

CABINET

DATE OF MEETING: 8 JANUARY 2015

TITLE OF REPORT: TESTING OF LOCAL PLAN NEW SETTLEMENT AND STRATEGIC URBAN EXTENSION OPTIONS

Report of: Planning Policy Manager

Cabinet member: Councillor Stephen Parker, Leader

1 PURPOSE OF REPORT

- 1.1 To agree the basis of the approach to the testing of the Local Plan options for a new settlement and/or strategic urban extensions.

2 OFFICER RECOMMENDATION

- 2.1 That Cabinet agrees to the testing principles as set out in paragraphs 4.1 – 4.5 of this report.

3 BACKGROUND

- 3.1 The Council is preparing a new Local Plan. To meet Hart's needs the new Local Plan will need to provide a further 4,000 new homes up until 2032.

The Council has agreed that this may require provision of a sustainable urban extension and/or a new settlement. The options being considered include a combination of the following: a new settlement centred on Winchfield (or any other reasonable alternatives should they be identified), and/or urban extensions on land either to the west, or north west, or north east of Hook, Pale Lane (west of Elvetham Heath), or Hitches Lane, Church Crookham (Grove Farm/Pilcot Farm).

- 3.2 This will require testing of feasibility and suitability and also the ability to deliver infrastructure required to support the development (therefore viability). Ultimately it should build upon the principles established through a garden cities approach, but at this stage it must first identify key principles and objectives. This work will help inform the decision-making and provide evidence to assist in the consideration of a possible new settlement or strategic urban extensions.

4 CONSIDERATIONS

- 4.1 The testing proposed will inevitably be at a relatively high level. It will include:
- The "deliverability" of a new settlement and/or urban extension (ie suitability, availability and achievability) including the identification of any barriers to development and potential means to resolve them;
 - The identification and indicative costing of the major infrastructure items needed to support development in that location.

4.2 **Part 1 – Site Assessment (Suitability, Availability and Achievability)**

An exercise using constraint data, and site promoter's submissions. The work would:

- provide a Site Assessment of deliverability (ie availability, suitability and achievability), specifically:
 - Confirming site availability with owner/promoters
 - Reviewing policy and development constraints to confirm suitability in principle (key issues being flood risk, statutory environmental designations, non-statutory environmental designations, heritage designations, agricultural land classification etc.)
 - Mini market review to illustrate market appetite for delivery through more than one developer
- produce a broad land use budget including an estimate of the capacity of the location. This includes a review of infrastructure provision, such as SPA mitigation, open space and education, and the consideration of development mix and density in light of the market for delivery for example.

4.3 The intention behind Part 1 is that it would establish baseline information, to inform the Council's choice of a final Preferred Approach.

4.4 **Part 2 – Infrastructure Requirements and Service Providers Consultation**

Part 2 would build on the baseline assessment by considering the infrastructure requirements and the viability. Part 2 will specifically undertake the following:

- Consultation with infrastructure stakeholders such as utilities, transport, education, health, SPA mitigation, open space, health, and emergency services to establish the infrastructure requirements including costs
- Recommendations on which infrastructure items might be best delivered through planning obligations either on site or S106 and could potentially be funded through Community Infrastructure Levy (CIL)
- Verification that the affordable housing and policy targets are compatible with any identified S106 obligations.

4.5 Part 2 focuses on the infrastructure requirements of sites to identify likely infrastructure impacts, subsequent costs and potential funding sources. The work will build on the Infrastructure Delivery Plan (IDP) work already being undertaken by the Council in consultation with infrastructure service providers.

5 **FINANCIAL IMPLICATIONS**

5.1 The testing will be carried out within current budget provision.

6 ACTION

- 6.1 The testing will require the active involvement of Members and representatives of the community with all being genuinely committed to seeing if this option can truly be delivered. It must be open and transparent. It is envisaged that the Parish Council would be an integral part of this process. This will be achieved through briefing sessions and ongoing meetings.

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