



NORTHBROOK PARK

LARGE DEVELOPMENT SITE INFORMATION PACK

SEPTEMBER 2019

PRODUCED BY

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INTRODUCTION

INTRODUCTION

This Information Pack is intended to provide an overview of the work undertaken to date, and to present more information regarding the benefits of Northbrook Park and how it will contribute successfully to meeting the needs of existing and future generations of East Hampshire in a sustainable way.

Our proposals for Northbrook Park have been in preparation for the last 2 years and propose a new, sustainable settlement providing both new homes, employment opportunities, extensive community facilities, public open space and Suitable Alternative Natural Greenspace (SANGS), underpinned by a village trust. The village trust, fully funded in perpetuity upfront by the landowner, will manage community assets including village bus services, village hall, work hub, local pub, village stores and shops, playground, outdoor gym, village green and a village management team to support the community, making this a uniquely sustainable community.

We have worked closely with East Hampshire District Council and Hampshire and Surrey County Councils, as well as presenting our emerging proposals to Bentley Parish Council.

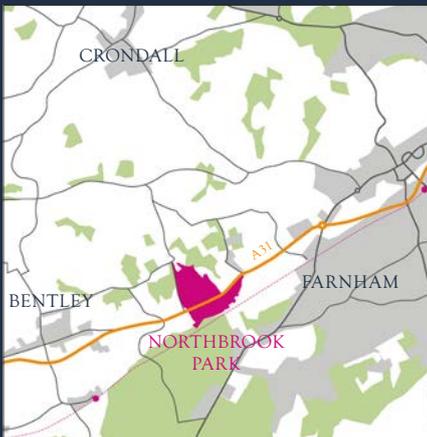
Whilst new large-scale development can be controversial, we sincerely believe that Northbrook Park provides a unique opportunity to deliver the much-needed homes in a sustainable way, whilst minimising any possible impacts upon existing residents and village services.

Our proposals have been informed following a number of reports and assessments undertaken by the project team on behalf of the landowner. These have identified any constraints and opportunities and helped shape the illustrative masterplan.

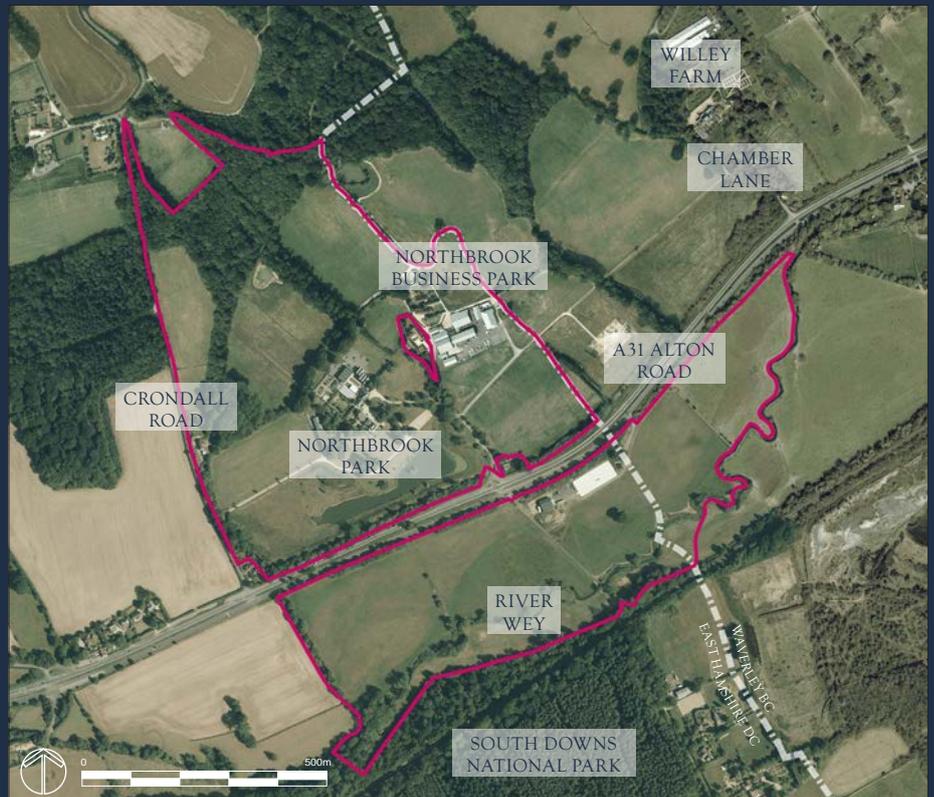
The conclusions of these reports confirm that Northbrook Park is deliverable and will comprise a viable, new community, which will help contribute towards East Hampshire's housing, economic and social needs, in a highly sustainable way.

SITE PROMOTION TEAM

On behalf of the landowner, the Nicolas James Group, the project team for Northbrook Park includes a wide range of specialist consultants. The project team provides detailed advice and input to the design of Northbrook Park, to ensure that all technical and design-related issues are addressed and that the development will be of the utmost quality, both in terms of architecture and placemaking, as well as in terms of creating a new holistic community providing for the needs of all sectors of society.



SITE LOCATION



SITE BOUNDARY

SITE CONSIDERATIONS

No constraints have been identified that would preclude development of the site in a sensitive and appropriate manner. It is therefore believed that the site can deliver the range and quantum of development proposed.

Key considerations in the design of Northbrook Park include:

- The impact within the overall landscape and relationship to the existing settlement of Bentley and the South Downs National Park
- The need to protect and enhance biodiversity, and to enhance nearby ancient woodland
- Celebrating and enhancing existing heritage assets within Northbrook Park and making them a focus for the new community
- Safe and convenient access to and from the A31, and the creation of new accessible routes, including a dedicated bus service funded by the development in perpetuity, as well as enhanced and new foot and cycleways, both within and outside of Northbrook Park
- Ensuring built development only takes place outside of flood zones 2 & 3, in accordance with national guidance
- Improvements to the existing highways network, particularly in Farnham, to fully mitigate against the traffic arising from the village
- The provision of 15.4 ha of SANGS and 6.6 ha of public open space, to serve Northbrook Park and the wider area
- Improvements to Northbrook House to provide additional hotel accommodation and potential spa
- A balanced development, providing new homes (including 40% affordable homes) alongside employment and social facilities, to support the new community
- Securing excellence in design through the preparation of a design code, against which all development proposals can be assessed
- Ensuring that Northbrook Park is viable, deliverable and overall welcomed, as a successful exemplar of a new village, with a distinct emphasis on community involvement.



OPPORTUNITIES & CONSTRAINTS

SITE BOUNDARY	EMPLOYMENT	BUS STOP
DEVELOPABLE AREA	SPORTS PROVISION	EXISTING ROAD
EXISTING WOODLAND	SITE ACCESS	INTERNAL STREET
HERITAGE CORE	GYPSY/TRAVELLER/TRAVELLING SHOWPEOPLE PLOTS / PITCHES	ISOCHRONE
EXISTING DWELLINGS	LISTED BUILDING / LISTED MONUMENT	15M OFFSET FROM ANCIENT WOODLAND
FLUVIAL FLOOD RISK	BRONZE AGE CIRCULAR ENCLOSURE	EXISTING HV/LV LINE
SOUTH DOWNS NATIONAL PARK	PREHISTORIC EARTHWORK	EXISTING WATER MAIN
EXISTING POND TO BE RETAINED	EXISTING TREE	EXISTING GAS MAIN
VILLAGE SQUARE	BOROUGH BOUNDARY	EXISTING BT LINE
PRIMARY SCHOOL		

DEVELOPMENT OPPORTUNITIES

PROPOSALS

Building on its existing uses, Northbrook Park can deliver a sustainable new settlement, with the necessary social and physical facilities, new employment space, and the investment in infrastructure and management to create a sustainable place to live for generations to come. The proposals include the mix of uses listed in the table overleaf.

- | | |
|-----------------------------------|---|
| 1. ANCIENT WOODLAND | 10. POND |
| 2. 15M BUFFER TO ANCIENT WOODLAND | 11. BUFFER TO A31 |
| 3. RETAINED TREES | 12. PEDESTRIAN BRIDGE |
| 4. VILLAGE SQUARE | 13. CLUB HOUSE / CAFÉ |
| 5. EXISTING DWELLINGS | 14. EMPLOYMENT |
| 6. OPEN SPACE | 15. GYPSY/TRAVELLER/TRAVELLING SHOWPEOPLE PLOTS |
| 7. PRIMARY SCHOOL | 16. SANGS CAR PARK |
| 8. HOTEL | 17. SANGS |
| 9. SITE ACCESS | 18. FOOT/CYCLE LINK TO FARNHAM |



ILLUSTRATIVE MASTERPLAN

USE	AMOUNT
HOMES	800 NEW HOMES OF WHICH 320 ARE AFFORDABLE, INCLUDING SPECIALIST ACCOMMODATION FOR THE DISABLED AND ELDERLY
EDUCATION	A NEW TWO-FORM ENTRY PRIMARY SCHOOL
EMPLOYMENT (B USE CLASSES)	<ul style="list-style-type: none"> • 2.6 HA OF EMPLOYMENT, CREATING CIRCA 510 JOBS IN A RANGE OF OPPORTUNITIES • IMPROVEMENTS TO NORTHBROOK HOUSE TO PROVIDE ADDITIONAL HOTEL ACCOMMODATION AND POTENTIAL SPA
GYPSY & TRAVELLER ACCOMMODATION	3 GYPSY & TRAVELLER PITCHES
TRAVELLING SHOWPEOPLE ACCOMMODATION	3 TRAVELLING SHOWPEOPLE PLOTS
COMMUNITY FACILITIES, SUPPORTED BY A VILLAGE TRUST	<ul style="list-style-type: none"> • A VILLAGE SCHOOL • A VILLAGE HALL (MULTI-PURPOSE TO CATER FOR VILLAGE EVENTS, MEETINGS, HEALTHCARE AND OTHER COMMUNITY NEEDS) (5,000 SQFT) • VILLAGE PUB (5,000 SQFT) • 3 VILLAGE SHOPS (4,000 SQFT) • VILLAGE HUB INCORPORATING HI-TECH COMMUNITY WORKSPACES AND COFFEE SHOP (4,000 SQFT)
PUBLIC OPEN SPACE	6.62 HA OF OPEN SPACE, INCLUDING: <ul style="list-style-type: none"> • LARGE AREAS OF PUBLIC OPEN SPACE FOR RECREATION, INCLUDING SPORTS PITCHES, PLAY FACILITIES, A VILLAGE GREEN, DUCK POND AND OUTDOOR GYM / TRIM TRAIL • ENHANCEMENTS PROMOTING BIODIVERSITY GAIN
SANGS	15.4 HA



EXAMPLE HOUSE STYLES

DELIVERY & TIMESCALES

UNDERSTANDING CONSTRAINTS & CONSIDERATIONS

The proposed development opportunities have been directly informed by the following:

Landscape setting & capacity

The potential impact upon the existing landscape framework and wider relationship has been carefully assessed by fabrik landscape architects, who confirm that development in this enclosed site will sit comfortably within the overall area, with limited visual impact.

Highways impact

Convenient and safe access is provided directly into Northbrook Park from the A31 via a new roundabout, giving easy access to Farnham and beyond. The proposed highway infrastructure, including the new roundabout, footbridge and foot/cycleway to Farnham, together with improvements to existing highway infrastructure in Farnham and elsewhere, will ensure that no severe highway impact will arise (the relevant test with the National Planning Policy Framework (NPPF)). A new village bus service is proposed together with improvements to the existing bus service provision.



ARTIST'S IMPRESSION OF THE MAIN HOUSE AT NORTHBROOK PARK

Heritage

The illustrative masterplan has been informed by a careful review of the potential impact of the development upon the significance of Grade II listed buildings within the site and possible buried archaeological remains. The site is not within an area of high archaeological potential and therefore archaeology is not a constraint to development, although the remains of a pre-Roman fort south of the A31 are unaffected and will be preserved and better understood.

Ancient woodland

No significant effects will arise to the existing ancient woodland, subject to the inclusion of a 15m buffer to the woodland edge as recommended by Natural England and provision of extensive POS and SANGS.

Ecology & SANGS

No harm to protected species or their habitat will occur and more importantly, significant biodiversity gains can be realised through the development by provision of new wildlife habitats, including wildlife ponds and substantial new indigenous landscaping. Furthermore, SANGS is provided to ensure no impact arises to the Thames Basin SPA.

Flood risk

All built development lies outside Flood Zones 2 and 3, and consequently is safe from flood risk. A comprehensive FRA will demonstrate that all flooding and critical drainage issues can be adequately mitigated.

DELIVERY & TIMESCALES

	YEAR 1-2	YEAR 3	YEAR 4	YEAR 5-10	YEAR 11-16
PHASE 1 INFRASTRUCTURE	ESSENTIAL INFRASTRUCTURE INC. A31 ROUNDABOUT				
PHASE 2		INTERNAL ACCESS ROADS AND PLOT SERVICES			
RESIDENTIAL			50 DWELLINGS	65 DWELLINGS/YEAR	60 DWELLINGS/YEAR
EMPLOYMENT			PHASE 1 COMPLETE	PHASE 2 COMPLETE	PHASE 3 COMPLETE
COMMUNITY FACILITIES/POS		VILLAGE SHOPS, PUB AND VILLAGE HUB COMPLETE		VILLAGE SCHOOL COMPLETE	
SANGS		SANGS COMPLETE			

MEETING IDENTIFIED NEEDS

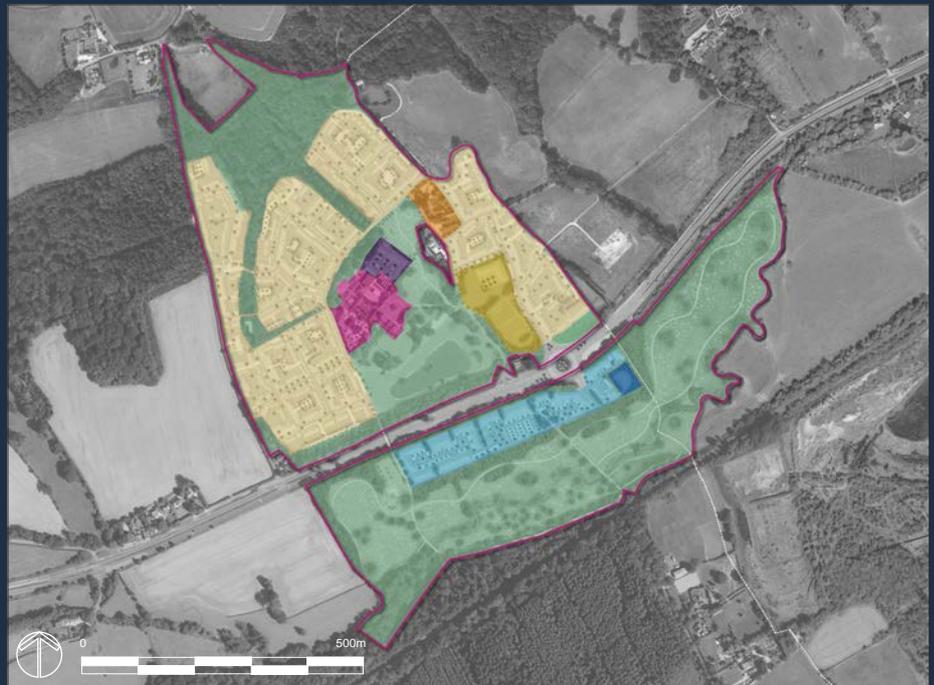
SUPPORTING A SUSTAINABLE COMMUNITY, WITH SUFFICIENT ACCESS TO SERVICES & EMPLOYMENT OPPORTUNITIES

The Policy Exchange and TCPA advise that a holistically planned new settlement reduces the need to expand existing towns and villages in an incremental way and enable local planning authorities to support sustainable development in a manner which provides the greatest benefit to the community through capturing a proportion of the enhanced land value. With Northbrook Park, it is intended that the new community is underpinned by a village charter which captures a proportion of the enhanced land value which is re-invested in the community facilities. This will be secured by a Section 106 Agreement. This approach is fully endorsed by the Policy Exchange who advise:

“Channelling long-term housing growth into new, broadly self-sustaining, communities is what allows places to be built with facilities services, jobs, greenery, community and sense of place.”

Having regard to the above and to advice within the NPPF at Paragraph 72 which states *“The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities...”* Northbrook Park Large is of sufficient scale to provide unique opportunities to accommodate and fund the delivery of a range of non-residential uses and facilities required to support a holistic sustainable community. The overall opportunities are therefore much broader than typical residential led-schemes of a smaller size and include:

- 800 dwellings at a gross density of 32 dwellings per hectare, including:
 - 60% market housing, 40% affordable housing
 - Provision for gypsy and traveller and travelling showpeople
- Self-build plots, specialist accommodation for the disabled and elderly provision
- 2.6 ha of employment land providing:
 - Employment floorspace across use classes B1, B2 and B8
 - Employment through community and commercial facilities, including retained hotel
 - Construction phase employment over the delivery period
- New community and commercial infrastructure, including:
 - Village hall (5,000 sqft multi-purpose accommodating a range of uses, e.g. health, nursery, youth and elderly meeting place)
 - Village pub (5,000 sqft with accommodation over)
 - Village work hub (4,000 sqft) providing meeting rooms, conference facilities, workstations, broadband and a coffee shop
 - 3 village shops (4,400 sqft)
- A two-form entry village school
- Substantial green infrastructure including:
 - Large areas of public open space providing opportunities for healthy living
 - Recreational and play facilities including trim trail, children’s play spaces, connectivity to local footpaths
 - Environmental enhancements promoting net green infrastructure
 - Suitable Alternative Natural Greenspace
- New transport and highways infrastructure including:
 - New A31 roundabout and footbridge
 - Improvements to the local highway network
 - Enhanced links to public footpaths and cycleways
 - Enhanced and new village bus services.



LAND USE PLAN

- | | | |
|--|---|--|
| SITE BOUNDARY | PRIMARY SCHOOL | HOTEL |
| RESIDENTIAL | EXISTING DWELLINGS | EMPLOYMENT |
| GREEN INFRASTRUCTURE | VILLAGE SQUARE | GYPSY/TRAVELLER/TRAVELLING SHOWPEOPLE PLOTS/PITCHES |

With respect to nearby settlements, there is good access by the A31 to Farnham and Farnham Station. There is also an existing bus stop directly outside the site. In addition, through the village charter, a village bus service is proposed, linking the development to Farnham town centre and railway station, together with other incentives to reduce trips to/from the site.

OPPORTUNITIES TO INVEST IN INFRASTRUCTURE

Northbrook Park will contribute significantly towards existing and planned infrastructure through additional investment in the local highway network and improvements to specific junctions in Farnham and elsewhere. This will be fully detailed within the Transport Assessment, which will explain that the highway improvements will benefit not just the residents of proposed development, but also the existing community.

In addition, key to these proposals has been the early identification of social infrastructure and an appropriate mix of uses, to be delivered at the right time and in the right place to serve the new sustainable community.

Prior to the commencement of the development, a company guarantee (supported by a company of net worth of at least £25 million) to the value of £6 million (or a bank bond for £6 million) shall be provided for the benefit of the village trust for a period of 10 years, as security to draw on for village running costs until the shops, pub, hub and freehold land on which it receives rents is completed, and to therefore meet any shortfall in the interim and provide complete security over the viability of the village trust.

On completion of the construction of the pub, shops, work hub and other community facilities, and upon completion of each parcel of designated affordable housing or key worker land, the asset shall be transferred at no cost to the village trust under a 999 year lease, in order that the trust can manage the assets and receive income from them.



ARTIST'S IMPRESSION OF THE VILLAGE SQUARE

The result will see key facilities fully funded and delivered by the development, with health, community, commercial, civic and educational infrastructure all provided for within Northbrook Park. Viability testing demonstrates this to be achievable, and through early commitment and planning, enables the key question to be 'when' and not 'if' the necessary infrastructure will be in place to support the development.

The site also enables the provision of substantial green infrastructure, including SANGS and additional formal and informal open space, sport and recreational facilities, enabling not just a strong and vibrant new community, but promoting one which supports healthy lifestyles. Having provided for a range of commercial and social facilities on the site, it is incumbent that effective masterplanning will deliver good connectivity and legibility of spaces, with well-connected housing prioritising inclusive access and safe walking and cycling routes.

ECONOMIC OPPORTUNITIES

The proposed new village will generate substantial new employment opportunities and tangible economic benefits to the local area. These would be multi-dimensional and include:

- Construction of the development and infrastructure (creating jobs, wages and expenditure)
- Employment from new 'B' class employment uses (2.6 ha), community uses and home-based employment
- Expenditure from new households on local goods and services
- Local area employment supported by additional expenditure.

During the construction phase alone, it is estimated **1,300 person years of employment** will result from the proposals. This will itself deliver a significant level of income expenditure, jobs, and training and skills development in the local area.

When complete, Northbrook Park will generate substantial new employment. This will be in the region of **510 jobs (gross)** comprised of employment land (340), community uses (76) and homes-based employment (94).

The benefits of the development would extend to the support that will derive for existing businesses in the local area. Based upon ONS household expenditure data, it is estimated local income expenditure from 800 new households would be **£6.9 million**. The influence of this local expenditure would in turn support, proportionately, local area employment. This is estimated to be in the region of **50-55 jobs**.

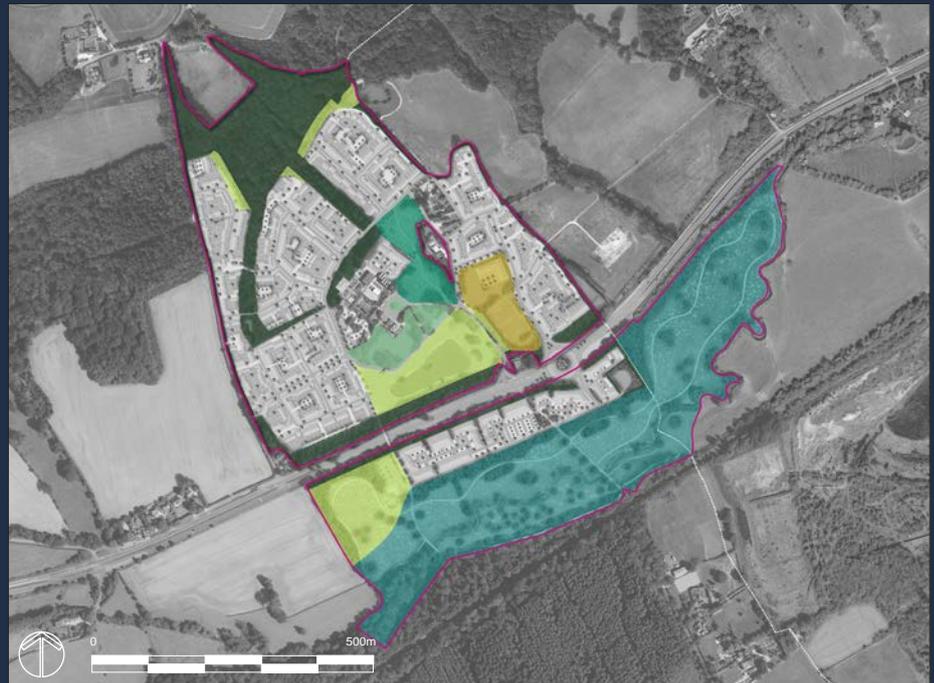
The development will also generate substantial CIL receipts which will also result in significant investment to the local area, including directly to Bentley and Binstead Parish, and East Hampshire generally.

OPPORTUNITIES FOR ENVIRONMENTAL IMPROVEMENTS

The landowner recognises the importance and responsibility of delivering opportunities for environmental gains, that both mitigate and complement the development and wider area. The proposals will bring about substantial biodiversity gains through the protection and enhancement of existing habitats, and the creation of substantial new habitats to support and enhance the biodiversity value of the site. This is particularly the case where existing agricultural land has been identified by surveys to have low ecological value, and new broad-leaved woodland and aquatic habitats can be created, together with additional structure planting, to reinforce and create wildlife foraging corridors.

A full package of environmental enhancement measures will be prepared by the consultant ecologists, which demonstrate that Northbrook Park will enhance significantly and tangibly biodiversity and nature conservation interests.

The site is capable of accommodating substantial new SANGS provision, which will also benefit both new and existing residents, and will reduce pressure on internationally important sites. The ancient woodland will also be improved and enhanced by restricting access and through the preparation and implementation of a woodland management plan designed to enhance the ecological value of the area.



GREEN INFRASTRUCTURE

- | | | |
|---|---|---|
| SITE BOUNDARY | VILLAGE GREEN | PUBLIC OPEN SPACE |
| WOODLAND / BUFFER | SANGS | PRIMARY SCHOOL |
| HERITAGE OPEN SPACE | | |

Heritage assets and their setting will be preserved and enhanced by the removal of the existing industrial estate and other buildings and the archaeological interest of the site can be protected, enhanced and celebrated.



PRECEDENT IMAGES

CREATING & MAINTAINING A QUALITY PLACE

Placemaking is essential to a successful new community, and this will be informed by a thorough design exercise with all key stakeholders and the local community to ensure that the resulting design approach is both inclusive and reinforces local context.

Given the landowner's commitment to delivering an exemplar scheme for the site, a design code / development brief will be prepared as part of any Local Area Action Plan to ensure clear expectations are set for the quality of the development at an early stage, including how this can be safeguarded for the future. This will ensure that design of exceptional quality is secured.

Key features of the site will be retained and enhanced by sensitive masterplanning, for example in terms of siting, scale, height, density, maximising energy efficiency, the setting of designated heritage assets and ancient woodland. Good design also involves the mix and arrangement of uses and their connectivity. The timely delivery

of high-quality, accessible, community, commercial and other non-residential facilities in the right place, is also vital.

Design principles will extend to promoting a vibrant, healthy and future-facing new community. This requires innovative masterplanning maximising connectivity between residential uses and built facilities, green infrastructure, and employment to truly incentivise and reward travel for pedestrians and cyclists. Placemaking principles will be based on such goals, prioritising early thinking about detailing the place, with provision for public art and making pedestrian routes attractive within and around the site (including via a trim trail).

As the NPPF advises, being clear about design expectations is crucial along with effective engagement with communities, and so design principles and objectives themselves will be subject to positive and meaningful engagement with existing communities so that the vision for the development reflects local aspirations.

Having delivered on social infrastructure, Northbrook Park will maintain a strong and resilient sense

of place and successful community. The future success of community facilities is therefore crucial. Provision, as well as quality, will be safeguarded through transfer to a village trust. The village charter secures income from revenue and ground rents from various community assets to reinvest to the village (circa £600k per annum).

The obligations set out in the village charter provide the assets and services to the village, which will be secured through a Section 106 Agreement. The agreement will be signed prior to Local Plan submission to EIP and will only be conditional on the grant of detailed planning consent, at which point it will become unconditional. The trust agreement will be provided for review by the LPA and signed by the landowner in advance to ensure certainty over delivery.

The village trust will be established at the outset to oversee the development and its successful operation, and to ensure future maintenance and quality of place at Northbrook Park. Members of the Parish Council and EHDC will be centrally involved in the set up and operation of the trust.



ARTIST'S IMPRESSION OF THE RELATIONSHIP BETWEEN THE NEW COMMUNITY AND THE EXISTING WOODLAND



ARTIST'S IMPRESSION OF NEW HOMES OVERLOOKING THE VILLAGE GREEN

MEETING THE HOUSING NEEDS OF EVERYONE

The new community will comprise a mix of house types, with a range of tenures, to meet local housing need within the area. This will include 40% affordable housing provision on site, comprising a diverse range of unit types and sizes. The NPPF calls for affordable housing to include a mix of affordable rent and shared equity properties, as well as other types, which may include starter homes, discounted market sales and other affordable routes to home ownership.

A mix of housing across the site will satisfy a wide range of housing needs, and will include specialised housing for the elderly and disabled, as well as making reasoned provision for adaptable and accessible housing, to ensure an inclusive development. It is also likely that a care home will be integrated within the development, with close links to social infrastructure.

In addition, provision will also be made for a number of self-build plots and serviced pitches for gypsies and travellers, and plots for travelling showpeople.

It is this diverse range of new homes that will contribute to a successful and vibrant new community. The landowner is very keen to ensure that the needs of the elderly, disabled, local families and other specialist needs are met by development at Northbrook Park. The site's characteristics make for a suitable built environment (in terms of topography and site features) to enable an inclusive living environment for mobility impaired and elderly groups.

This range and mix of provision has been factored into the land budget and viability appraisal for the site. Moving forward, the detail of the mix and range of homes and house types can be secured as part of a design code / development brief, which is proposed for the site but should first be subject

to engagement with local communities and stakeholders. It is also important to ensure that homes are of adequate size, adaptable for future needs and energy efficient, and this will be central to the design process.

It is intended to work collaboratively with the appropriate housing and community liaison officers of the Council and with community representatives, to ensure that the mix of homes is tailored to existing and future local circumstances, and that this will help influence and shape the final housing layout and mix of properties to be delivered.

ACCESSING THE SITE BY WALKING, CYCLING & PUBLIC TRANSPORT

Northbrook Park will ensure access to services and employment opportunities within the development itself.

Furthermore, as Paragraph 72 of the NPPF confirms, it is important not to set goals for “an unreasonable level of self-containment”.

Policy Exchange research advises:

“Sequential development ... around many market towns and larger villages has also largely exhausted the sustainability of this sort of growth. Too far from the town centre to be accessible on foot or bike, clogging up roads with traffic from housing estates bereft of community facilities or jobs, sited on what were the green lungs, great views and natural water management of the older community. Pressed close to the town in the name of ‘sustainability’, the truth is anything but.”

Northbrook Park will be self-sustaining, whilst also enhancing connectivity by walking, cycling and public transport through a package of measures identified within the Travel Plan for the site and through careful masterplanning. The following measures will therefore reinforce the transport sustainability of the development:

Village trust bus

- A sustainable green energy bus service to Farnham town centre and railway station, funded by the village trust. This will provide bus services approximately every 30 minutes to supplement existing bus services that operate along the A31. These existing bus services already provide access to Alton (including Eggar’s Secondary School), Farnham and Guildford



- Contributions to secure upgrading of the existing bus service passing the site

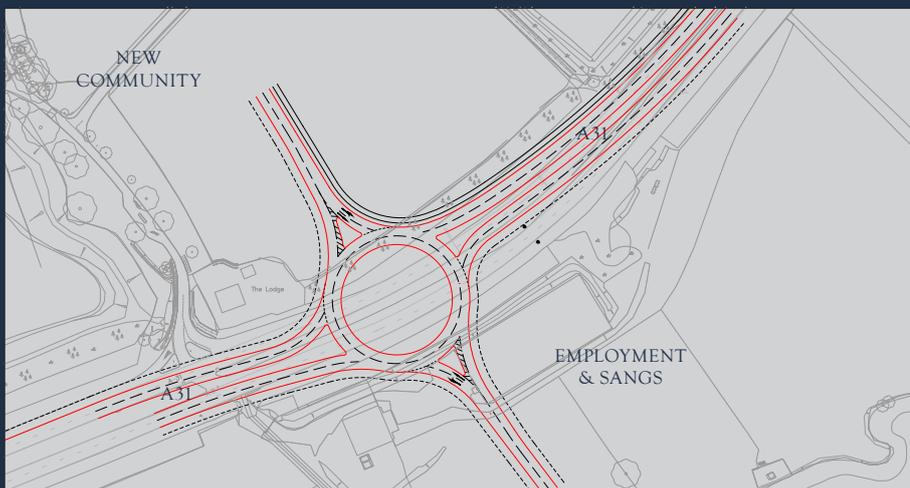
Cycling

- A new cycleway linking the site to Farnham. The route benefits from being relatively flat and there are few side road junctions for cyclists to cross between the site and Farnham. A wide grass verge will provide separation between pedestrians and cyclists using the facility and vehicles travelling on the A31. This will provide good access to Farnham town centre by bike within approximately 15 minutes
- Provision of 25 village trust-owned cycles, available on a pre-order system



Reduction in reliance on the private car

- Set up and management of a village car sharing scheme
- Provision of centralised (on road) electric car charging hub facilities and provision of on-plot car charging points.



SITE ACCESS DESIGN

LOCAL COMMUNITIES



ARTIST'S IMPRESSION OF A TYPICAL STREET SCENE

CONCERNS, OPPORTUNITIES & BENEFITS

It is inevitable that with any large-scale development there will be concerns on delivery. However, these are often due to lack of engagement and the availability of information. It is therefore crucial that the development of Northbrook Park is open, transparent and fully inclusive. This will also enable the many benefits and opportunities to be better understood and appreciated.

Concerns will be likely to include potential landscape impacts, ecology, traffic impacts and other issues. However, these are thoroughly assessed in the various reports that have been undertaken, along with dialogue with both Hampshire and Surrey County Councils.

Wherever large scale development is to be allocated in the Local Plan, impacts will need be carefully balanced and weighed against the many opportunities and associated benefits which will not be realised through the piecemeal extension of existing town and villages. With Northbrook Park these include, full on-site provision of affordable housing and other forms of specialised housing/accommodation, including for the elderly and disabled, substantial new landscaping opportunities and biodiversity enhancements and, as already noted, fully funded community facilities to include a school, village hub and healthcare and extensive public open space and SANGS.

The resulting investment and employment will inevitably benefit existing communities through new infrastructure and facilities open to both existing and new residents, whilst the proposals will also protect the existing

village of Bentley and elsewhere from unpopular expansion, thereby protecting the existing character of villages from those sites which have been submitted for consideration. Northbrook Park is sufficiently separated from Bentley village, such that no impact will arise to the existing village, yet the benefits will extend far beyond Northbrook Park itself.

The NPPF also rightly confirms that such developments may also support existing services in nearby villages, although it is intended that Northbrook Park be fully self-sustaining through providing all the necessary ingredients of a vibrant, community focused village, underpinned by a village trust, which ensures that the many opportunities and benefits are secured and guaranteed for future generations.

WORKING TOGETHER GOING FORWARD IN AN INCLUSIVE WAY

Thorough and inclusive community engagement, is essential to ensure that the development is shaped and influenced by the local community and that the maximum community benefits are realised. This will entail a detailed programme of engagement with statutory and non-statutory stakeholders, including parish councils, residents and local business.

Some engagement has already taken place, but a more comprehensive and detailed community engagement and communications strategy will be prepared, which will include public exhibitions, one-to-one sessions with key stakeholders, design review panels and other forums. It is fully expected that a Planning Performance Agreement (PPA) be entered into with the Council, in which the engagement strategy will be agreed and fully implemented.

Such strategy would include as a minimum the following:

- Interviews with key stakeholders
- Community design events
- Regular Northbrook Park newsletters providing updates and information on the evolution of the project and providing opportunities for feedback and direct interaction with the design team
- Establishment of a Northbrook Park Community Liaison Group, with membership from the parish council, East Hampshire District Council and other key stakeholders
- Consultation on the emerging masterplan, including written and digital media, and related 'Shaping Northbrook Park' events, which should ensure it reaches all sectors of the community, including local schools and colleges

- Extensive pre-application meetings with identified groups
- Review mechanisms to ensure that feedback received is carefully considered and adopted where appropriate.

Paragraphs 39 to 42 of the NPPF rightly advocate early dialogue and engagement, and this will be agreed at an early stage with East Hampshire District Council to ensure that all groups, including often hard to reach groups, are included in the consultation and refinement of the development from early inception. As a successful community, it will be essential for existing and new residents to be heavily involved in its growth and evolution, including in the design process, throughout the development phases and following completion of the new settlement.

The establishment of the village trust will also ensure that the development evolves with input from the local community, both from existing residents and businesses and from the new community once development has commenced.



WORKING TOGETHER
COLLABORATIVELY

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