	
YDFNP4 Design Principles	Map 5 Conservation Areas and Character Area Boundaries Map 6 North Blackwater Character Area Map 7 South Yateley Character Area Map 8 East Yateley Character Area Map 9 West Yateley Character Area	
YDFNP5 Yateley Village Centre	Map10 Yateley Village Centre and Local Plan District Centre Boundary	
YDFNP6 Conservation Areas	Map 11 Cricket Hill Conservation Area Map 12 Darby Green Conservation Area Map 13 Yateley Green Conservation Area	
YDFNP7 Important Views	Map 14 Views	
YDFNP8 Green Infrastructure	Map 15 Green Corridors Map 16 Rights of Way	
YDFNP9 Flood Risk	Map 17 Flood Risk in Yateley Map 18 Indicative Flood Problems and Causal Areas	
YDFNP13 Blackbushe Airport	Map 19 Location of Blackbushe Airport	
YDFNP15 Active Travel	Map 20 15 Minute Travel Isochrones	

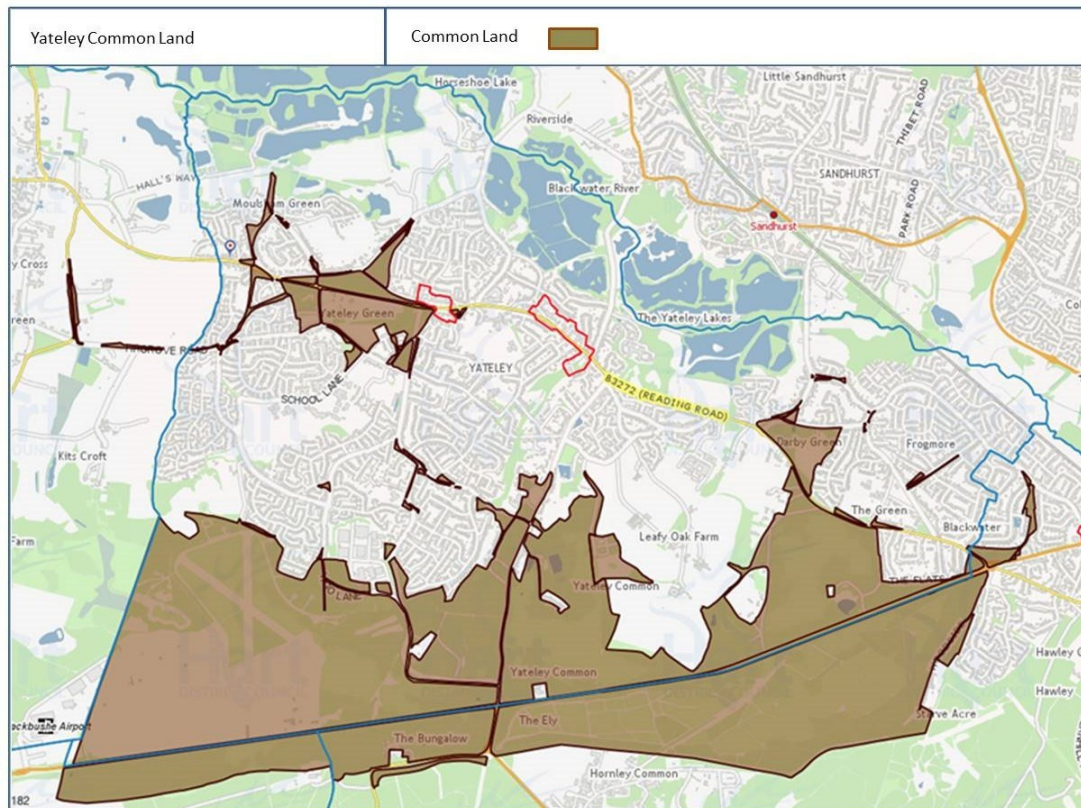
Map 1: Yateley Parish and Neighbourhood Area



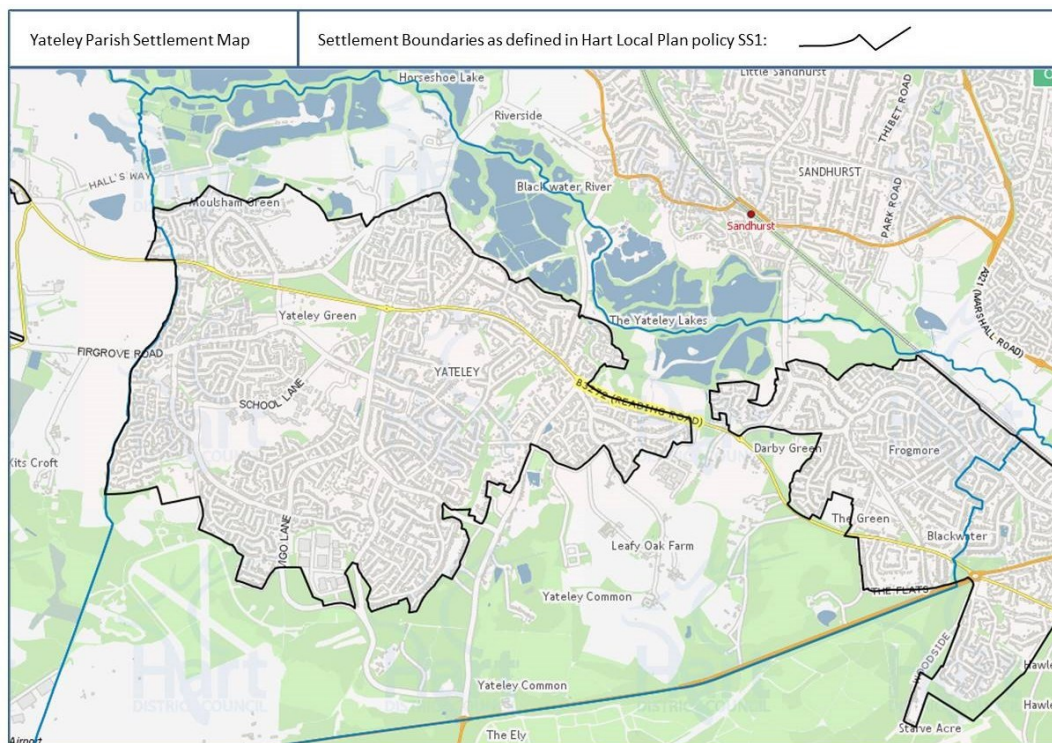
Map 2: Ecological Designations in Yateley Parish



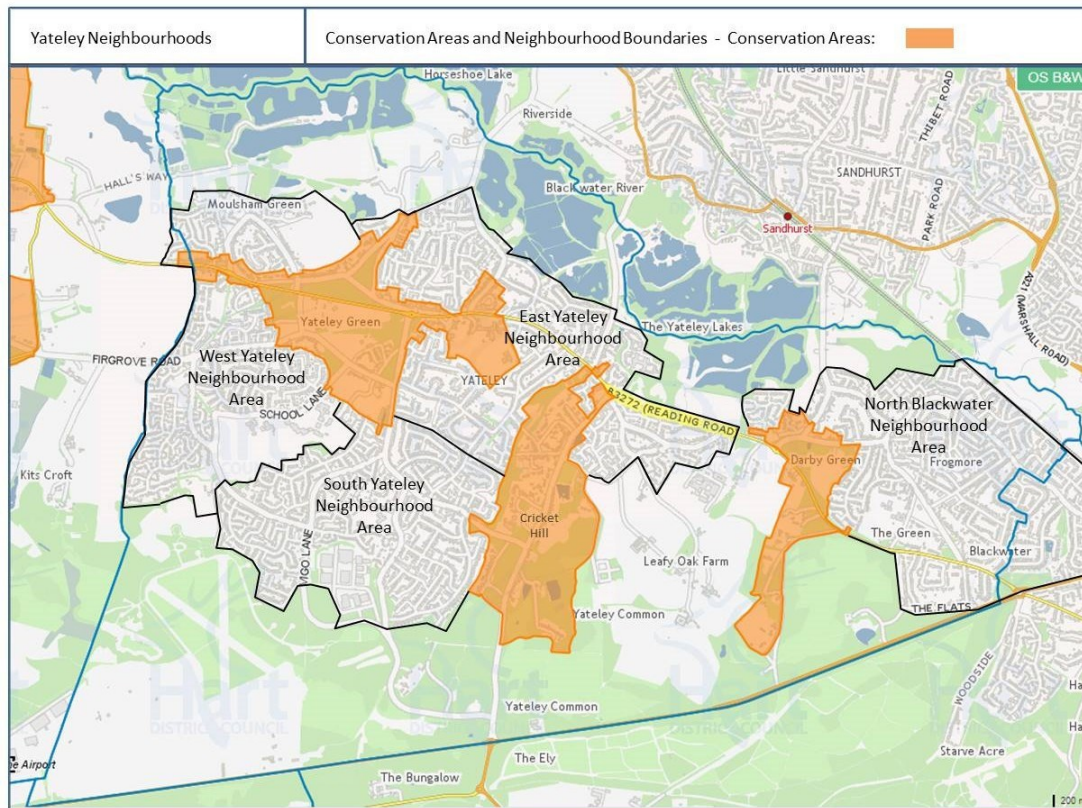
Map 3: Common Land (shown in brown)



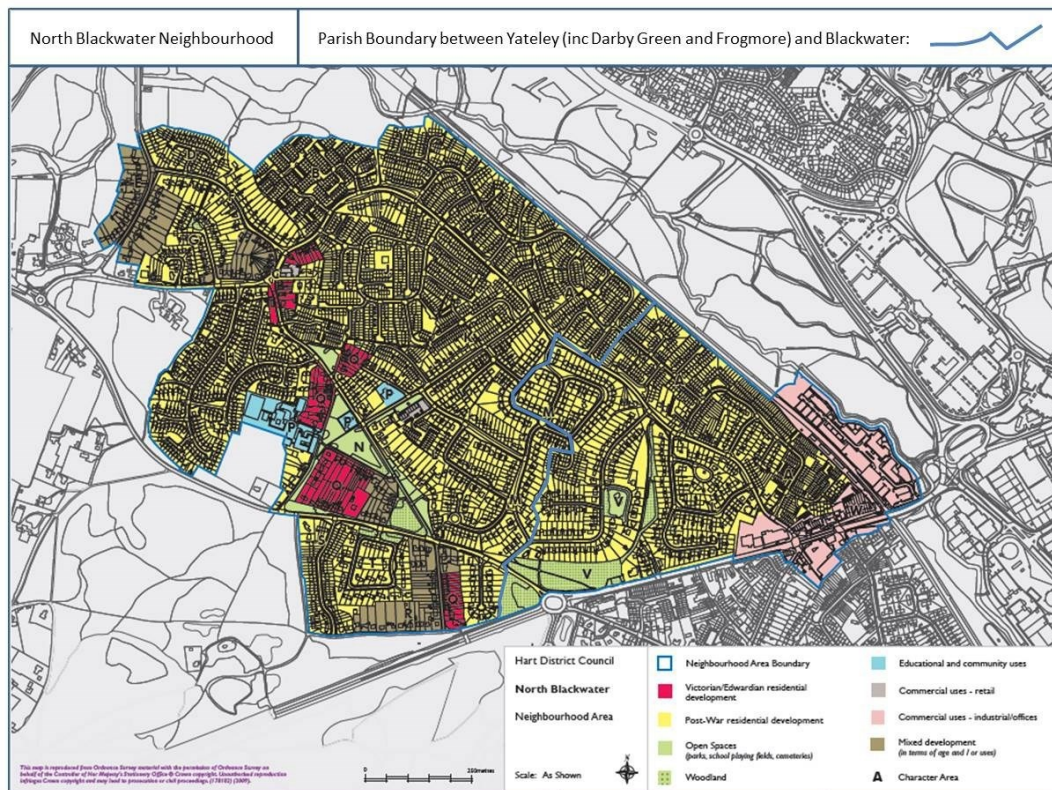
Map 4: Yateley Parish Settlement Boundaries



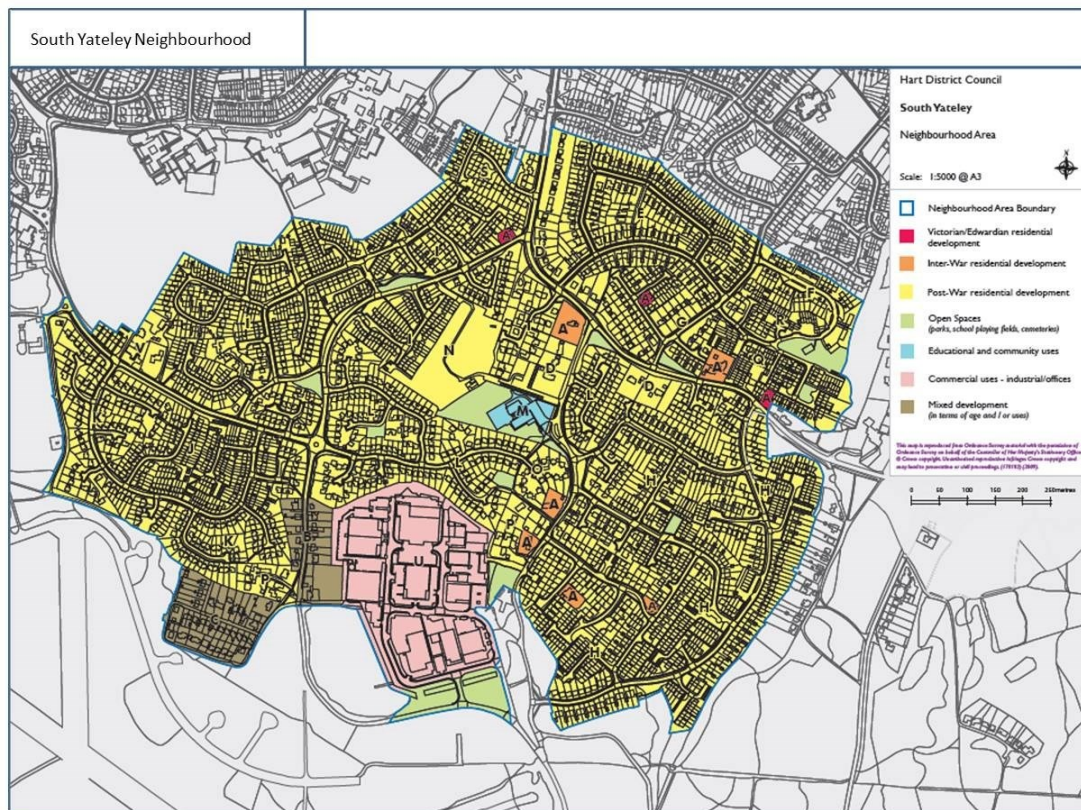
Map 5: Conservation Areas and Character Area Boundaries



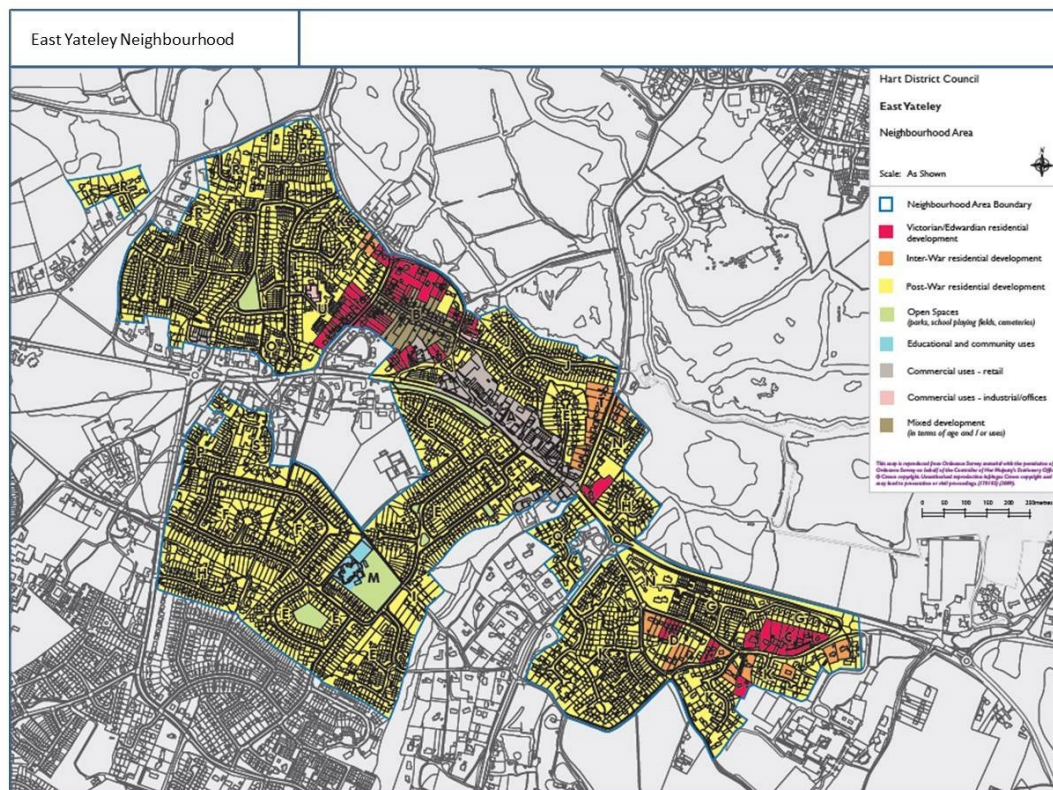
Map 6: North Blackwater Character Area



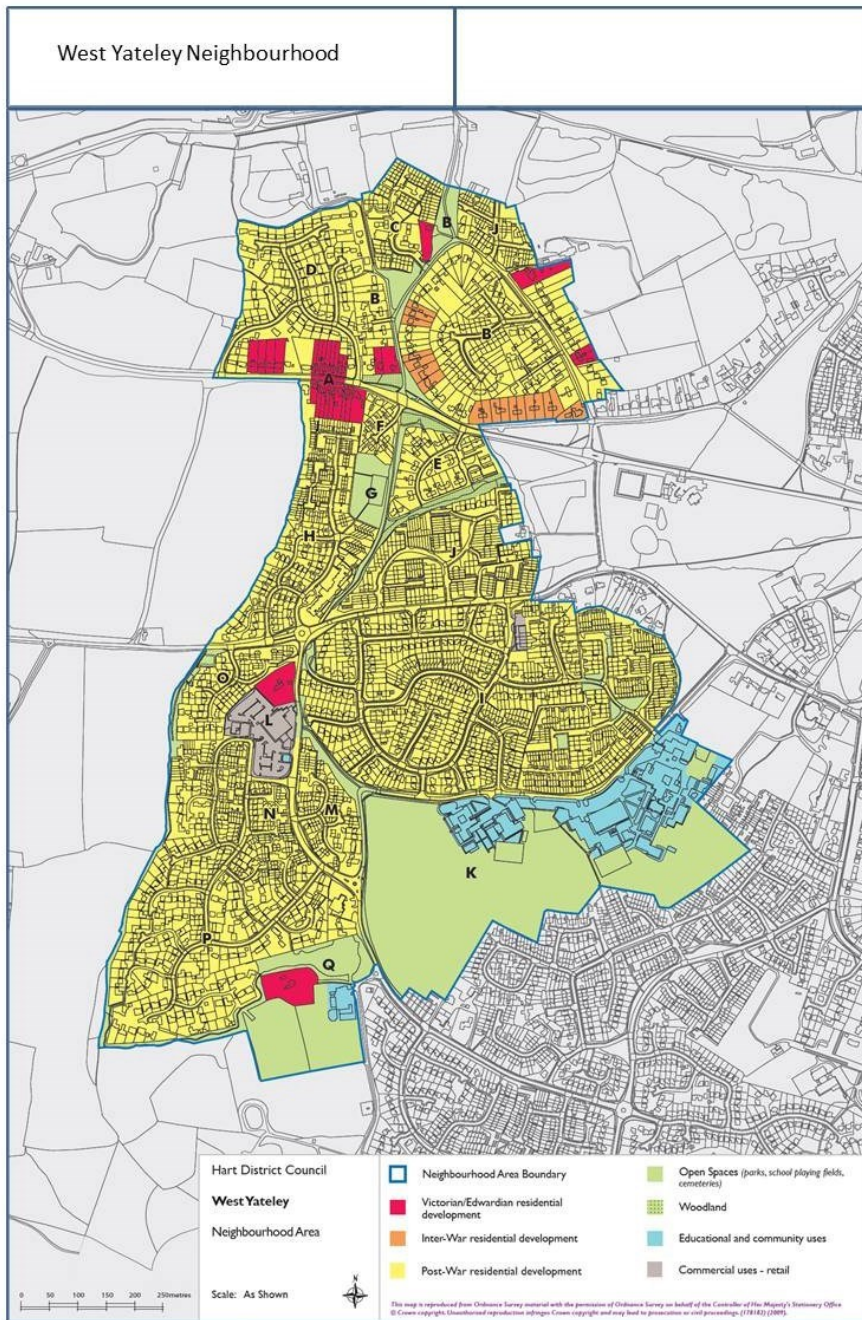
Map 7: South Yateley Character Area



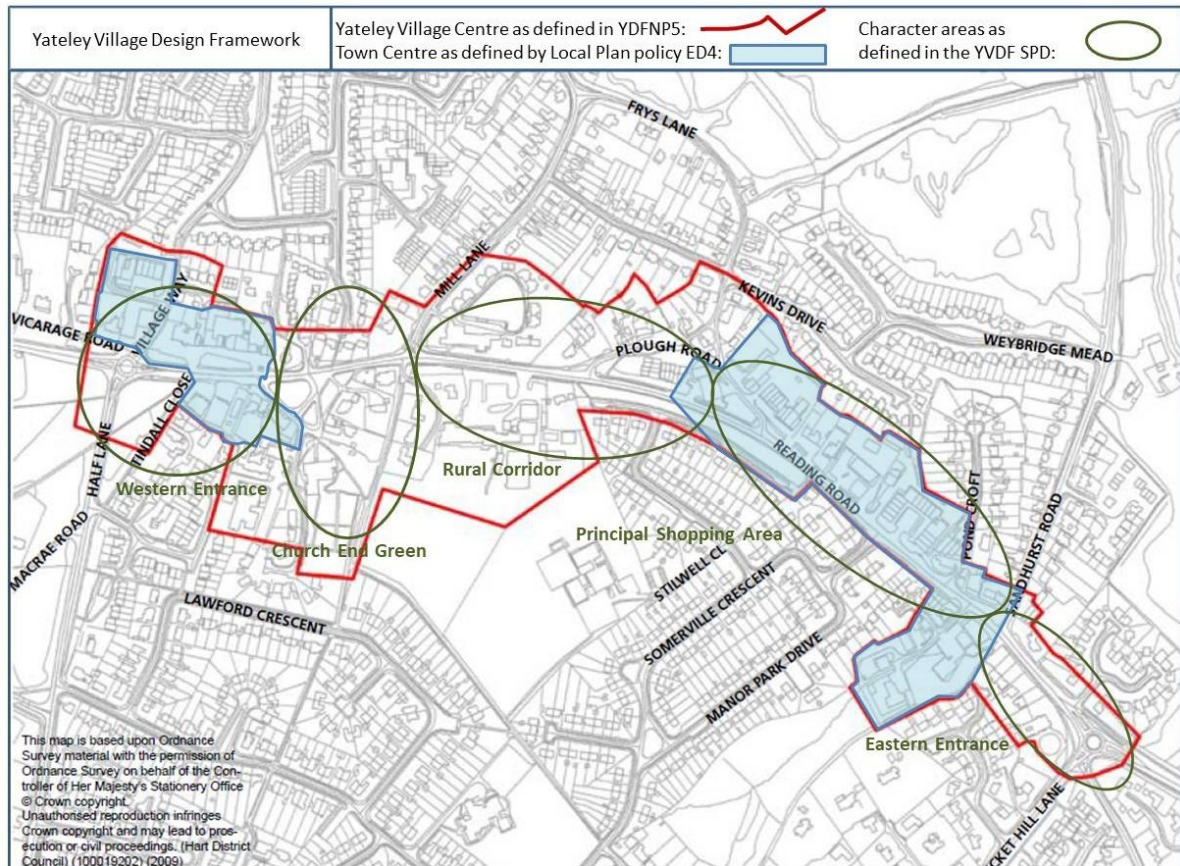
Map 8: East Yateley Character Area



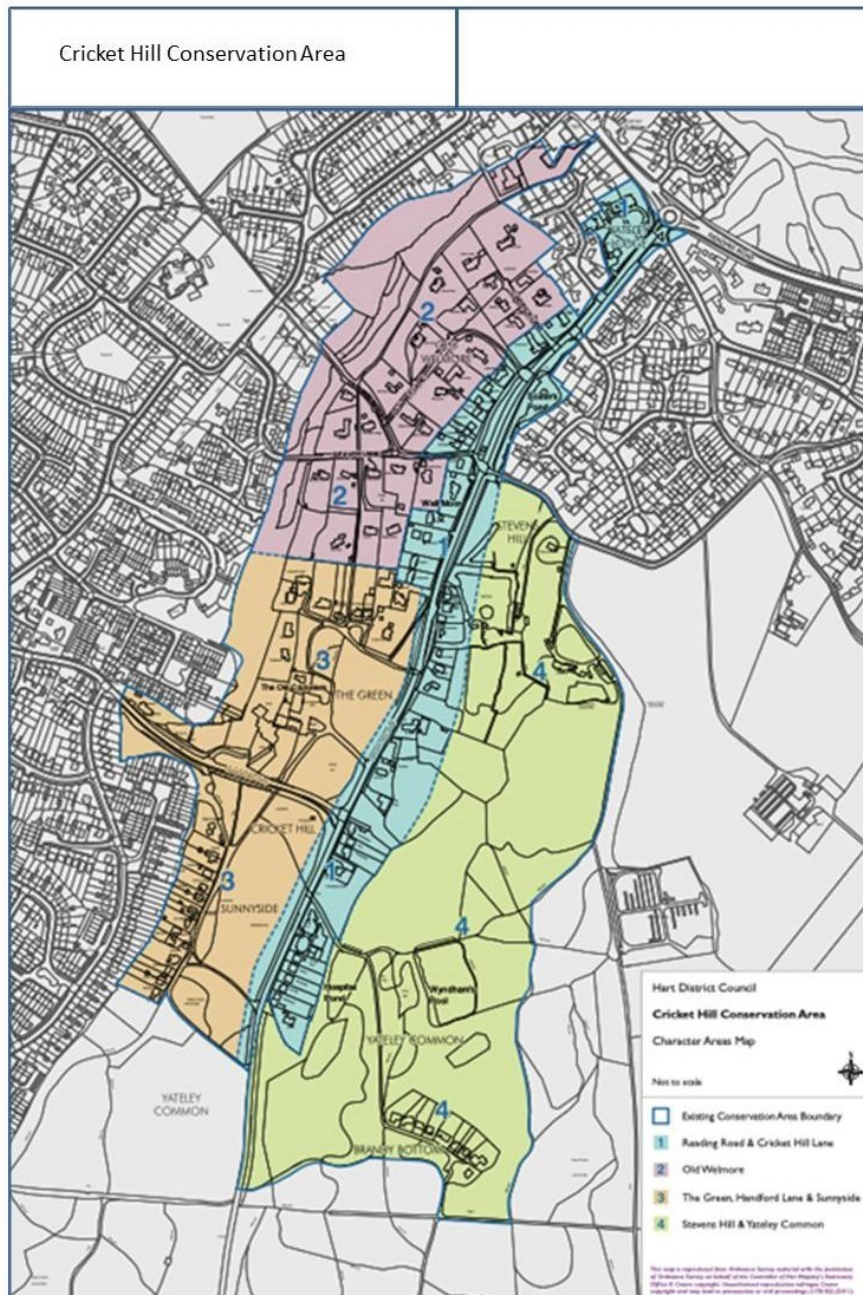
Map 9: West Yateley Character Area



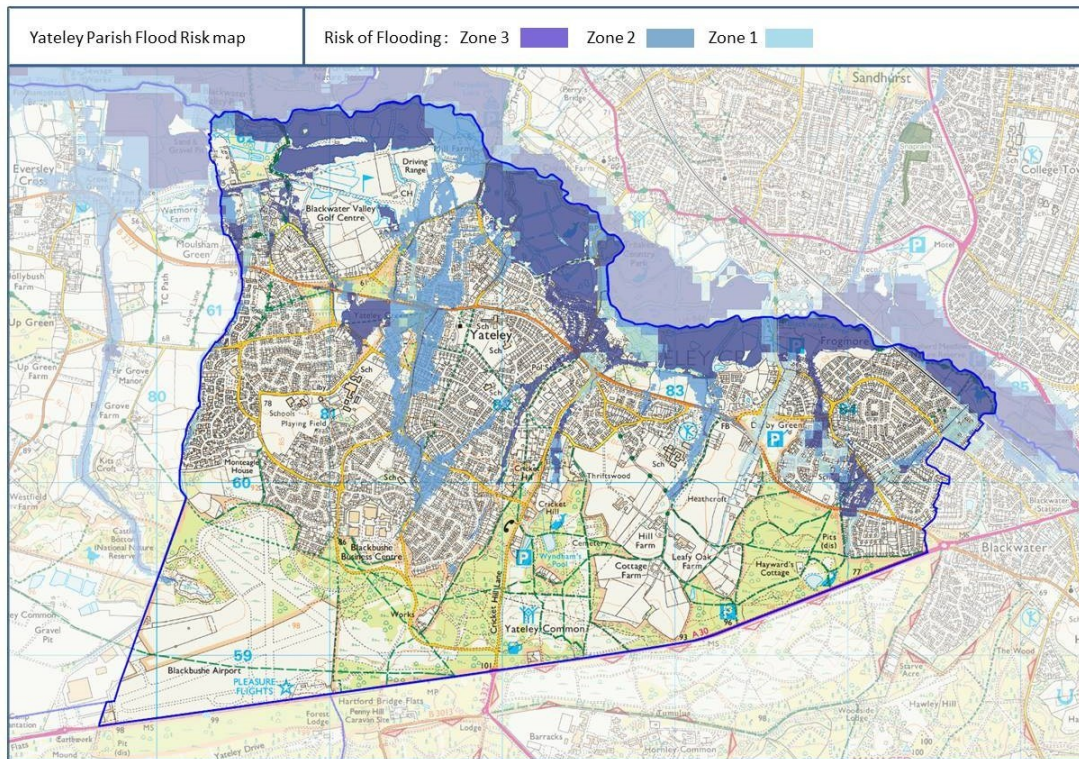
Map 10: Yateley Village Centre and Local Plan District Centre Boundary



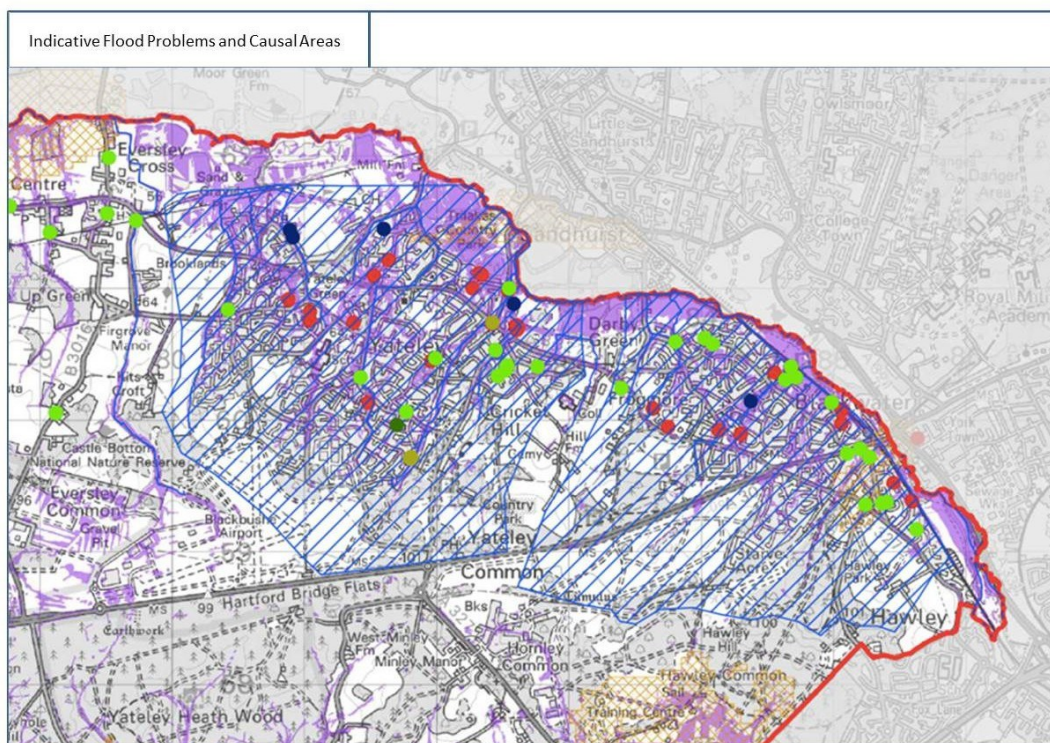
Map 11: Cricket Hill Conservation Area



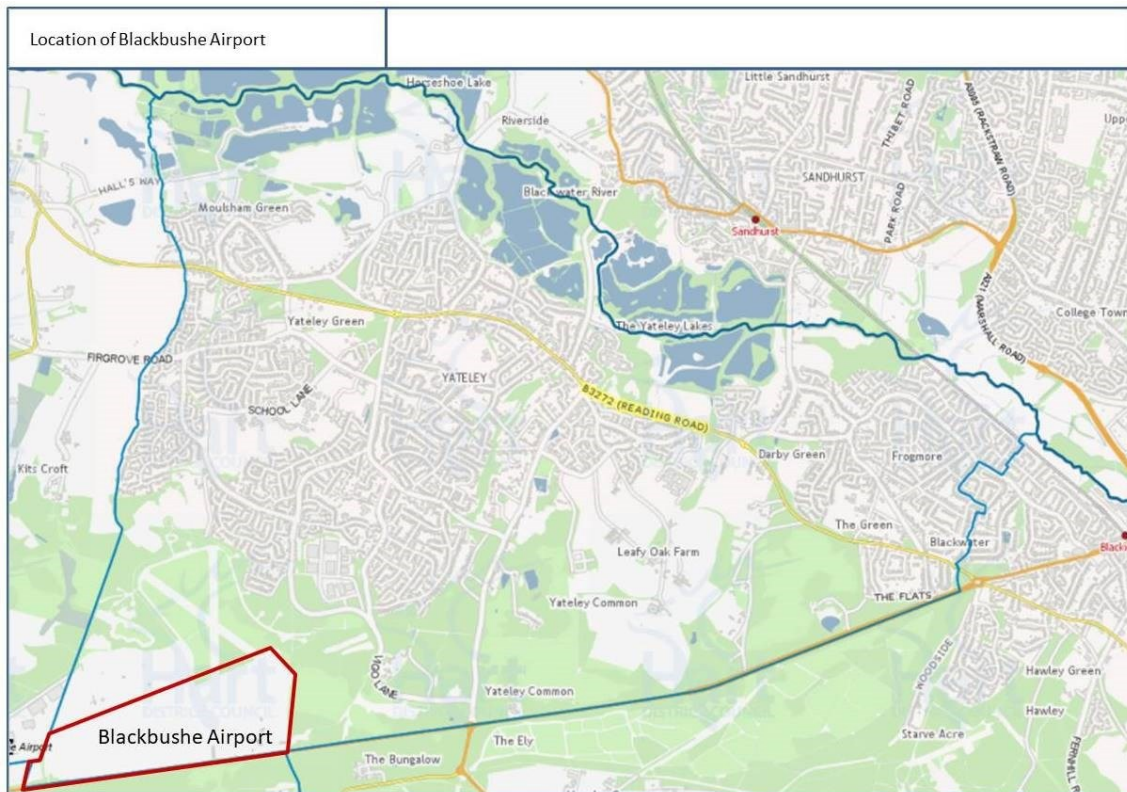
Map 17: Flood Risk in Yateley



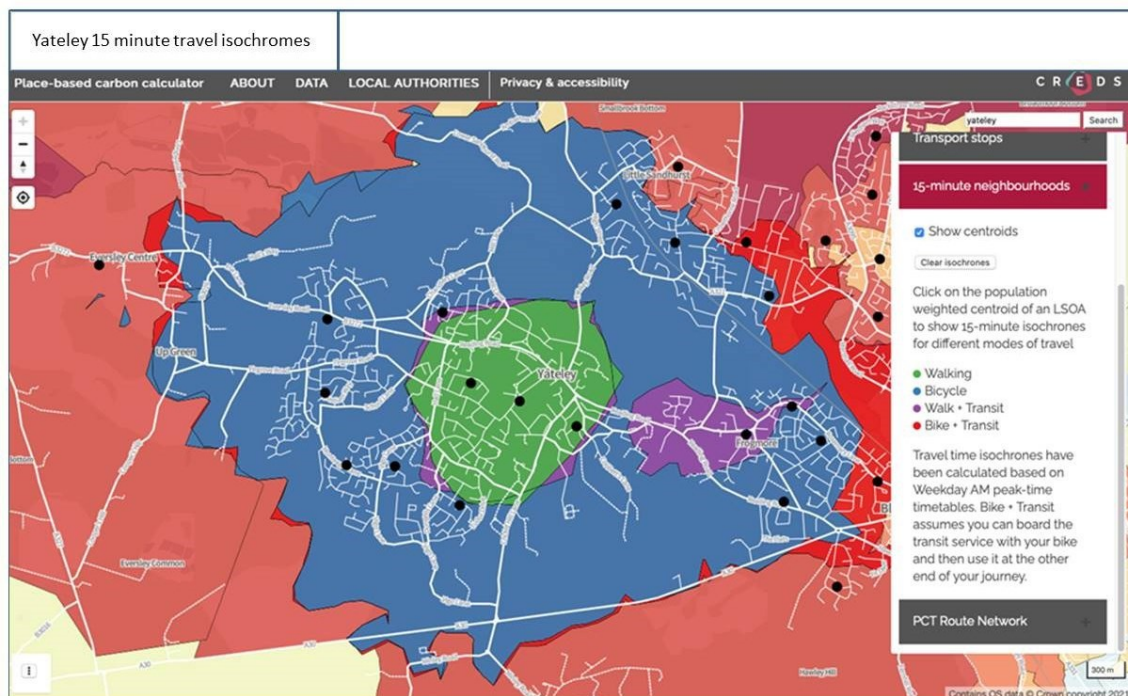
Map 18: Indicative Flood Problems and Causal Areas



Map 19: Location of Blackbushe Airport



Map 20: 15 Minute Travel Isochrones



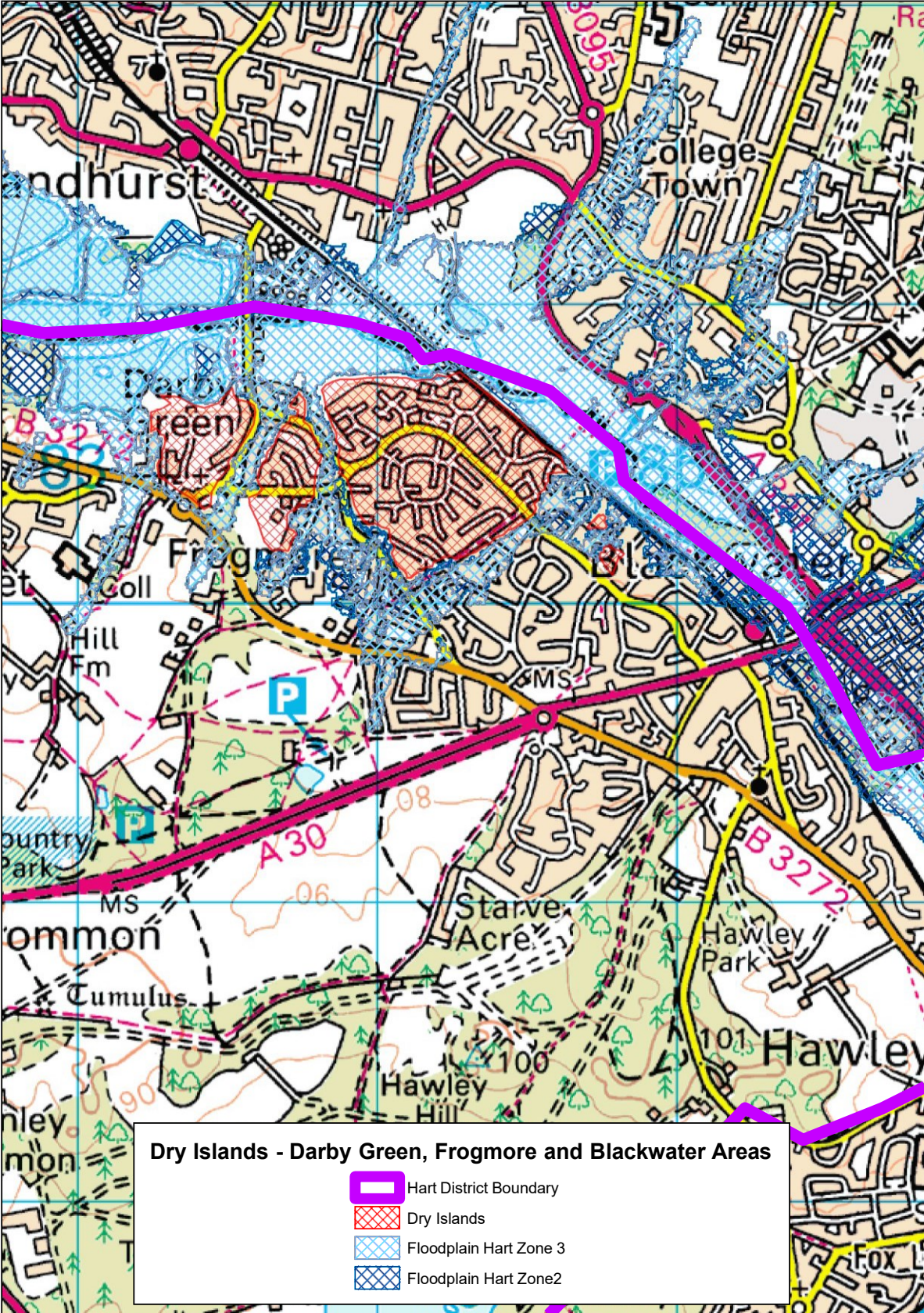
Appendix 3 – Green Infrastructure in the Parish

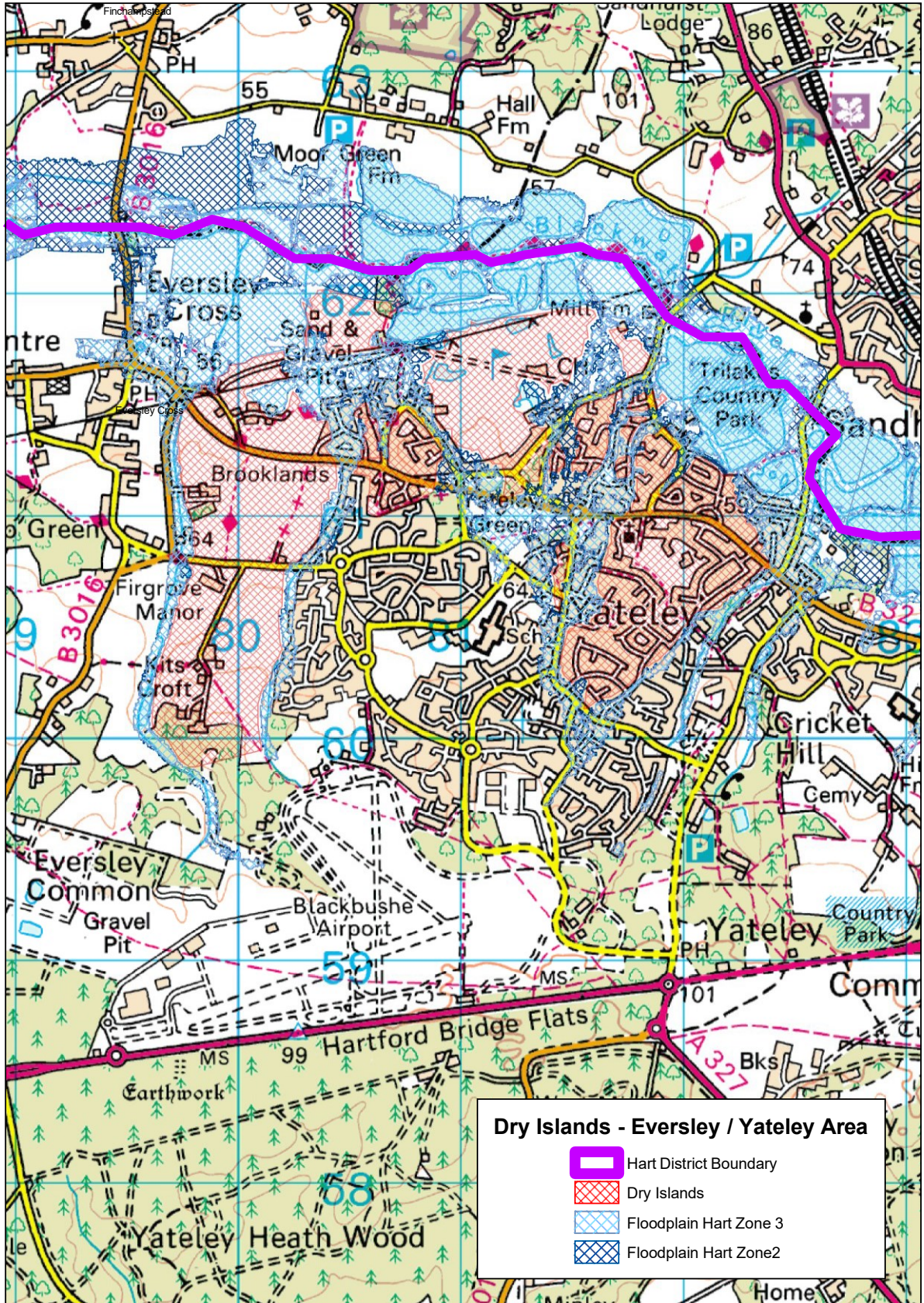
Important Green Spaces in Yateley, Darby Green & Frogmore		
<i>Important areas:</i>	<i>Designation (checked against http://maps.hart.gov.uk/mycouncil.aspx)</i>	<i>Ownership (where known)</i>
Castor Court Woods, Reading Rd, Yateley	Common Land	Yateley Town Council
Yateley Green & Yateley Green play area	Common Land/SPA	Yateley Town Council
Handford Lane verge	Common Land	Unknown
Yateley Country Park (Yateley Common, HCC Country Park)	SPA & SSSI	HCC
Maple Gardens play area	Undesignated	Land transferred to local parish
Darby Green Lane	Common Land	Hampshire County Council
Moulsham Green	Common Land	Yateley Town Council
Royal Oak Valley	SINC/SPA/None	Hart DC
Cricket Hill Pond (Skaters Pond) and surrounding	Undesignated	Hart DC
Darby Green	SINC/Common Land	Yateley Town Council
Brinns Green	Undesignated	Yateley Town Council
Used & disused airfields	SINC/SPA/Common Land	Private ownership
Area between Castle Bottom and disused runways (includes horse fields adjacent Silver Fox Farm)	Common Land or undesignated	Private ownership
Silver Fox Farm (between Red Cross Building and disused runway)	Undesignated	Private ownership
Area between Hearsey Gardens and the river (including the horse fields E of Darby Green Lane and S of sewage plant)	SINC/SSSI	Private ownership
Blackwater River corridor near Mill Farm, west of Mill Lane (seems to be a gap as has SINC either side of it). (Links to site below)	Undesignated	Private ownership
Fishing and Jet Ski lakes North of Moulsham Green (links to site above)	SINC	Unknown
Land on corner of Cricket Hill Lane/Stevens Hill	SINC	Private ownership
Land & lake between Wyndhams Pool and private land listed above	Undesignated	Private ownership
Cricket Hill old cricket pitch	SINC/Common Land	Unknown (likely to be HCC)
Leafy Oak Farm, Cobbetts Lane (fields and boundary trees)	Undesignated	Private ownership
Land south of Tudor Drive to Blackbushe Metals (BM) and south of BM to BM access road	SINC/SPA/Common Land	Hampshire County Council

Land behind Hedgecroft from Firgrove Rd to Reading Road and the Link.	Common Land	Yateley Town Council
Land behind Hampshire Lakes towards Swan Lakes, S of the River Blackwater.	Undesignated	Privately owned
Fishing lakes between Mill Lane and Sandhurst/Yateley Road	SINC	Unknown
Sean Devereux - Blackwater Valley Golf Centre	Undesignated	Private ownership
Sean Devereux - Yateley United Football Club	Undesignated	Private ownership
Sean Devereux - Yateley Cricket Club & Yateley Hockey Club	Undesignated	Private ownership
Greens/verges either side of Frogmore Rd near junction of Reading Rd (B3272)	Undesignated	Yateley Town Council
School Playing Fields:		
Yateley Comprehensive School/Westfields Junior & Infants	Undesignated	HCC
Cranford Park School Primary	Undesignated	HCC
Newlands Primary	Undesignated	HCC
Potley Hill Primary & Frogmore Community College campus	Undesignated	HCC
Frogmore Junior & Infants	Undesignated	HCC
Yateley Manor (up to & incl Year 8)	Undesignated	Private ownership
Local Open Spaces owned or maintained by YTC		
Yateley Green which includes the woodland areas to the north (including Goose Green) and grass areas around Tindal Close and Church End	SINC/Common Land (Church End)	Owned and maintained by YTC
Frogmore Green Open Space & play area (on Frogmore Rd)		Owned and maintained by YTC
Darby Green Playing Fields		Owned and maintained by YTC
Monteagle Open Space & play area		Owned and maintained by YTC (land transferred to local parish)
Fallowfield Open Space & play area		Leased to and maintained by YTC; Owned by Hart
Winton Crescent Open Space		Owned or maintained by YTC
Churchill Crescent Open Space		Owned or maintained by YTC
Village Way Green		Owned or maintained by YTC
Lower Canes play area		Owned and maintained by YTC
Swan Lake Park inc allotments	SINC/SANG	Owned and maintained by YTC

Key to abbreviations:		
SPA - Special Protection Area		
SSSI - Site of Special Scientific Interest		
SINC - Site of Importance for Nature Conservation		
SANG - Suitable Alternative Natural Greenspace		
Common Land		

Appendix 4 – Dry Island Maps





Appendix 5 – Causal Area Betterment Features

In line with Local Plan Policy NBE5 and Neighbourhood Plan Policy YDFNP9 at least one of the following should be provided in Causal Areas. This should be evidenced through completion of the Causal Area Proforma which also provides further information on each option on Hart District Council's website at <https://www.hart.gov.uk/planning-policy-guidance>:

- Surface water is being disposed of by infiltration
- The development will reduce the existing impermeable area
- Surface water run off rates or volumes leaving the site will be less than the existing discharge rates or volumes
- A reduction in existing built footprint that is located in an area shown to flood from any source
- Rain garden planters in addition to a drainage strategy
- Provision of large (200litre or more) water butts (at least 1 per dwelling) in addition to an approved drainage strategy
- Provision of smart water butts (at least 1 per dwelling) in addition to an approved drainage strategy
- Discharging at greenfield QBAR rates for all storm events up to the 1 in 100 plus climate change event
- Provision of a rainwater harvesting system
- Remove or reduce surface water currently being discharged into the foul sewer
- De-culvert a watercourse or upsize a culvert (where this will not increase offsite flood risk to buildings or infrastructure)
- Built development is to be set further back (at least 0.5m further) from a watercourse compared to the existing situation
- Provision of SuDS that provide water quality as well as water quantity benefits (non-major developments only)
- Improving a failing septic tank or cesspit
- Increases floodplain storage or storage for a surface water overland flow route
- Provides a new safe access and egress route out of the floodplain that could also be used by dwellings outside of the development
- Reduces the amount of groundwater getting into the existing foul sewer
- Reduces flood risk from any source
- Improve the environmental condition of a watercourse
- Other (Hart District Council's drainage engineer determines acceptability)

Appendix 6 – Community Facilities

The following sets out a list of identified built community facilities in the Parish and where any development proposals would be considered under Policy YDFNP10 Community Facilities as well as Local Plan Policy INF5. Some facilities may fall within more than one category, for example some of the schools also provide halls for community hire. Many of the facilities will have a number of users but these are not listed here.

Schools

Pre-Schools

- Yateley Community Pre-school: www.yateleycpreschool.co.uk/contact-us
- Potley Hill Community Pre-school: www.potleyhill-preschool.co.uk/
- Footprints Pre-school: www.footprintspreschool.co.uk/
- Little Gems Pre-school: www.littlegemsyateley.co.uk/
- Tadpoles Pre-school: www.tadpolescommunitypreschool.com/contact
- Spring Pre-school: www.stbarnabastheencourager.co.uk/serving-our-community/spring-preschool
- First Steps Pre-school: www.firststepsnursery-yateley.co.uk/

Secondary

- Frogmore Community College (includes hall for hire)
- Yateley School, including Yateleys Health & Fitness
- Yateley Manor School (Independent) (includes hall for hire)

Primary

- Newlands Primary
- Cranford Park CE Primary
- Potley Hill Primary
- Westfields Infant/Juniors
- Frogmore Infants/Juniors

Community Centres/meeting places

- The Tythings (Includes the Youth Suite)
- The Darby Green Centre
- Monteagle Community Hall
- Yateley Village Hall
- Frogmore and Darby Green Social Hall
- Yateley WI Hall
- Monteagle Scout Hut (and Gateway Christian Fellowship Truth Seekers)
- Blackwater Valley Golf Centre (includes hall for hire)
- British Red Cross hut
- Macrae Scout Hut (9th Bramshill Scouts)

- Burrell Lodge Scout Hut (8th Bramshill Scouts)

Healthcare

- Monteagle Surgery
- The Oaklands Practice
- Hartley Corner Surgery

Places of Worship

- Yateley Baptist Church
- St Swithun's Roman Catholic Church
- St Peters Church
- St Barnabas Church

Library

- Yateley Library (on Yateley School Campus)

Adult day care

- Frogmore Adult Day care Centre

Public Houses

- Dog and Partridge
- White Lion
- Royal Oak
- The Anchor
- The Cricketers
- The Ely

Police

- Yateley Police Station (not open to the public)

Fire

- Yateley Fire Station

Other

- Yateley Industries
- Citizens Advice Bureau
- Yateley Town Council offices