

**Statement of Common Ground  
between Hart District Council  
and  
St Edward Homes Ltd**

October 2018

## The purpose of this Statement of Common Ground

1. This Statement of Common Ground (SoCG) has been prepared between the following parties (hereafter referred to as “the parties”) Hart District Council (the Council) and St Edward Homes Ltd. This document identifies the matters agreed with regard to the Hart District Council Local Plan Strategy and Sites 2016-2032 and supporting documents to assist the Inspector during the Examination of the Local Plan.
2. This statement particularly relates to Policy SS2 for a new settlement at Hartland Village.
3. Where there is any conflict between previous representations and this SoCG, the SoCG takes precedent.

## Areas of Common Ground

### Draft Policy SSI - The spatial strategy

4. Both parties agree that Hartland Park is expected to deliver approximately 1,400 dwellings on site over the plan period.

### Table 1 – Sources of Housing Supply

5. The parties agree that it is anticipated that Hartland Village will be completed by December 2033. Given that the housing trajectory for the emerging Local Plan is until 31st March 2032, it is anticipated that 1,368 dwellings would be delivered from Hartland Village up to this date.
6. Both parties agree that the table below represents the most to-up-date and realistic housing supply position for Hartland Park

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total (within Plan period)
Hartland Village	0	41	83	104	132	89	121	132	124	124	89	99	128	102	1,368

### Draft Policy SS2 – Hartland Village

7. Draft Policy SS2, including the proposed amendments (listed below for reference), is supported by the parties:

- b) The provision of a local neighbourhood centre comprising community **and leisure uses**, small scale local retail, service and food and drink facilities (**Use Classes A1 to A5, B1, D1 and D2**). **Residential use may be appropriate above retail or commercial units providing the active frontage is not compromised and that satisfactory residential amenity can be achieved.** The centre shall provide a focal point for the scheme with landmark buildings in appropriate locations and high quality public civic space.
- k) Provide mitigation for impacts on the local highway network, footpaths, cycleway and **bridleways** (including the Basingstoke Canal) and promote sustainable transport. This will include measures to connect the site with Fleet, Fleet Station and Farnborough by sustainable transport modes;

Amend para 122 to:

We will seek to achieve the maximum level of affordable housing provision in accordance with Policy H2, but this should not be less than 20%. ~~Each phase of the development will be subject to review.~~ The affordable housing should be distributed throughout the development so that overly large concentrations of affordable housing are avoided, and that no later phases are rendered unviable as a result of under-provision in earlier phases.

- 8. Both parties agree that the criteria provided in draft policy SS2 is fully justified.
- 9. In addition to the amendments to draft Policy SS2 outlined above, both parties agree that paragraph 121, which concerns housing mix, is suitably worded. For clarity, it is also agreed between the parties that the approved hybrid consent (17/00471/OUT) does not make any provision for self/custom build homes. Given that the hybrid consent does not specifically condition self/custom build homes, the Council will be unable to request their provision in the subsequent Reserved Matters applications. If however the developer chooses to deviate from the hybrid consent, there will be an opportunity for the Council to request self/custom build homes in any future application in accordance with H1.

# APPENDIX I

## Email from St Edward Homes confirming agreement with this Statement of Common Ground

RE: [EXTERNAL] - Statement of Common Ground - Hart and St. Edward Homes Ltd



Percy Mullany <Percy.Mullany@BerkeleyGroup.co.uk>

Today, 12:00

Christine Tetlow; Andrew Joyce <Andrew.Joyce@berkeleygroup.co.uk>; 'Alastair Bird' <Alastair.Bird@bartonwillmore.co.uk> ✉

Inbox



Action Items

Christine,

Yes I can confirm that we are happy with the SoCG dated 18<sup>th</sup> October 2018.

Please let me know if you require anything further from me.

Kind regards,

**Percy Mullany**

Land Director



St. Edward Homes Limited

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