

New Settlement Option presentations to Members 9 August 2017

Note of Meeting

Present:

Members: Cllrs: Ambler, Bailey, Cockarill, Collett, Leeson, Neighbour, Oliver, Parker, Radley (James)

Hart District Council Officers: Daryl Phillips, Nick Steevens, Katie Bailey, Christine Tetlow, Selina Crocombe, Shanaz Zaman, Kate Smith, Nick Griffin, Barbara Perrett.

Background:

Promoters from the following sites were asked to give a presentation to Members on their new settlement proposals to help inform the next stage of the Hart Local Plan:

- Rye Common
- Murrell Green
- Winchfield

The purpose of the meeting was to hear the presentations but not to discuss any preference or to make any decisions.

Prior to the presentation the promoters were asked to cover the issues set out in Appendix A within their presentations.

I. Rye Common

The promoter's presentation included the following:

- The site could deliver up to 1,500 with possible potential to expand to to 2,000 homes if more land were to be made available
- The site is in one ownership
- Only a small part of the site was within 5km of the SPA. SANG provision included in the proposal.
- Design and some technical evidence is at an early stage due to a change in supporting consultants.
- No secondary school site proposed, although a site of 5ha could be made available in line with HCC guidelines
- Some areas of Common Land would need to be de-registered to provide access and re-provided elsewhere.
- A range of infrastructure to be provided including primary education facilities.
- Site has areas of groundwater flooding, but no fluvial risk.
- Access on to the A287.
- Site would provide open space, allotments etc.
- There would be no coalescence issues.
- Small scale employment provision included.

2. Murrell Green

The promoter's presentation included the following:

- The site can deliver 1,800 -2,990 units if required
- Plans and evidence are well advanced
- Developer already on board for first phase
- In partnership identified proposals to include innovative initiatives within the home and related to travel options, including for electric and driverless cars and provision of electric bikes as central to the masterplan
- Connectivity through access to the A30
- Revised secondary school location proposed (9.7ha) with direct access in and out of the site and avoiding residential areas proposed in discussion with HCC
- A range of infrastructure to be provided including primary education facilities
- Discussions held with Stagecoach re possible bus routes
- Access to Winchfield station will be provided
- Promoters control a significant proportion of the site through option agreements
- High proportion of 2 and 3 bedroomed dwellings
- A proportion of dwellings will be designed to be easily extended to prevent the need to move
- There are viable solutions to ensure that the gas pipeline is not a constraint on development
- Small scale employment proposed on site
- Supportive of the use of design codes
- High speed broadband to be included
- Design/layouts will ensure protection of the setting of the listed building
- Open space includes SANG provision, sensory gardens, allotments, sports pitches.

3. Winchfield

The promoter's presentation included the following:

- A scheme for 1,800 homes presented but opportunities to expand to 2,400 to west and south west
- All land under control of the promoters
- Technical work including viability very advanced
- Neighbourhood centre to north of railway line
- Engagement with Stagecoach
- A range of infrastructure to be provided including primary education facilities
- Shuttle signals to be added on road tunnel under railway, will allow for 3m pedestrian/cycle access
- 14ha proposed for a secondary school, in discussion with HCC
- Solutions proposed to deal with identified flooding issues
- Transport modelling work undertaken to prevent rat runs
- A unique situation as focused around a railway station

Appendix A – Advisory issues to be covered in the presentations.

1. What is the vision for the new community?
2. How would it address the need for housing and economic development in Hart and supporting infrastructure (particularly transport, education, health and green infrastructure)? What engagement has there been with service providers and statutory agencies?
3. How would the promoters address key constrain issues such as flood risk (surface and fluvial), statutory environmental designations, non-statutory environmental designations, heritage designations, utility infrastructure including sewage.
4. Why is their site the best in terms of securing a new secondary school? How would a new secondary school be funded and delivered?
5. What are the development's sustainability credentials?
Deliverability -homes and infrastructure- Who controls the land and what are the delivery mechanisms e.g. developer builds it himself or promoter secures planning permission and sells onto developers?
6. What are the advantages and risks around your particular delivery model?
7. How is the infrastructure delivered including funding vehicles? The key message needs to revolve around development viability including the need to deliver a mixed community with 40% affordable homes.
8. What is the anticipated timing of development, phasing, and flexibility around this? Is there scope for future expansion beyond the plan period, or to accommodate additional development within the plan period if needed?
9. What are your plans for, and views on, connectivity of the site to
Railway
Motorway – M3
Motorway – M4
Supermarket shopping
Sixth form colleges
What contributions are proposed to each?

Presentations regarding New Settlement options are available on the Hart website at <https://www.hart.gov.uk/Evidence-base> under New Settlement Presentations.