

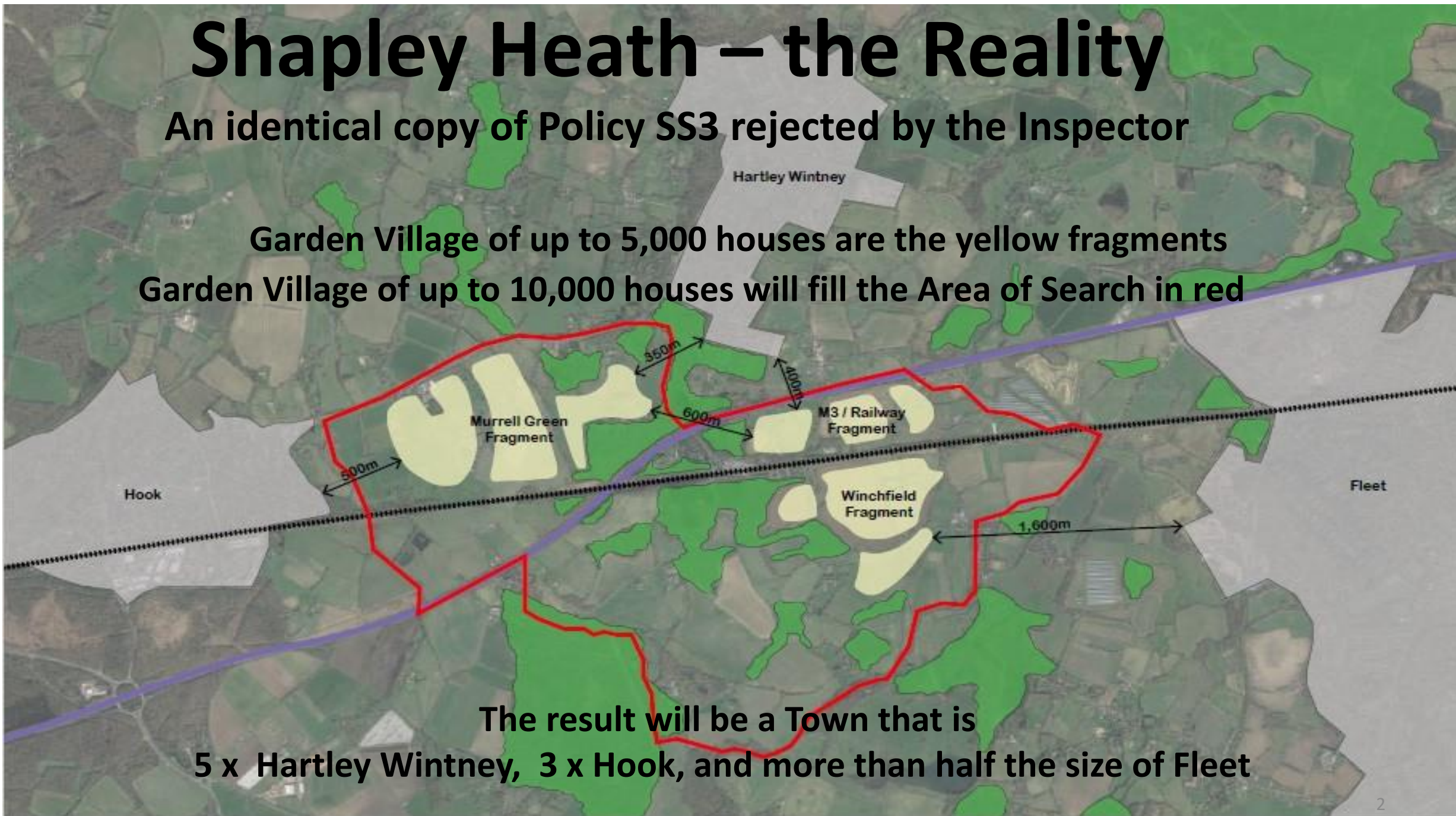
Shapley Heath – the Developer's Plan



Shapley Heath – the Reality

An identical copy of Policy SS3 rejected by the Inspector

Garden Village of up to 5,000 houses are the yellow fragments
Garden Village of up to 10,000 houses will fill the Area of Search in red



The result will be a Town that is
5 x Hartley Wintney, 3 x Hook, and more than half the size of Fleet

Why is the Shapley Heath Garden Village project a bad idea?

- Severely criticised by the Planning Inspector
- Not required to meet Plan housing targets
- No evidence it's viable or deliverable
 - SSSI, Ancient Woodland & TPOs
 - M3 and Railway line
 - Flood Risk
 - Gas Main
 - High voltage pylons
 - Land ownership gap
- Drives up Hart's housing target for the future
- HDC Project costs = £650k = £500k of our Council Tax
- Results in no assessment of viable alternatives by HDC for the future

Local impact across Hart Parishes

- Our rural road system can't cope with today's volume of traffic
 - HCC estimate 7 trips per day per additional dwelling
 - 5,000 houses would lead to 35,000 extra trips per day, or 70,000 trips for 10,000 houses
- There will be significant impact across the District to schools, doctor's surgeries and Policing
- The accolade of Hart being considered the best place to live in the UK will be a very distant memory

Extracts from the Report by the Planning Inspector Feb 2020

- **Para 43** - I consider that to uplift the housing requirement further could result in open market dwellings being provided when there is no evidence of need, which could lead to an imbalance between homes and jobs and unsustainable commuting patterns.
- **Para 61** - I consider that Policy SS3 and its supporting text are not justified, as, on the currently available evidence, it cannot be determined that it represents the most appropriate long-term growth strategy.
- **Para 63** - There is little evidence to demonstrate that a site can actually be delivered in terms of infrastructure, viability and landownership within the identified Area of Search (AoS).
- **Para 66** - I am of the view that there needs to be sufficient evidence to support the proposed new settlement AoS, to allow a robust comparison to be undertaken with reasonable alternative long-term growth strategies
- **Para 91** - I calculate that a housing requirement of 423 dpa over the Plan period (7,614 dwellings in total) results in a shortfall of supply of 230 dwellings. I also calculate that this shortfall would occur in the last year of the Plan period (2031/32). The Council agrees with this assessment.
- **Para 181** - The Council will need to ensure that all options for meeting future housing needs are considered fully in future reviews of the Plan, including the potential for regeneration
- **Para 233** - The words 'and evidenced' should be included to ensure that any long-term growth options are fully considered and supported by sufficient evidence

Shapley Heath Garden Village will not address any of the Inspector's rulings

Shapley Heath Key Constraints

PROJECT
1064
Winchfield

CLIENT
Winchfield Parish Council

DATE
February 2018

Legend

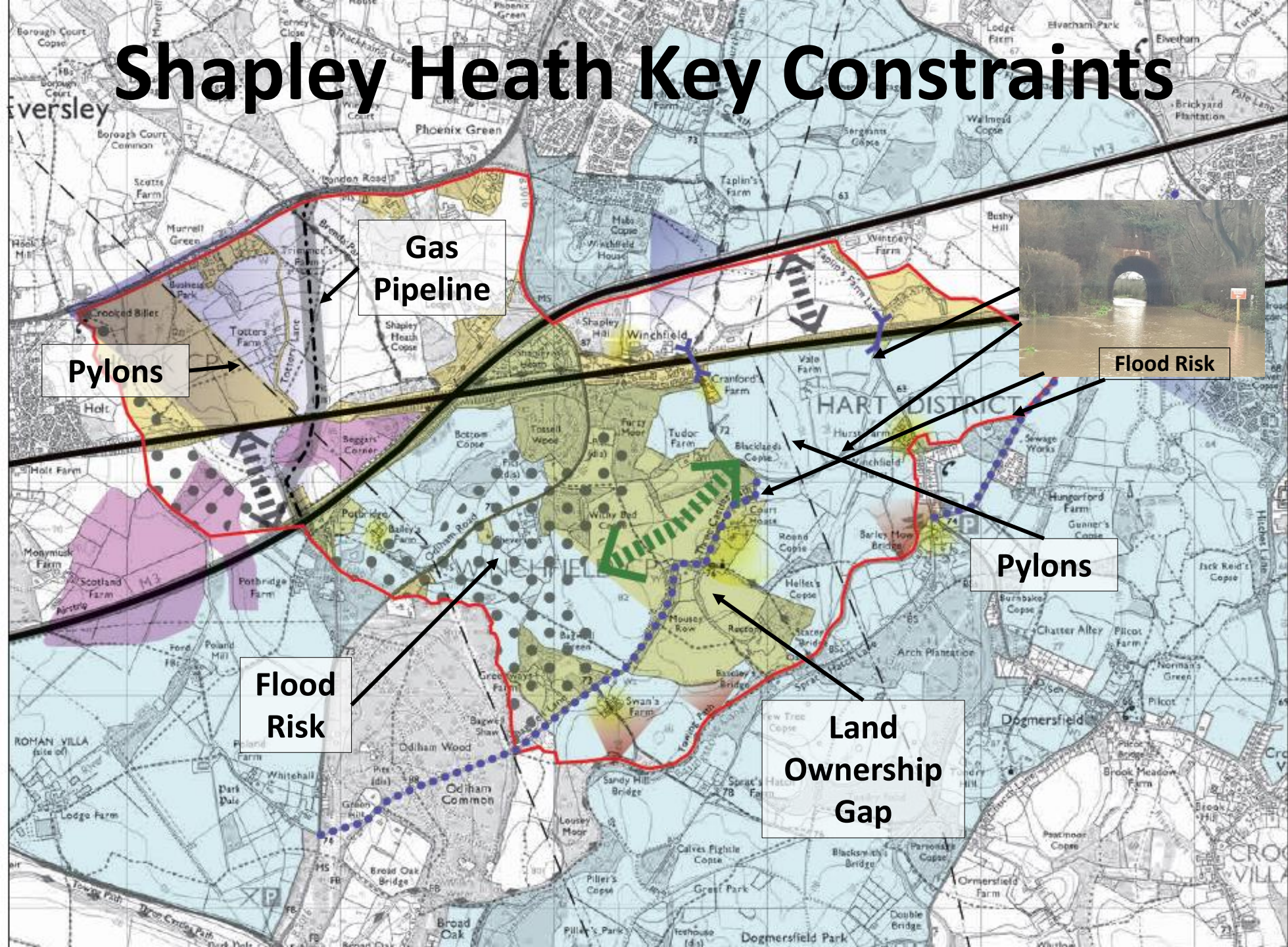
- Policy SS3 Approximate Area of Search
- Vulnerable Landscape Character (Areas with Low, Low/Medium Capacity within Winchfield Parish and Immediate Context from Hart Landscape Capacity Study, 2016)
- Vulnerable Countryside Settings to Listed Buildings
- ▶ Visual Sensitivity (Potential for Coalescence)
- ▶ Visual Sensitivity (Key Rural Outlooks from Canal)
- ⚡ Land Constrained by Transport Corridors (Low Amenity)
- Characteristic & Attractive Rural Lanes

Physical Constraints

- Land Not Being Promoted
- Historic Landfill (Environment Agency)
- Susceptible to Groundwater Flooding at Surface
- ◀▶ Countryside Wedge (Sivers Connectedness of Policy SS3 Area)
- ⚡ Narrow Railway Underbridges (Constraint to Access)
- M3 & Railway Corridor (Movement & Visual Barrier)
- High Voltage Transmission Corridors (Visually Prominent)
- Gas Pipeline (Black) and Potential Development Offset (Grey)

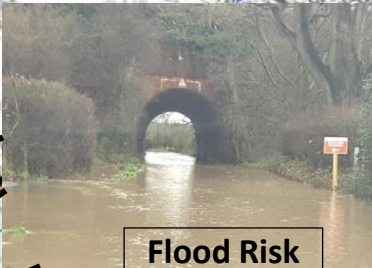
NOTES

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New area of search derived from Policy SS3 Murrell Green / Winchfield Area of Search in Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map. Land not promoted derived from land within Policy SS3 but not within Detailed Site Assessments of ST0105 and ST0111



Gas Pipeline

Pylons



Flood Risk

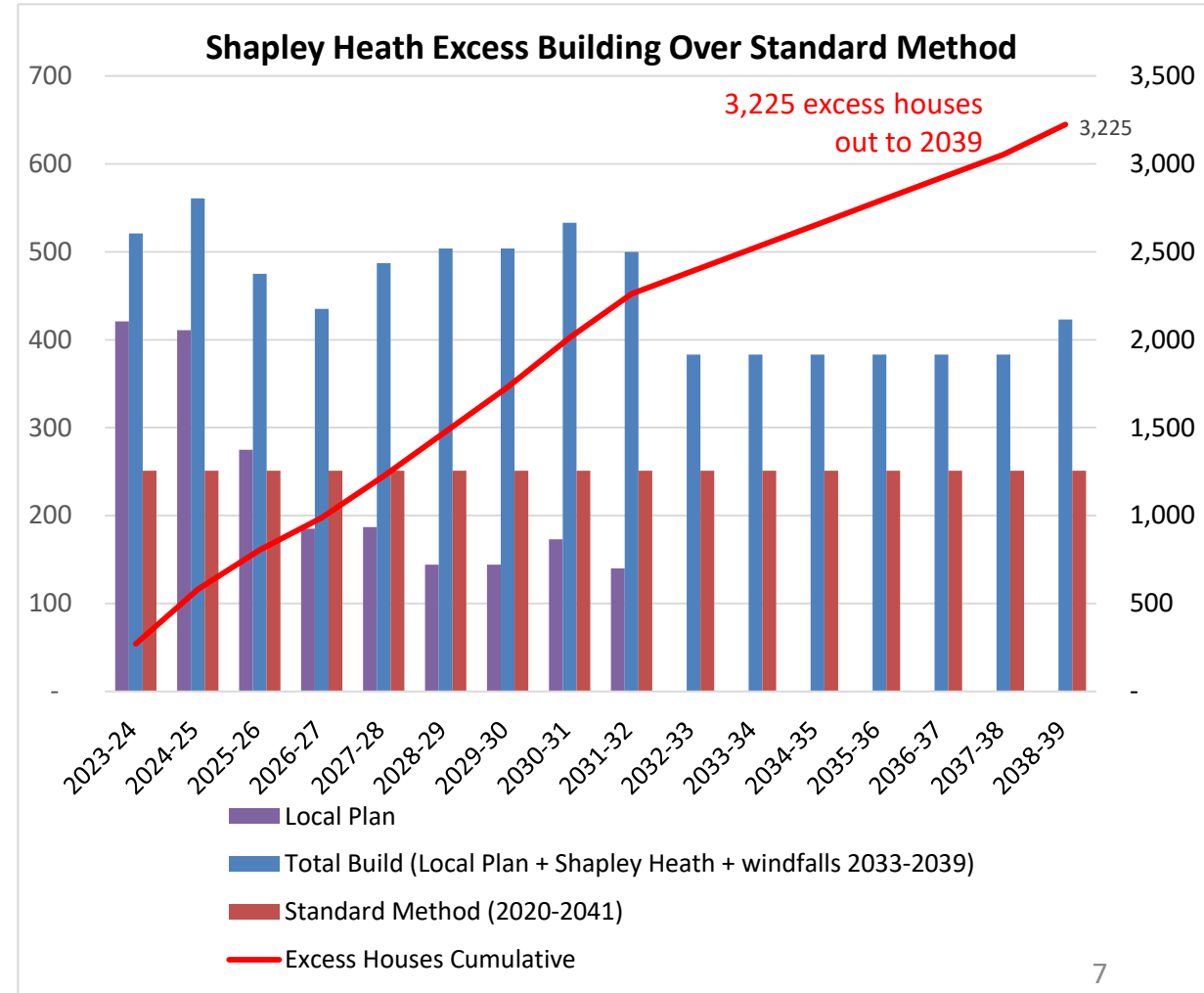
Flood Risk

Pylons

Land Ownership Gap

Shapley Heath drives up the Housing Target

- If Shapley Heath goes ahead, our total build will be **500+** houses per year for years
- This leads to **3,225** excess houses over the Shapley Heath build out period, if only **5,000** houses
- This excess will act as a magnet for Surrey Heath and Rushmoor to pass on their housing numbers to Hart
- There is **no** housing need of the scale being advocated by the developers and HDC ...and the Council agrees with this assessment!



What can we do?

- Ask your Hart District Councillor to vote to end the Shapley Heath project
- Ask HDC to invest in studying all viable alternatives for the longer term
 - Based on **actual housing needs** for the future
 - Adopting a **brownfield first** regeneration strategy
 - Focusing on revitalising our urban centres
 - Committing to protecting our open green spaces
 - Facilitating proportionate development in line with adopted Neighbourhood Plans
- Sign up to our local MP's petition at: <https://www.ranil.uk/charter>

“Planning for the right homes in the right places”