



WPC Extraordinary Meeting 7 Sep 2026
Murrell Green Proposal

AGENDA

- The outline planning application – what is it?
- Why is it not being considered as part of the Local Plan process?
- Changes to National Planning Policy
- Impact on Winchfield and the local area
- WPC actions
- Areas & topics being explored and assessed
- Next steps

What is an Outline Planning Permission

Checks if a building project is acceptable in principle

What is Included

- **Use:** What you want to do with the land
- **Amount:** How big the project is or how many homes you want to build.
- **Access:** Where people and vehicles will enter and leave the site.
- **Location and Site Plans:** Maps showing where the property sits.

Reserved Matters (Saved for Later)

- **Appearance:** What the outside of the building will look like.
- **Landscaping:** Trees, plants, and gardens.
- **Layout:** How buildings and roads sit on the land.
- **Scale:** The height, width, length of the buildings and housing density.

Key Facts

- **Time:** Councils usually take 13 weeks for major projects to be decided
- **Next Step:** If approved, a reserved matters application must be submitted within a set time (usually 3 years) before you can build.

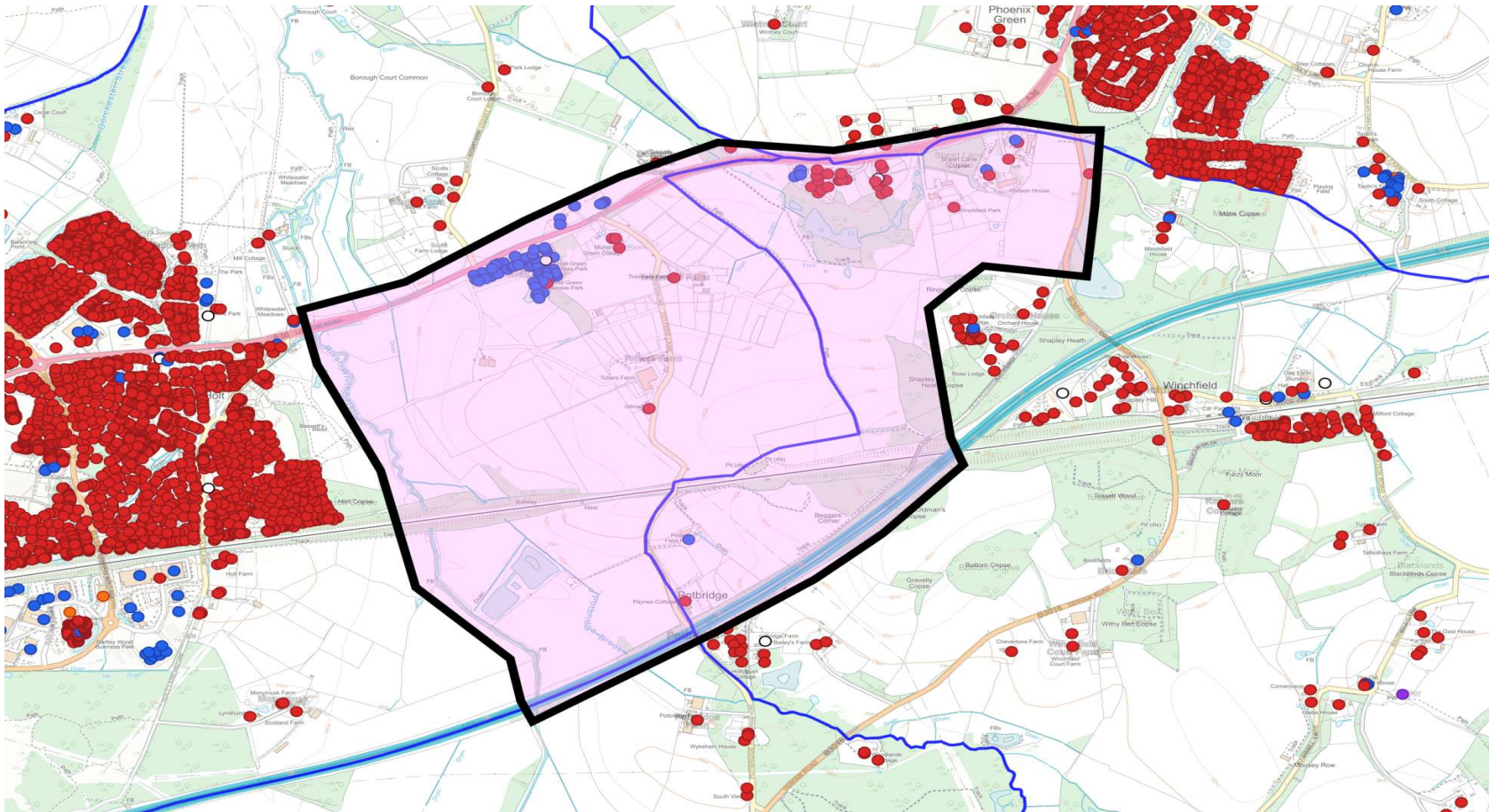
Lightwood Land Proposal

Outline application (**with all matters reserved except access**) for phased residential led mixed-use development comprising demolition of existing buildings/structures, provision of vehicular, cycle and pedestrian accesses (including details of **3no. accesses from the A30 London Road and 1no. access from the B3016 Odiham Road**), development of up to **2,160 residential dwellings** (including residential institution) (Use Class C2/C3), **provision of employment, local centre and community uses (including education provision)** (Use Classes E and F), blue and green infrastructure including **sustainable drainage systems, public open space, sports pitches with pavilion, wildlife areas, Suitable Alternative Natural Green Space, and supporting infrastructure and associated works.**



-  Site Boundary
-  Development Parcels
-  Proposed Commercial Landuse
-  Existing Vegetation
-  Proposed SANG
-  Proposed Amenity Areas
-  Proposed Parks And Gardens
-  Play Area
-  Proposed SuDS
-  Existing Ponds/Watercourse
-  Proposed School
-  Proposed Sports Fitches
-  Proposed Allotments
-  2m Wide Hoggin Path
-  Active Travel Routes (all widths)
-  3m Wide Active Travel Route
-  ProW Route
-  Additional Leisure Footpaths

Coalescence – *What do you think?*



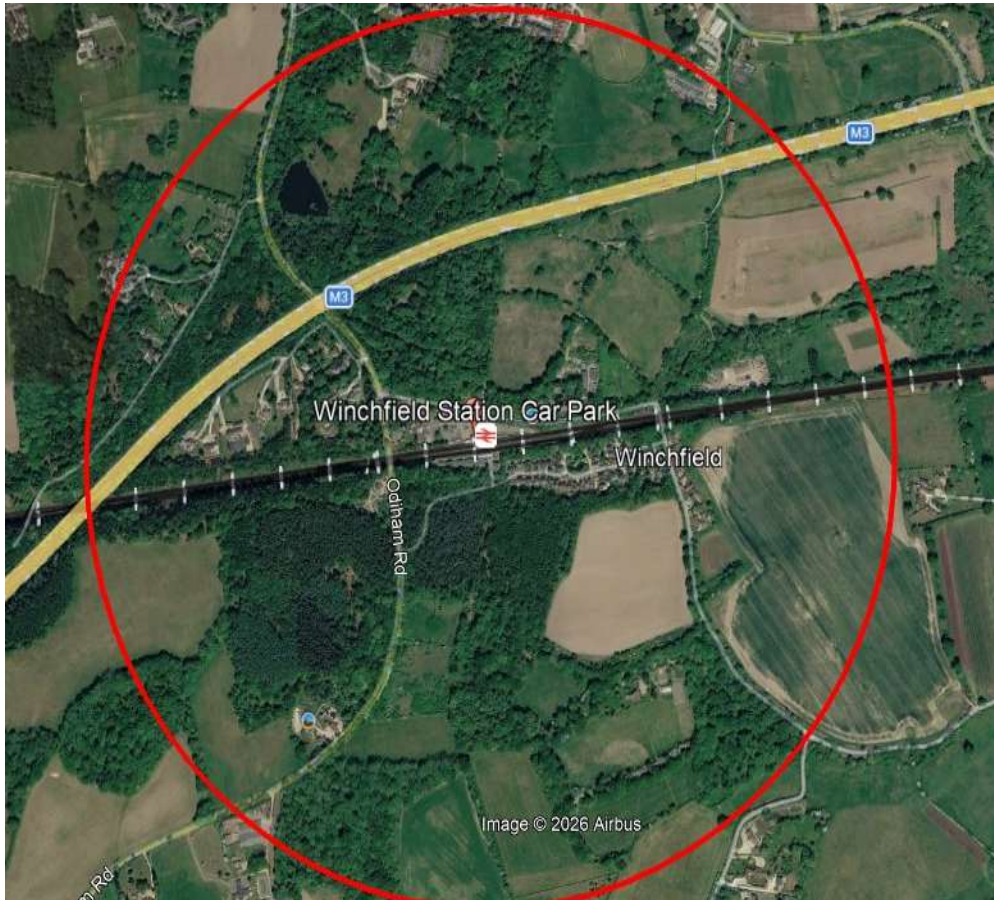
Why is it being considered outside of the Local Plan Process?

- Hart's housing requirement has increased significantly (~14,400 homes between 2026 and 2044), affecting its ability to demonstrate a five-year housing land supply.
- The applicant is therefore relying on “**presumption in favour of sustainable development.**”
- Hart's new Local Plan is still at an early stage, so it currently carries limited weight in planning decisions.
- Hart must therefore consider the application now—but this does **not** mean it must be approved.
- **WPC's position:** A proposal of this scale, effectively creating a new settlement, should be assessed through the Local Plan process—alongside alternative sites and as part of a district-wide strategy for housing and infrastructure.

Key changes to the NPPF

- The August 2026 NPPF is immediately relevant.
- The key policy under which Murrell Green will be determined is Policy S5, regarding development outside of settlement boundaries due to HDC's lack of a 5-year land supply.
- Application of this policy at Murrell Green will test:
 - A strategic development of this scale is genuinely physically well-related to an existing settlement; and
 - 2,160 homes can be accommodated, having regard to the existing and proposed availability of infrastructure.
- Even if the proposal satisfies the requirements of Policy S5(1)(j), permission is not automatically to be granted by Policy S5. A planning balancing exercise must be undertaken to assess whether the benefits of allowing development outweigh the adverse effects.

What it means for Winchfield



- The new NPPF introduces a "default yes" presumption in favour of housing and mixed-use development near well-connected railway stations.
- Well connected is defined by location (TTWA), service frequency & within around 800m walking distance.

HDC Planning Portal update

- 173 reports submitted by Lightwood Land
- 409 comment as of 2 Sep
- Key consultee inputs
 - National Highways
 - Natural England
 - Environment Agency
 - Thames Water
 - Wokingham Borough Council
 - Bracknell Forest Council
 - Rotherwick Parish Council
 - Odiham Parish Council
 - Hampshire & IoW Wildlife Trust
 - East Hampshire District Council

WPC Actions to Date

- Secured long term Planning Policy, Landscape and Heritage consultants early 2026
 - Troy Planning
 - Stone & Meadow
- Commissioned specialist studies
 - Ecology
 - Highways and Transport
- Working closely with Hook Parish Council and Hartley Wintney Parish Council

Key Areas being explored & Assessed

Planning & Transport

Planning context

- How the proposal relates to national planning policy, Hart's existing and emerging Local Plans and the Winchfield and Hook Neighbourhood Plans.

Scale and location

- Whether development of this scale is appropriate in this location and how it would relate to Winchfield, Hook and the surrounding area.

Transport and movement

- The potential effects on local roads, the wider highway network, Winchfield Station, public transport, walking and cycling.

Key Areas being explored & Assessed

Infrastructure, landscape and heritage

Infrastructure

- Whether schools, healthcare, water, wastewater and other essential services could support the development—and be delivered when they are needed.

Landscape and settlement identity

- The potential effects on Winchfield's rural landscape, important views and the separate identities of Winchfield, Hook and Hartley Wintney.

Heritage and local character

- The potential effects on heritage assets, historic routes and the distinctive rural character of the area.

Key Areas being explored & Assessed

Ecology, water and Land Conditions

Ecology and green space

- The potential effects on wildlife, trees and habitats, and whether the proposed green space would provide effective mitigation.

Flooding, drainage and water

- The implications for flood risk, surface-water drainage, water supply and wastewater infrastructure.

Land conditions

- Whether historic land uses and ground conditions have been investigated sufficiently and can be managed safely.

Key Areas being explored & Assessed

Environmental and design considerations

Agricultural land and the environment

- The permanent loss of a substantial area of Best and Most Versatile agricultural land and the wider environmental consequences.

Environmental information

- Whether the information submitted provides a sufficiently complete understanding of the development's likely effects.

Design and development principles

- Whether the outline proposals provide adequate control over matters such as scale, density, movement, landscape buffers and green infrastructure.

Key Areas being explored & Assessed

Delivery and overall assessment

Housing and community benefits

- The proposed contribution to housing, including affordable housing, the timing of delivery and the extent to which the promised benefits would meet local needs.

Delivery and accountability

- Whether the infrastructure, facilities and mitigation being proposed can be secured and delivered at the right stages of the development.

Overall assessment

- Whether the claimed benefits of the development would outweigh its effects on Winchfield and the surrounding area.

Next steps for WPC

- Encourage comprehensive submissions by Rushmoor and Basingstoke & Deane Councils
- Engage with Highways Agencies and Natural England
- Our representations are being informed by planning policy, ecology, landscape, heritage and transport advice. Our assessment will continue to develop as specialist reviews and consultee responses are received.
- Review draft Reps with HPC and HWPC and OPC will also submit supportive additional response
- Independent review by an experienced Planning Inspector
- **Submit to HDC Monday 5th October**

Reminder of the Key Issues

- Traffic and Movement (Active Travel)
- Water, Drainage and Flooding
- Landscape, Heritage and Coalescence
- Ecology and Biodiversity
- Schools and Healthcare
- Delivery and Accountability

Next steps for you

Have your say – submit a response to HDC by 18 Sep

View murrellgreen.info website

<https://murrellgreen.info/>



- Include your name and address and reference 26/01201/OUT

Handouts available as you leave

Any questions?