

HART DISTRICT LOCAL PLAN: STRATEGY AND SITES (2016-2032)

HEARING STATEMENT

MATTER 8: OTHER HOUSING TYPES AND RELATED POLICIES

ON BEHALF OF LIGHTWOOD LAND

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	HEARING STATEMENT	2

1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Pegasus Group on behalf of Lightwood Land in respect of the Hart District Local Plan: Strategy and Sites (2016-2032). This Statement seeks to respond to the questions raised by Mr Jonathan Manning (Inspector) in relation to Matter 8: Other Housing Types and Related Policies.
- 1.2 Lightwood has a major contractual interest in the identified Area of Search (AoS) for a new settlement at Murrell Green/Winchfield that is identified as part of Hart District Council's (the Council's) Vision and Objectives and under Policies SS1 and SS3.
- 1.3 Pegasus Group, acting on behalf of their client, have made representations on the emerging Local Plan at the Regulation 18 and 19 stages. Our responses to the questions and issues raised should be read in conjunction with these representations and the associated evidence base for the AoS.
- 1.4 These representations have been considered against the tests of 'Soundness' as defined by Paragraph 182¹ of the National Planning Policy Framework (NPPF) 2012.
- 1.5 This Hearing Statement has been prepared in consultation with Gallagher Estates, the promoter of the Winchfield component of the AoS, as part of the on-going collaborative approach to the promotion and delivery of the future new settlement.
- 1.6 Pegasus, on behalf of Lightwood, wish to take a full and active part in the hearing session on **Tuesday 12th December 2018** in relation to all parts of Matter 8. Our responses to the questions and issues raised our set out within the remainder of this Statement.

¹ Previously Paragraph 35 of NPPF 2018

2. HEARING STATEMENT

2.1 Within this section of the Statement we identify the relevant question/matter and provide our response within the subsequent paragraphs. All references are consistent with those provided in the 14th September 2018 set of questions.

8.6 The supporting text at Paragraph 176 sets out that if self/custom build plots are not taken up after two years, the Council will allow them to revert to conventional building plots. The Council has proposed a modification to one year. Is that an appropriate time period?

2.2 Yes, Lightwood considers that this modification to a single year is appropriate. This amendment is made in line with representations made by Lightwood to the Regulation 19 consultation.

2.3 A period of two years is unnecessary considering that the Council will maintain a register of parties who are interested. If approved, it is assumed that targeted marketing will happen in line with this list. A period of a year is therefore more than sufficient.

2.4 We are aware that the House Builders Federation has made representations that this should be reduced further to a period of 6 months. We consider that a period of one year provides sufficient flexibility.

2.5 Lightwood do however consider that this amendment should be reflected in policy wording as opposed to supporting text.

8.7 Is the supporting text at Paragraph 178 setting out policy?

2.6 No, Lightwood consider this is merely signposting other instances, within the context of the Development Plan where the Council would support custom build plots.

8.10 Does the Plan do enough to ensure that the needs of older people are met?

2.7 Yes, Lightwood considers that the Plan takes a proportionate approach to seeking to meet the needs of older people.

- 2.8 Paragraph 50 of the NPPF 2012 advises that to deliver a wide choice of high quality homes and to widen home ownership authorities should plan for a mix of housing based on current and future trends including for older people. Such an approach is broadly similar to that considered by paragraph 61 of the NPPF2018.
- 2.9 Lightwood are satisfied that the Council's evidence base, most notably the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (SHMA) (HOU1a and HOU1b) sufficiently undertakes a trends-based analysis of the likely older person requirement for the District during the forthcoming plan period.
- 2.10 The Plan makes clear from the outset (paragraph 52 of the Local Plan, CD1) that the District is experiencing significant growth in the population aged over 65 with this now being nearly a fifth. The Plan acknowledges that meeting the needs for the community (paragraph 92) particularly older people is a key issue for the Local Plan Strategy.
- 2.11 This issue is then reflected within Objective 4 (paragraph 94) where it states:
- "To provide new homes of a mix of types, sizes and tenures to meet the current and future needs of Hart's residents, including affordable housing new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups."*
- 2.12 The Council identify a specific policy in the form of H4 concerning Specialist and supported accommodation. In addition, Policy H1 seeks to ensure that 15% of new market homes will meet accessible and adaptable homes standards whilst also supporting specialist accommodation.
- 2.13 Lightwood considers that based on the available information this is a reasonable and proportionate response to meeting the identified needs of the District in respect of older person housing.
- 2.14 In respect of the Murrell Green/Winchfield Area of Search (AoS), the Plan through bullet f) will require a mix of housing to be provided based on the most recent evidence which again would allow for an element of elderly accommodation to be provided within the AoS. This level of provision will be based on the most recent evidence at the time of any subsequent planning application on the site.