

Bid to join Garden Communities programme

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All questions must be addressed, apart from those specifically designated for transformational community proposals and garden villages proposing fewer than 5,000 homes (Q 2, 4). If you have questions, or would like to discuss an proposal ahead of submission, please contact gardencommunities@communities.gsi.gov.uk.

Bids should be submitted by **09/11/2018**

Please click here to open the [prospectus](#).

Name of local authorities and promoters/landowners/developers involved (clearly identifying lead authority):

This Bid is being led by Hart District Council with support from Lightwood Land and Gallaghers/Barratt Homes.

Main Contact

Telephone Number

Email Address

Organisation

Headline Information

1. Provide a description of the proposed garden community including proposed number of homes, including types and tenures, number of jobs it hopes to create, employment space, schools and other community facilities, green space provision, number of district and local centres, amount of retail and other commercial space proposed; key items of infrastructure needed to support delivery of the garden community. Please itemise these below.

Housing

Number of homes

5,000

Delivered by

2042

Types of homes and tenures

Our ambition is to deliver a vibrant and active community in Murrell Green/Winchfield [now known by the working title of Shapley Heath Garden Village (SHGV)].

We have the local leadership and drive to deliver not only the housing and growth identified in the Local Plan but to go far beyond that in the delivery of a new settlement which will provide sustainable homes for all parts of our community in a settlement of charm and character.

We have the political support in place, with cross party agreement to the Submission Local Plan which includes a New Settlement Policy and sets out the framework against which a range of housing will be provided.

Our policies in the emerging Local Plan set out our current ambitions for our garden village, but naturally this will evolve into a more detailed vision and objectives through engagement with our communities and development of the SHGV planning framework but our intention is to provide housing suitable for all stages in life including:

- At least 15% of market homes to be accessible and adaptable homes as defined by requirement M4 (2) of the building regulations
- At least 5% plots to be for self and custom build
- No less than 40% of new homes to be affordable housing
- At least 15% of affordable homes to be accessible and adaptable as defined by requirement M4(2) of the Building Regulations.
- Potential for key worker housing;
- Provision for specialist accommodation including the potential for a care village.

Employment

Number of jobs created

10,500

Approx. area of employment space (ha)

10

Key types of jobs created

Approximately 2,500 direct FTE jobs, and approximately 8,000 construction jobs.
Direct jobs will be with use classes A1 - A5, D1 - D2 and B1/B2/B8.

Approx. area of retail / commercial space (ha)

5

Community Infrastructure

Number of schools

5

Types and size of schools (if known)

1 x 7FE Secondary with space for expansion to 9FE provision
3 x 2FE Primary
1 x 3FE Primary

Number of health and care facilities

1

Types and size of health and care facilities (if known)

Health Care Centre
provisionally 7 GPs and pharmacy

Number of community facilities

1

Types and size of community facilities (if known)

1 x Community Centre
Also includes Country Parks, sports facilities, Play parks (LAP, LEAP and NEAP)

Number of district and local centres

3

Site Space

Approx. area of site space (ha)

620

Approx. area of green space (ha)

200

You will be asked at the end of the form to provide evidence of the following:

- **Location Plan** - One or more plans showing the location of the proposed garden community outlined in red. It should also indicate the location of any nearby communities/development, and the boundaries of the Local Planning Authority, County Council, LEP. Include site boundary coordinates. This plan should also highlight the extent of brownfield conditions on the site, if relevant.
- **Strategic Framework Plan** for the proposed garden community – this should show: the broad disposition of proposed land uses and major infrastructure proposed.
- **Annual housing trajectory** for the garden community

2. If 10,000 or fewer homes are proposed, please provide details of the circumstances that you believe make the proposal suitable for consideration (refer to paragraph 5 of the prospectus.)

Hart District lies in north east Hampshire and has great accessibility with London, the south coast, Heathrow and Gatwick Airports all accessible within less than one hour. We have been identified as the best place to live in the UK, five out of the last six years by the Halifax Quality of Life Survey. With great access and great lifestyles, it is not surprising that we have an acute affordability issue, being less affordable than Oxford, Cambridge and the rest of Hampshire as well as adjacent areas such as Wokingham. With a house price to earnings ratio of 14.43 in 2017 this is the highest ratio in Hampshire and amongst our neighbouring authorities with the exception of Waverley.

Economically, the new settlement will play a key role within Enterprise M3 LEP. The recently published Strategic Economic Plan establishes a new policy for the creation of growth corridors between existing growth towns – SHGV lies directly within one of these growth corridors. So delivery of the new settlement, the anticipated jobs and skills creations, will be critical to the LEP and delivery of an enhanced economy and increased productivity.

As with many areas, we have an ageing population; a new settlement provides enormous opportunities to bring new people, new skills and new communities together. We want to create a place that is healthy, sustainable and cohesive. As such, we aim to follow the principles within the recently published healthy new towns programme, promoting empowered residents, active lifestyles, healthy homes and leisure.

We want to create a step change in the quality of our communities. With Full Council commitment to our Submission version of the Local Plan the Council has taken an ambitious and long term view towards planning for future growth.

As part of this we have identified a new settlement within the Local Plan. However, we did not need to do this as delivery from the new settlement is not required to meet the identified Local Plan housing target of 6,208 homes but is provided 'in addition' to this. Our housing target is based on our SHMA (2016) and is already significantly higher than

that required under the Government's new standard housing methodology so we are already planning to deliver more homes than would be required using that methodology.

Delivery of the new settlement is proposed from midway through the Plan period (2016 – 2032) and therefore provides an opportunity to significantly boost housing supply. We see a real opportunity that a new settlement provides not only to Hart, but the wider area including links to existing garden communities sites such as Manydown (Basingstoke, Grazeley (Wokingham) and Welborne (Fareham).

The Shapley Heath Garden Village delivers on the ambition to release more land through local plans and meet and/or go above local housing needs. Hart lies outside the Green Belt and the site has very limited constraints. The topography and existing landscape of the site provides a unique opportunity to deliver a site with existing mature landscape features and the opportunity to open up significant areas of accessible green and blue infrastructure. The viability work identifies that there are no funding gaps with regards to the provision of infrastructure and with developer control over a significant proportion of the land, coupled with commitment and leadership from the Council, the site can deliver a very high quality development quickly with support from this programme.

In addition the new settlement provides the following opportunities:

a) Exceptional quality

The Shapley Heath Garden Village will create a village with character and maturity from the very start. This is not an area consisting of large featureless fields, requiring the passage of time to soften into the surrounding landscape. Instead the patchwork of fields integrated with mature trees, small copses, existing water features and sprawling woodland centred around a Victorian railway station within an undulating landscape naturally provides pockets of developable areas, each unique in character, which combined with a network of green corridors could create a truly exceptional place. These features mean that the site already has character, distinctiveness and a sense of place. The existing landscape will form the starting point for masterplanning work and will inform the detail of the development including for example, street patterns and building design.

Exceptional quality will be delivered through a focus on exceptional green and blue infrastructure, building on the existing features of the site and the high quality management of the Council's own award winning open spaces. Masterplanning will be landscape led to maximise the use of these features for the benefit of residents of the new community. We will create green corridors which will ensure walking and cycling will be the preferred choice to access community facilities, including the mainline station, leisure facilities and country parks. High quality green links will be created to the neighbouring settlements of Hook, Hartley Wintney and Odiham and will open routes that currently are not publicly accessible for wider benefit.

We have already started work on this intention and the Hampshire and Isle of Wight Wildlife Trust has carried out a high level Green Infrastructure Strategy for the whole of the broad location of Shapley Heath. They have identified an opportunity to link Bartley Heath and Hook Common SSSI that they own and manage to Bassett's Mead Country Park that they manage. This could provide a Super Country Park of real significance not only to the local community but to Hampshire as a County. The new Country Park will be within 5 KM of the Thames Basin Heaths Special Protection Area and could provide a real alternative destination for walkers and nature lovers and having a positive impact on the breeding grounds of the Dartford Warbler, Nightjar and Woodlark all of which are European Protected Species.

The country park would also include public access to three existing lakes within the site and to a significant stretch of the River Whitewater that are not currently open to the general public. The Trust has also discussed the opportunity of a visitor centre nestled within the Country Park that could also be linked to the new schools within Shapley Heath and schools in surrounding villages educating pupils in nature conservation. We are keen to explore how this strategic asset could be managed for the long-term benefit of the community. For example, we are exploring the opportunity of how to maximise this strategic asset with the potential to generate income to be able to recycle receipts into the community over its life to help with long term stewardship through a local community land trust. This could be in addition to an annual roof tax charge for each dwelling in SHGV.

It is not only the garden village that will benefit from the exceptional high quality landscape-led development. The SHGV is at the heart of the district. It is the Council's ambition that the green corridors created throughout the new settlement will be extended across the district to form an off-road network or a green web linking the settlements and all of the country parks in the district, thereby enhancing connectivity, leisure opportunities and promoting a healthier way to live. The garden village will therefore be the inspiration and catalyst to improve the quality of life across the rest of the district.

High quality design will be delivered through detailed design codes which will be required through each stage of the development. This will include ensuring that the development delivers a net biodiversity gain for example through the inclusion of swift bricks in every new home. To help with the leadership of place shaping, and as part of our desire to truly engage with the community, we will include measures such as competitions and design panels at different stages of the development, to make sure our community has a genuine and visible part in the identification of that quality and creation of place.

Exceptional innovations

Our ambition is to create a smart village and this is supported by the main site promoters. Early conversations have taken place with Bosch and other potential partners to help enable this including discussions on the use of autonomous vehicles. The masterplanning of the site will ensure that the garden village is future proofed to enable the latest technology and innovations to be accommodated embracing vehicle-charging infrastructure, 5G communication networks as well as advanced traffic management systems from the beginning. Given the proximity to Winchfield station, there is a unique opportunity to use new technologies to link together transport modes. The use of technology to create 'smart' homes, enabling flexible working arrangements will be an important part of this approach. 90% of Hart's businesses are micro businesses and the

masterplanning and technology in the new settlement will be expected to harness and support the development of these. We would welcome support through this bid to progress this ambition.

Another innovation that we wish to explore through the development of the garden village is modular building. With homes being completely finished on the inside and outside on a moving production line then shipped to site before being installed in just a few hours per home, this enables a much more rapid buildout. As the homes are produced on a production line (one house every 6 hours) in a building, quality control is better maintained and the weather, which frequently delays traditional construction projects, is much less problematic. Discussions are progressing with Tophat, a new entrant housebuilder, who exclusively utilise modular building technology. Tophat will guarantee well in excess of the standard 10-year NHBC provided on most new homes and given the flexibility in design and the potential opportunities for external materials, the Council is confident that working with a specialist such as Tophat, the threshold for high quality design would not be compromised. Using this form of building has the opportunity to increase building rates in some stages of the development.

We would also look to ensure that serviced parcels of land are available for small and medium housebuilders. In addition to the advantages of accelerated delivery, we would look to use this as the opportunity to promote a range of construction methods including more traditional methods of construction, for example thatching. We will also link this to an Employment and Skills Plan which will accompany the development and to joint working with skills and training operators.

However, we want our innovations to go beyond the bricks and mortar. We want this new community to be a place valued by its residents, a healthy place and a place they want to bring up their children. As part of this we want to explore with our community a range of innovative ideas that can build active communities, promote citizenship and reduce inequality and social isolation, through initiatives such as;

- Time banking – helping our community to come together by the donation of time. For every hour participants 'deposit' in a timebank, perhaps by giving practical help and support to others, they are able to 'withdraw' equivalent support in time when they themselves are in need. In each case the participant decides what they can offer. Everyone's time is equal, so one hour of my time is equal to one hour of your time, irrespective of whatever we choose to exchange
- Intergenerational initiatives – helping our community come together across the decades, sharing friendship, knowledge and support, such as through the creation of a community garden and community events
- Community Media – creating a space where, long before the settlement is even on the ground, we can encourage those wanting to be part of the new community, to start to build their friendship groups, their networks and help build cohesive neighbourhoods
- Swap shop – bringing people together, helping our new community share resources and increasing the sustainability of place by reduction in waste – the swap shop encourages people to bring unwanted items in and swap it for something else. No money is involved, and swapping is unlimited, the aim is to staff the shop by volunteers from the community (from the time bank) and offer workshops on crafty reusing and recycling to encourage a greener attitude to waste and the environment.

b) Located in an area of particularly high housing demand

Demand for housing in the District is extremely high as it is a desirable place to live. The local housing market consistently out-performs the market nationally and regionally, with average house prices significantly higher than the UK average, at just under £400,000 (July 2018). Hart has the greatest house price to earnings ratio in Hampshire (2017 - 14.43) and the buoyant housing market results in affordability pressures for local residents, particularly for younger households. In October 2018, there were 1320 people on the Council's Housing Register. We have taken a proactive approach to future housing growth and now have a 9.5 year supply of housing. Despite this, more housing will be required in order to tackle the wider affordability issues facing our residents.

c) Has the ability to expand substantially further in the future.

At this stage there is political sign up to test the development of a new settlement of 5,000 homes. Whilst not validated by the Council, the site promoters have identified that there is potential for future growth at the garden village and the Strategic Framework Plan at Appendix 3 identifies areas where there is 'room to grow'. As noted previously, this site is already in addition to sites required to meet the Councils housing requirement in the emerging Local Plan up to 2032. Further detail is provided under Question 6d.

d) Other benefits

The site is in a relatively unconstrained location with excellent links to other key centres including London and Basingstoke. The site includes Winchfield Station which provides a direct service to London Waterloo, and also to Woking, Basingstoke and Southampton as well as local towns in the district (Fleet and Hook). The location of the railway network is set out in the Shapley Heath Vision document attached to this bid (Appendix 2 - sent by email). The location offers a very sustainable opportunity with the potential for the majority of the development to be within a 20 minute walk or 10 minute cycle of the Railway Station.

Although it would be residential led, the provision of employment opportunities, including infrastructure to enable working from home and/or in small incubator/serviced office spaces, and the range of community infrastructure to be provided, will ensure that the new settlement is largely self-sustaining. It is important to us to ensure that there is a real sense of community ownership within the development.

The new settlement is strongly supported by the Council with a Corporate team leading its progression with the Joint Chief Executive being the Project Sponsor. Good partnership working exists between the Council and the main promoters, and the proposal is well developed through the planning process. The Council has the drive and enthusiasm to deliver this project quickly and has already made significant progress in a short space of time and with limited resources. This includes setting out the governance arrangements for the project, starting the initial work on the New Settlement DPD including the Sustainability Appraisal Scoping and progression of a range of meetings with key stakeholders such as Network Rail.

3. Question not required as your proposal is for 5,000 or more homes.

4. Is the proposed garden community a free-standing or transformational garden community?

Free-standing

5. Question not required as your proposal is a free-standing community.

You will be asked at the end of the form to provide evidence of support for your proposal from the following:

- a) **Local MP(s)**
- b) **Local community**
- c) **Local Enterprise Partnership(s)**
- d) **County Council** (where relevant)
- e) **Neighbouring local authorities**
- f) **For private sector led** – the relevant local authority
- g) **Any other key stakeholders**

You will be asked to answer 'Yes', 'No', or 'Awaiting Response.' If 'Yes' is selected you will need to provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.

Strategic Approach

6. Provide a statement on how the proposed garden community fits with local or area housing and economic plans & strategies; how it will meet anticipated population growth both within the relevant Local Plan period and beyond; and how it will address local housing affordability issues.

a) How it fits with local housing and economic plans and strategies

The SHGV proposal will support housing and economic policies at both the local and strategic level. The strategic context of SHGV is set out in the Strategic Context Plan in Appendix 3 sent separately by email in support of this bid. Hart currently has a prosperous economy with some of the highest economic activity rates and qualification levels in the UK, with the number of economically active population in employment being significantly higher than in England. This is in line with the EM3 LEP as a whole.

The proposed garden village will make provision for housing and employment development with benefits well beyond 2032. This provides a long term opportunity to meet the objectives set out in the Strategic Economic Plan as well as the current Hart Economic Development Strategy and the Hart Housing Strategy which seek to underpin the economic vitality and provision of affordable housing in Hart district.

As part of the EM3 LEP Strategic Economic Plan (SEP), the area encompassing SHGV which lies directly between the LEP growth towns of Basingstoke and Farnborough, has been identified as a 'growth corridor' making this a key strategic area for future growth to the broader economic area. Indeed the plan already identifies Hart as having delivered higher than average growth in jobs in the area, but we are ambitious for more. SHGV supports a number of SEP outcomes including:

- A growth ambition of 4% per year to 2030;
- Ensuring the area is attractive to "Young Urban Residents" (highly mobile and qualified 25 – 34 year olds);
- Accelerating the supply of new housing, including affordable family homes;
- Having well designed and appropriately located homes in sufficient numbers to meet the needs of our residents;
- Provision of high quality transport infrastructure;
- Delivery of innovative digital technology;
- Supporting a move towards a low carbon emissions transport system;
- Supporting start up business opportunities;
- Supporting skills development.

The growth ambitions in the SEP are equivalent to a GVA average annual growth of £39.4bn. The SHGV would generate a GVA over the 19 year construction period of over £415 million, and once completed, a resident GVA per annum of £373.8m and a retail expenditure per annum of over £130m. The Enterprise M3 LEP is supportive of this bid recognizing the opportunity for the acceleration of housing that SHGV offers. The LEP will continue to be a key partner in the governance of this development.

The Hart Economic Development Strategy identifies a need to actively exploit new economic opportunities especially the untapped potential of our many micro and rural businesses and hi-tech companies. The EM3 LEP identifies employment in the digital technology and professional service sectors as strategically important. The provision of significant new employment land at the new settlement will support these economic strategy objectives by providing a desirable business location with space for growth and opportunities to contribute to the dynamic business base over the long term. In parallel to this, opportunities will be embedded within the design to support those just starting their business or at the early stages of growth.

The Hart Housing Strategy 2015 - 2020 recognizes the housing affordability issues in Hart. We will ensure that SHGV delivers a significant proportion of affordable housing supporting local needs to support the outcomes of the Strategy including access to good quality, affordable and settled housing. This provides the foundations on which people build their lives and is fundamental for the quality of life of our residents.

We are committed through our Corporate Plan to delivering a thriving local economy. This includes supporting residents in becoming economically active. To support this we will ensure that the development is supported by an Employment and Skills Plan which will set out industry accepted targets during the construction of the development for skills and training opportunities including; the appointment of apprenticeships, the delivery of work experience opportunities, upskilling existing staff and the provision of careers information.

b) How it will meet anticipated population growth

The population in Hart district is expected to continue to increase by around 8.2% throughout the submitted Plan period to 2032. It is also expected to continue to age with the population aged 60+ increasing by 50% across the Housing Market Area (Hart, Rushmoor, Surrey Heath).

SHGV is projected to provide housing within and beyond the Plan period of 2032 providing a means of meeting long term housing and other needs. The timing and phasing of delivery will be a matter for a New Settlement DPD but with new homes being delivered from midway through the submitted local plan period, there will be a boost to the supply of homes beyond the minimum requirements. This will provide flexibility to deal with growth requirements stemming from an ageing population and address specific needs for affordable housing in a way that is well planned, as well as future proofing against other authorities not able to meet their own housing needs.

c) How it will address local housing affordability issues

Hart experiences significant affordability issues as set out in response to Question 2 with a very high house price to earnings ratio of 14.43. The LEP Strategic Economic Plan identifies low housing affordability for the Enterprise M3 population as a deterrent to attracting potential future residents.

SHGV will help to address local affordability issues through the delivery of a significant level of affordable housing (about 2,000 homes) which we will ensure includes housing products that meet local needs, including the potential for key worker housing. It also provides a significant influx of new homes into the local market which will have the potential to impact upon house prices across the District. A level of self sustainability in the new settlement will also provide an opportunity to reduce travel costs and thereby reducing overall living costs.

The planning framework to be put in place will set out the mix of homes required to support all stages of progression on to and up the housing ladder. With housing projected from about 2024/25, this will achieve a level of development significantly above our minimum requirements and will contribute to addressing local housing affordability issues. The delivery of a Care Village will afford the opportunity for older residents to downsize therefore providing additional family houses in areas outside of Shapley Heath. This is a deliberate move to plan positively, adding flexibility to deal with longer term growth requirements and to better address specific local needs, in a way that is well planned and supported by the appropriate infrastructure.

d) How it will provide and embed opportunities to expand further in the future if required

The Local Plan identifies our commitment to provide a new settlement and sets out the geographic and policy basis for more detailed masterplanning. This process will consider the developable area in more detail but we are currently testing 5000 homes at the site. Whilst not validated by the Council, based on densities of around 35 dph the promoters have undertaken a landscape led masterplanning process which indicates that there is capacity for a development of around 10,000 homes and associated infrastructure. These areas of growth are shown on the Strategic Framework Plan in Appendix 3 sent by email to this bid.

Local Leadership

7 a) Set out the extent of community engagement undertaken to date in respect of the garden community. This should include any engagement with key local stakeholders, for example, Sustainability and Transformation Partnerships, LEPS, energy district network operators, etc.

We have had on-going engagement with the community and key stakeholders with regards to the delivery of a new settlement. To date, these have largely related to the development of the proposal through the Local Plan process. A summary of the communities view on the delivery of a new settlement is provided below and identifies that a new settlement was the favoured option for meeting longer term growth.

In 2014 a Housing Development Options paper sought views on different options for delivering future growth in the District. Respondents were asked to rank their preference on the future growth options. Option 1 (settlement focus) and Option 4 (new settlement) emerged as the two preferred options. This was further supported by a Refined Options for Delivering New Homes consultation in 2016. Respondents were again asked to rank a number of approaches to meeting housing needs and an overwhelming majority supported a new settlement at the Winchfield area followed by the urban centres of Hook and Fleet.

A proposal for a new settlement at Murrell Green was included within the Draft Hart Local Plan: Strategy and Sites 2011 – 2032, April – June 2017 and following consultation responses to this, the Proposed Submission Hart Local Plan: Strategy and Sites 2016 – 2032, February – March 2018 included a New Settlement Area of Search (broad location). A copy of all comments on the new settlement proposal are available on the Hart Local Plan examination webpage [<https://www.hart.gov.uk/local-plan-reps-by-policy-2018>] and a summary of comments from Duty to Co-operate bodies to the new settlement proposal in the Local Plan is set out in Appendix 4 (Supporting Evidence) to this bid. These are predominantly supportive comments and a collaborative approach to future engagement with them will be taken.

The new settlement as a long term option for growth was the preferred choice in

the early options consultations and is supported by much of the district. As would be expected there is a level of objection from those most directly affected, specifically around Winchfield.

In addition, discussions with key stakeholders such as Hampshire County Council, the utility providers and special interest groups such as Stagecoach, Network Rail and the Hampshire and Isle of Wight Wildlife Trust are on-going. Informal discussions with the Enterprise M3 LEP have been undertaken and they are recognised as key representatives on the Delivery Board in the recently agreed New Settlement governance arrangements.

8. Where a proposed garden community is cross-boundary or located close to the boundaries of neighbouring authorities, describe the type and level of local authority co-operation and joint working taking place.

Shapley Heath Garden Village lies within the centre of Hart District and does not adjoin any other local authorities. However, we recognise that it may have an impact on neighbouring authorities and on the wider strategic area in terms of housing and economic growth strategies, as well as more local impacts on for example highways infrastructure and education provision. To date, engagement has taken place largely in association with the Local Plan process, however more formalised arrangements will be established through the governance structure.

Under the duty to co-operate, early and on-going engagement will be formalised early in 2019 and will take place with relevant local authorities including Basingstoke and Deane, Surrey Heath and Waverley. Letters of support have been received from neighbouring authorities and are provided with this bid in Appendix 4.

b) How do you intend to engage with local residents and stakeholders about the garden community proposal in the future?

The Council and site promoters recognise that early and on-going stakeholder engagement is essential to the delivery of SHGV. We believe that there is a real opportunity, through this bid, to provide significantly more innovative and engaging methods of involving our communities in shaping and delivering the new settlement. We hope to do this via design competitions, advance community media and other alternatives set out in this document.

On 1st November the Councils Cabinet agreed Governance arrangements for the new settlement that sets out the inclusion of a Community Forum and a Parish Stakeholder Advisory Group (sent in support of this bid as Appendix 7). We have identified the preparation of a Communication and Engagement Plan as an early piece of work and would also like support through this bid to appoint a dedicated Communications resource who will be identifying innovative and captivating ways to work with our communities. Work has begun on a list of stakeholders that will be engaged through the development of the SHGV proposal and we have agreed additional funding until the end of the financial year for a staff resource to support the setting up of the relevant elements of the governance structure including the Community Forum.

Other stakeholders such as the County Council, utilities and specialist interest groups such as Historic England and the Environment Agency will be involved in the Workstream groups also identified within the agreed Governance arrangements.

In addition to the Community Forum and Parish Stakeholder Advisory Group identified in the Governance arrangements, it is envisaged that there will be a range of interactive, on-going and collaborative opportunities for stakeholder engagement as well as measures including a dedicated website. The methods used will be appropriate to the audience and to the purpose of the engagement but the Council is committed to ensuring that this will include more innovative measures to reach those who do not traditionally engage such as those of school age. The preparation of the DPD will also include more formal methods of engagement and consultation.

Support is sought through this bid to provide the skills and expertise to ensure that effective engagement is embedded as a fundamental principal throughout the whole of the new settlement process.

Garden Community Vision

9 a) Set out the vision and key development objectives for the proposed garden community. Highlight how the garden community will address the qualities set out in the Prospectus, and any other principles considered important.

Determining the vision and the key development objectives of the garden village is one of the first pieces of work that we will undertake in preparing the New Settlement DPD. It would be inappropriate to pre-empt the outcome of future visioning work with the community and stakeholders, however at this stage our overarching intention for the new settlement is for it to be:

"A new community designed around the existing high quality landscape, and therefore creating a unique sense of place from the outset. With great internal and external connectivity, exemplar green and blue infrastructure and smart technology creating a high level of self-containment, Shapley Heath will be a place where residents will be part of a thriving local community with a sense of pride in their surroundings. "

We have set out a summary of the benefits of Shapley Heath Garden Village in a separate Shapley Heath Vision document (Appendix 2 - sent by email) which pulls together the key points set out in this bid. Broader ambitions for the new settlement, as set out below, are set out in the Submission Local Plan and provide insight into the district's aspirations. They could also serve as guiding principles for developing a vision drawn from the work so far:

Highly connected – electronically and physically, internally and externally, creating sociable neighbourhoods with walkable access to services, facilities and

recreation assets, as well as innovative sustainable transport solutions.

Creating a village with safe, accessible and direct pedestrian/cycle networks to all of the local services and facilities, thereby supporting a healthy and happy community. The pedestrian/cycle networks, in addition to the public spaces, should also design-in the opportunities for social interactions and arrange spaces to encourage them. For example, creating smart outdoor seating (with power sockets and wifi) in sunny spots along key pedestrian routes or planting food crops in and around community facilities. Also links to the use of smart technology as set out in our 'Forward Thinking' ambition.

Community focussed - a comprehensive range of social, educational, retail and recreational facilities for the community, along with developing community pride through the stewardship and ownership of land, assets and facilities to ensure their management and maintenance for the long-term.

Creating a village which is welcoming and inclusive to all members of the community and which provides the majority of daily services, facilities and connections that the community wants and needs. The village also needs to promote a sense of belonging, which in turn enhances the feeling of safety – recognition that you feel safe in a place where you feel you belong. The introduction of community stewardship schemes and the use of innovative schemes to bring the community together such as time banking, intergenerational initiatives and a swap shop outlined previously will all work to create a cohesive and inclusive place.

The delivery of a health garden is beneficial for mental health and wellbeing. Studies have found that the mental health effects of gardening are extensive. Not only can regular gardening reduce mental health problems such as depression and anxiety, but it can also reduce stress and combat high blood pressure as well as improving overall physical fitness. This is particularly relevant to the ageing population.

Inclusive – the provision of a full range of housing needs, including for genuinely affordable social and market lifetime homes for a mixed and thriving community that respond to the needs of families, children and older generations.

SHGV will provide no less than 40% affordable housing as well as a range of specialist accommodation including accessible and adaptable homes and a care village. A range of measures will be used to ensure a diversity in housing provision including the availability of self build plots and sites for small and medium sized house builders.

Forward thinking – through the innovative use of technology and design solutions.

Creating a village that incorporates new technology such as smart infrastructure, modular building techniques and driver-less cars, as well as creating versatile public spaces that can react to changes in the way people are able to work through technical advances. We will also explore with the EM3 LEP and the site promoters the way in which clean growth can underpin the development. Clean Growth is one of the stimulants identified in the recent Strategic Economic Plan. Measures will include the inclusion of low carbon technologies in new housing and employment developments as well as exploration of autonomous cars as set out above.

Sensitive – to the existing landscape character, important natural and built assets and the surrounding environment.

As set out this site has a mature existing landscape character comprising a patchwork of fields, with trees, hedgerows, water features and a number of historic buildings. These features will be the starting point for the development of the site so that we create a village that does more than just respect the existing landscape and historical and ecological assets, but is integral to it. The qualities of each parcel of land that will contribute to the new village need to dictate its use and function. In other words, the landscape will shape the village and the buildings within. It is also important that the historical and ecological function of the village is integrated with its social function, to enable the associated benefits such as health, emotional well-being and environmental awareness to be realised.

Quality Infrastructure – includes a wide range of local and wider infrastructure needs including significant provision of green and blue infrastructure, and provision of a secondary school.

Providing well designed and carefully considered infrastructure that provides resilience will be critical, for example future proofing infrastructure to allow the settlement to grow. Equally as important is ensuring that all infrastructure, including community assets and public spaces, are sustainable with suitable stewardship arrangements established from the beginning.

The Council is keen to progress the New Settlement DPD as soon as possible, with one of the first identified tasks to establish an agreed vision for the new garden village. It is anticipated that the Council will run a series of workshops and other engagement methods in the New Year in order to canvas public opinion to establish the priorities for the garden village.

b) Provide details of review mechanisms and tools that will be put in place to secure delivery of the quality aspects of the garden community. E.g. a design review panel.

Hart District has a diverse heritage which underpins its special character including both designated and non-designated heritage assets. Within and around SHGV there is one Grade I and twenty eight Grade II Listed Buildings and two Conservation Areas on the northern and southern boundaries, all of which enhance the architectural and historic value of the area. The area also has a rich landscape, with mature hedgerow, copses and undulating fields creating a patchwork of individual character areas.

Design will be a special focus of developing the New Settlement DPD and masterplan and it is anticipated that the landscape will directly influence how the village is planned, including access, connections, topography, orientation and function. In other words, the design and layout of the garden village will be landscape led. Drone footage of the site to show the importance of existing landscape features is available. The Governance arrangements and DPD will also provide a framework to foster locally inspired architecture and urban design. Together with the local community, through public engagement and events such as design competitions, and with advice from design experts including a locally focused design review panel, the design characteristic of each pocket of the garden village will be identified with a working pallet of local sourced or preferred building materials and styles.

Design tools and review mechanisms will be in place in each of the key milestones to ensure an exemplar village is created. The Council has also submitted an application for the Governments recent call for interest in a Design Charrette pilot. Further detail on the review mechanisms and tools that we propose to use are set out in a table in Appendix 8 - Table 1: Design Tools and Review Mechanisms. [Delta would not accept Tables].

Deliverability

Milestones

10 a) Identify the key risks to delivery of the milestones between now and start on site shown in the timeline submitted with this bid and set out the measures you will take to mitigate these risks.

The response to this question is set out in a Table included in Appendix 8 - Table 2: Key Risks to Delivery and Proposed Mitigation.

b) Provide a high-level commentary on the assumptions that have been made with respect to the housing trajectory for the garden community.

The following assumptions have been made in preparing the housing trajectory as set out in Appendix 5 provided by email in support of this bid:

- The Local Plan is found sound (and Policy SS3 remains) by the Examiner by early 2019;
- The Council is able to dedicate resources to the New Settlement DPD, whilst managing resources for other significant planning policy work (such as the Development Management DPD);
- Key stakeholders, including the land promoters, continue to work together to deliver the DPD, subsequent planning application(s) and construction of the required infrastructure;
- No unforeseen mitigation (of significant scale/cost) is required;
- No competing planning applications are submitted, which could dilute the Council and key stakeholder's resources.

Without support for acceleration

- | | |
|--|--------------------|
| - Hart Local Plan: Strategy and Sites Examiners Report | February 2019 |
| - Hart Local Plan: Strategy and Sites adoption | April 2019 |
| - Consultation on a draft New Settlement DPD | Autumn 2020 |
| - Submission of the New Settlement DPD | Winter 2020 |
| - Pre-application discussions take place | Winter 2020 |
| - Adoption of the New Settlement DPD | Spring/Summer 2021 |
| - Submission of an outline planning application | Summer 2021 |
| - First completions | Winter 2024 |
| - Delivery of an average of 294 dwellings per annum between 2024 – 2042 (without acceleration) | |

c) Set out any opportunities that there are to accelerate this housing trajectory including any interventions that would be needed to support acceleration.

One of the biggest constraints to the delivery of the above housing trajectory, or the ability to accelerate the housing trajectory, is the capacity and skills within the District Council. At present the project is being sponsored by the Joint Chief Executive, with time from the Corporate Policy Manager and Team Leader (Policy Team) only.

A significant element of this bid is therefore to support the provision of a resourced delivery team with the skills to progress SHGV through the development of the planning framework to delivery on site. Having resources available to also deal with the early stages of the planning application process alongside the final stages of the DPD will also speed up the submission and determination of a planning application. The acceleration of the planning framework process will enable quicker delivery on site.

In itself this would accelerate the timetable from that in Question 9b to:

With support for acceleration:

- | | |
|--|---------------|
| - Hart Local Plan: Strategy and Sites Examiners Report | February 2019 |
| - Hart Local Plan: Strategy and Sites adoption | April 2019 |
| - Consultation on a draft New Settlement DPD | December 2019 |
| - Submission of the New Settlement DPD | Summer 2020 |
| - Pre-application discussions take place | Summer 2020 |
| - Adoption of the New Settlement DPD | Winter 2020 |
| - Submission of an outline planning application | Winter 2020 |
| - First completions | Winter 2023 |
- Delivery of an average of 313 dwellings per annum between 2023 – 2040

This means that there would be an acceleration of start on site of 12 months.

Other proposed methods of accelerations are:

- Forward/specialist resourcing for the Council;
- Use of a master development approach (major infrastructure);
- Use of innovative construction methods i.e. modular housing;
- Inclusion of sites available to smaller/local housebuilders;
- Frontloading the affordable housing provision;
- Other providers to play a role on site through private rented sector.

You will be asked at the end of the form to provide evidence of the following:

- A **timeline of the key milestones and dependencies** between now and start on site for the new garden community.
- A **structure chart / organogram** of the proposed governance structure for the garden community which shows the role and responsibilities of key project partners, e.g. Local Planning Authority, County Council, LEP, Government agencies, landowners, developers, etc.

Infrastructure

11 a) Provide a list of the key items of infrastructure that will be required to support delivery of the garden community. Transport-related; education, health, country parks, etc.

Following discussions with relevant infrastructure providers, the following infrastructure has been identified at this stage to support the garden village and has been factored into the attached viability assessment (Appendix 8 sent in support of this bid):

Transport:

- Estimated £20m package of off-site highway improvements:
- Modifications to several junctions in Hook, Hartley Wintney and Fleet and at Junction 5 of the M3.
- Cycling improvements on the A30 (London Road) and B3016 (Odiham Road).
- Improved pedestrian bridge over the railway line
- Railway Station and carpark improvements
- Autonomous vehicle infrastructure

Education:

- Early Years provision
- 4 primary schools
- 7FE secondary school with scope to expand to 9+FE.

Health:

- Health Centre,
- Health Garden

Utilities:

- Improvements to gas, electricity, water and waste water facilities.
- High speed broadband infrastructure.

Green Infrastructure:

- An estimated 220 ha of Green Infrastructure:
- An extensive network of GI will be delivered including interconnected accessible natural green space, country parks, woodland, community orchards as well as more formal Green Infrastructure in terms of allotments, recreation and sport.

Community buildings:

- Community 'hub' to include community space:

The requirements for this will be based on engagement with the voluntary sector and the local community and stakeholders.

b) Outline any significant new or upgraded utility provision that will be required to support delivery of the garden community.

As might be expected, some major utilities upgrades will be needed. Discussions have been on-going with the utilities providers and Southern Electric, Southern Gas Networks and Thames Water are already engaged with the main site promoters enabling the required upgrades and associated costs to be factored in at an early stage in the process. All utility upgrades can be borne by the development of around 5,000 homes as set out in the high level viability appraisal attached as Appendix 8 to this bid. Specific comments on gas, electricity and sewerage are set out below:

Gas: A 1960's high-pressure gas pipe runs across part of the garden village site. The pipeline is registered with the Health and Safety Executive (HSE) as a Major Accident Hazard Pipeline. There are no technical impediments to divert (and upgrade) the pipeline, at an estimated cost of £3.1m (factored into viability studies). It is also estimated that the diversion process (design to completion) would take about 20 months, with construction limited to Spring-Summer. Diverting and upgrading the pipeline would increase the amount of land available for development.

Electricity: Relocation and undergrounding of several electricity power lines. Estimated costs are £3.1 million, which is factored into the viability study.

Foul Drainage - Shapley Heath is positioned between two existing communities, Hook and Hartley Wintney. The existing foul drainage infrastructure has been under significant pressure for many years. Flash flooding has become more of an issue in recent years in Hartley Wintney and the Crooked Billet pumping station in Hook is at capacity. Thames Water has stated that provision of a new facility within the site would allow positive opportunities for existing effluent from Crooked Billet Sewage Pumping Station to be 'better managed', and that this would assist in alleviating existing flooding instances within their network. The existing rising main that flows to Hartley Wintney Sewage Treat Works runs along the northern boundary of SHGV and therefore delivery of the scheme is not constrained. The area of Shapley Heath that is around Winchfield Train Station will be served by an already upgraded Pumping Station to the west of Fleet. The site promoters have identified that they will provide this new foul drainage facility at an early stage of the development.

Water – The provision of (drinking) water supplies across the site is estimated to cost approximately £3.5 million, with on-site attenuation at approximately £2 million. Both costs are factored into the viability study.

High Speed Broadband Infrastructure – we will ensure that the infrastructure to enable high speed broadband is in place across the development.

Land

12. Provide a brief commentary on the land ownership and development promotion arrangements within the proposed garden community site. This should include:

a) Details of land owners, promoters and developers;

The Ownership interest and Ownership developable plans in Appendix 3 sent separately in support of this bid identify those parts of the site submitted as part of the SHLAA process and within the control of the main site promoters.

Tables in Appendix 8 - Table 3 and 4 set out the ownership details of sites that have been promoted within the SHLAA and Sites that have not been promoted within the SHLAA.

b) Extent to which land is under option and any agreements in place;

Approximately 67% of the site is under option with either Gallagher Estates and Barratt Homes or Lightwood Land, and both Lightwood and Gallagher are in contractual negotiations with additional landowners within the site. On this basis, the majority of the remaining 33% can be classified as potential 'room to grow'.

c) Details of any discussions about delivery mechanisms and models which have taken place;

SHGV represents a scale of development than has not previously been delivered within Hart and the Council would welcome support in determining the best delivery mechanisms and models to utilise. We are committed to taking a proactive role in ensuring the delivery of SHGV and have already started the first statutory stages for the DPD (the Sustainability Appraisal Scoping Report), agreed governance arrangements, continued on-going discussions with the site promoters and key stakeholders and identified the need for a specific delivery team.

The preferred project delivery mechanism has yet to be determined but early discussions with the site promoters indicate that it is likely that a Local Delivery Vehicle could be put in place, although a Public Private Venture or New Town Development Corporation would be unlikely. Any delivery vehicle option will need to consider: the project's delivery will have a long lifespan; the need to be undertaken in co-operation with the landowners; the need to achieve suitable phasing arrangement for the delivery of infrastructure; and the need to find a way of securing the long-term stewardship of community assets.

Long term stewardship of community facilities, open spaces and the urban realm is a defining principle of successful garden towns. In order to ensure the long term management and maintenance of community assets on the site we will explore the establishment of a Community Interest Company (CIC) to ensure that all the development's assets are cared for now and for future generations. This will support the delivery of a strong, sustainable and socially inclusive community providing the opportunity for residents of all ages to become actively involved and fostering a sense of shared ownership. Discussions have also been held with the Hampshire and Isle of Wight Wildlife Trust regarding the opportunity for them to be involved in the long term stewardship of green and blue infrastructure on the site.

d) Envisaged site assembly period including whether land can be drawn down in phases;

Land that could deliver SHGV has already been assembled by Lightwood and Gallagher and is therefore not dependant on any other third party land. On-going masterplanning and infrastructure planning work will determine the phasing of any such development. Land can be drawn down in phases but exactly which elements and triggers would be determined through the DPD and application processes.

e) Details of any part of the site that is public sector land.

Public sector land on the site is as follows:

- Winchfield Railway Station and car park is in the ownership of Network Rail and leased to the Train Operating Company (TOC), South Western Railway.
- Local roads and verges are in the ownership of Hampshire County Council.

You will be asked at the end of the form to provide evidence of the following:

- **Land ownership plan** – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan.

Planning

13 a) Indicate the planning status of the site(s) for the garden community.

The New Settlement and associated Policy SS3 is included within the Hart Local Plan: Strategy and Sites 2016 – 2032, submission version June 2018. Policy SS3 includes a set of high level development principles against which a separate New Settlement DPD will be prepared.

b) Describe the status of the current Local Plan and if relevant provide a timescale and key milestones for its adoption.

The Hart Local Plan: Strategy and Sites was submitted on 18 June 2018. The examination public hearing sessions are due to take place in November 2018 and the Council anticipates that the Local Plan will be adopted in Spring 2019, subject to the date of receipt of the Inspectors Report. The Submission Plan includes Policy SS3: New Settlement at the Murrell Green/Winchfield Area of Search. The Plan identifies that the new settlement will be taken forward through the preparation of a separate New Settlement DPD which is identified in the Councils Local Development Scheme. This sets out that the New Settlement DPD will be adopted in Spring 2021.

c) Highlight any significant planning constraints that may affect allocation and development of the site. E.g. green belt status, flooding risk, designated heritage assets, etc.

The site does not lie within the Green Belt or within nationally important areas of landscape value such as Areas of Outstanding Natural Beauty. Site assessment work and the sustainability process undertaken by the Council as well as technical studies and feasibility work undertaken to date by the two main promoters provide confidence that whilst there are constraints within the site these can either be avoided, or mitigated such that they do not prevent large scale development taking place.

The site contains a number of designated and non designated heritage assets as well as areas of ecological value. However, these are not seen as significant constraints to development. Key stakeholders have responded positively to the proposed new settlement, including those who have an interest in issues that might be considered constraints such as Historic England and Hampshire and Isle of Wight Wildlife Trust.

Land on the north east and south west boundaries are clipped by Flood Zones, however these areas are outside of the areas identified for development (including those areas identified as potential areas from room to grow). The presence of water courses within the site presents an opportunity to enhance the blue infrastructure within the context of the green infrastructure network.

The site lies within 5 km of the Thames Basin Heaths Special Protection Area, and therefore requires specific measures through the provision of substantial areas of open space (known as Suitable Alternative Natural Greenspace (SANG)). SANG are identified as part of the emerging masterplan proposals within the site and provide a significant opportunity to create exemplar areas of green infrastructure.

Whilst not a policy constraint, the M3 and mainline railway run through the site. However, the local road and pedestrian network pass under and over these and they do not form a physical barrier to the cohesiveness of the development.

d) If any of the site is classified as brownfield, please highlight the proportion and nature of the brownfield element.

The site is largely greenfield with pockets of small brownfield areas largely comprising clusters of or individual residential dwellings. Due to the limited level of brownfield land this has not been illustrated on a specific plan.

e) Briefly describe the high level planning strategy proposed to facilitate delivery of the garden community. This should include both plan-making and development management routes.

The delivery of the Shapley Heath Garden Village will be facilitated through the adoption of the Local Plan: Strategy and Sites followed by the preparation and adoption of the New Settlement DPD. This process will be led by the District Council.

A traditional development management route is proposed for delivery of the Garden Village with submission of an outline application (potentially a hybrid application in the first instance), followed by reserved matters applications.

Viability

14 a) Provide a brief market commentary on existing land values, levels of local housing demand and need, local housing affordability, and types of homes needed locally to meet need.

As discussed previously, existing land values and levels of local housing demand and need are extremely high, with very low levels of affordability. The types of homes needed locally have been identified in the submission Local Plan and it is intended that SHGV will provide homes to meet all areas of need, including:

- At least 15% of market homes to be accessible and adaptable homes as defined by requirement M4 (2) of the building regulations;
- At least 5% plots to be for self and custom build;
- No less than 40% of new homes to be affordable housing;
- At least 15% of affordable homes to be accessible and adaptable as defined by requirement M4(2) of the Building Regulations;
- Provision for specialist accommodation including the potential for a care village.

b) Provide a high level viability appraisal (budget statement and linked cash flow statement) for the garden community project, highlighting key infrastructure requirements, any funding gaps and how they might be filled. This should include an explanation of the assumptions that have been made.

A high level viability appraisal is sent in support of this bid at Appendix 8. This highlights the delivery of key infrastructure including those items identified within the above questions and sets out the assumptions that have been made.

c) Set out the key dependencies and phasing implications between housing and infrastructure delivery.

The specific phasing of infrastructure will be developed through the DPD process and in discussion with key stakeholders such as Hampshire County Council. However, the developers are aware that certain key infrastructure will need to be in place at commencement of development and certainly prior to first occupations. This has been factored into the Viability Study and includes the following (listed in no specific order):

- Suitable Alternative Natural Greenspace (SANG) - To mitigate against any impact on the Thames Basin Heaths Special Protection Area;
- Localised highway improvements – Existing roads/junctions and new roads;
- School site availability – subject to discussions with the County Council;
- Utility improvements, including:
 - o Gas pipe relocation/upgrade
 - o Undergrounding of electricity pylons
 - o Sewage Pumping Station

In addition, the following infrastructure will need to be in place after a critical mass of housing has been completed:

- Schools
- Local and neighbourhood centres
- Community facilities
- Sport/recreational facilities

At this stage, there has been no significant infrastructure identified that would prevent any early phasing of housing being delivered. Triggers for the major infrastructure (such as SANG, highway improvements and schools) will be refined through the DPD and application process. A timeline of key milestones and dependencies has been sent in support of this bid in Appendix 6.

d) Describe any plans to access finance, including private sector investment.

The site, including all infrastructure, will be developed by private sector interest and therefore will be subject to private sector investment.

Government Support

15. Please outline what aspects of the government support package set out in the prospectus you would like to draw on to support delivery of the new garden community. Please be as specific as possible and highlight how the support requested would help deliver additional or accelerated housing delivery.

Despite being a relatively small council we have aspirations to deliver an exemplar new settlement. Given our existing policy work commitments including the production of a Development Management DPD, and the expertise of staff, the delivery of SHGV in line with the timetable set out in the Local Development Scheme and the expectations of delivery set out in the emerging Local Plan will be significantly challenging. In view of our ambition to move forward quickly with this project we would welcome support in the first instance particularly focused around the period 2019 – 2020. However, we would also seek support from the start of 2019 if that could be available, particularly to support the early engagement processes.

We propose the following to expedite delivery:

1 Resource Funding

We intend to deliver SHGV as a Corporate project with a new dedicated team using a combination of existing and new resources. The existing Planning Policy team only has three full time equivalent staff and it is not possible to pull any of them wholly into the Corporate new settlement team without backfilling their posts. In order to unlock the potential of the Shapley Heath Garden Village capacity funding is required to build up a delivery team and to fund technical studies necessary. The Council has identified that the SHGV project sponsor is the Joint Chief Executive and the Project Owner is the Corporate Policy and Strategy Development Manager (a planner). A part time planning resource has been brought in to support the early stages of delivery of the project, currently funded up until March 2019. Other officers across the Council will be involved as appropriate. The capacity support needed is set out below.

Staffing/expertise

Additional planning policy support – the provision of planning staff dedicated to the delivery of the new settlement will speed up the management of consultants on technical studies, the drafting of the DPD documents, liaison with developers, and stakeholders and the management of consultation processes. It is proposed that the development management process will also be provided by the officers within this team and will enable integrated and timely support for a hybrid application to be submitted alongside later stages of the DPD.

Additional project management/administration support – this is not a dedicated resource that the Council now has in house and is considered critical to a complex project such as this to ensure that the work flows and governance arrangements work efficiently and to agreed timescales, providing clarity over tasks and milestones and decision making responsibilities.

Communication and engagement resource – this will ensure that there is effective and on-going communication with all relevant parties and will support officers in engagement

events as well as providing a resource for other forms of communication such as a dedicated website. It will ensure that the planning resources can focus on planning related issues.

Additional internal technical staff resources – this will ensure that the Councils specialist input (such as on transport and flood risk) can be provided in a quick and positive manner having regard to existing resources and workloads. This will also include some additional legal and finance support.

2 Technical Support

Funding is sought for additional external technical expertise which would add value to the quality of the new settlement and also ensure that a level of detail can be provided through the DPD which will help to speed up the determination of any planning application by having a robust and detailed planning framework and evidence base. This includes:

Consultation and Engagement expertise – this will ensure that the early visioning and design engagement processes are run in an effective way using well-resourced and experienced consultants, including the experience to facilitate engagement with those with a range of views. The Council wishes to ensure engagement uses innovative techniques which will reach a wide range of stakeholders and this is therefore likely to be resource intensive.

Masterplanning support – this will be a key part of ensuring that the vision for the new settlement is delivered and is not a resource that the Council has in-house.

Viability expertise – this will support discussions with the developers with regards to the delivery and phasing of new homes and infrastructure.

Other technical support – this may be needed to ensure that technical work provided by developers can be signed off quickly.

3 Delivery Advice and Support and Peer learning and networking opportunities

The Council has not delivered a development of this scale. Enabling the team access to advice and peer learning to build-up an internal knowledge base and to provide support at different stages of the new settlement process would ensure there is sufficient knowledge and expertise within the Council to manage this process effectively. This would include the opportunity to work closely with those garden villages/town authorities in close proximity to SHGV, namely Manydown, Grazeley and Welborne.

4 Cross-government Brokerage: Highways England and Network Rail

The M3 and the mainline from Southampton to Waterloo (with a station at Winchfield) intersect the site. A local road which passes under the M3 will need to be widened, and there may also be a requirement for an improved pedestrian bridge over the railway. The government's commitment to unblock any intergovernmental or statutory undertaker technical issues to prioritise the delivery of how homes and the infrastructure associated would be of great assistance.


5 Pump priming of infrastructure


The Council would welcome through acceptance into the Garden Village programme, the opportunity to access loan funding to support the early delivery of key infrastructure.


Additional Evidence Checklist





These items of evidence need to be submitted to gardencommunities@communities.gsi.gov.uk

By checking or selecting 'yes' I confirm that I have emailed a copy of this evidence to gardencommunities@communities.gsi.gov.uk

Location Plan - one or more plans showing the location of the proposed garden community outlined in red. It should also indicate the location of any nearby communities/development, and the boundaries of the Local Planning Authority, County Council, LEP. Include site boundary coordinates. This plan should also highlight the extent of brownfield conditions on the site if relevant. 

Strategic Framework Plan for the proposed garden community – this should show: the broad disposition of proposed land uses and major infrastructure proposed. 

Land ownership Plan – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan. 

Provide a structure chart / organogram of the proposed governance, legal and financing structure for the garden community which shows the role and responsibilities of key project partners, e.g. Local Planning Authority, County Council, LEP, Government agencies, landowners, developers, etc.	
High level viability appraisal (budget statement, and linked cash flow with all key assumptions clearly shown)	
A timeline of the key milestones and dependencies between now and start on site for the new garden community.	
Annual housing trajectory for the garden community.	
<p>Can you provide evidence of support for your proposal from the following: <i>You will be asked to answer 'Yes', 'No', or 'Awaiting Response.' If 'Yes' is selected you will need to provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.</i></p>	

a) Local MP(s)	<input type="text" value="Yes"/>
b) Local community	<input type="text" value="Yes"/>
c) Local Enterprise Partnership(s)	<input type="text" value="Yes"/>
d) County Council (where relevant)	<input type="text" value="Yes"/>
e) Neighbouring local authorities	<input type="text" value="Yes"/>
f) For private sector led - the relevant local authority	<input type="text" value="No"/>
Please provide further reasoning	
<input type="text" value="This bid is led by the local authority"/>	
g) Any other key stakeholders	<input type="text" value="Yes"/>