

**Table 1: Design Tools and Review Mechanisms**

Milestone	Design Tools	Review Mechanisms
Preparation of the DPD (to including detailed design guidance)	Inquiry by Design (Princes Trust) / design charrette or similar Locally Focused Design Review Panel Local community led design focus groups and use of the Stakeholder Forum Design competitions Design Policies in the DPD	Public consultation
Determination of the planning applications/ conditions	DPD Design policies Design Codes	Locally Focused Design Review Panel
Delivery of phased infrastructure, key public buildings and housing	DPD Design policies Design Codes Use of the Community Forum Locally Focused Design Review Panel Community Liaison Officer	Local community led design focus groups (continuous feedback through the Community Liaison Officer)

## Table 2: Key Risks to Delivery and Proposed Mitigation

Milestone	Key Risks	Mitigation
Adoption of the Hart Local Plan: strategy and Sites 2016 - 2032	The Local Plan Inspector finds draft Policy SS3 unsound and recommends removal of the policy.	The Local Plan has been prepared having regard to national policy and legislation. Neither legalisation nor policy directs Local Plans to include one overarching or parent document. A New Settlement DPD could therefore be adopted without any reference to the new settlement in the other adopted DPD's, including the Local Plan's Strategy and Sites DPD.
Preparation of the New Settlement DPD	Key stakeholders will not fully engage in or block the process.	The Council will be bidding for the brokerage expertise of Government to ensure that any ownership issues can be quickly resolved.
	Council has insufficient resources to progress the DPD in line with the identified timetable slowing delivery of new homes.	The Council has identified that this is a risk and is seeking through a range of measures such as this bid, the next Council budget setting process and discussions with the developers to ensure that there are sufficient experienced staff resources in place to deliver the new settlement and sufficient funding for associated technical work.
	Technical studies identify an issue that significantly reduces the area of land available for development or identifies infrastructure requirements, which renders the whole of the Area of Search unviable.	The proposed new settlement area is significantly larger than the land required to develop a new settlement of 5,000. This additional land capacity mitigates against any potential undevelopable land. In addition, a number of technical studies have already been undertaken by the land promoters which do not indicate any 'showstoppers' at this stage.
	A change in Council administration to one which is against any new settlements and the Council does not produce a DPD.	The draft Local Plan: Strategy and Sites includes a policy and subsequent commitment to produce a New Settlement DPD. As a result any attempt to delay, either temporally or permanently, the production of the DPD would be limited in its scope.

Adoption of the New Settlement DPD	The New Settlement DPD Inspector recommends significant changes to the policies, which require amended or new technical studies.	The Council's governance structure and relationship with key stakeholders will ensure that any major changes can be fully tested within a short period time.
	The New Settlement DPD Inspector finds draft DPD unsound.	The Council will work with partners to ensure that the DPD is fully evidenced, deliverable and complies with relevant legislation.
Approval of the planning applications	Key stakeholders will not fully engage in or block the process.	The Council will be bidding for the brokerage expertise of Government to ensure that any ownership or strategic stakeholder issues can be quickly resolved. Stakeholder engagement through the DPD process will minimise this risk.
	Council has insufficient resources to determine the planning application within agreed time limits.	The Council will work with developers with regards to the funding of resources to progress the planning application and will take opportunities for other funding sources to support this phase of the project.
	Conflicts between the political parties results in applications being refused by the Planning Committee.	Council Members from all political parties will be involved the DPD process and therefore will be less likely to object to any subsequent planning applications.
Discharge of conditions/S106 obligations	Key stakeholders will not fully engage in or block the process preventing any approvals.	The Council will be bidding for the brokerage expertise of Government to ensure that any ownership issues can be quickly resolved. The Council will also seek to ensure that technical expertise is in place to ensure rapid discharge of conditions.
Delivery of key infrastructure	Land Owners/Promoter disputes	The Council will be bidding for the brokerage expertise of Government to ensure that any ownership issues can be quickly resolved. The Council will also seek to ensure that technical expertise is in place to ensure rapid discharge of conditions.
	Key stakeholders/Statuary providers will not fully engage in or block the process preventing infrastructure works.	
	Lack of funding for infrastructure delivery.	The viability study demonstrates that key infrastructure can be delivered. In addition both of the main promoters are experienced in the delivery of major infrastructure and a master developer approach could be utilised to facilitate early delivery of infrastructure.

### Table 3: Sites that have been promoted within the SHLAA

Sites that have been promoted within the SHLAA (approximately 82% of the land within the site):

Developer/Land Owner		Land Holding (Ha)
Gallagher Estates & Barratt Homes	Developer	214.386
Lightwood Land	Promoters	193.337
Redacted information	Land Owner	33.228
Redacted information	Land Owner	2.846
Redacted information	Land Owner	0.701
Redacted information	Land Owner	33.415
Redacted information	Land Owner	3.376
Redacted information	Land Owner	21.11
Redacted information	Land Owner	4.907
<b>Total</b>		<b>507.307</b>

### Table 4: Sites that have not been promoted within the SHLAA

Sites that have not been promoted within the SHLAA (approximately 18% of the land within the site):

Land Owner	Size (Ha)
Redacted information	3.099
Redacted information	23.244
Redacted information	37.393
Redacted information	5.616
Redacted information	1.942
Redacted information	21.647
Redacted information	0.814
Redacted information	0.512
Redacted information	0.967
Redacted information	0.595

Redacted information	2.267
Redacted information	3.046
Redacted information	0.408
Redacted information	10.154
<b>Total</b>	<b>111.706</b>