

Consultation launched on proposals for Pyestock site

Developer invites comments – campaigners say the housing density should be higher

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A DEVELOPER has launched a consultation on its plans to build around 1,500 homes between Fleet and Farnborough.

St Edward Homes, part of the Berkeley Group, wants to create a new mini-town at the former Pyestock site, which it has now renamed Hartland Village.

The developer said it had

submitted initial proposals for a potential residential development on the 135-acre site as part of Hart District Council's Strategic Housing Land Availability Assessment.

It added that it would be working with the council, as well as local communities, to develop a 'sustainable new village with homes, shops and community spaces'.

"St Edward is now in the process

developing proposals for a residential redevelopment of the site, which would make a significant contribution towards meeting the need for new homes in the area," the consultation website states.

"As a brownfield (already developed) site, Hartland Village will be an ideal location for delivery of new homes in a development with a distinctive character of its own, with village shops and community facilities."

Berkeley Homes' representatives, GL Hearn Limited of London, has also sent a letter to local businesses asking for comments.

Part of it states: "St Edward is committed to thorough public consultation on all of its projects and it is anticipated that the first round of engagement with local people will take place in the next few months."

"Further details of these public events and initial proposals for the site will be publicised in due course."

Campaign group We Heart Hart is encouraging everyone to take part in the initial consultation.

Spokesman David Turver

said the proposed development was welcomed but wanted to make clear it should take account of a number of points.

"It is essential we make the best use of this previously developed land and we would encourage Berkeley Homes to consider building at a higher density than that proposed," he added.

"A total of 1,500 homes on 135 acres amounts to only around 27.5 dwellings per hectare – densities of double that should be considered."

"The area is short of truly affordable homes for local people, so the development should include a fair provision of smaller, starter homes

for those struggling to get on the housing ladder.

"Remember, just calling homes 'affordable' does not make them so and due note should be given to understanding what is genuinely affordable to those households on median incomes in the district."

Mr Turver said proper infrastructure was essential alongside the development, such as schools, shops and community facilities.

"Some of this land should be set aside to meet the educational needs of the area," he added.

"We should also take a properly strategic view of transport and use this

opportunity to build new roads and/or modify the existing road network to improve traffic flow in and around Fleet."

Mr Turver said it was important to deliver proper Suitable Alternative Natural Green Space provision for recreation and sports facilities, adding that Fleet Pond and its immediate surroundings should be protected.

Decontamination of the land should be carried out properly, so there was no risk to future residents, he added.

The consultation can be viewed by visiting www.berkeleygroup.co.uk/property-developers/st-edward/hartland-village.



Berkeley Homes has launched a consultation on its proposals for the Pyestock site.