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# MURRELL GREEN GARDEN COMMUNITY

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# INTRODUCTION

The consultation on the Regulation 18 draft of the Hart Local Plan concluded on 9th June 2017, Murrell Green was identified as a strategic residential led new settlement for approximately 1800 dwellings.

Murrell Green is a key part of the preferred spatial strategy for meeting housing and other needs in Hart district. The draft Plan was supported by a suite of robust evidence that underpins the proposed strategy as the most appropriate for Hart, when considered against the reasonable alternatives.

This document sets out the sustainability credentials of Murrell Green and its role in contributing to an 'effective' overall Plan. The document identifies the core principles of the scheme and early opportunities to deliver key infrastructure over the plan period. Lightwood's land control and planning approach to the new settlement has the potential to achieve the early handover of serviced land for a new secondary school in line with Hampshire County Council's requirements, ensuring an infrastructure led approach.



## MURRELL GREEN

Comprehensive landscape and visual assessments carried out by Hart District Council concluded that Murrell Green was the correct location for a new settlement. Lightwood's vision for the new settlement at Murrell Green has been developed over the past two years and is the culmination of extensive dialogue with officers and key stakeholders.

Lightwood confirm that the development of 1,800 homes within the draft allocation can be achieved and its vision for Murrell Green is aligned with the Council's aims and objectives for the new settlement.

There are also options for extensions to the core concept for the new settlement that can be assessed during a subsequent plan review; namely to the south of Policy SC2 and to the west, ensuring that there is future room for growth beyond the Plan period.

Throughout the plan process Lightwood have been guided by Anthony Crean QC. Legal counsel has ensured Lightwood's promotional strategy and planning approach has stood firm to internal and external scrutiny during the plan making process. The draft allocation of Murrell Green is supported by a robust Legal Opinion, confirming certainty in respect of the site's deliverability and the merit of the council's evidence base which supports the plan. Anthony Crean QC will play a supporting role up to and including the examination hearings on the Local Plan.

## THE VISION

The vision for Murrell Green is to create a place for today, which is ready for tomorrow. The focus today is on building places which create the environment for strong, sustainable, diverse and healthy communities. Keeping an eye on tomorrow, ensures that the design is future proofed to enable easy adoption of new technologies and trends in order to adapt to the world we expect to see in 15 years.

The vision for Murrell Green is focused on the people that will live in, work in and visit the community. For children, it will offer the very best schools, embrace technology in everyday life, enable them to grow up and be educated in an environment that is energy & water efficient, and provide access to an extensive network of open space and the natural environment.

For families, Murrell Green will provide an environment that will limit the use of the car, enable families to spend time outdoors and promote a healthy lifestyle, and manage their household utility bills to lower costs and be as efficient as possible.

For the elderly, Murrell Green will offer the environment to ensure they remain and become increasingly mobile. Health and mental wellbeing of the elderly residents will be at the forefront of the design guide, framework plans and infrastructure planning.





## THE MASTERPLAN

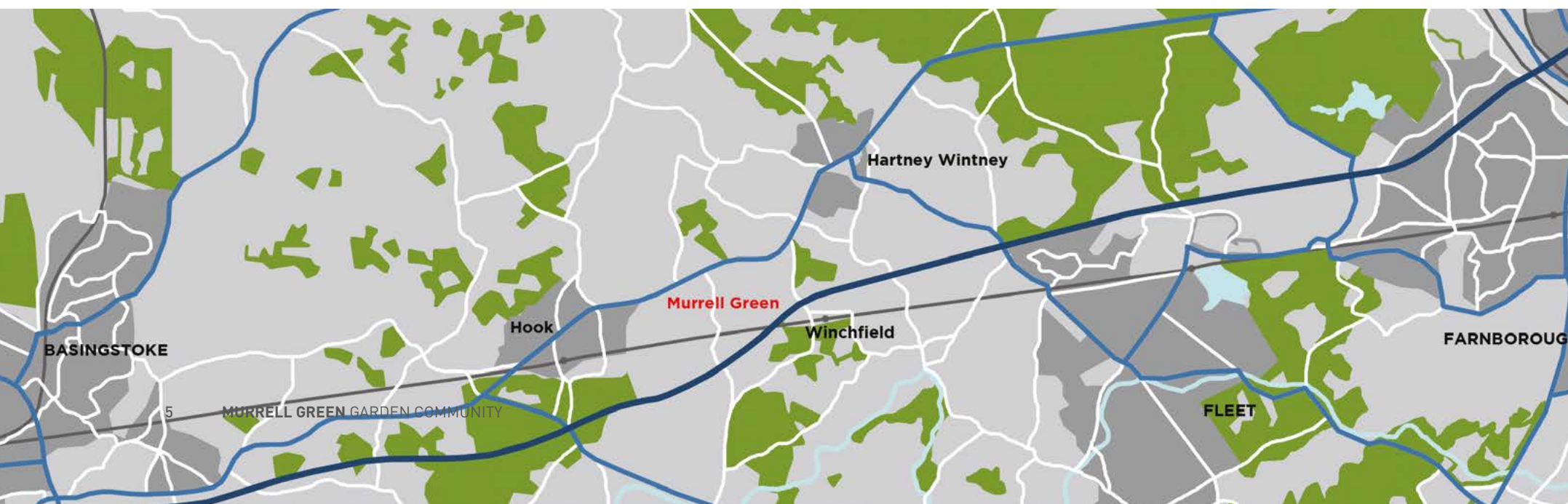
Murrell Green is an opportunity to create a unique living environment that meets the aspirations and requirements of Hart District Council and the local community.

The new settlement at Murrell Green is bounded by the A30 to the north, the railway line to the south and Odiham Road to the east, with Totters Lane providing connectivity to Odiham Road via Old Potbridge Road. There are several public rights of way that transect the site, most notably Brenda Parker Way, all of which provide good connectivity throughout the new settlement and further afield.

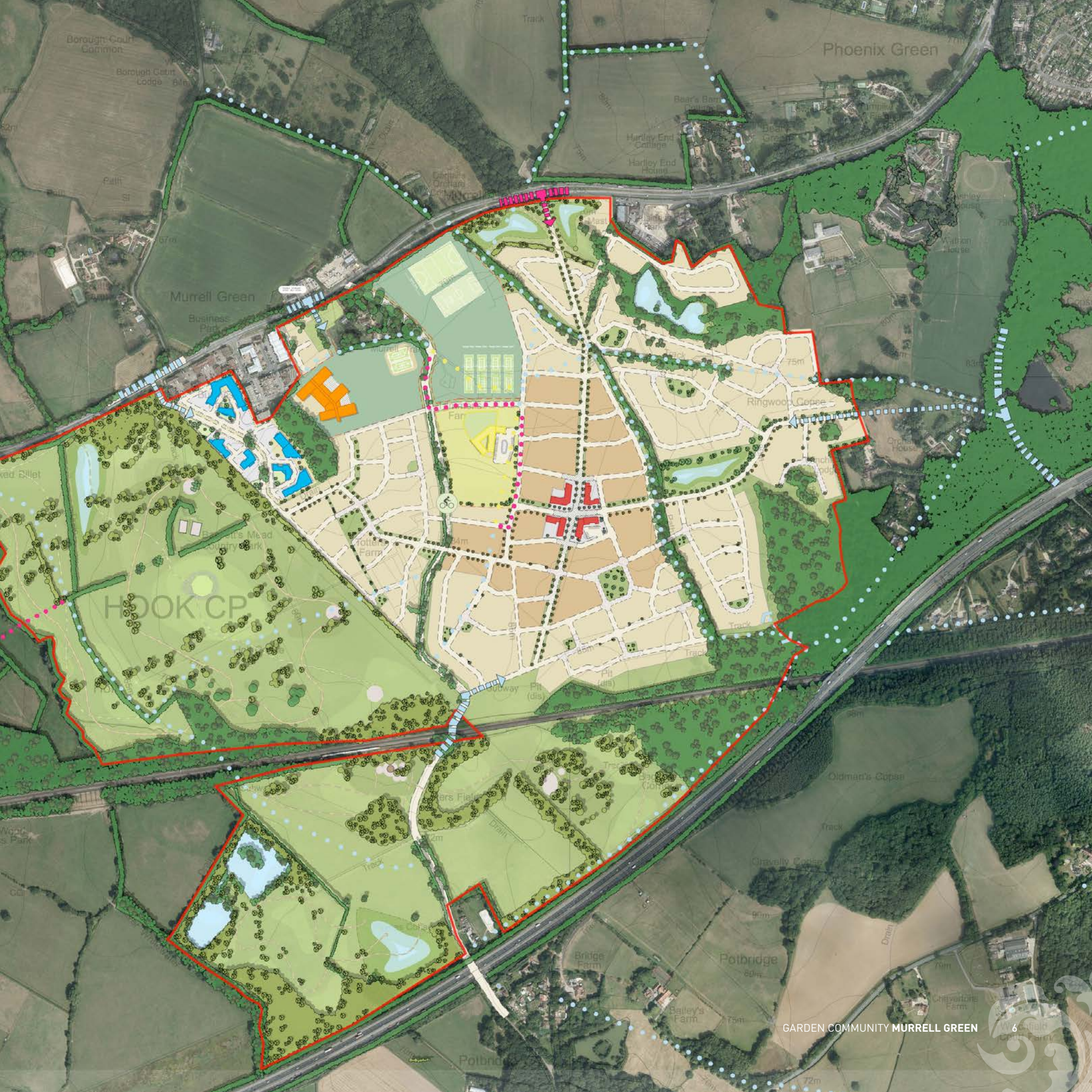
Having taken into account the fixed physical elements of Murrell Green, the masterplan has evolved from the existing landscape and ecological features to determine those areas suitable for development.

One of the key landscape features of Murrell Green is the large open fields that are bounded by woodland and, in part, by ancient woodland. This wonderful woodland provides a natural backdrop to the schools and homes that will be at the heart of the community.

Other natural features, such as Shapley Fishing Lake, already provide attenuation and this feature will be enhanced to provide part of the wider strategy for attenuation from the new settlement.









The early delivery of the secondary school at Murrell Green will remove a great deal of pressure from the existing secondary school expansion programme in Hart and provide much needed capacity.

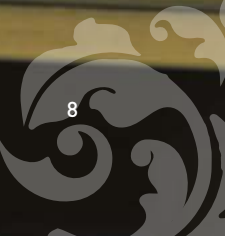
Lightwood's positive and continued engagement with Hampshire County Council has established a location, size and design for the proposed facilities. Engagement with Mark Saunders and his team, both on and off-site, has enabled the masterplan process to evolve and ensure early delivery of the secondary school.

Murrell Green will provide serviced land (at nil value to the Council) and section 106 funding towards the delivery of a 9 form entry secondary school, with the ability to transfer the land by June 2019.

This will enable the first intake of pupils in September 2021, in line with Hampshire County Council's requirements.

Currently Murrell Green will provide a 2.8 hectare primary school (at nil value to Council), 100 nursery places, along with 5 hectares of playing fields (at nil value to the Council). However, should the decision be made to provide further homes at Murrell Green, then two primary schools will be provided. Whilst the Regulation 18 Hart District Local Plan identifies an area for the education provision, given the large area of land under the control of Lightwood, this is not fixed and there is flexibility to locate the school in a number of alternative locations.

Lightwood is aware of the difficulty in Hart of recruiting teachers, due to the close proximity to Surrey, where teachers receive a London Weighting, a problem which is further exacerbated by the prohibitively high house prices in the area. Lightwood propose to provide Key Worker accommodation in phase 1 and potentially future phases in order to attract teachers to Hart.





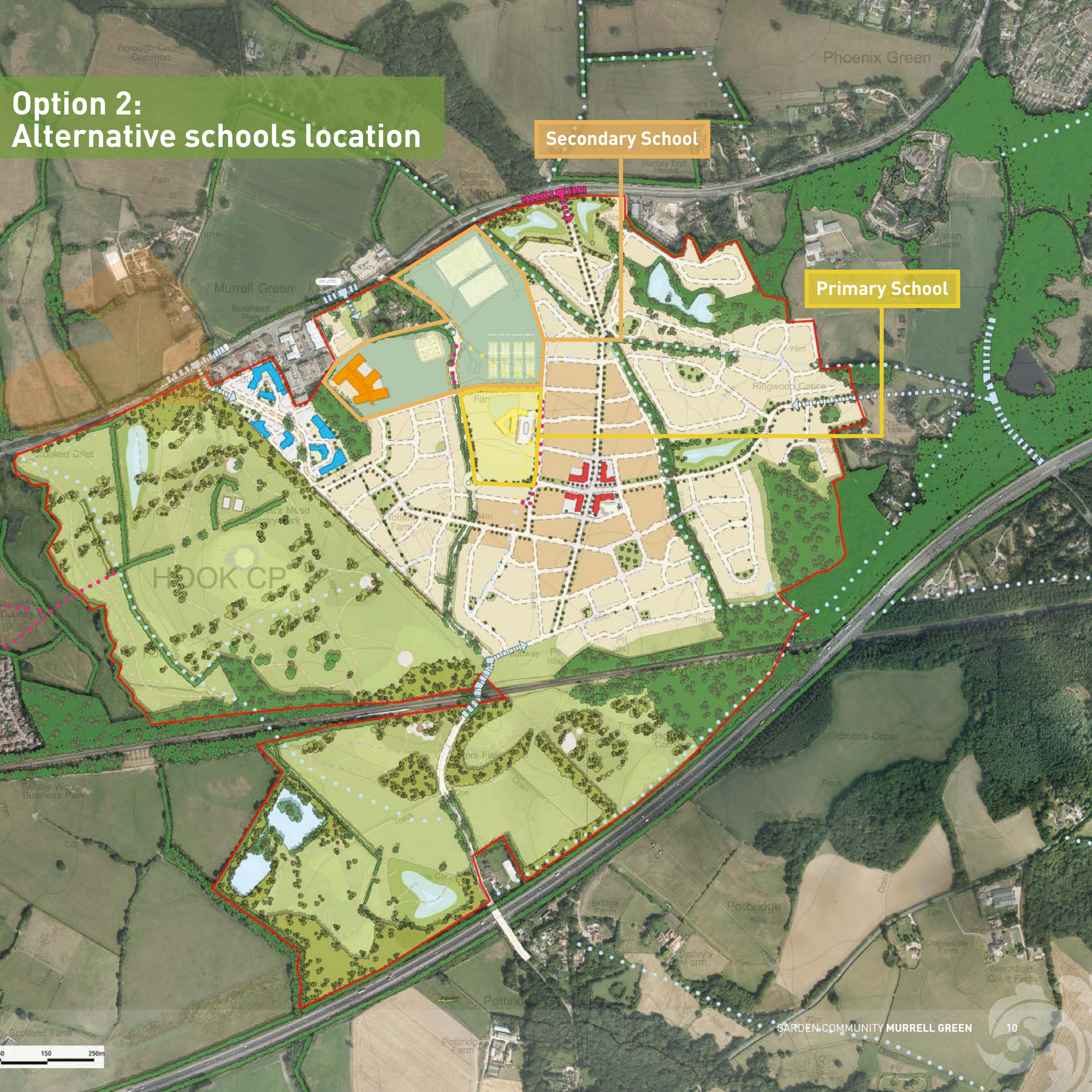
# Option 1: In accordance with Regulation 18 allocation

Primary School

Secondary School



# Option 2: Alternative schools location



Secondary School

Primary School



## SANG & OPEN SPACE

A key benefit of the Suitable Alternative Natural Greenspace (SANG) provided at Murrell Green is that it is well positioned to serve the wider communities including Hook, Hartley Wintney and Winchfield. Due to the landscape and ecologically led masterplanning approach, the SANG location designed itself.

Through continued positive dialogue with Hart's Landscape, SANG & Open Space and Ecology Officers, the functionality and design of the green footprint of Murrell Green has been at the heart of the masterplan process.

Through discussions with Adam Green and Paul Howe, an identified delivery mechanism for the SANG & Open Space will enable Lightwood to bring forward the whole SANGs prior to any development taking place at Murrell Green. This is the optimum outcome from an ecological perspective for the site, allowing the enhancement and protection of the existing green footprint to come before development, with minimal intervention.

Brenda Parker Way is a key green route through the new settlement and this will become one of the main access routes to the southern SANG.

This area of SANG then sweeps via existing public rights of way to the west of Murrell Green, with links to Bassett's Mead Country park located to the east of Hook. The SANG being provided is already made up of mature and ancient woodland, green open spaces and mature lakes.

In addition to SANG, Murrell Green will also be providing open space that can be used for sporting and recreational activities, to be informed by further consultation with local residents.





HOOK CP

**83 hectares / 205 acres  
of SANG and open space**



## FUTURE GROWTH

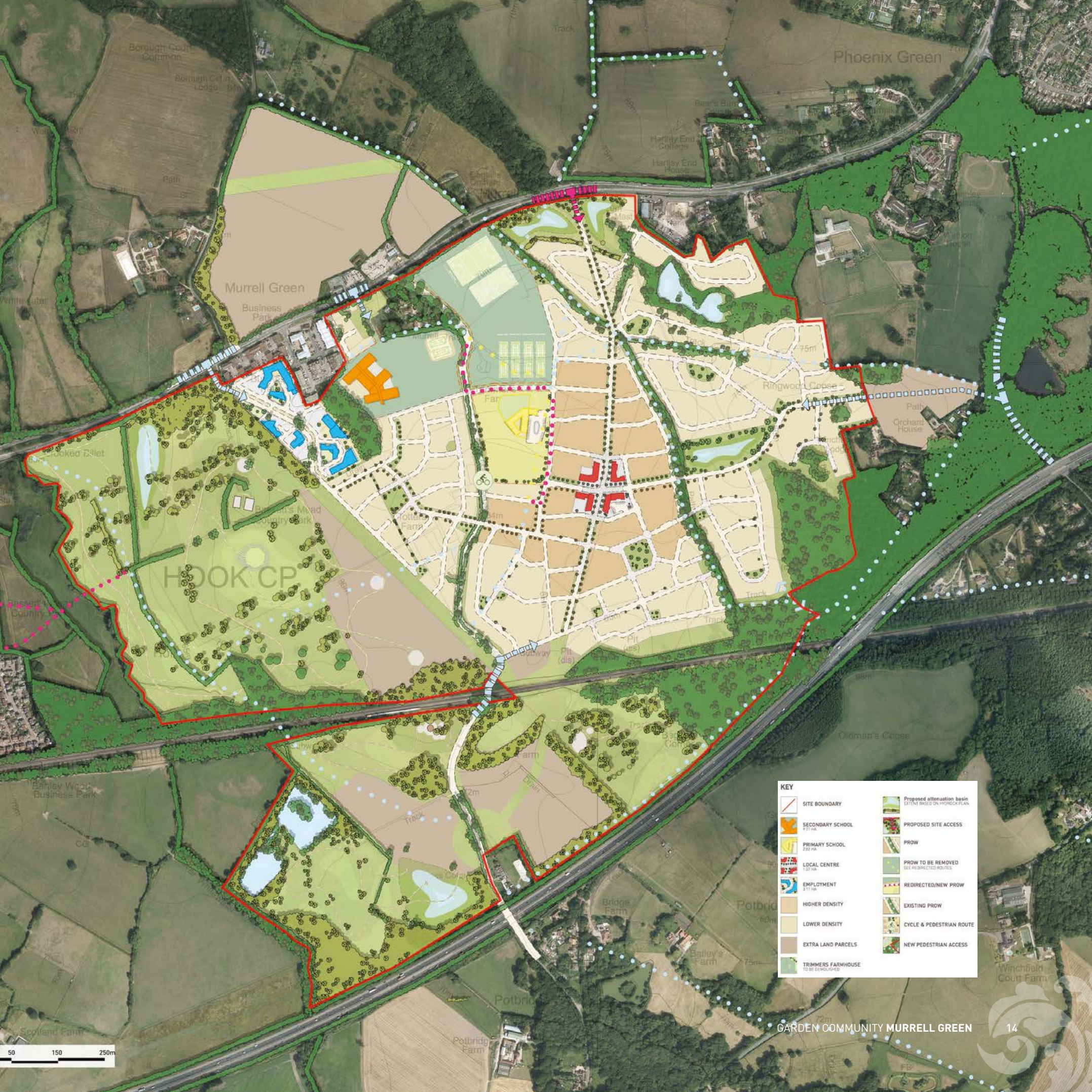
Hart's Regulation 18 plan identifies a settlement of 1800 homes at Murrell Green. One of the criteria used by Hart when assessing the possible areas for a new settlement was the concept of "Room to Grow".

The Regulation 18 plan broadly identifies 180 hectares of land; at an average of 35 units per hectare, only 51 hectares of land would be required for residential use. To accommodate the policy requirements for SANGs, open space, schools, employment land and community facilities, around a further 60 hectares would be required. The current intention is that the remaining balance of land comes forward as green infrastructure. However, of the balance of 69 hectares, there are numerous areas of land that could be developed as natural extensions of core settlement.

Lightwood have identified three specific areas as natural 'room to grow' parcels. Each would complement the core development without affecting the green masterplanning process which has resulted in the Regulation 18 draft plan allocation. These areas are namely to the south and west of Murrell Green and could provide an additional 700 homes.

Further areas outside of the Regulation 18 plan have been identified and are available to come forward. The quantum of additional houses is approximately 1150 homes. The "Room to Grow" areas could be incorporated in this plan period or a future plan period.





**KEY**

	SITE BOUNDARY		Proposed attenuation basin EXTENT BASED ON HYDROGRAPH
	SECONDARY SCHOOL 0.1 ha		PROPOSED SITE ACCESS
	PRIMARY SCHOOL 0.2 ha		PROW
	LOCAL CENTRE 1.0 ha		PROW TO BE REMOVED SEE PROSPECTED ROUTES
	EMPLOYMENT 3.1 ha		REDIRECTED/NEW PROW
	HIGHER DENSITY		EXISTING PROW
	LOWER DENSITY		CYCLE & PEDESTRIAN ROUTE
	EXTRA LAND PARCELS		NEW PEDESTRIAN ACCESS
	TRIMMERS FARMHOUSE TO BE DEMOLISHED		





***The advantages of the most energetic and active town life, with all the beauty and delight of the country may be secured in perfect combination.***

Ebenezer Howard, Garden Cities of Tomorrow 1898



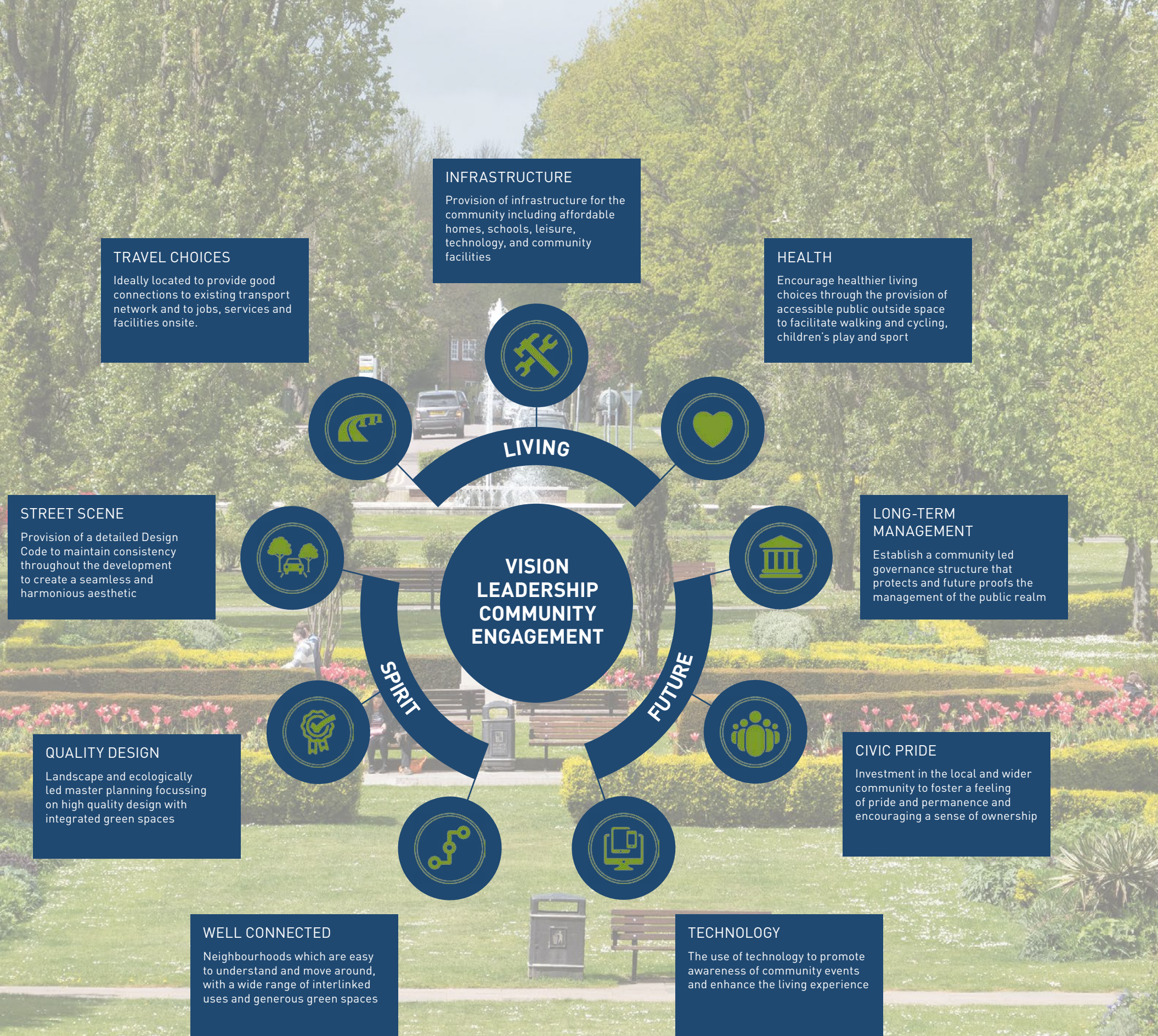




# GARDEN VILLAGE PRINCIPLES









## TRAVEL CHOICES

Murrell Green will be designed as a holistic new settlement that caters for all transportation needs of the community. One of the reasons that Murrell Green has been chosen as the location of a new settlement is due to its close proximity to a number of transport options. It is not dependent on one mode of transport, but can take advantage of good road and rail connections.

Murrell Green residents will be able to walk, cycle, use subsidised buses or utilise car clubs within the scheme to travel to and from their primary destinations.

Technological advancements and emerging government policy requirement for all vehicles to become low and ultra low emissions will be embraced and promoted at Murrell Green. Electric charging points and a road infrastructure network which will embrace autonomous vehicles will be central to the masterplan. How we travel will change dramatically throughout the time frame of the new settlement; Lightwood are planning for that change so the scheme does not need to react to tomorrow's world.

Whilst within walking distance of Winchfield railway station, it is widely accepted and confirmed by Network Rail that at peak hours the mainline to Waterloo is at capacity. Murrell Green has the advantage of being located immediately south of the A30 which provides good connectivity to local communities and beyond via the M3. An alternative route to the M3 is also provided via Odiham Road to the south of the new settlement.

Murrell Green will provide cycle routes and pedestrian access that link with and enhance the existing network, improving connectivity to the local area and directly to Winchfield train station. It will also provide increased bus routes locally and to employment destinations.

Discussions with Stagecoach will ensure access to the wider network and facilities can be accessed through an improved bus service.







In towns and cities, the growing population is putting considerable pressure on the already struggling local infrastructure.

New developments and urban extensions further exacerbate this problem as, essentially, the infrastructure improvements have to be done retrospectively and reactively rather than pro actively.

The advantage of Murrell Green as a new, sustainable community is that high quality and generous investment in infrastructure can be made from the outset, ensuring that everything from roads to footpaths, shops to community buildings, and affordable housing to the secondary school, is delivered and implemented.

Ongoing discussions with Thames Water and Southern Electric identify that any new development of scale in the area will require significant upgrades to the sewer network, pumping stations and power plants. The costings for the works are currently being established and agreed by Hydrock, however all monies required for identified upgrades and infrastructure will be consumed by the development.

Lightwood firmly believe that in greenfield locations viability cannot be argued as a restrictive factor. The optimum solutions are being sought and will be funded directly from the development at nil cost to the local authority.

As part of the offer, financial contributions to improve facilities outside of the new settlement will be made so that Murrell Green integrates successfully into its local neighbourhood.

The heart of a community are its residents and Lightwood is committed to providing the necessary elements to enhance the sense of place.







## Adopting the principles of Ebenezer Howard, Murrell Green will promote interaction with its natural surroundings.

The community includes SANG and other open spaces for walking and recreation, sports pitches to support a range of activities, children's play areas to promote outside learning and play, as well as community allotments, giving residents the chance to grow their own organic produce. By creating opportunities and encouraging social interaction, a natural sense of community will evolve.

By providing attractive, tree lined avenues with wide pavements for walking and cycling, Murrell Green will promote the use of healthier travel choices.

Murrell Green will also provide 225 units specifically designed for the elderly. The provision will come in the form of assisted living, age restricted and care units, located in areas which will maximise the ability to access key facilities. The provision of a sensory garden has also been discussed with Hart officers. Sensory gardens are known to have a positive effect on people's health and especially those that suffer with dementia, and is something that Lightwood have successfully delivered on other schemes.







## QUALITY DESIGN & STREET SCENE

The Masterplan has been designed around and retains the important original landscape features that defined the site to begin with: the lie of the land, the hedgerows, trees and views, to create a sympathetic and attractive living environment.

Lightwood believes in an inclusive approach to the delivery of Murrell Green and over the coming months will extensively engage with the local and wider community, along with ongoing input from Officers and Councillors in order to produce a Design Code which will stipulate every element within the development.

Establishing a Design Code which responds to the shared vision and objectives of Lightwood and the local authority will free the process from the entrenched limitations that come with national house builders.

This opportunity enables Lightwood and the local authority to truly deliver what the community wants and not what a house builder thinks is best for the community. The Design Code will be adhered to by all developers throughout the evolution of the new settlement and will be secured via contractual obligations.

Murrell Green will embrace design at the highest level; a good Design Code creates a place where people really want to live. Lightwood will draw on their existing relationships with leading architects and planners such as John Simpson. Creating a sense of place and delivering land uses that establish connectivity is vital to ensure the future population live and interact as one.





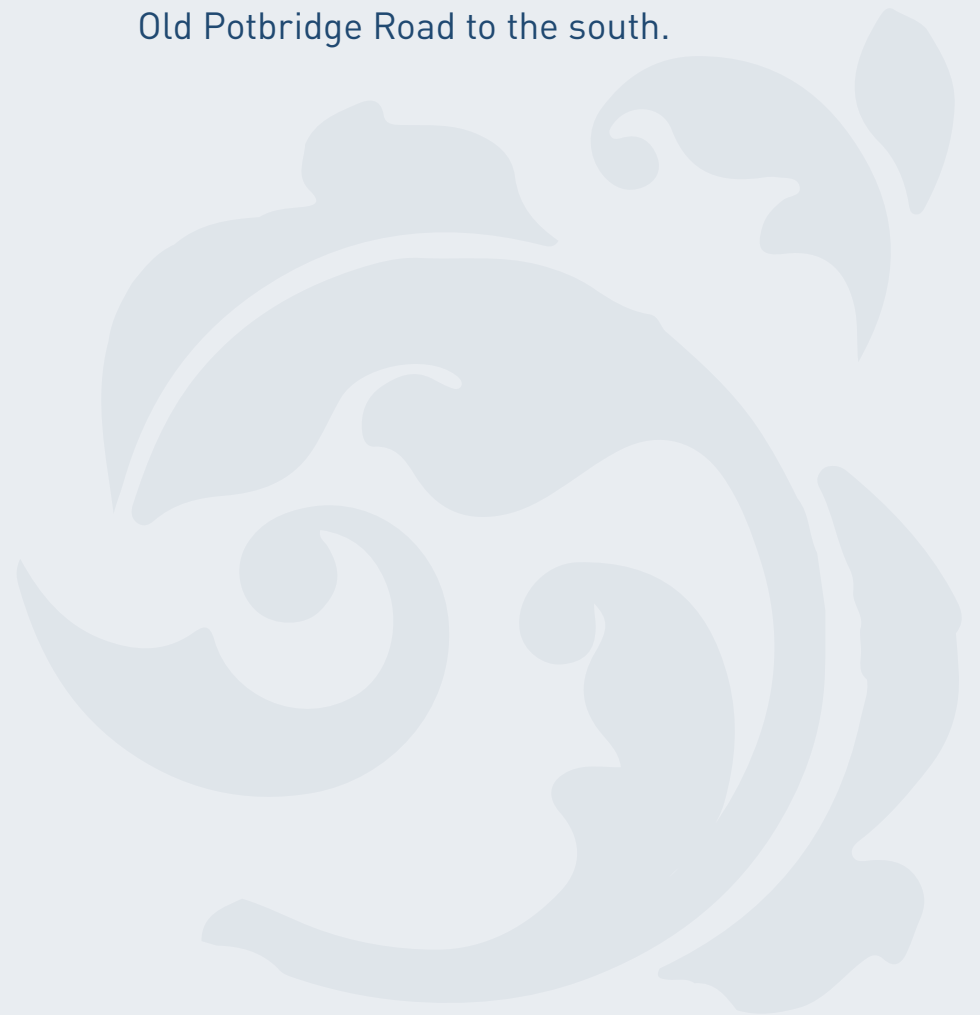


## WELL CONNECTED

The masterplan has been designed so that it is safe and easy to understand and move around. Tree lined streets will clearly delineate different residential neighbourhoods, all of which will relate to each other through the provision of interspersed and generous green areas.

A central pedestrian spine road will promote the use of walking and cycling as transport methods. The existing public rights of way that transect the site will all be maintained and incorporated into the design of the development so that it integrates into the surrounding and wider area.

Furthermore the rural and attractive Totters Lane will be retained and preserved as a pedestrian route which dissects the development and creates a link between Odiham Road (A30) and the Old Potbridge Road to the south.









## LONG TERM MANAGEMENT

In a development as large as Murrell Green, it is vital that a long-term management strategy is in place to ensure that it continues to flourish and offer the best for its residents and visitors.

It is proposed to set up a Community Interest Company (CIC) to ensure that all the development's assets will be cared for now and for future generations.

A CIC is a not for profit organisation with primarily social objectives, whose surpluses are principally reinvested for that purpose in the community, essentially making the residents the custodians of their own community.

By using business solutions to achieve public good, it is believed that creating a CIC will have a distinct and valuable role to play in helping create a strong, sustainable and socially inclusive new community.









With the growth of technological advancement and access to faster and more affordable methods of transport, the world has become a much smaller place. As a result, society has become far more transient, with people not limited to stay in certain areas for their jobs, family or lifestyle.

It is therefore vital when building a community that those elements which encourage people to stay in an area and foster a sense of pride and permanence are included. The stronger and more vibrant the community, the better place it will be.

Murrell Green will be designed to suit people's needs for longer than just a few years by promoting and providing opportunities for residents to build relationships and encourage a sense of ownership.

Lightwood are firmly committed to the idea of civic pride and will work to achieve support from partners and stakeholders by creating continuous engagement between Murrell Green and the local community.









**In this technologically driven age we need to look towards new approaches, innovative information technologies and smart infrastructures to assist us.**

Allocating future developments, which enshrine the principles of smart technologies from the outset, is essential to the future sustainability of a new settlement.

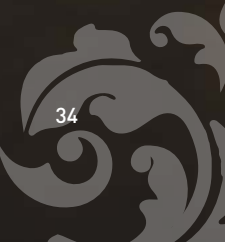
The advantage with the creation of a new garden community is that the entire technological infrastructure will be integrated from the outset.

In addition to every house having access to super high speed, fibre broadband, the wider benefits to the local community are limitless. From a community website to disseminate information regarding local events, discussion forums and even bus timetables, to the implementation of an autonomous shuttle service to popular destinations that can be called upon via an app, technology can enhance and heighten the living experience of residents.

Lightwood is working with industry leaders to revolutionise the way in which the home functions and becomes vital to the way in which we live, Murrell Green provides the perfect canvas to demonstrate these technological advancements.











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