

FOUR MARKS SOUTH LARGE DEVELOPMENT SITE

Delivery

The provision of up to 800 new homes alongside community infrastructure and services would take in the region of 12 years to deliver.

The table adjacent identifies the likely completion rate of housing. It is anticipated that the infrastructure and services identified for delivery as part of this project would be negotiated with the Council to ensure that they are secured during the early to middle phases of development.

Year	Proposed Housing Delivery
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

Next Steps

The Council's consultation relates to Large Development Sites for which comments on the various sites being promoted for inclusion within the Local Plan 2036 are being sought.

Following the exhibition, we will:

- Discuss and review all the comments received by the Council.
- Revise the proposals, as appropriate, following consideration of feedback and subsequent discussions with Officers and Members at the Council
- Submit our revised proposals for consideration by the Council as part of the Local Plan process

The Consortium



Taylor Wimpey is one of the largest residential developers in the UK with a focus on creating value and delivering quality. We have a history of successful homebuilding and construction dating back to 1880. Today we have 24 regional offices operating as a network of local businesses and building over 14,000 homes a year. Our aim is to build aspirational, high-quality homes and communities.



Thakeham delivers private residential development and quality affordable homes, with infrastructure, road improvements, community facilities and schools. As place makers, we have the opportunity and duty to create amazing places, delivering a legacy many can enjoy and we can be proud of.



Gladman Land is a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we have a solid history of delivering sites quickly.



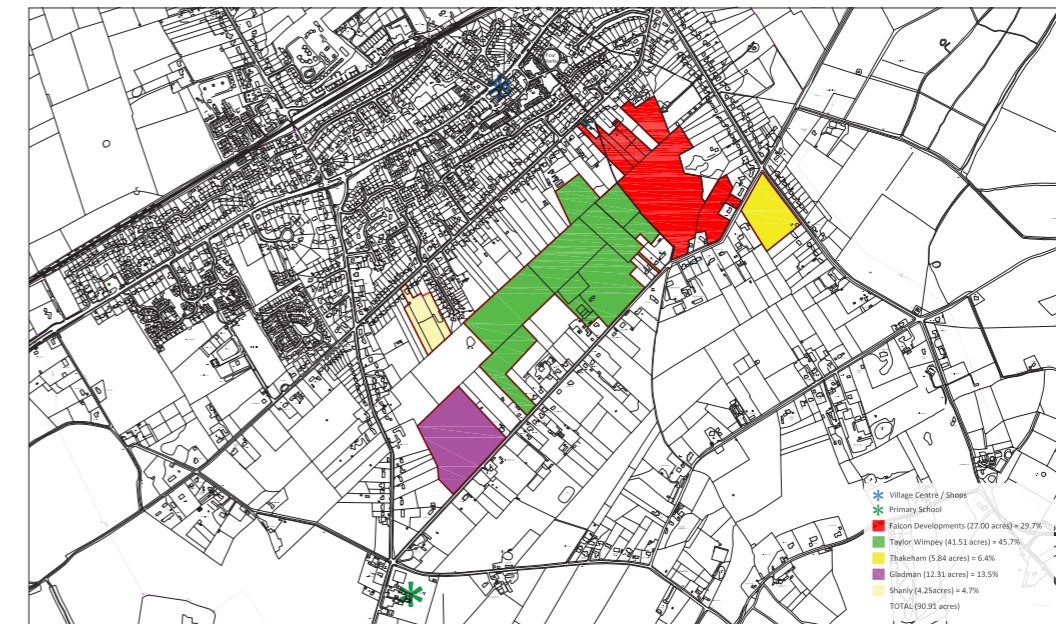
Since inception in 1969, the privately funded and family run business, Shanly Homes, has become an award-winning regional housebuilder in the South East. Our skilled team are committed to building sustainable and architecturally innovative homes to complement the local environment and improve the quality of life for those who live there.



Falcon Developments is an independent, community-focused land promotion company. The company's expertise concentrates on engagement with parishes, communities and local planning authorities to ascertain the needs of the surrounding area, before assembling a project team to manage the application process.

Introduction

Four Marks South is located between Alton Lane and Blackberry Lane and the Consortium are a collaboration of housebuilders and promoters being led by Taylor Wimpey, Thakeham Homes, Shanly Homes, Gladman Land and Falcon Developments. The plan below identifies the extent of the site, as well as land ownership details.



Recent Schemes

The Consortium has significant experience in the delivery of high-quality placemaking.

The images below identify recent schemes delivered within the south east, which include significant examples of open space, infrastructure and service provision.

The Consortium's track record provides assurance that we are well placed to deliver the key infrastructure required in Four Marks.

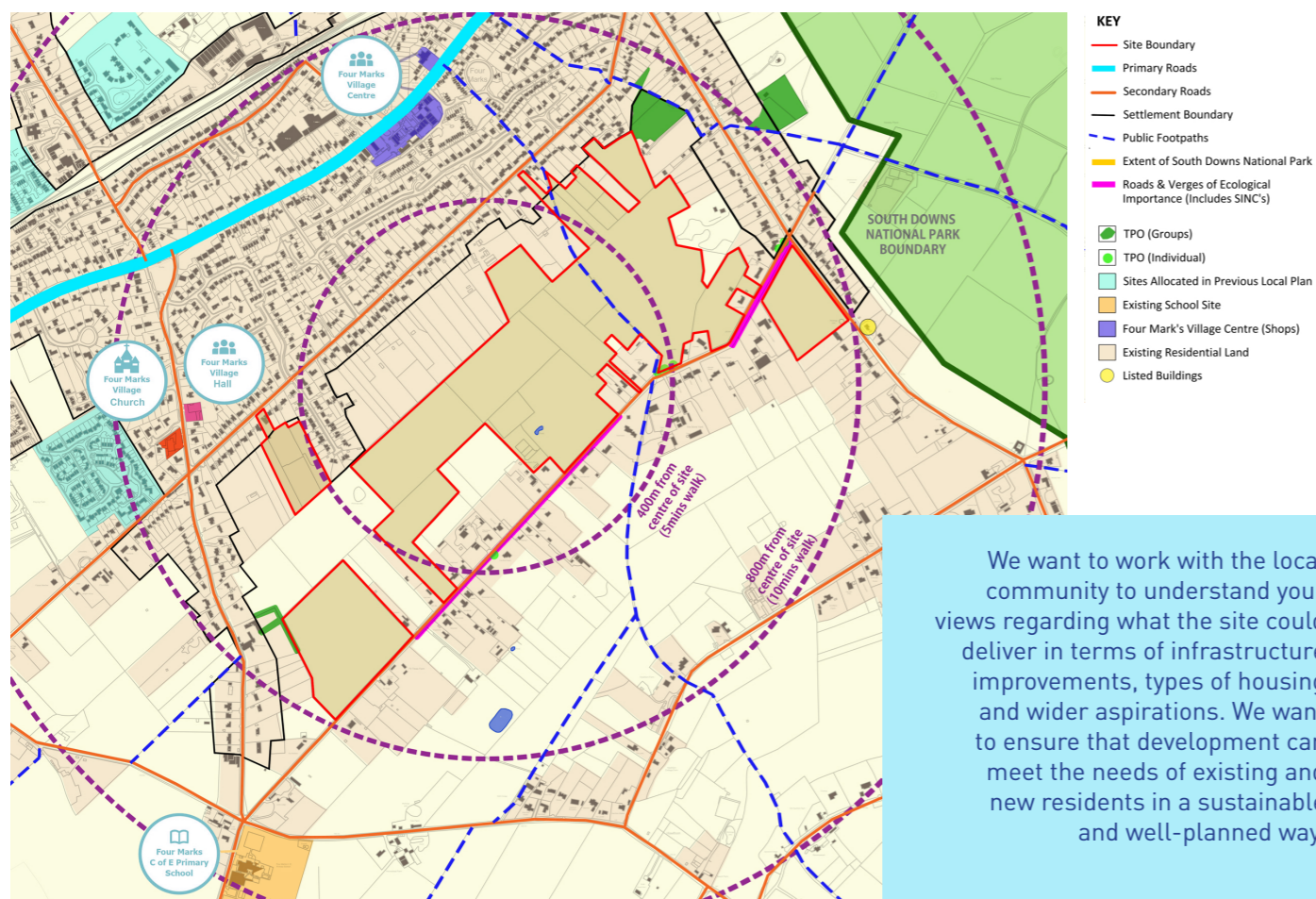


The Site



Key Considerations

The following map identifies some of the key considerations the Consortium will be assessing to ensure that any development proposed meets requirements in terms of access, trees, flooding and drainage, landscape and heritage.



We want to work with the local community to understand your views regarding what the site could deliver in terms of infrastructure improvements, types of housing and wider aspirations. We want to ensure that development can meet the needs of existing and new residents in a sustainable and well-planned way.

What is being proposed?

Up to 800 new homes c. 30 dwellings per hectare.

Two form entry primary school, on a 2.5 ha site.

5% self and custom build housing

1.25 ha employment and community uses



60 bed care home

80 unit extra care facilities (Care Village)

Over 5 ha of usable green space

A range of affordable housing

Infrastructure Delivery and Key Features

As set out in the illustrative masterplan, the proposals seek to provide much more than housing. Ensuring a cohesive community that provides services and infrastructure to meet existing shortfalls in Four Marks forms a central aspect of the proposals.

It is proposed that key infrastructure projects will include, but are not limited to:

- The relocation of Four Marks Church of England Primary School to a more central and easily accessible location within the village
- Greenway linkages through the site between Blackberry Lane, Alton Lane and in the south west of the development
- Highways improvements at the A31/Lymington Bottom and A31/Telegraph Lane junctions

- Provision of significant areas of open green space and biodiversity enhancement
- Upgrades to the existing foul sewerage drainage system
- Creation of different character areas across the site to provide visual differentiation and to vary densities to respect proximity to existing housing on Blackberry Lane and Alton Lane