

Homes England

Garden Communities Capacity Funding Bidding Form 2020/21

1 Name of Garden Town / Village

Shapley Heath Garden Village

2 Local Authority/ies Name

a Hart District Council

b

c

d

3 Local Authority Key Contact details for bid

Name

Telephone Number

Email Address

a Christine Tetlow

b

4 Confirm total number of homes to be delivered in your garden town or village

Up to 5,000

5 Set out below the key project milestones to start on site; highlight any slippage from previous milestones giving reasons for slippage & describe measures you are taking to mitigate the slippage (highlight where covid-19 has had a specific impact on delivery timetable)

The overall timetable to investigate the opportunity for a new garden community at Shapley Heath remains largely unchanged following the COVID-19 pandemic. We have been able to make adjustments throughout the phases to compensate for much of the disruption caused - Please see Appendix 1 'Key Project Milestones'.

Disruption occurred for two reasons; not being able to hold public meetings and businesses/consultancies struggling to adapt during lockdown.

The lockdown prevented any meetings, including public meetings, from taking place and this meant that we could not run our inaugural Stakeholders and Landowners Forums. The aims of the inaugural meetings were to establish an agreed procedure and attendance for future meetings to ensure that, given the large number and diversity of the groups, representation could be made in a clear and efficient manner. We considered that holding an on-line meeting of this scale with an unestablished group would not deliver the results that we would like and potentially risked alienating key voices unable to effectively communicate. We had hoped that if we delayed until Autumn 2020, we would be able to hold the meeting. As this however is still looking unlikely we are now planning to undertake the inaugural meetings on-line by breaking down the two forums into a number of smaller groups, which will be held throughout October 2020. To compensate for the delays, future forums will occur more frequently to ensure that sufficient engagement has been undertaken in Phase 1.

The lockdown meant that many of the baseline surveys that had been procured were delayed, due to staffing issues or the physical environment was unsuited, for example significant reductions in traffic which had implications for highways studies. The original timetable allowed a year to undertake the studies, which took into consideration seasonal restrictions as well as longer lead studies, such as highways. This delay will in part be mitigated by the flexibility in the timetable and by running longer-lead studies in parallel with later activities in Phase 1.

6 Expenditure of capacity funding received previously

a Specify below the amount of capacity funding received in 2019/20 plus any underspend from previous years where relevant

Funding received 2019/20	£150,000
Underspend from pre-2019/20 funding	£0

b Specify below the expenditure by category for the funding received in 2019/20 (& any underspend from previous years) & highlight if funding has been Expended, Committed (where work has been formally commissioned/contracted) or Proposed (work/activity is identified in a project plan but not currently commissioned or contracted) at this point:

Category	Activity or use	Impact on delivery of garden community (e.g., accelerating achieving a milestone, improving quality, innovation)	Amount	E/C/P
Staff resource (please specify purpose, e.g. project management)	<p>Two new roles within the Council have been created to provide the essential skills and additional capacity required to support this project:</p> <ul style="list-style-type: none"> - Project Support Officer - Communication and Engagement Officer <p>The Council is also making a significant contribution to staffing resources for the Garden Community Team, including dedicating considerable Chief Executive time.</p>	<p>We had to delay recruitment due to COVID-19 and a subsequent reorganisation of the Council's HR team. We are now out to market for both roles, which are particularly critical to accelerating delivery of Phase 1a - 'Consultation and Visioning' and providing enhanced communication and engagement with our residents/key stakeholders. Without both of these roles, the Council's Garden Community Team would have limited capacity and the pace of the project would slow down considerably and many of the Garden Community principles risk not being embedded into the DNA of the project.</p>	£92,069	c
ii Masterplanning & design	<p>Consultants provided advice regarding branding to be used throughout the Garden Community project to create a sense of identity. This sense of identity will be critical to enhance the ongoing engagement with residents and key stakeholders as the project develops.</p>	<p>Branding and creating a sense of identity will significantly improve consultation activities and increase the Council's ability to engage with a wider audience.</p>	£0	
iii Technical studies including infrastructure, transport, etc	<p>The following baseline studies are currently being undertaken, commissioned and funded by the Garden Community's two promoters in accordance with the approval of the Shapley Heath Opportunity Board and the Tripartite Agreement, and will be completed by November 2021:</p> <ul style="list-style-type: none"> - Topographical Survey and Ground Survey - Transport - Landscape - Agricultural Land Classification - Heritage - Flooding 	<p>The baseline studies will provide a rich and comprehensive evidence base, which will inform both the first and second stage of this project (Concept Phase and Design Phase, See Appendix 1 - Key Milestones). Without these studies, decisions would be made without the benefit of evidence and therefore may not stand up to future scrutiny, compromising the integrity of the project.</p>	£0	

	<ul style="list-style-type: none"> - Drainage - Water Cycle/Management - Utilities - Air Quality - Noise - Contamination - Ecology/Biodiversity - Woodland, Trees and Hedgerows 				
iv	Engagement & communication	<p>Our communications/engagement consultants are currently undertaking the following community and engagement activities:</p> <ul style="list-style-type: none"> - COVID-19 Survey and Place Survey - Comprehensive Communication and Engagement Strategy - Website Strategy (Post COVID-19) - Setting up the Community Forum <p>Presentation by Lord Taylor of Goss More to Ward and Parish Cllrs regarding the merits of garden communities.</p>	<p>Consultants were procured to accelerate the set-up of Phase 1a - 'Consultation and Engagement' in advance of the recruitment of an Engagement and Communication Officer. This programme of works has been delayed as a result of COVID-19, particularly the work which involved setting up large community/stakeholder meetings. We have revised the scope of these meetings, towards smaller on-line discussion groups, which will begin in October. This work is critical to ensure that we engage and consult with our key stakeholders/residents effectively.</p> <p>Lord Taylor of Goss More presented his experience regarding garden communities (and large scale developments) to our Ward and Parish Councillors. This was a critical first step to introduce our members to the opportunities a Garden Community can provide and received good feedback from members.</p>	<p>£46,637</p>	<p>£</p>
v	Legal or finance	<p>Strategic conversations with neighbouring Garden Community projects has secured a knowledge base to underpin the legal and finance elements of the project plan. To date, all expenditure regarding legal/finance have been covered by the Council.</p>	<p>Strategic conversations with neighbouring Garden Community projects has secured a knowledge base to underpin the legal and finance elements of the project plan.</p>	<p>£0</p>	
vi	Viability	<p>Strategic conversations with viability consultants and neighbouring Garden Community projects has secured a knowledge base to underpin the viability elements of the project plan. To date, all expenditure regarding viability has been covered by the Council.</p>	<p>Strategic conversations with viability consultants and neighbouring Garden Community projects has secured a knowledge base to underpin the viability elements of the project plan. Early understanding of the viability of the site and the potential uplift available will be critical to realising the full potential of the Garden Community.</p>	<p>£0</p>	

vii	Work on delivery models or mechanisms	Procurement of consultants to explore options for delivery with the Council and the promoters. We are actively exploring all suitable delivery mechanism, including the master developer approach, to ensure that best practice is incorporated into the fabric of the project.	We have chosen to progress conversations around delivery extremely early in the process in order to help inform later decisions. These conversations also benefit the promoters and strengths the working relationship between the parties.	£10,400	c
viii	Innovation	Strategic conversations with neighbouring universities has secured a knowledge base to underpin the innovation elements of the project plan. To date, all expenditure regarding innovation has been covered by the Council.	Strategic conversations with neighbouring universities has highlighted a network to undertake cross departmental/cross university collaboration required for the next stage of the project.	£0	
ix	Other (please specify)			£0	
Total				£149,106	

7 Total amount of capacity funding you are bidding for in 2020/21

£406,149

8 Set out your bid for capacity funding 2020/21 using the following headings & highlighting the costs associated with each aspect & the expected outcomes

Category	Activity or use	Expected Outcome	Estimated Cost
i Staff resource (please specify)	On-going funding for the two newly created roles to provide the essential skills and additional capacity within the Council required to support this project: - Project Support Officer - Communication and Engagement Officer	The two newly created roles (from the 2019/2020 capacity funding) are critical to accelerating delivery of Phase 1a - 'Consultation and Visioning' and providing enhanced communication and engagement with our residents/key stakeholders. Without both of these roles, the Council's Garden Community Team would have limited capacity and the pace of the project would slow down considerably and many of the Garden Community principles risk not being embedded into the DNA of the project.	£151,149

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Creation of a new role within the Council to provide key viability expertise:
- Land Manager (part time or secondment from external agency for 2/3 days a week)

The new Land Manager role will provide the Council with additional professional knowledge and resource which will help enable the viability phases of the Garden Community. It will allow the Council to both work collaboratively with the promoters and developers whilst challenging assumptions regarding viability with a view to ensuring the Garden Community can provide beautiful and brilliant design and sustainable homes affordable to those who most need it. To support this approach the Council will be commissioning an economic evidence base, which will need to be analysed to ensure that the Council will be able to maximise the uplift in value from the site. It will also help provide a baseline of information for any future bids to the Enterprise M3 LEP or for HIF funding or any other streams of funding to ensure that Shapley Heath is not only built to a high design standard but has all of the infrastructure required for the delivery of a successful community, which people, young and old, can enjoy. The nature of the housing market, demand in the district and the greenfield designation of the site, creates a unique opportunity for the Council to ensure that the garden community benefits from a potentially significant uplift in value for the benefits of those living there. Without this new role, the opportunity to maximise the full benefits of the site may not be realised.

ii Masterplanning & design

Work continues iteratively on master planning and design. Large parts of this will be informed by the baseline surveys above, to completed by November 2021, and strategy reports outlined below, which will be delivered by this funding. With public and stakeholder engagement, this will set out a strong, bold and beautiful vision for the Garden Community. As outlined at our inception Shapley Heath Garden Community Opportunity Board, we will create a library of place making documents known as the Shapley Heath Prospectus, which will outline how the community could be planned, as well as confirming viability and deliverability. The Shapley Heath Prospectus will be underpinned by MHCLG's Garden Community principles and the Homes England Garden Communities toolkit, which will act as a golden thread that run throughout this project.

The Shapley Heath Prospectus, underpinned by a comprehensive suite of technical studies, would constitute an extremely advanced evidence base in the planning process, accelerating delivery at the later stages of the project. The engagement and consultation involved in every stage would also enhance the value of the prospectus as a community project.

£0

iii Technical studies including infrastructure, transport, etc

To undertake a number of bespoke strategy reports, which will shape the Shapley Heath Prospectus. Together these documents will outline how the new Garden Community could be planned with engagement from key stakeholders and our communities at every step. These reports, going beyond standard policy documents, will explore the art of the possible:

- Homes Strategy: Identifying leading concepts for low-carbon, age-friendly homes of the future, including modern and traditional building techniques.
- Employment Strategy: Working collaboratively with the Enterprise M3 Partnership, the strategy would review the economic opportunities within the functional economic geography, including the opportunity to develop a green innovation hub as well as the potential benefits of the ambitious 'Fibre Spine' project.
- Village Centre Strategy: Working with key stakeholders including civic leaders to create an environment which caters for the everyday social, health, leisure, business and shopping needs of a community in a post-pandemic world.
- Education Strategy: In partnership with Hampshire County Council, to create comprehensive education strategy, which identifies schools at the heart of the community.
- Green Infrastructure Strategy (including Community Facilities/Sports and Leisure/Play Space): Building on the best practice of the Healthy New Towns and the Hampshire Together Programme, and in light of recent and future pandemics, to create a comprehensive green infrastructure strategy which will run throughout the fabric of the new community. The Council's Green Grid will be instrumental in realising the shift change from cars to walking and cycling, and enhancing the green infrastructure offer.
- Health Needs, Health Impact and Active Lifestyles: Building on the best practice of the Healthy New Towns, establishing the health needs of our community to create a healthy place to live and work.
- Climate Change Mitigation Strategy and Renewable Energy Strategy: Bespoke strategies to create a sustainable, low-carbon community
- Innovation/Future Proofing - Transport/Technology and Lifestyle: In partnership with our local universities and leading businesses, identification of new and innovative options to incorporate into the community
- Urban Design/Place Stories and Branding: Two key reports balancing old and new, traditional and modern, which will inform the Shapley Heath Design Code

The identified strategy reports are fundamental to the masterplanning process, the creation of a design code and all future viability work. These reports, going beyond standard policy documents, will explore the art of the possible in a post COVID landscape. They will draw together best practice and contextualise exemplar specific to Shapley Heath. From these documents, informed decisions about quality, quantity and innovation can be made.

All of the strategy reports, with capacity funding, would be commissioned at the same time so that we could receive the bespoke strategies and be able to reach informed decision to progress to the next stage. Without funding, or only partial funding, these reports would need to be commissioned in smaller batches to manage the budget. This would significantly extend Phase One, as we would have to wait for all of the strategies, before beginning Phase Two, and there is a risk that some studies/reports are not undertaken. The capacity funding therefore adds significant value both in terms of accelerating the project plan and the quality of the outcomes.

£180,000

iv Engagement & communication

In line with the aspirations of the Planning White Paper, we would like to harness digital technology to make it much easier for our residents and key stakeholders to access and understand information related to our Garden Community and make it 'radically' easier to engage in the process. We therefore will create a fully interactive website which:

- Provides interaction between residents/key stakeholders with content that allows them to have a personalised experience, beyond the usual browsing and viewing.
- Provides a platform to share information, to undertake forums, collate responses in multiple formats, allow interaction between residents, key stakeholders and the Council
- Allows residents/key stakeholders to influence the vision and design of the Garden Community in a way that is tangible and breaks down barriers created by age or knowledge
- Includes a budget for visualisations that will be used in the website and in associated public engagement/consultation

COVID-19 has changed public consultation for the next six months to a year, and potentially longer. The Council undertook a survey at the peak of the lockdown to understand how effectively it could communicate with its residents online. The results suggested that provided the Council informs its residents of the initial on-line consultation using a variety of methods, including leaflets, on-line consultation can be a very useful tool to reach its residents. A website that is interactive will assist in overcoming the challenges posed by COVID-19 to ensure that the project can continue without prejudicing consultation or preventing residents/key stakeholders from being able to influence the project as well as realising the aspirations of the Planning White Paper. The website would also potentially be a very efficient way to communicate and record/capture feedback, thereby saving time and resources throughout the life of the project.

£60,000

v	Legal or finance	The Council will be able to resource legal/finance capacity in 2020/21, however it is likely that capacity funding will be required in the next bidding round.		£0
vi	Viability	Strengthening the case for a development of beautiful design, innovation, creativity and community, we will procure a Strategic Economic Outline Case and a high level viability assessment, which will show just what Shapley Heath can deliver in real terms.	Both assessments are critical pieces of evidence to begin the review of the viability of the site and the Council's understanding of the potential uplift available. The nature of the housing market, demand in the district and the greenfield designation of the site, creates a unique opportunity for the Council to ensure that the garden community benefits from a potentially significant uplift in value enabling the delivery of an affordable, sustainable and well-designed community that will go from strength to strength. The Economic Outline Case and subsequent high level viability assessment will set the scene and inform decisions regarding viability as well as help to create transparency and openness in the project.	£15,000
vii	Work on delivery models or mechanisms	Alongside the work on masterplanning and design, the approach for Shapley Heath is, at an early stage, to focus discussion around the delivery models and mechanisms. We have chosen to progress conversations around delivery extremely early in the process in order to help inform later decisions. We have funding set aside to continue to work on this with a view to an early report to the Shapley Heath Garden Community Opportunity Board on the options available and the best way to deliver high quality at speed.	We have chosen to progress conversations around delivery extremely early in the process in order to help inform later decisions. These conversations also benefit the promoters and strengths the working relationship between the parties.	£0
viii	Innovation	<p>Shapley Heath has innovation built into its core DNA:</p> <ul style="list-style-type: none"> - The Garden Community is focussed on a landscape led approach with significant amounts of both green and blue infrastructure. - The Council has already committed to a bold long term vision for the delivery of Hart's Green Grid, walkable spaces linking all major settlements across the district, encouraging safe and sustainable travel. Shapley Heath Garden Community is located at the very centre of our district and of this ambition. - Working collaboratively with the Enterprise M3 Partnership on the ambitious 'Fibre Spine' project to create a unique economic hub within the Garden Community - Working collaboratively with local universities to create a cross 	Working collaboratively with the Enterprise M3 Partnership, local universities and businesses will create new opportunities to build innovation into the DNA of the Garden Community.	£0

departmental/cross university collaboration network to share ideas/innovations
- Innovation is also a key theme in the Shapley Heath Prospective and will identify new opportunities to incorporate into the new community

ix	Other (please specify, e.g. business planning or other work related to infrastructure delivery)			£0
Total		£406,149		

9 Briefly describe what measures you have taken over the past year to secure quality outcomes in place-making & design of your garden town or village (e.g. policies, design tools, design review process)

The Council undertook a survey at the peak of the lockdown to understand how the COVID-19 pandemic was affecting our residents, specifically to identify changes, temporary and those more likely to be permanent, and how effective the Council's communication has been. The results of the survey, in tandem with a second survey planned in Autumn 2020, will be used to help shape the vision and objectives of the Garden Community to ensure that the new community would be 'future proofed' against the effects of any future pandemics.

The COVID-19 survey has identified changes to commuting patterns, the opportunity to work from home and the ability to be able to work from home successfully, as well as changes to leisure, recreation and health and well-being. The second survey will look to establish how many of the identified changes are likely to be permanent, as well as exploring the key characteristics of a new community in a post-COVID world. Hart has historically been a commuting district, given its proximity to London and surrounding large towns/cities. A potential legacy of the pandemic maybe that residents are able to work from home and spent more time within the district. Place making and design will be central themes to explore how the new Garden Community could actively facilitate the new normal.

In addition to the survey, consultants have provided advice regarding branding to be used throughout the Garden Community project to create a sense of identity. This sense of identity will be critical to enhance the ongoing engagement with residents and key stakeholders as the project develops.

10 Briefly describe what measures you have taken over the past year to progress areas of innovation in your garden community (e.g. modern methods of construction, addressing health & well-being, integrated transport measures, use of technology, stewardship & delivery models, etc)

At the beginning of the year the Council undertook a workshop and survey to establish the key principles of the Hart's Green Grid. The consultation advocated the creation of routes between all settlements within the district. As well as connecting communities together, there is an opportunity to connect people to existing green spaces and other key destinations. Hart's Green Grid will therefore encourage walking and cycling as well as creating wider opportunities for active recreation and leisure, with potential benefits to health, local ecology and biodiversity.

Shapley Heath Garden Community is located within the heart of our district and the Green Grid will be at the heart of Shapley Heath. The Green Grid will be the primary source of access within the village and between all of our towns and villages in the district and as such will contribute to a significant opportunity for modal shift across the district.

Working in partnership with Hampshire County Council, the Green Grid will enable the resulting modal shift to be considered with greater confidence thereby reducing the dominance of roads and cars within the landscape of the village.

11 Highlight any small scale infrastructure projects that are part of your garden town or village that you intend delivering over the next year including related business case work and associated costs; and any business case work you intend to undertake this year relating to larger infrastructure projects.

Shapley Heath Garden Community is at the early stages and therefore no infrastructure projects can be delivered 2020/2021.

Checklist		
		Tick Box
	Please make sure you have attached the following - confirm by entering a 'Y' in the Tick Box	
12	<i>Have you included the latest version of the housing trajectory for your garden town or village?</i>	Y
13	<i>Have you included a project plan for you garden town or village covering key activities planned for 2020-21?</i>	Y

Please see Appendix 2

Please see Appendix 3