

COUNCIL

DATE OF MEETING: 27 NOVEMBER 2014

TITLE OF REPORT: HART LOCAL PLAN: PREFERRED STRATEGY FOR HOUSING GROWTH

Report of: Joint Chief Executive

Cabinet Member: Councillor Stephen Parker, Planning

1 PURPOSE OF REPORT

- 1.1 To consider a recommendation concerning a potential preferred housing distribution, subject to testing, for the purposes of preparing a local plan.
- 1.2 At the outset the assessment is that the Council cannot meet its housing needs by focusing new development solely within existing settlements or on brownfield land alone – there is insufficient land identified in the SHLAA. The Council will therefore need to follow a distribution approach involving all distribution options – including the identification of a large element of greenfield development.
- 1.3 This is a non-statutory stage in the decision making process in the preparation of the local plan but it requires a key decision to be made about whether a new settlement option should form the main emphasis in the Council's choice of how to deliver the District's future housing needs. If this is to be the preferred option, then subject to testing, the recommendation is that it should be centred on the area that comprises Winchfield, because this is the only area that has sufficient land identified and promoted for development, that would create the critical mass needed to support a sustainable new settlement.
- 1.4 Notwithstanding any immediate decision about testing the new settlement option, another separate aspect of the testing process will be with a sustainability appraisal, incorporating Strategic Environmental Assessment. The process is a statutory requirement, designed to predict the effects of a plan (and any alternatives) and to consider ways of mitigating adverse effects and maximising any benefits.
- 1.5 This report deals only with the preferred options for growth at a strategic level so that testing for delivery can be commenced. It does not address the details of delivery. That will be determined through assessment with further reports back to Cabinet through the Local Plan Steering Group. At this stage therefore, the figures as set out in Appendix 1 are essentially indicative and will inevitably be adjusted in response to testing and assessment. Once tested, the final preferred approach would form the basis of a draft 'publication' plan to be published for consultation in summer 2015. This will then be subject to consultation and ultimately independent examination for soundness by an Inspector appointed by the Secretary of State.

2 RECOMMENDATION

1. That the strategy as set out in Appendix 1 is the Council's preferred housing distribution, subject to testing; and
2. That the Local Plan should seek to identify a supply of specific, developable sites¹ for the first 10 years of the Local Plan following its adoption.

3 BACKGROUND

3.1 In August the Council consulted on a Housing Development Options Consultation Paper. The paper recognised that across the Hart/Rushmoor/Surrey Heath Housing Market Area (SHLAA) there was a need to deliver in total 24,413 new homes between 2011 to 2032². Hart's share is approximately 7,534 which is an average per annum of 359 dwellings.

3.2 Hart's current land supply (at 14 May 2014):

SHMA-based 'objectively assessed housing needs' for Hart	7,534
Housing completions for the three years 2011/12 to 2013/14	-792
Outstanding planning permissions (at 14 May 2014)	-1,851
Deliverable sites (at 14 May 2014)	-130
Major sites identified by the Council for growth (Edenbrook II and North East Hook)	-743
Objectively assessed housing need where sites remain to be identified (residual requirement)	4,018

3.3 At this stage therefore, the new Local Plan needs to find sufficient land for at least 4,000 new homes:

3.4 This does not take into account any potential need to accommodate a proportion of future unmet need from across the wider Housing Market Area. The National Planning Policy Framework requires local planning authorities to meet their own housing need and meet the needs of other authorities in the same housing market area as far as is consistent with the policies set out in the Framework. In this regard both Rushmoor (1,700) and Surrey Heath (1,400) have indicated that they may not be able to meet their respective needs. At this stage this scale of need has not been properly assessed or tested. The Local Plan will need, therefore, to be flexible to enable it to be adjusted to accommodate the likelihood of Hart having to accommodate a significant proportion of any unmet housing market area needs. Otherwise the Council again risks being found unsound.

¹ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPF).

² Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment Consultation draft May 2014

4 FEEDBACK FROM HOUSING DEVELOPMENT OPTIONS CONSULTATION

4.1 The Council published a Housing Development Options Paper for consultation in summer 2014. In summary the options were:

Option 1 – Settlement Focus

Option 2 – Dispersal Strategy

Option 3 – Focused Growth (Strategic Urban Extensions)

Option 4 – Focused Growth (New Settlement)

Option 5 – Focusing development away from the Thames Basin Heaths SPA Zone of Influence.

4.2 The Paper recognised that whilst it may be possible for one of the options to meet this need in full, it is much more likely that two or more of the options will need to be taken forward in combination to ensure not only that overall housing numbers can be delivered within the plan period, but that a steady supply of housing can be achieved throughout that period.

4.3 In summary the key points emerging from the consultation are:

- There were 684 responses from residents, developers, planning agents, landowners and statutory consultees.
- When asked for their preference for the Options for growth **Option 1 (within settlements) and Option 4 (new settlement)** emerge as the two most preferred options. They are followed by **Option 3 (Strategic urban extensions), Option 2 (Dispersal) and Option 5 (SPA avoidance)** in that order.
- When asked whether even the smallest villages ('Tier 5' villages) should see some new housing. 322 respondents said 'yes'; 151 said 'no'.
- Rushmoor and Surrey Heath both responded along the lines that a combination of options should be used as this would provide scope to meet any unmet needs that could arise in Rushmoor and/or Surrey Heath.
- Hampshire County Council prefers strategic developments to dispersal as it offers more scope for on-site school provision. In particular HCC states that the new settlement option provides the best opportunity to provide additional primary schools and to consider the provision of a new secondary school.
- Thames Water identified several areas with capacity issues in different parts of the district, and on the implications of different options. Large-scale development, particularly a new settlement, offers the best opportunity to deliver infrastructure solutions particularly for waste water.
- A number of responses challenge the SHMA methodology and suggest that the District's housing need is higher.

5 COMMENTARY

5.1 The next stage in the process is to consider how the delivery of the identified housing need should be distributed across the District. In this regard, Cabinet recommends:

- a) the strategy as set out in Appendix 1 is the Council's preferred housing distribution, subject to testing; and
- b) the Local Plan should seek to identify a supply of specific, developable sites for the first 10 years of the Local Plan following its adoption.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT³ - THE CALL FOR FURTHER SITES

5.2 One of the key drivers for assessing delivery is the *availability* of land. In this regard, the Council has to be realistic. Any future distribution strategy will inevitably be influenced primarily by land that has been identified by landowners and promoters of development as being available for development through the SHLAA process⁴. This is the starting point in the consideration of any distribution scenario. The recent call for further sites resulted in 30 new or amended sites being identified, including:

- a proposal for a new community of around 1,700⁵ dwellings (plus community facilities including a secondary school) at Lodge Farm (Newlands) north of the A287 near North Warnborough;
- 250⁵ dwellings at Bramshill Police College;
- 400⁵ dwellings at Guillemont Park (replacing vacant offices on land adjoining that which is currently the subject of an appeal for 140 dwellings).

5.3 The Map at Appendix 2 identifies the key availability of SHLAA sites as at the time of writing this report.

HOUSING DISTRIBUTION OPTIONS

5.4 Policy NRM6: Thames Basin Heaths Special Protection Area of the South East Plan is the start point for considering the potential distribution options. This is because it is still a valid policy which carries statutory status⁶.

“New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England.

³ Strategic Housing Land Availability Assessment (SHLAA) - the primary purpose of the SHLAA is to:

- identify sites with the potential for housing
- assess how many homes they could provide
- assess when they could be developed.

It includes a high level strategic overview assessment of the deliverability/developability of each identified site, in terms of its suitability, availability and achievability.

⁴ A full update of the SHLAA was carried out in November 2013 and a further call for further sites was made this summer in association with the Housing Options Paper.

⁵ Untested site promoter/developer estimates.

⁶ Section 38 of the Planning and Compulsory Purchase Act 2004 and section 70 of the Town and Country Planning Act 1990.

Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures.....”

- 5.5 In effect, the Council needs to consider first the development potential of the area that lies beyond the 5km SPA zone of influence albeit that it was the least preferred option in the recent consultation.

OPTION 5- SPA AVOIDANCE

- 5.6 The initial assessment of SHLAA site availability is that this Option has the potential to deliver between 150-200 new homes in the area that lies beyond the 5km SPA zone of influence⁷. This includes an element for “windfalls”. The testing of this option will be carried out starting with the re-use of previously developed land and buildings within settlements, and then settlement extensions. The impact of development on areas of high landscape character including the setting of settlements with historic cores will be a key consideration.

OPTION 1 – SETTLEMENT FOCUS

- 5.7 This option would deliver new development within existing boundaries within the rest of the District’s main towns/villages⁸. It is the urban infill/‘brownfield land’ priority approach. It would focus on previously developed sites and empty or underused buildings and their suitability for housing use. It would look also at accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility, but it would also need to look very carefully at existing and potential infrastructure, including public transport, sewerage, other utilities and social infrastructure (such as schools/health), to absorb further development, and the cost of adding further infrastructure. Viability to deliver significant infrastructure improvements will always be a major issue with this option. The key issue with this option is that in itself, it may not be able to deliver key infrastructure in the right place at the right time given that land options are very limited.
- 5.8 Taking into account an element for “windfall” and identified SHLAA sites, the capacity of this Option is estimated to be approximately 750 dwellings. It cannot therefore, meet the District’s housing needs unless combined with another option. There is therefore a substantial shortfall. Potential delivery could rise however, if land not currently in the SHLAA, such as empty or obsolete business premises in Ancells Farm, Fleet or Bartley Wood, Hook for example, are released by their owners for development. This latter potential opportunity will continue to be pursued with some rigor but at this stage those sites cannot be said to make a meaningful contribution because they are not yet available or achievable. Their release at this stage is purely aspirational. In any event, even if such land were to be released it would still not materially change the overall deficit.

⁷ This essentially comprises the settlements of Odiham, North Warnborough, Long Sutton, South Warnborough, and Greywell. It does not include the potential urban extension to the west of Hook (which will be tested under Option 3 – Focused Growth (Strategic Urban Extensions) and neither does it include any consideration of that part of the Lodge Farm recent SHLAA submission that lies beyond the 5km SPA zone.

⁸ This does not include the area subject to Option 5 -SPA Avoidance.

RESIDUAL DISTRIBUTION OPTIONS

- 5.9 This leaves the Local Plan to identify land for a further 3,050-3,100 new homes.

	4,000
SPA Avoidance	150-200
Settlement Focus	750
Residual Balance	3,050-3,100

OPTION 2 (DISPERSAL)

- 5.10 This has the theoretical capacity to meet all remaining residual need but only if the majority of available SHLAA sites are released for development⁹.
- 5.11 Through the recent Housing Options consultation process a number of respondents favoured this option and some recommended that the residual housing number could be dispersed across the District in a “proportionate/equitable” way. There is however, little sound planning justification for such an approach. The Maps at Appendix 2, 3, and 4 demonstrate that the availability of SHLAA sites and overriding constraints are not distributed proportionately across the District. Furthermore, some parishes are so constrained that they would not be able to meet any proportionate distribution within their respective parishes (Fleet, Elvetham Heath, Church Crookham, Yateley, and Blackwater for example) without requiring significant distribution elsewhere.
- 5.12 Any overreliance on a dispersal strategy is also, from experience, fraught with difficulties. It has very little chance of ensuring that meaningful infrastructure is provided in the right place and at the right time to meet the needs of development. It is much more difficult to adequately address for example, the implications of serious shortage of secondary school places or sewage infrastructure. Experience already shows that such an approach delays the delivery of new infrastructure and more often results in less satisfactory levels of infrastructure provision.
- 5.13 A more balanced approach is recommended to demonstrate deliverability but whatever the case, the Council must seek to ensure that it can demonstrate for the first 10 years, following adoption of the Local Plan, that it has identified a supply of specific, developable sites.
- 5.14 In pursuing any potential dispersal strategy it is recommended that criteria are established to be used in deciding which sites to allocate for housing in the Local Plan. The criteria are likely to cover the following:
- developed sites and empty or underused buildings and their suitability for housing use;
 - accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
 - capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools), to absorb

⁹ This does not include any of the sites identified as being able to possibly contribute to the delivery of Option 4 – Focused Growth (New Settlement).

further development, and the potential, subject to viability, of adding further infrastructure;

- the scope to build sustainable communities to support new physical and social infrastructure, and to provide sufficient demand to sustain appropriate local services and facilities;
- the physical and environmental constraints on development of land, including, for example, the level of contamination, flood risk, and the location of fragile habitats and species, archaeological and historic sites and landscapes; and
- the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development.

- 5.15 The presumption will be that previously developed sites or buildings for re-use or conversion should be allocated before greenfield sites. The exception to this principle will be where previously developed sites perform so poorly in relation to other criteria listed above as to preclude their use for housing (within the plan period or phase) before a particular greenfield site.
- 5.16 The amount of land needed under this option will depend on the amount of development delivered through the other options, including strategic urban extensions and new settlements.

NEW SETTLEMENTS AND URBAN EXTENSIONS

- 5.17 In view of the lack of site availability, greenfield *and* brownfield land is needed. The reliance on a dispersal strategy or the rejection of urban extension or new settlement options would not “save” greenfield land. Having regard to the difficulties associated with a dispersal strategy, concentrating development in a new settlement or strategic urban extensions can be seen to have advantages – it offers a degree of self containment, social balance, and more coordinated transport options than in small scale ad hoc development scattered among less well suited locations. The environmental acceptability of all options should be tested but given the right circumstances, a new settlement or urban extension strategically located on a public transport link to main towns and employment centres would score well on environmental, economic, and social sustainability criteria.
- 5.18 The advantage of concentrating development into new settlements is also well established. Large numbers of people can be settled in properly planned surroundings and the countryside and many rural settlements are protected from the effects of scattering development far and wide. The edges of existing towns and larger settlements are also not subject to excessive pressure to grow in a way which all too frequently takes the form of unsustainable ‘sprawl’ often in areas that have little connection to services. Past development to the west and south west of Fleet/Church Crookham are evidence of this. Further development to the west of Hook will raise similar concerns.
- 5.19 In a new settlement housing can often be planned in relation to places of work and entertainment. A full range of retail and community facilities can be provided. A sense of community can be generated. Public transport services can be devised from scratch, to match community needs and incorporate priority measures and potential expansion. Plans can take account of sustainability issues, especially (since all buildings will essentially be new) through energy conservation measures in building design and

settlement-wide heating/power solutions. A full cross section of the population could be accommodated and a balanced community created, leading to a higher degree of potential self-containment than in an older settlement. It is generally held that to achieve a relatively high degree of self-containment, new settlements need to achieve a critical mass of at least 4,000-5,000 dwellings if they are to sustain the delivery of critical infrastructure, such as secondary schools, health services, public transport etc.

OPTION 3 – FOCUSED GROWTH (STRATEGIC URBAN EXTENSIONS)

- 5.20 For strategic urban extensions many of the positives of new settlements also apply, which if properly planned, can avoid some of the worst characteristics of the suburb that tend to result from incremental adhoc growth. They too have a role in preventing the absorption of important village environments into existing towns by channelling growth away from more sensitive areas where possible.
- 5.21 This Option would greatly confirm the certainty of future housing delivery, particularly for on-going 5-10 year land supply purposes. It would also remove any uncertainty over excessive reliance on Option 2 – Dispersal. Further site assessment is needed to determine true suitability and quantum but it would help fill the need to provide a consistent supply during the early/middle part of the plan. The testing of this option will need to come to a view on the merits of delivery and sustainable development.
- 5.22 Acceptance of an element of Option 3, possibly combined with Option 4 (New Settlement) would give the Council greater flexibility for change if in future it needs to adjust its housing delivery to accommodate any unmet needs from elsewhere within the housing market area. This is an important consideration because to meet the test for soundness, the Council will need to show at examination that the Local Plan has such flexibility and that it can react to the strong likelihood of having to pick up housing market area unmet need.

OPTION 4 – FOCUSED GROWTH (NEW SETTLEMENT)

- 5.23 To bring certainty to the objective of identifying sufficient sites for delivery it is recommended that the decision is made now to test the preference for a new settlement: **Option 4 – Focused Growth (New Settlement)**.
- 5.24 The decision on where to centre a new settlement can only be informed by the availability of land. In this regard, the only land that is being positively promoted that is of a scale that would make a meaningful contribution towards the delivery of a sustainable new settlement which has sufficient critical mass to be both viable and deliverable, is long standing SHLAA land focused on Winchfield. The estimate is that it could deliver between 1,800-2,400 dwellings within the Plan period based upon a settlement that was ultimately 4,000-5,000 dwellings in size.
- 5.25 The recent call for sites was an opportunity to encourage additional land to be identified to assess and test a range of alternatives. This would have given genuine choice. However, only land at Lodge Farm has been promoted but at this stage, it shows little potential. It also falls well below the 4,000 new settlement threshold

identified within the Housing Options Paper. Nevertheless, any testing for the suitability of Winchfield as a centre for a new settlement will still need to test discounted options and that will include Lodge Farm. In the meantime, if other reasonable and viable alternatives are identified and brought forward, these too can be tested.

LEARNING FROM RECENT EXPERIENCE: A SUMMARY OF REQUIREMENTS FOR SUSTAINABLE NEW DEVELOPMENTS

- 5.26 The challenge to the Council is whether the scale of ambition for a new settlement solution is matched by a real and honest desire to meet the significant housing demand and to meet the need to be flexible to accommodate other housing market area unmet need. The new settlement option can, if designed and structured building on lessons from the past, provide a vehicle for large scale housing delivery in a manner sympathetic to the landscape as distinct from other forms of development. It is the best option to deliver a real community along with the necessary infrastructure (shops, employment, roads, schools, utilities etc). However, one has to be realistic about delivery and the timescales involved. Viability is also critical.
- 5.27 The Council will need at a very early stage to consider what delivery model is best placed to ensure both proper testing and then potential delivery of this option and also assesses measures to compensate for any potential housing shortfall if delivery of the new settlement option is impeded or significantly delayed. In this regard, a start point for testing should be taken from advice and guidance published by the Town and Country Planning Association (TCPA)¹⁰. The TCPA has published a guide (Creating Garden Cities and Suburbs Today – a guide for councils¹¹) designed to help elected members (and officers) to take advantage of the opportunities to create a new settlement and deliver their benefits which includes creating a better understanding of the key questions that need to be asked and the tools and resources available in planning and delivering sustainable growth.

KEY RISKS AND ISSUES WITH THE NEW SETTLEMENT OPTION

- 5.28 The key risks/issues at this stage are:
- New settlements have long lead times. They require substantially more site assembly, infrastructure investment and plan preparation than small schemes which are more likely to be in single ownership and can be bolted onto existing settlements and infrastructure;
 - For a plan period of 10-20 years they clearly require a sustained period of demand for market housing
 - They require a sustained period of capital and revenue infrastructure investment e.g. roads and schools, health facilities; and also from infrastructure companies such as water, communications, and energy companies
 - They require a long term commitment in affordable housing given that only in boom periods can a mix of tenures and housing types be funded by cross subsidy from market housing

¹⁰ The Town and Country Planning Association (TCPA) identifies some overarching principles that are a distillation of the key elements that have made the new settlement model of development so successful, articulated for a 21st century context. <http://www.tcpa.org.uk/data/files/ArtBGC.pdf>

¹¹ http://www.tcpa.org.uk/data/files/Creating_Garden_Cities_and_Suburbs_Today_-_a_guide_for_councils.pdf

- It is critical to establish and maintain a bespoke delivery vehicle suitable for its intended purpose.
- In the years since the 2008 recession, reductions in perceived or actual viability led to calls from most developers to reduce planning obligations and standard charges, thus putting the very concept of sustainable growth/communities at risk. This cannot be repeated.
- Of particular importance have been pressures to reduce the percentage of affordable housing for new settlements. Landowners have often argued that requirements for affordable housing reduce land values and developers say this gives them less value to offer in planning gain. There needs to be a mechanism to ensure that short or medium term viability problems do not detract from the overall objectives of ensuring a mixed and balanced new community.
- Developer housebuilders may take a relatively conservative approach to creating a market for their homes. On smaller sites they can create their own market and set their own prices but in larger settlements, where land is parcelled out among housebuilders, they can face competition which can reduce prices and profits. Agreements between the local planning authority or development vehicle and individual developers **must specify build out rates** to ensure that sites are not held back and to ensure maximum development momentum is maintained.
- Decision making systems must be simple and delays avoided. Delays are a deterrent to developers because they add to their costs. Substantive delays can lead to schemes missing development cycles and no longer being viable.
- It is critical that the Council or development vehicle spreads its risk. Large schemes have often been delayed by being over-dependent on a single developer, for whom development risk has become excessive.
- Masterplans and implementation strategies should facilitate a range of types and size of housebuilder. A group of smaller housebuilders may be able to proceed at a faster rate than a single large developer, and may also be able to produce a wider range of housing products targeted at a wider range of groups and also creating a diversity of design rather than a monolithic single style development.

5.29 Clearly, it is open to Council not to pursue this option but that will require Members to be clear about how the residual 1,800-2,400 homes will otherwise be identified and distributed across the District. It represents the best opportunity to deliver approximately 250 dwellings/annum through the latter stages of the Plan period that would otherwise have to be made up on currently unidentified sites spread across the District.

TESTING OPTIONS 3 - FOCUSED GROWTH (STRATEGIC URBAN EXTENSIONS) AND 4 - FOCUSED GROWTH (NEW SETTLEMENT).

5.30 Options 3 and 4 will require testing to test feasibility and suitability and also the ability to deliver infrastructure required to support the development. Ultimately it should build the principles established through the TCPA work which at this stage should 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. The assessment will include:

- The strategic “deliverability” of a new settlement and/or urban extension (i.e. suitability, availability and achievability), and high level identification of 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.

5.31 Examples of the type of testing include:

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

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

- provide a Site Assessment of deliverability (i.e. 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 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.

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

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.

5.33 Whatever testing is carried out 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. If this option is to be pursued a report will be brought to Cabinet to agree the nature of Member/community involvement. It is envisaged however, that the Parish Council would be an integral part of this process.

SUSTAINABILITY APPRAISAL

5.34 Another aspect of the testing process will be through sustainability appraisal (SA), incorporating Strategic Environmental Assessment (SEA). The SA/SEA process is a statutory requirement, designed to predict the effects of a plan (and any alternatives) and to consider ways of mitigating adverse effects and maximising any benefits.

5.35 The Options 1-5 that were set out in the Housing Development Options Paper were subject to SA/SEA, but further work will be needed to appraise the preferred strategy (which is a hybrid of those options) and any reasonable alternative strategies. This SA/SEA work will help to inform the decision on the final preferred strategy in the draft 'publication' plan to be published for consultation in summer 2015. A full SA Report will be published with that plan. The consideration of the preferred strategy and alternatives through the SA/SEA will be a key factor at the eventual Local Plan Examination.

6 FINANCIAL IMPLICATIONS

6.1 There are no unbudgeted financial implications arising from this report.

7 ACTION

7.1 The recommendation is that a balanced approach is adopted to meet the Council's future housing needs. The proposal as set out in Appendix 1 reflects a recommended Preferred Approach to housing distribution for testing purposes only, but with a view that it will inform a draft Publication Plan in the summer of 2015. It does not at this stage represent Council adopted policy and neither should it be read as the Council's final adopted approach to meeting housing needs.

Contact Details: Daniel Hawes, Planning Policy Manager / x 4120 / daniel.hawes@hart.gov.uk

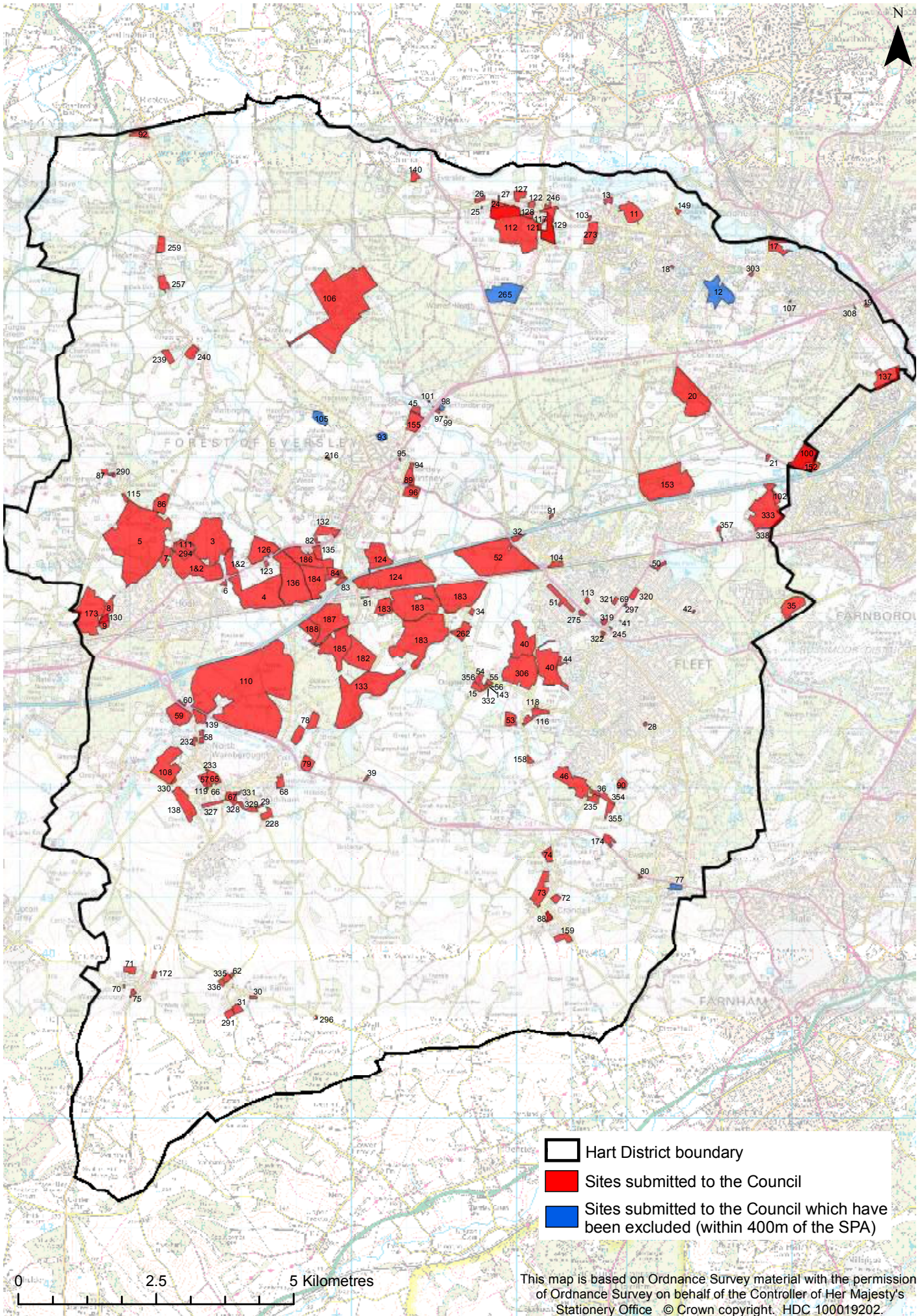
APPENDICES




Appendix 1 Recommended Preferred Housing Distribution Strategy, subject to testing
Appendix 2 Maps

BACKGROUND PAPERS

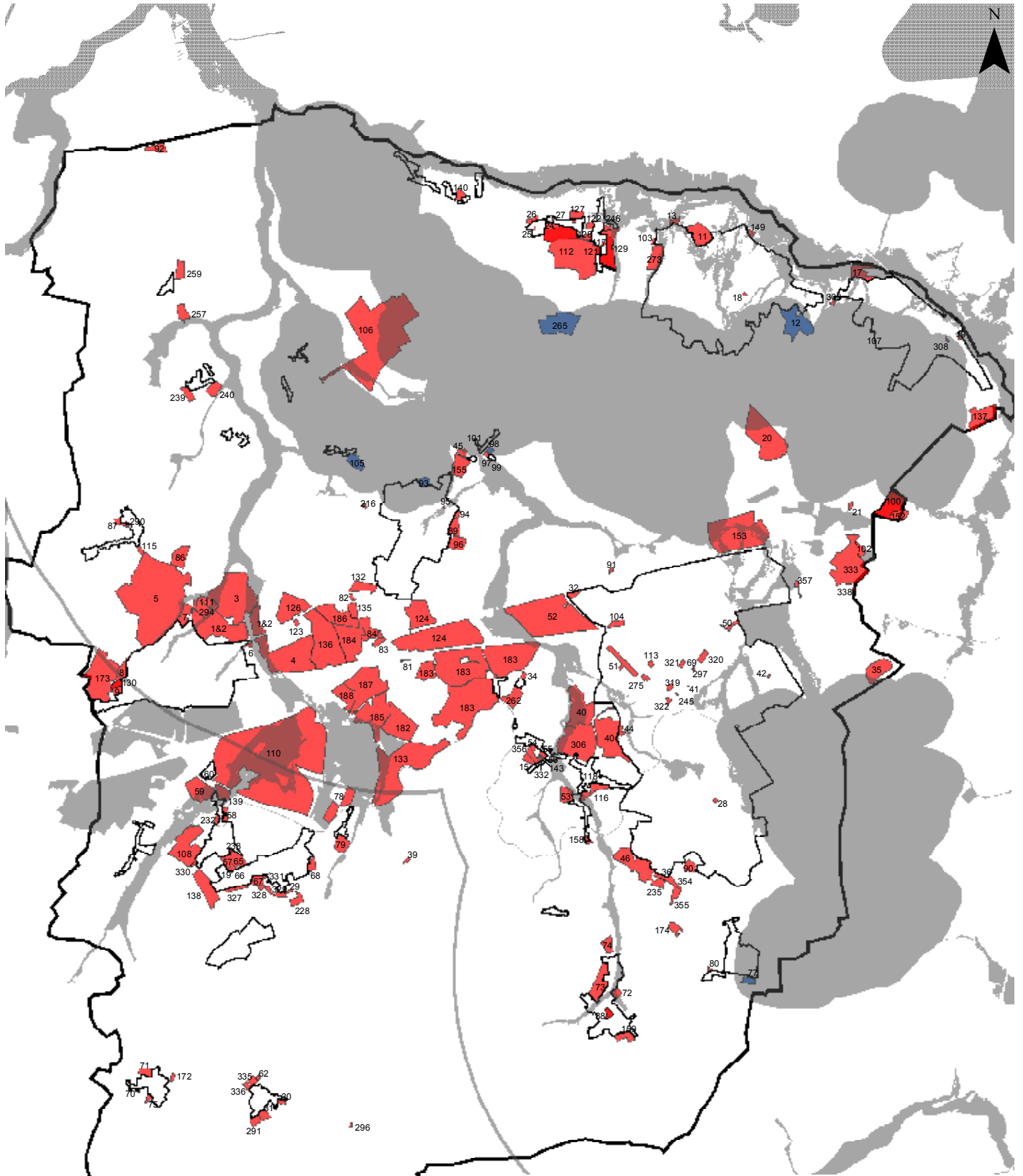
Housing Development Options Consultation Paper, August 2014
Sustainability Appraisal of Housing Development Options, August 2014
Summary of Consultation Response: Hart Local Plan Housing Development Options Consultation Paper (August 2014), November 2014







Recommended Preferred Housing Distribution Strategy, <u>subject to testing</u> :	
Development (including windfalls) <u>beyond</u> the SPA 5km zone of influence (this comprises the settlements of Odiham, North Warnborough, South Warnborough, Greywell, and Long Sutton)	150 – 200 dwellings
Development <u>within</u> existing settlement boundaries (including windfalls) from those settlements that lie <u>within</u> the SPA 5km zone of influence.	Approx. 750 dwellings
Development <u>adjoining</u> settlements <u>within</u> the SPA 5km boundary zone of influence	100 – 650 dwellings
Strategic urban extensions (no individual site identified)	0 - 600 dwellings
New settlement at Winchfield	1,800 - 2,400 dwellings
	4,000 dwellings



-  Hart District boundary
-  Sites submitted to the Council
-  Sites submitted to the Council which have been excluded (within 400m of the SPA)

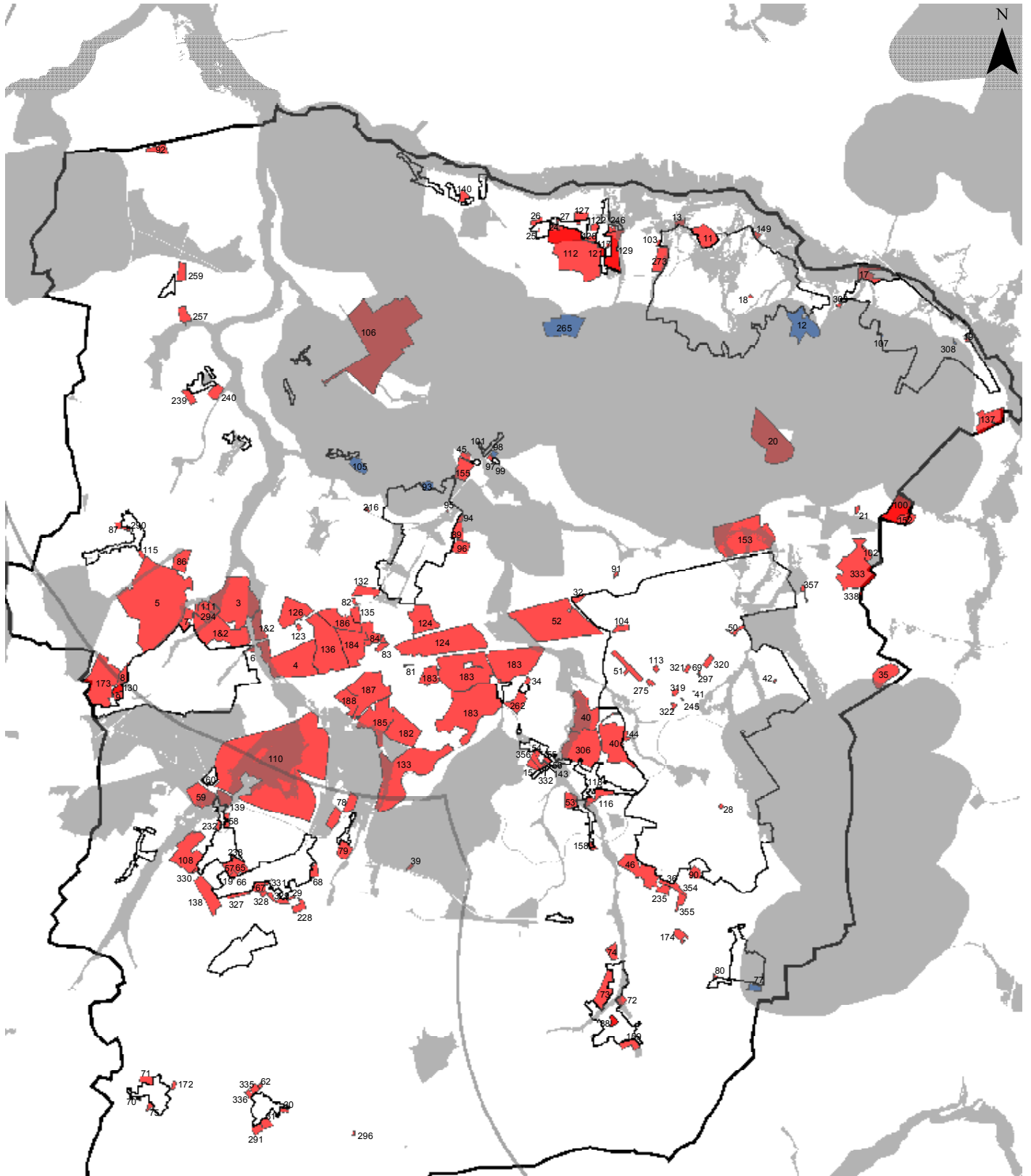
This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. HDC 100019202.



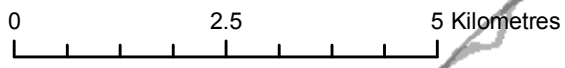
-  Hart District boundary
-  Settlement Boundaries
-  Sites submitted to the Council
-  Sites submitted to the Council which have been excluded (within 400m of the SPA)
-  Constraints - Flood Zones 2 & 3, SPA with 400m Exclusion Zone, and Sites of Special Scientific Interest (SSSI)
-  SPA 5km Zone of Influence

0 2.5 5 Kilometres

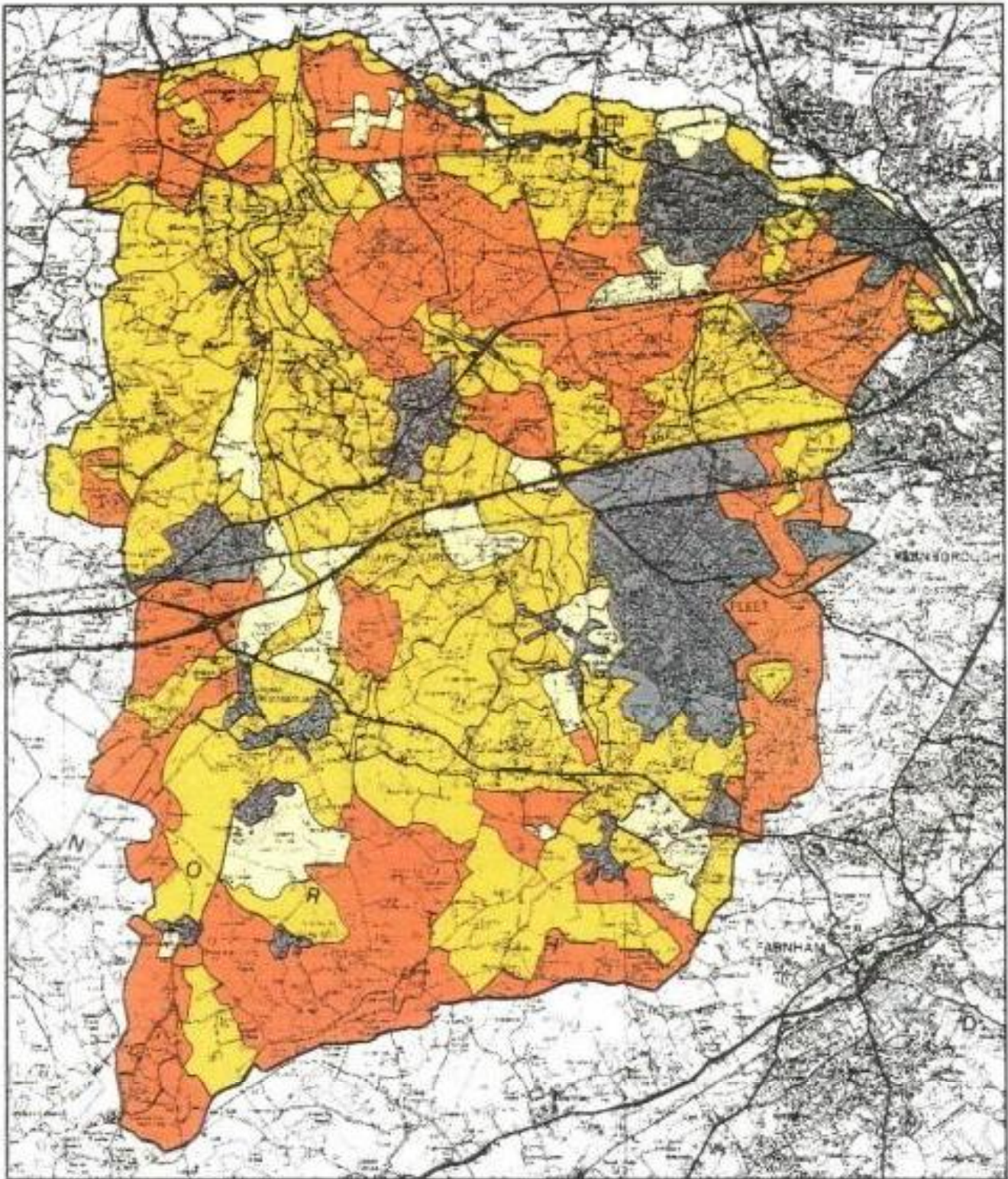
This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. HDC 100019202.



- Hart District boundary
- Settlement Boundaries
- Sites submitted to the Council
- Sites submitted to the Council which have been excluded (within 400m of the SPA)
- Constraints - Flood Zones 2 & 3, SPA with 400m Exclusion Zone, Sites of Special Scientific Interest (SSSI), Historic Parks & Gardens, and Common Land
- SPA 5km Zone of Influence



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. HDC 100019202.



Landscape Evaluation Key:

-  Category A landscapes
-  Category B landscapes
-  Category C landscapes

(See text for definitions)



0 5 Km

Based on the Ordnance Survey's 1:25 000 map with permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Scott Wilson Resource Consultants, Abingdon, Licence no. AL 549959

Figure 6

**LANDSCAPE
EVALUATION**