

We Hart Campaign

HOW TO MAKE A BETTER LOCAL PLAN

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Hart Local Plan

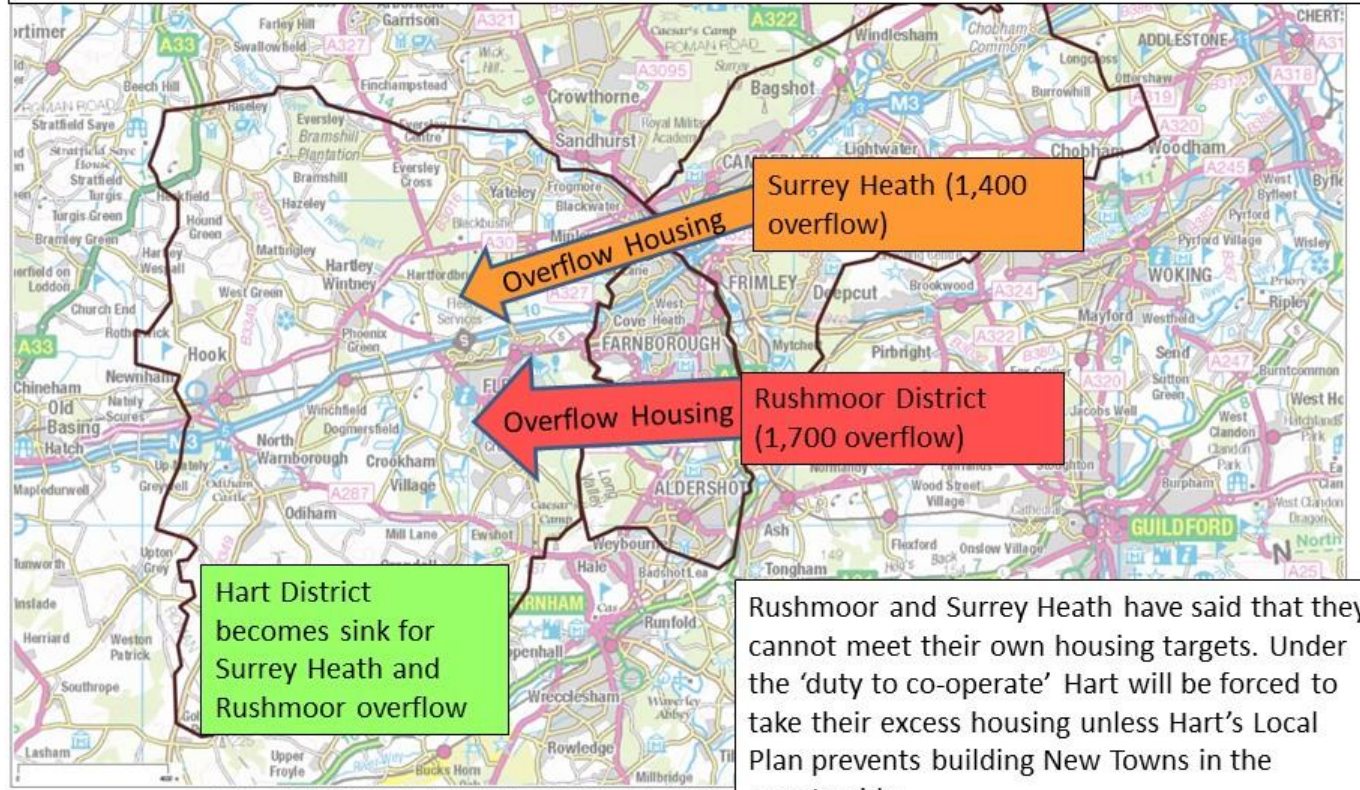
- Hart's last attempt at a Local Plan was rejected because it failed in the "duty to cooperate"
- Vulnerable to voracious developers, so need new Local Plan quickly to provide defence against inappropriate development
- New Strategic Housing Market Assessment (SHMA) calls for 7,534 new houses to be built 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 that 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
- Council meetings in November 2014 moved straight to “Option 4”, new settlement at Winchfield, leaving the worst of both worlds – a new town and urban extensions
- Skipped consultation originally planned for March 2015

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



How can we challenge it?

- Peter Village QC says Hart's position on the Local Plan is "hopeless"
 - "Reasonable alternative" of not meeting full requirement on environmental grounds not evaluated (e.g. impact on SSSI's, SINCs and SPA)
 - Challenge the consultation process: did not properly explain the risks of a new town
 - Challenge the SHMA and OAN because it is based on inward migration that occurred when we were building most and jobs growth assumptions nearly double what we achieved in 1998-2008 boom times
 - Need consultation on employment, infrastructure, retail and education
- Insist Hart meets the needs of the ageing population
- 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

Vacant employment land



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 Guillemont Park (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 for businesses
- Urban development better suited to specialist housing for elderly
- Lower infrastructure requirement to help close £78m funding gap

Questions

- Thank you for listening
- Questions

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