

We Hart Campaign

HOW TO MAKE A BETTER LOCAL PLAN

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Hart Local Plan

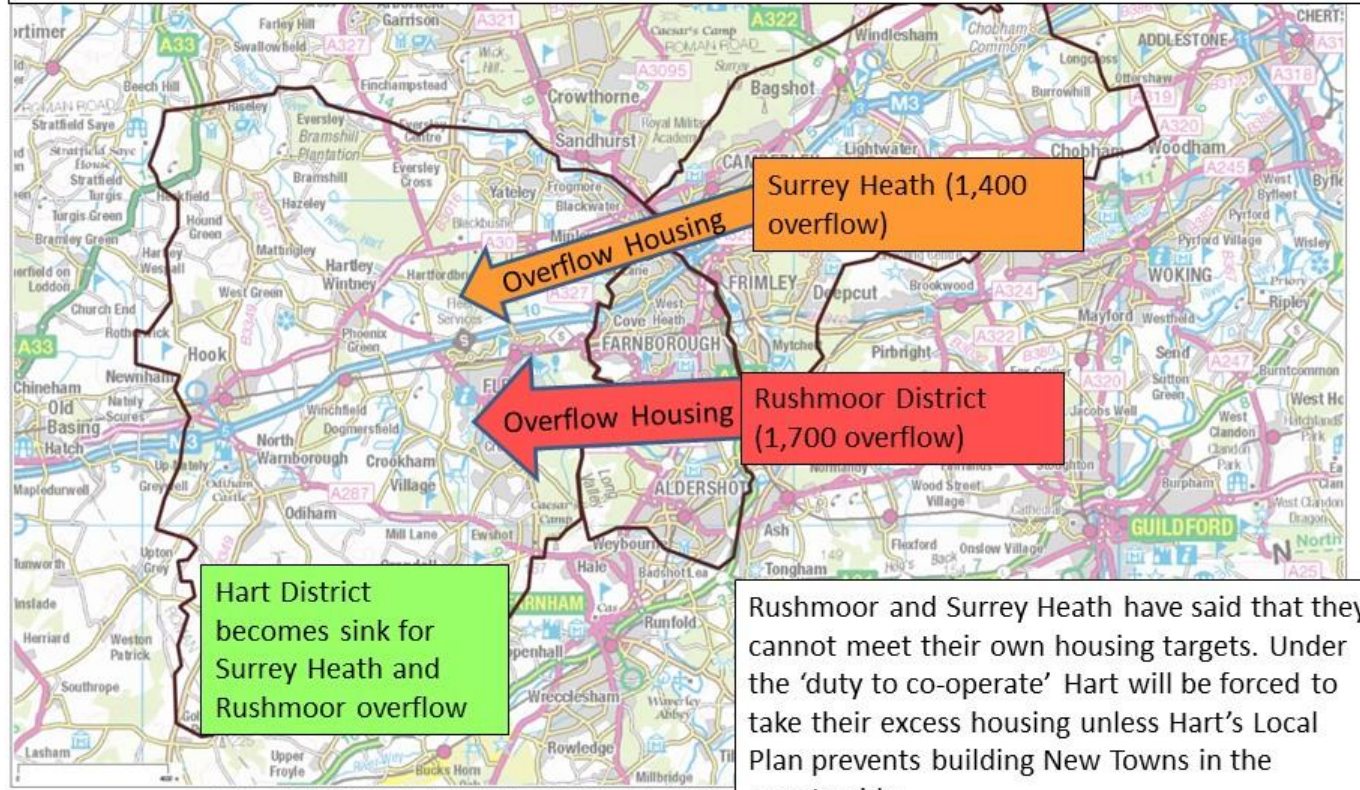
- Hart's last attempt at a Local Plan was rejected because it failed in the "duty to cooperate"
- Vulnerable to voracious developers, so need new Local Plan quickly to provide defence against inappropriate development
- New Strategic Housing Market Assessment (SHMA) calls for 7,534 new houses to be built in the period up to 2032
- Already around 3,500 houses have been granted planning permission, leaving around 4,000 left to find

Hart's Response

- Held non-site specific consultation in Summer/Autumn 2014
- Showed marginal preference for new settlement, but Winchfield not identified as location
- Risks of overflow housing from Surrey Heath and Rushmoor not clearly identified
- Since the consultation, Surrey Heath and Rushmoor have said they want Hart to take 3,100 extra houses
- Held cabinet and council meetings in November 2014 and despite strong opposition, moved straight to “Option 4”, new settlement at Winchfield as the main part of their housing distribution strategy

3,100 reasons to oppose a new town

Option 4 Will Make Hart a sink for 3,100 Overflow Houses from Surrey Heath and Rushmoor

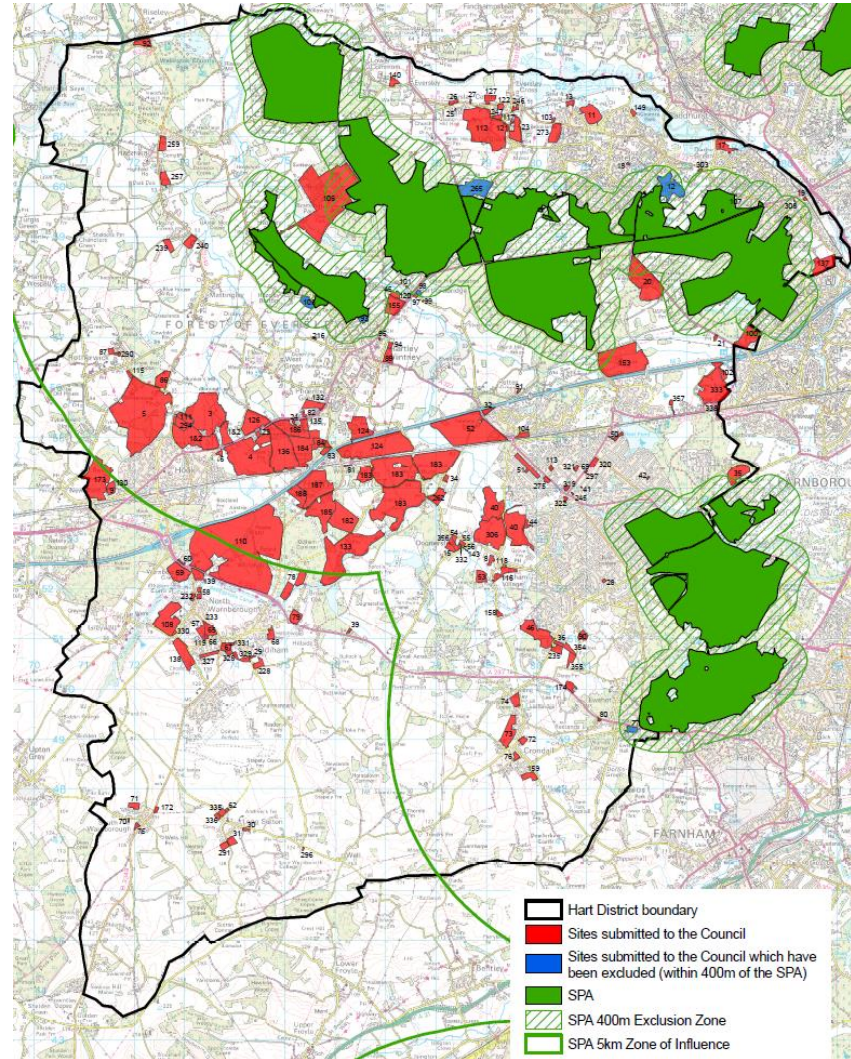


Rushmoor and Surrey Heath have said that they cannot meet their own housing targets. Under the 'duty to co-operate' Hart will be forced to take their excess housing unless Hart's Local Plan prevents building New Towns in the countryside

Option 4 will result in overflow housing

- In 2013, Hart's vision was to preserve the countryside and preserve the character of all its villages
- The 2013 vision allows Hart to resist overflow housing from Rushmoor and Surrey Heath. Currently, Hart does not have a vision for the new Local Plan
- A New Town must have a capacity of at least 5,000 houses (for sustainability). Only 1,800-2,400 of these are needed for Hart's housing, leaving about 3,000 for our neighbours
- This leaves us with the worst of both worlds – a New Town and Urban Extensions leading to massive urban sprawl

Is this what we want Hart to look like?



How can we challenge it?

- Challenge the SHMA because it is based on:
 - Inward migration when we were building most
 - Jobs growth assumptions nearly double what we achieved in 1998-2008 boom times
- Challenge the consultation process: did not properly explain the risks of a new town
- Challenge the >£78m gap in infrastructure costs
- Insist Hart meets the needs of the ageing population
- Challenge the environmental impact on SSSI's, SINC's and SPA
- Put forward an alternative plan based on brownfield development that resists urban sprawl

There is a better way

- Hart's approach to brownfield is piecemeal at best:
 - No systematic identification of brownfield sites in land database (SHLAA)
 - Massive discrepancies between SHLAA map and site database
 - Many vacant office blocks not even included in the database
 - Planning assumption of only 30 dwellings per hectare
- Many businesses in town centres are struggling and many retail premises vacant

Selection of brownfield sites not considered



Empty Shops



There is a better way

- With higher density, Hart's assumption of capacity of only 700 houses from brownfield could increase to 2,800 units or more
- Including large, vacant brownfield sites such as Pyestock (48 hectares) and Sun Park could increase capacity to >4,000
- Further brownfield capacity available at Ancell's Farm, Fleet Road and Bartley Wood
- Increasing density in urban areas provides more customers
- Urban development better suited to specialist housing for elderly
- Lower infrastructure requirement to help close £78m funding gap

Questions

- Thank you for listening
- Questions

Contact

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