

Official response to the HDC draft local plan consultation of Wendy Makepeace-Browne

9th June 2017 by email

(77) Objectives: Point 2 states that Hartland Village will form a new community to accommodate 1500 of the Hart housing number.

Question: What guarantee is there that this sites can be built at this level and stay within the 'vision' criteria that says 'All new developments will have been built to a high level of environmental and design standards, respecting local character and distinctiveness ...'. The current application is known to over develop this site and does not comply with this vision. This will mean that it also does not comply with the vision statement that says it will '... enhance the quality of life within the district.'

Point 2 states that Murrell Green will form a new community to accommodate 1800 of the Hart housing number.

Question: It is suggested that this site is actually NOT developable to this extent, this draft plan MUST ensure that all sites that are put forward are, in reality, developable to the extent claimed.

Point 7 – it is imperative that HDC/HCC get the education requirement right. It is proven that by 2022 there will not be enough secondary school places for the existing requirement in Fleet and Church Crookham. Hart cannot afford to get this wrong in its Local Plan bearing in mind the amount of additional children who will be coming up through the ranks.

(96) Meeting our Neighbour's unmet need for New Homes:

I believe we need a 'contingency development site' built into this plan period, that will have specified capacity in the proposed plan 2011 – 2032 and further unspecified capacity that could be brought forward if necessary, through Rushmoor and Surrey Heath dumping housing numbers on Hart. This would need to be a larger 'New Settlement' type site like Winchfield, in order to protect Hart.

(109) I think Hart is unwise to base successful brownfield build numbers on Hartland Park achieving 1500 dwellings.

(115) I strongly suggest that the Murrell Green viability is reassessed, as I suspect it will not produce the 1800 dwelling number that is being quoted (there is a typo at the end of line 3 as there is a 'to' missing) . I believe that the area around Winchfield Station is the only real option for a new settlement in this plan period for Hart.

(116) I strongly disagree with this statement.

(136) This document MUST give accurate information e.g.: Page 41, New Homes parts a & b ... they can't both be 'completion' figures?

- (Policy MG1) Sustainable development: There needs to be a strong focus to support key workers to come into Hart with affordable housing.
- (Policy MG2) This policy seems to be in direct conflict with all sustainable development sections, as Brownfield development comes with no developer contributions, making those sites short on infrastructure contributions that make them sustainable? Should there be something in this plan that addresses this issue and explains how the shortfall will be met? See Hartland Village application as an example of non-conformity to HDC affordable housing 40% requirement, lack of HCC requested primary school places, no defined secondary school place solution, inadequate Sports England specified formal sport grounds.
- (Policy MG3) I don't believe that - Hartland Village is viable at 1500, Murrell Green is viable at 1800 and Cross Farm is viable at. It is essential that all development comes with the right infrastructure to compensate the surrounding area, especially strategic sites. All strategic sites MUST be made to comply with Hart's 40% affordable housing requirement.
- (Policy MG6) I would like to see mention of a gap between Church Crookham and Aldershot in the Hart Local Plan. It should be listed on settlement differentiation grounds as well as SPA grounds.
- (Policy SC1) Hartland Village: The current application at 1500 dwellings has high density issues, causes concern for the effect on the SSSI Fleet Pond area, doesn't have enough affordable housing for HDC requirements, has inadequate primary and secondary school provision, and has inadequate sports grounds facilities. This is not a sensible site for the Hart Plan to be based around in its current application format.
- (Policy SC2) Murrell Green: In order to be able to be included in the Hart Local Plan, any proposed site here MUST be able to support a new 7 form entry secondary school site, must be able to support at least a 3 form entry primary school, must be proven to be viable for the development of 1800 houses, must come with the required affordable housing numbers and must provide formal recreational space suitable for the proposed site of 1800 dwellings, according to Sport England specifications.
- (Policy SC3) Land at Cross Farm: This policy MUST include the provision of 40% affordable housing (please note that the current planning application does not provide for any affordable housing). This site must be assessed for suitability in terms of whether there is an actual need for 'specialist accommodation for older persons' when there are so many other care homes and elderly facilities in the area (currently and under construction). There must be an assessment of suitability of this site location for the residents to be able to access local facilities and public transport. There must be an assessment of the impact of this proposed development on Crookham Village and the surrounding area, in terms of negative impact on the natural environment, diminished gap between settlements and developing outside of the settlement boundary. This application must be assessed for adherence to the number of dwellings that should reasonably be accommodated on this site.
- (Policy SC8) All areas with significant affordable housing should be supported by some form of sustainable public or passenger transport service.
- (Policy SC10) This policy should mandate i) the need for 40% affordable housing (as required by established HDC Housing Policy) and ii) sustainable passenger transport provision.

- (Policy ED1) Employment proposals on strategic sites need to be adhered to. It is not acceptable that developers change to market housing when areas have been specified in the planning process, as an allocation for employment facilities.
- (393 – 402) Infrastructure is a hugely important section and **MUST** be written to protect Hart from falling further behind in relation to the amount of new development that will be taking place.
- (436) This section should be written to allow for another site and **NOT** tie the secondary school site to Murrell Green, in case Murrell Green does not go ahead.

Notes:

Once this Local Plan is accepted, Hart Planning Officers must make sure that all planning conditions are met e.g. SANG mitigation and transport commitments from developers.

Every section in this Local Plan document that relates to infrastructure **MUST** support Hart being brought back into line on the massive shortfall for all types of community, transport, educational, etc. infrastructure, that has resulted from years of 'bolt on' development by a council that wouldn't make the bold step to create a new settlement when it was needed 25 years ago.

The Local Plan document should be proof read for grammar/typo errors before it is finally submitted.