

**Statement to HDC Cabinet, 2019.11.07, by Philip Todd
on behalf of the Campaign to Protect Rural England,
North East Hampshire District Group (CPRE NEH)**

Chairman and Members, very briefly;

CPRE supports a plan-led system and recognises that new settlements can be a solution to providing new housing. However, their merits must be explored within the Local Plan framework. Pursuing a Garden Community alongside, but independent of, the Local Plan sets a dangerous precedent. Therefore CPRE would urge you to reject all the Recommendations apart from number 7.

You are at risk of committing the District to a new Garden Community on top of agreeing to meet local housing needs. In your 'Vision Document' of November 2018, provided to the Government in the bid for funding, you stated that Hart would build "*Up to 5,000 homes over and above local requirements ...*" (page 2) with an indication that there was capacity "*... for a development of 10,000 homes ...*" (page 14). The funding that the Government has awarded HDC was granted on the basis of that commitment.

Far from relieving the development pressure on other green-field sites across the district, the Garden Community proposal introduces an additional, artificial growth point "*... to meet National Housing Targets.*" (page 21). This fails to protect any other sites. It will transmit into higher housing needs in the future and will increase the requirement to build on edge of settlement sites in all of Hart's towns and villages. This is precisely the opposite of what local residents across the whole district are demanding.

If you are determined to proceed with the Garden Community project, it is vital that you make an initial Resolution to the effect that HDC will manage a phased release of development sites such that no new homes are built except those needed to meet the calculated local requirements.

Without such a resolution, residents will know that you really do intend to increase the development pressures on towns and villages, not relieve them.

Thank you for your attention.