

FOUR MARKS SOUTH

LARGE DEVELOPMENT SITE

INFORMATION PACK

Taylor
Wimpey


THAKEHAM
HOMES


SHANLY
HOMES

 **GLADMAN**

FALCON
DEVELOPMENTS 

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Introduction

Four Marks South Consortium comprises a team of locally and nationally known developers. This mix brings a breadth of experience and unique balance of strategic expertise alongside a real focus on localism and community involvement. The proposals drawn together by the Consortium seek to deliver a development that reflects the national objective to provide housing in sustainable locations whilst also delivering improvements that reflect local aspirations.

The delivery of community benefits has been at the forefront of the masterplanning and design approach. The relocated school will be located to enable parents and children to walk to and from it together with space for safe access for bikes and cars to be designed in, including parking for drop off and pick up. Employment land to provide space for small and start-up businesses and new jobs for local people will be provided in a location where people can walk to work. A community facility will provide space for local residents to enjoy and open space will be provided including an improved right of way and new links.

The masterplan includes a care home, extra care housing and land for self-build projects to provide a diversity of new offerings and housing options. This will provide Four Marks with a wider variety of housing options and deliver space for new residents to support the viability of existing services. A key benefit of the Consortium approach is the unique blend of development styles it can deliver. Each Consortium member has inputted to the masterplan to ensure development will be complementary throughout the site.

The Consortium also brings a wealth of experience in community involvement and will work with local interest groups to ensure the development reflects a partnership approach. Four Marks is an established community with an active Parish Council and Neighbourhood Planning group. The Consortium will work with these groups, and other stakeholders, to ensure local aspirations for the area can be realised through an appropriately designed development.

Site Promotion Team

Four Marks South Consortium is made up of 5 companies who have control over land to the south of Four Marks. As a Consortium we are committed to improving local communities and working with local people, community groups and local authorities to identify and deliver sites for new homes and infrastructure including roads, schools and community facilities. The Consortium consists of the following companies:

Taylor Wimpey is one of the largest residential developers in the UK with a focus on creating value and delivering quality. They build over 14,000 homes a year and have the aim of building aspirational, high-quality homes and communities. They are experts in land acquisition, home and community design, urban regeneration and the development of supporting infrastructure.

Thakeham is a quality housebuilder who delivers private residential development and quality affordable homes, with infrastructure, community facilities and schools. As a placemaker first and foremost, Thakeham has a commitment to improving existing communities and has a particular strong track record for being infrastructure-led.

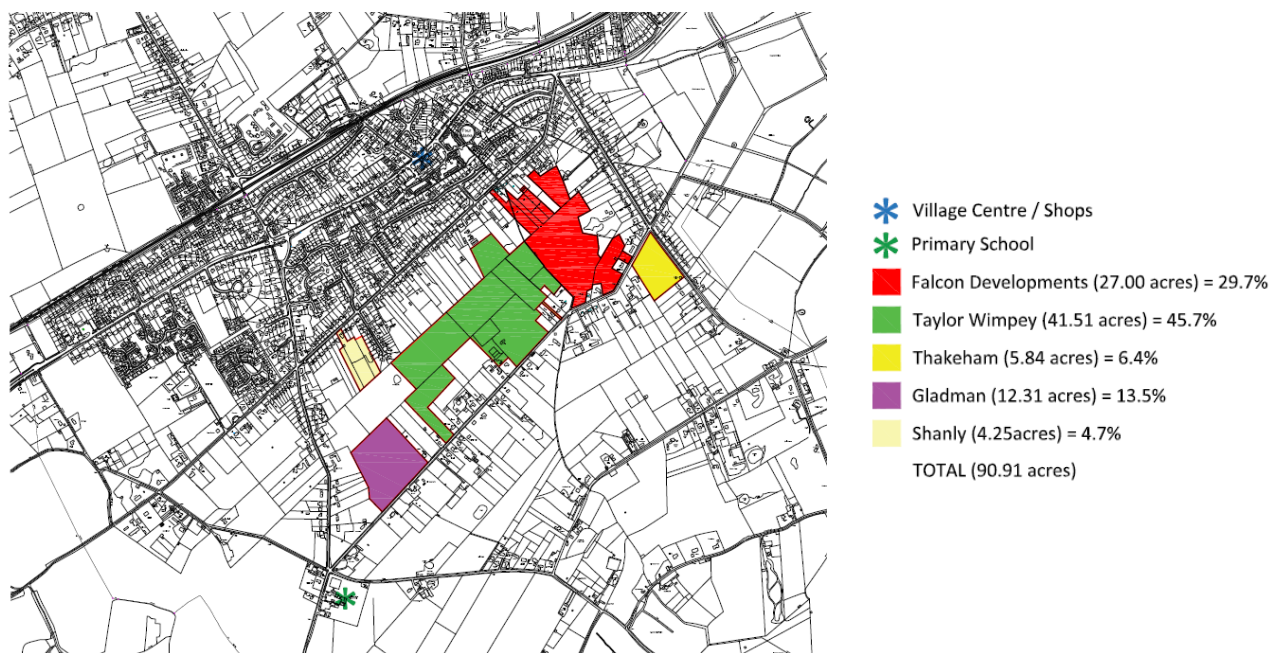
Falcon Developments is an independent, community focused land promotion company. They work through joint venture agreements and engage with stakeholders, to deliver bespoke developments. The company's expertise concentrates on engagement with parishes, communities and local planning

authorities to ascertain the needs of areas. They identify suitable Development Partners to ensure the delivery of schemes, including for urban extensions, extra care retirement and affordable led housing.

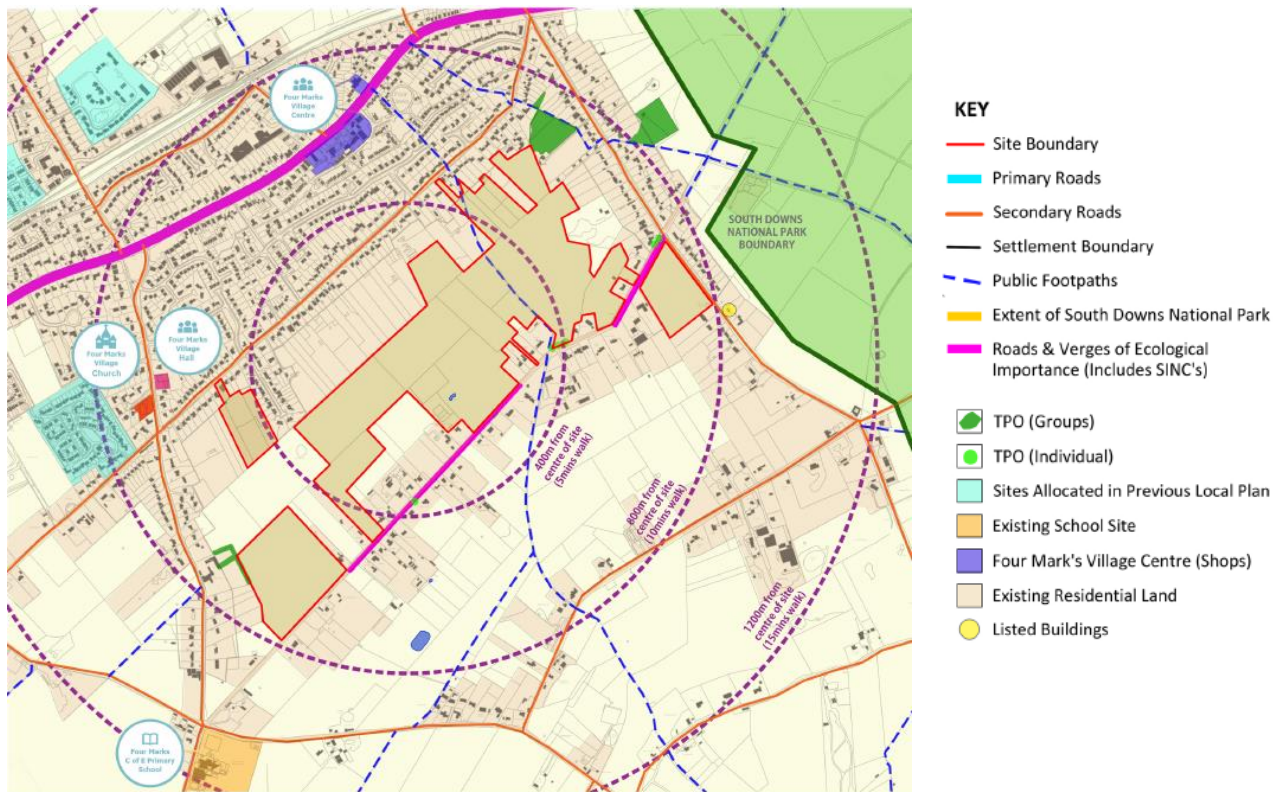
Shanly Homes is an award winning privately funded family run business. It has built over 12,000 homes and is committed to building sustainable and architecturally innovative homes to complement the local environment. Shanly Homes also has a commercial arm, Sorbon Estates. Their portfolio includes over 300 retail, office, leisure and residential properties. Shanly Homes is dedicated to delivering high quality development whilst upholding their traditional family values.

Gladman Land is a privately funded, family run business with over 30 years experience including the delivery of homes, commercial and industrial properties. Gladman is focussed on delivering proposals that including affordable housing and contributions towards local infrastructure and ensures proposals are delivered quickly with local communities engaged and kept informed.

Map of Four Marks South Large Development Site



Site considerations



The site adjoins the existing settlement of Four Marks to the north. It is surrounded by existing residential development of a range of densities. To the east is the National Park boundary which is separated from the site by Telegraph Lane. A landscape assessment concludes the site is contained by surrounding woodland, trees and housing. There are existing trees and hedgerows within the site and opportunities can be taken to retain and enhance these. The site offers potential to deliver ecological enhancements, “biodiversity net gain” and extensive public open space.

The site has existing access from Blackberry Lane and Alton Lane, with several access options being available. There is an existing public right of way through the site which provides the opportunity for improvement to create a high-quality link between Four Marks centre and the site.

Proposed development opportunities



Uses	Amount
Homes	<i>Around 800 homes including affordable housing.</i>
Employment (B use classes)	<i>1 hectare of employment with the potential to deliver start up and smaller units for local businesses.</i>
Primary School	<i>The relocation and expansion of the existing primary school to the site.</i>
Community Building	<i>0.2ha of land for a building for the community to use.</i>
Care Home and Extra Care Facility	<i>Around 100 units.</i>
Self and custom build plots	<i>Plots available for those who would like to build their own home equating to around 5% of the total number of homes delivered.</i>
Open Space and Parkland	<i>Extensive areas of open space including formal and informal - parkland, walking routes and play areas, which accords with Planning Policy.</i>
Gypsy and Traveller accommodation (pitches)	<i>The Consortium is committed to the potential for inclusion of this type of accommodation subject to further investigation.</i>
Travelling Showpeople accommodation (plots)	<i>The Consortium is committed to the potential for inclusion of this type of accommodation subject to further investigation.</i>

Understanding constraints and considerations to identify proposed development opportunities

The site on the southern edge of Four Marks is a logical addition to the existing settlement, respecting the established pattern of settlement growth, and delivering new homes and necessary community infrastructure close to the existing village centre. The site is not in the National Park, or in a designated gap, nor is it constrained by ecological designations.

The initial site assessment work has identified no overriding technical constraints to the delivery of the site and has informed the land budget/masterplan plan presented here for your views and comments.

The Land Budget Plan demonstrates the site is able to deliver around 800 dwellings, employment land, a relocated primary school, a community building/ focal point and the potential to meet other housing needs of the area such as gypsy and travellers, self build plots, extra care, care home and starter homes. A range of housing types and sizes can be delivered on the site including affordable housing and the needs of different groups to meet identified housing needs.

Access to the site is achieved from both Blackberry Lane and Alton Lane with connections provided through the site. Both these roads provide a number of access options to the site and the opportunity to improve the local road network including the provision of a footpath along Alton Lane. There is an existing public right of way through the site which will be improved to provide a key link from Four Marks to the new site including the relocated primary school and employment land.

The site presents the opportunity to deliver a relocated primary school on the site in a more sustainable location for walking and cycling along with safe drop off and parking facilities. This is indicatively shown on the submitted plans but the school could be provided elsewhere within the site if this is desired. Employment provision is proposed along Alton Lane to provide easy access to small and start up units by foot, cycle and vehicle. Again, this could be provided at an alternative location within the site if desired.

The edge of settlement location of the site presents the opportunity for extensive areas of open space, parkland on land currently inaccessible to the public and new and improved planting through the site to create a well-designed landscape led proposal that retains the existing character and rural village feel of Four Marks.

Delivery and timescales

Year 1	25 dwellings
Year 2	65 dwellings
Year 3	80 dwellings
Year 4	80 dwellings
Year 5	80 dwellings
Year 6	80 dwellings
Year 7	80 dwellings
Year 8	80 dwellings
Year 9	80 dwellings
Year 10	80 dwellings
Year 11	70 dwellings
Total	800 dwellings

Meeting identified needs in a sustainable way

The Government's national planning policy says, "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. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way."

Supporting a sustainable community, with sufficient access to services and employment opportunities

Land to the south of Four Marks as shown in the enclosed plans represents a suitable, deliverable and sustainable location for future growth. The site could provide a large strategic allocation of around 800 dwellings at Alton Lane together with a relocated primary school, community and employment space and improved connections to Four Marks by foot, cycle and car. All of the land is available, deliverable and could provide additional community benefits including the delivery of, not only housing, but community facilities and improved infrastructure.

Through its strategic approach to housing distribution, the Council acknowledges that Four Marks is a sustainable location for new housing. It is a Tier 3 settlement, well placed geographically within the District outside of the National Park and is located on the A31 – a primary transport route through the northern part of the District.

The existing Four Marks settlement boundary abuts the site's northern boundary, following the rear of properties fronting Blackberry Lane. The site lies within a block of land enclosed by existing housing fronting Blackberry Lane to the north-west, Lymington Bottom to the south-west, and Telegraph Lane to the north-east, with a broken frontage of housing to Alton Lane to the south-east. It is therefore an urban fringe location with existing housing being visible on all sides. Given the existing settlement pattern of the village, the site represents a logical incremental extension to its built form which will not extend development into the open countryside. The site provides the opportunity to relocate the primary school. This will bring the school closer to the centre of Four Marks and make walking and cycling a more sustainable option.

Four Marks South large development site is a more sustainable approach to the development than the piecemeal development recently experienced locally. A strategic approach provides the opportunity for phased, coordinated and well planned development including triggers for the delivery of community facilities and infrastructure improvements to ensure these keep pace with housing delivery. Improvements could include the local road network and a community building/facility or focal point on the site to serve existing and new residents.

The site forms a logical and sustainable extension to Four Marks which respects the historic pattern of growth and provides opportunity to deliver a scale of development which can address the identified infrastructure constraints in the village.

Opportunities to improve and invest in infrastructure

Both the District Council and the Four Marks Neighbourhood Plan highlight the significance of infrastructure and the concerns of residents that infrastructure in the village has lagged significantly behind the increase in new homes. The NP Steering Group has identified the major infrastructure issues as relating to schools, medical facilities and utilities.

The site is able to deliver a new relocated and expanded primary school and a community building or focal point in a sustainable location that will improve access for existing residents of Four Marks. The scale of the site also offers the potential for wider infrastructure improvements, such as to the local road network. Overall the site can provide a comprehensive package of infrastructure. Four Marks South LDS would also deliver a scale of population growth that can sustain existing and future services and facilities and have the effect of potentially attracting further services including medical. Specifically, there is the opportunity for a medical facility to take up space within the Four Marks South site, for example within the community facility.

The infrastructure needs of Four Marks are also addressed by the Council's Interim Infrastructure Plan (IIP) (January 2019). With regard to the Education Scheme identified, this includes: "Four Marks CE Primary School – 105 places. Phasing – Expansion for 2020. Cost £1.9M. Funding Sources – Developer Funding. Funding Gap - £0."

With regard to the Transport Scheme, the IIP includes: "Four Marks: Provision of crossing points on the A31. Phasing – Short to Medium Term. Cost – Not Known. Funding Sources – Developer Funding. Funding Gap – Not Known.";

and: "Four Marks: A31 / Lymington Bottom Junction Improvements. Phasing – Short Term. Cost – Not Known. Funding Sources – Developer Funding. Funding Gap – Not Known."

Whilst developer funding already exists, the expansion of the existing primary school is not the most logical approach in the context of its inaccessible position over 1km south-west of the village off Lymington Bottom. It is understood that as a result of its location a much higher than normal percentage of drop-off and pick-up trips are by car. There is limited opportunity to safely drop off and collect children nor much parking at the school. Further expansion at this location could exacerbate this situation. The relocation of the school to a more central and sustainable site therefore, presents a logical and achievable solution.

Two highway improvement schemes to the A31 in the village have been identified, both of which require developer funding but neither of which are being funded at present. The scale of development proposed at Four Marks South could provide the level of funding required for these improvements and could deliver them early in the plan period.

The Council's Interim Infrastructure Plan (January 2019) notes that Four Marks has a deficiency in open space in terms of quality and quantity and identifies a need for an increased provision of parks and gardens. Four Marks South is of a scale that can accommodate additional open space, incorporating existing footpaths, to contribute to this deficit. The site's location and established connectivity, including with the existing settlement, means existing residents would have easy, direct access.

Economic opportunities

The Neighbourhood Plan seeks to safeguard and support a business hub that would facilitate start-ups and small businesses. The Council's Employment Background Paper (2018) identifies that whilst the majority of employment space in Four Marks is, on the whole, good quality, most of it is located over 1km from the A31. The site has potential to provide new employment space, that addresses the Neighbourhood Plan requirements less than 1km from the main route through the settlement. The Paper concludes that there is a need to provide jobs to reduce the need to travel. Four Marks South will do that by providing accessible, small scale employment space.

In retail terms, the Council's own Main Town Centre Use Study (October 2018), identifies that Four Marks has *'only a very limited number of retail units to cater for local needs'* and in 2018 Four Marks traded £1.79 million below the benchmark turnover on convenience goods. This equates to the third largest deficit in the District behind Alton and Horndean, both of which have planned development which will address the deficit. Projections indicate that the convenience good expenditure deficit will remain up to 2031.

The Retail and Main Town Centre Uses Study shows that Four Marks has a total of only 910 sqm (net) of retail floorspace with a relatively low number of retail units to cater for local needs. There is a heavy focus on convenience goods provision in Four Marks (35.3% of the units vs. a national average of 9%) with a limited A3 / A4 offer (in 2018 there were no A3 or A4 uses).

Low vacancy rates indicate that the Local Centre is performing well. However, additional, well planned, development south of Four Marks could attract a wider range of businesses and uses to support the vitality of the centre of Four Marks. There is also the opportunity for the site itself to provide a focal point/community facility which, if there were demand, could include a retail use.

Opportunities for environmental improvements

The site has the potential to achieve biodiversity net gain. It currently primarily consists of agriculturally improved grassland with low ecological value. It therefore meets the first requirement of biodiversity net gain which is to follow the mitigation hierarchy (avoid/reduce/compensate). Four Marks South will avoid significant ecological impacts by focussing on areas with low value for biodiversity. There is the potential for new habitat creation including lowland meadow and woodland which are priority habitats within the Hampshire Biodiversity Action Plan.

Another key aim of biodiversity net gain is the creation and improvement of ecological networks. Four Marks South is currently crossed by hedgerows, many of which are defunct. There is an opportunity to enhance these hedgerows, with additional planting, to improve the connections between woodland parcels in the local area, and Sites of Importance for Nature Conservation such as those along Alton Lane. This will be of great benefit to biodiversity in the immediate surroundings, and also at a strategic level by improving connectivity through Four Marks (such as between Old Down Wood and Weathermore Copse).

The Consortium would work with local interest groups of identify specific ecological enhancement opportunities that could be explored through the evolution of the site masterplan.

Creating and maintaining a quality place

The site's location adjoining existing development to the south of Four Marks can deliver a well-planned and sustainable development to meet housing, infrastructure, social and economic needs over the Plan period and beyond. The site would build on the village character of Four Marks and deliver a range of dwelling types and sizes including, starter homes, discount market homes, and affordable homes to meet local needs.

Development could be designed in keeping with the style of existing housing or there are opportunities for a more contemporary design, all of which would be subject to community and stakeholder views and feedback. The site also presents the opportunity to meet the housing needs of more minority and smaller housing groups such as gypsy and traveller pitches and self-build plots. It can also accommodate extra care housing needs and a care home to meet the needs of the older population.

The site could deliver a community focal point/hub in the centre of the site with significant areas of open space, planting and parkland to provide in and outdoor space for existing and future residents to use. A two-form entry primary school would be delivered on site to provide a more sustainable location than the existing one and would see parents and children walking and biking to school from the site and from Four Marks itself given the safer and high-quality links that could be delivered. Employment space could be provided on site to give space to small and start-up businesses and give people the opportunity to work near to where they live.

The development would be set within a well landscaped parkland setting with a range of ecological enhancements and high-quality streets, play spaces and community focal area to encourage community spirit and belonging. The scale of development would be phased in line with the delivery of infrastructure and the local community would have a clear understanding of the delivery programme of the site and how it could evolve over the Plan period and beyond to meet housing and community needs in a well-planned and comprehensive way which provides benefits for both existing and new residents of Four Marks.

Meeting the housing needs of everyone

The proposals identify potential land to deliver accommodation for the elderly including extra care and a care home, given its close proximity to Four Marks and the range of facilities the site would either provide or contribute towards improving locally.

The site also presents the opportunity to offer self-build plots for those seeking to build their own homes, starter homes and discount to market homes to meet the needs of these groups. Given the scale of the site the delivery of these different types of housing accommodation are realistic and will ensure that needs can be met in a well-planned and comprehensive way.

The site could also address the needs of Gypsies, Travellers and Travelling Showpeople if this was required by the Council and suitable site criteria being met. Land to address this need would be suitably located to provide access to the existing services and facilities and to meet their specific housing requirements.

The range of housing types identified above, and on the submitted masterplan, demonstrate that the development will deliver a sustainable, mixed community to complement the existing settlement at Four Marks. The mix of market, affordable and other types of residential accommodation will provide housing options for a mixed demographic to contribute to, and enhance, the vibrancy of Four Marks.

Accessing the site by walking, cycling and public transport

As shown on the plans there are a series of footpaths on and around the site including footpath nos. 3, 16 and 17a to the east, north and west respectively. The 'made' Neighbourhood Plan identifies a local desire to link existing footpaths to enhance connectivity with Pilgrims Way and St Swithuns Way. Four Marks South is well placed to do this as well as contributing towards circular walks around the settlement to enhance the sense of community through potential for increased resident interaction.

A new footpath along Alton Lane can be provided as part of the proposals to connect the site to surrounding footpaths and wider public rights of way into the countryside. There is also an existing footpath through the site which links to Four Marks village centre and connects with Blackberry Lane and beyond which can be improved as part of the development. There is sufficient land within the masterplan to provide cycle routes through the site to connect with the surrounding highway network and to Four Marks centre. Existing and new residents will therefore have the opportunity to walk and cycle to the primary school and to local employment opportunities on the site.

The no. 64 bus service, provided by Stagecoach, passes through Four Marks and stops, on average, every 30 mins Monday to Saturday and hourly on Sundays. This service connects Four Marks with Alton and Winchester and their associated higher order services. There are eight bus stops in Four Marks with the closest being 300m from Four Marks South.

The scale of development proposed would support this existing service by providing potential for increased patronage. Furthermore, the scale of development proposed is of a scale that could support enhanced services to the benefit of existing and future residents which would enhance the sustainability of the settlement overall.

Local communities

Concerns, opportunities and benefits

The Neighbourhood Plan identifies three key concerns about recent development in Four Marks; namely impact on the character of the settlement, lack of increase in employment opportunities and the lack of investment in infrastructure including lack of facilities for young people.

The strategic development of Four Marks South could address all of these concerns. The location of the site means that it will not be visible from the main route through the settlement and will not, therefore, alter its character. The detailed layout could be designed to ensure that any views of the site through existing buildings are preserved and views from the secondary routes are reflective of the existing development on all sides of the site. Furthermore, a range of dwelling types and styles could be provided to reflect local character. In relation to employment, the submitted Masterplan identifies land for employment which could include small and start up business units thereby providing local employment opportunities in a sustainable location where people could walk to work.

With regard to infrastructure, the made Neighbourhood Plan identifies the significance of infrastructure on page 5 stating that it is, *'...very clear that residents are concerned that the investment in the infrastructure in our villages (Four Marks and Medstead) has lagged significantly behind the very rapid increase in the number of new houses that have been built'*. The NP Steering Group identified the major infrastructure issues as relating to schools, medical facilities, water, sewage and electricity. Furthermore in response to a questionnaire distributed to all residents in the village stating, *'One of the most frequently expressed views was that the new houses had been built so recently that the infrastructure to support a sustainable community had failed to keep pace'* with over 18% of respondents commenting that the lack of infrastructure was the most important factor in the future development of Four Marks.

As set out above, one of the key benefits of Four Marks South is the infrastructure it can deliver and contribute towards. Along with market and affordable housing, care provision and self-build opportunities, the submitted plans identify land for a relocated primary school, employment space, a community facility / space, retention of existing and delivery of new footpaths, open space together with the potential for contributions towards highway improvements.

Four Marks South could, therefore, address all three key concerns identified in the Neighbourhood Plan. The site therefore provides the opportunity to deliver housing in a well-planned and sustainable way to meet housing needs and provide infrastructure improvements as well as new and improved facilities and services.

Working together going forward, in an inclusive way

The Consortium recognises the value and benefit of working with the local community to evolve and plan proposed development and the emphasis placed on this by national Government including through the National Planning Policy Framework, the Localism Act and the Planning and Compulsory Purchase Act. We would work extensively with the local community and stakeholders to deliver the site over the plan period. The Consortium members have extensive experience of engaging local communities and working with them. With a 'made' Neighbourhood Plan, Four Marks has established working groups. Links with those groups would be established to ensure they are involved in detailed site masterplanning work at the outset.

Key stakeholders have already been identified and it is envisaged that closer links would be forged with those stakeholders to ensure that the emerging development is reflective of their requirements through a range of engagement, meetings and briefings.

The Consortium would regularly update the local community and undertake community consultation at each stage of the planning process to present our proposals and seek feedback and views on site. We would have regard to comments received and feedback on how these have been taken into account in developing our proposals.

Engagement would include a regularly updated website explaining the proposed development and work that is being undertaken with anticipated timescales for the development, presentations to local groups, the Parish Council and Stakeholders, press releases of key stages in the development and planning process, workshops and a public exhibitions/events during preparation of the planning application(s). The Consortium team has a track record of successfully engaging with stakeholder groups and individuals to raise awareness, seek views and deliver high quality and well-planned developments and we would implement this best practice in the delivery of the Four Marks South site.