
Hart District

Public Examination of the Local Plan: Strategy
and Sites (2016 – 2032) (the Plan)

Response to Inspector's Matters and Issues
On behalf of Martin Grant Homes
Respondent Number 253

Matter 4
Housing: The Spatial Distribution of New Housing

October 2018

**Hart District Public Examination
of the
Local Plan: Strategy and Sites (2016 – 2032) (the Plan)**

**Response to Inspector's Matters and Issues
Matter 4:**

Housing: The Spatial Distribution of New Housing

**Barton Willmore LLP on behalf of Martin Grant Homes
Respondent Number 253**

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Prepared by:	Jonathan Locke
Checked by:	Nick Paterson-Neild

Barton Willmore
The Blade
Abbey Square
Reading
Berkshire. RG1 3BE

Tel: 0118 943 0000
Fax: 0118 943 0001
Email: planning@bartonwillmore.co.uk

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0.0 INTRODUCTION

- 0.1 Barton Willmore LLP is instructed by Martin Grant Homes (“MGH”) to submit this written Hearing Statement (“HS”) in response to the Inspector’s Matters and Issues for Examination. These representations expand upon the representations submitted on behalf of the MGH in response to the relevant Regulation 18 and Regulation 19 consultations on the emerging Hart District Local Plan.
- 0.2 This statement does not respond to all questions raised under Matter 4, but focuses on those of particular relevance to the interests of the MGH. Whilst efforts are made not to duplicate the content of previous representations, this HS draws on previous responses where necessary.

RESPONSE TO INSPECTOR'S QUESTIONS – Matter 4

Matter 4: Housing: The Spatial Distribution of New Housing

4.1 Is the settlement hierarchy set out in the Plan justified and based on up-to-date evidence?

4.1.1 Yes. As set out in MGH's comments in response to Matter 1, there is a need for a suitable mix of sites as advocated by the Housing White Paper and the NPPF at paragraph 47 which requires the delivery of a wide choice of high-quality homes.

4.2 Is Policy SD1 justified and consistent with national policy, namely Paragraph 14 of the NPPF, 2012?

4.2.1 No comment.

4.3 Is the proposed distribution of housing set out in Policy SS1 supported by the Sustainability Appraisal, and will it lead to the most sustainable pattern of housing growth?

4.3.1 MGH holds concern over the Council's proposed distribution of housing. It is considered that there is a need, in addition to the proposed strategic allocation at Hartland Park (and the AoS at Murrell Green / Winchfield) to focus additional growth at locations adjacent to the most sustainable settlement in the District, Fleet. Smaller sites would be able to reinforce the Council's ability to plan for short term housing needs with greater flexibility to ensure deliverability and effectiveness of the plan.

4.3.2 Fleet and Church Crookham are designated as a Tier 1 settlement, the most sustainable urban area of the District. Despite this status, other than Hartland Village (Draft Policy SS2) which is a development of a brownfield site, there are no residential allocations proposed around the settlement despite there being sustainable reasonable alternatives, such as Land West of Ewshot Lane, Church Crookham, which have not been fully considered within the Sustainability Appraisal (see our hearing statement to Matter 1).

4.3.3 In addition, due to concerns in respect of the need for a 15 year plan period from adoption, the need to consider unmet need from neighbouring Surrey Heath (as identified in our hearing statement to Matter 3), MGH objects to this draft policy on the basis that it would not meet full housing needs for market and affordable housing in the housing

market area for a period of 15 years from adoption in 2019 and as required by paragraph 157 of the NPPF (i.e. to 2034), (this alone means that the Local Plan does not allocate as much housing as it should and based on the OAN used by the submission Local Plan (388dpa) and would result in a need for an additional 776 dwellings) would not therefore plan positively for the development and infrastructure required in the area.

4.3.4 We are concerned that the Draft Plan fails to allocate residential development at Fleet (including Church Crookham), save in respect of Hartland Village, which as the largest settlement in the District, has been designated a main town (Tier 1) settlement within the settlement hierarchy.

4.4 Does the Plan unreasonably restrict new development in rural areas? How will the housing needs of rural communities be met?

4.4.1 No comment.

4.5 Are the identified settlement boundaries in each case justified?

4.5.1 No comment.

4.6 Paragraph 103 of the Plan states that settlement boundaries will be reviewed through a future Development Plan Document. Is this justified?

4.6.1 No comment.

4.7 Questions 4.7 – 4.15 (Hartland Village and Murrell Green / Winchfield)

4.7.1 No comment.