

# Yateley, Darby Green and Frogmore Neighbourhood Plan Phase Three

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Following on from the Town Meeting on the 14<sup>th</sup> March and the Steering Group Meeting on the 4<sup>th</sup> June 2019, we have decided to move away from the sub-group idea and focus our energies on the principal area of interest for the Neighbourhood Plan – the Housing requirement. Effectively this is a new phase of our project, so I have referred to it as Phase Three.

This document is therefore prepared to prompt discussion at the next scheduled meeting, on the 9<sup>th</sup> July 2019, on our requirements for Housing in Yateley. Please send your thoughts and suggestions on this to me, Richard Quarterman, on [richard\\_quarterman@yahoo.co.uk](mailto:richard_quarterman@yahoo.co.uk) **NO LATER THAN TUESDAY 2<sup>nd</sup> JULY**. This will give me time to collate them and present any consistent themes back to the group on the 9<sup>th</sup>. I'm not proposing any particular template or format – at the moment, we are principally interested in simply collecting ideas.

Below are a few prompts from the research we have done so far:

The TOP FIVE objectives identified in the previous consultation were:

1. Provide sufficient affordable housing, particularly starter homes and flats
2. Ensure development is supported by infrastructure (e.g. medical and school capacity)
3. Ensure new development is of an appropriate type, size, density and quality that contributes to the community's needs
4. Protect open spaces and waterscapes
5. Encourage better facilities for young people

The subjects that attracted the most comments in the previous consultation were (excluding general comments of thanks and support):

1. More smaller and starter homes (17 comments)
2. Road and pavement repairs (17 comments)
3. More infrastructure for new developments (health etc) (11 comments)
4. Maintain open spaces and common land (11 comments)
5. Reduce crime and disorder (11 comments)

The Housing sub-group did not make significant progress, but I can share a couple of pieces of useful background. The first is the brief that I wrote when setting it up last year:

“This group should look at the requirements to ensure that future development is of an appropriate type, size, density and quality that contributes to the community's needs. It should incorporate the need for more starter homes and affordable property, the requirement for development to be

properly supported by infrastructure, and should also address the community's desire to protect the strategic gaps between communities and preserve historic buildings and views.

Clearly there is significant overlap here with the Local Plan currently under submitted for approval by Hart District Council, and our recommendation is that we should work closely with Councillors and Officers at Hart to ensure that we build our community's objectives into our collective plans."

And the second piece of useful background is the sub-group's original chair Graham Cockarill's thoughts on how this area might be structured:

"I'm thinking that the Housing & Development chapter of the Neighbourhood Plan will contain 4 policy sections, covering the following areas:

1. Housing Mix – this is where we would look to define the type of housing we want to see in Yateley, Darby Green & Frogmore. For example, whether we want smaller units such as flats or larger family-sized houses.
2. Design – this is where we would consider what sorts of architectural styles we think are suitable for the Parish. Are we happy to see more of the Charles Church style housing, or are more traditional styles more appropriate? How do we feel about modern design, perhaps encompassing more sustainable features such as green roofs?
3. Local Gaps – this is where we would consider defining open spaces on the borders of the Parish as gaps between us and our neighbouring settlements, preventing them from being built upon. This naturally feeds into the Open Space sub-group.
4. Heritage – this is where we would look at our conservation areas and historic buildings to consider if they need greater protection. It might also be an opportunity for us to suggest possible assets of community value to the Town Council."