

# MICHELDEVER STATION MARKET TOWN (MSMT)

## Q & A

- ***Is there any need for MSMT / large scale development proposals in Hampshire?***

It is now widely accepted that the demand for homes in Hampshire and the South East outstrips supply. This has resulted in rapid price escalation, making many houses unaffordable for young people and families on low incomes.

The Government has set targets to provide an extra 2 million new homes in the country by 2016 and 3 million by 2020 to help meet future housing need and to address the backlog of shortages. The South East will be a key focus for increased housing provision.

These targets can only be met by building more homes in sustainable developments.

- ***Shouldn't development be concentrated on existing sites in urban areas?***

Public opinion favours the creation of sustainable communities that meet the needs of their residents and are situated on transport hubs. Both large urban extensions and new communities like MSMT can meet these criteria if they are planned for properly and are in suitable locations.

All serious observers of the housing / planning crisis in the South East agree that there are insufficient brownfield sites available to meet future development needs in the South East, including Hampshire. Relying on increasing the density of development within existing urban areas is not, on its own, a solution either.

New development using green sites, including freestanding new communities as well as major add-on developments, will be needed if housing needs are to be met sustainably.

- ***Won't development of a new town at Micheldever Station just lead to massive urban sprawl between Winchester and Basingstoke?***

The A303 trunk road, the Black Wood and the A33 and M3 provide natural and robust boundaries to the new market town to prevent urban sprawl. A band of land to the south of Micheldever Station will be covenanted against development to ensure that the new town stays apart from nearby villages such as Micheldever.

It is also important to note that the site is seven miles from its edge to the edge of Winchester, five and a half miles to Basingstoke and nine to Andover.

- ***Why are you building on Green Belt Land?***

There is no Green Belt Land in Central Hampshire and the site has no special planning or environmental constraints such as AONB (Area of Outstanding Natural Beauty) or SSSI (Site of Special Scientific Interest).

- ***How can new development be justified when infrastructure is already creaking?***

The MSMT site is ideally located on the main railway line between Southampton and London and is within the triangle formed by the M3, the A303 and the A34 trunk roads, all of which are modern dual or triple carriageways with capacity to accommodate future traffic growth. In addition to this, other local roads such as the former A30 and A33 trunk roads provide additional capacity to serve the new community. Within the town itself, provision will be made for a comprehensive network of bus, cycle and footways to link all parts of the town and to encourage use of public transport.

Within the town, Eagle Star Estates Limited, the promoters of MSMT, are confident that all the necessary physical and community infrastructure to support the new town can be provided and paid for via the development process without the need for any public investment. This may not be the case for major development projects elsewhere in the county.

- ***How will you prevent MSMT being an anonymous dormitory settlement?***

The market town will be a largely self-contained sustainable settlement, with education, employment, shopping, leisure and community facilities all planned for and provided (without recourse to public expenditure), so minimising the need to travel.

It is proposed that the new market town will be built in the style/idiom of traditional Hampshire market towns, following such examples as Petersfield and Alton. Over many years most Hampshire people consulted by Eagle Star said they preferred the market town idiom for the design of new communities in Hampshire.

- ***Won't the development ruin local communities such as Micheldever and Micheldever station?***

Micheldever is a separate village and Eagle Star's covenant to contain the new market town will keep it apart. Also, the road layouts at MSMT will be designed to help conserve the character of the Dever Valley's villages to the south by limiting MSMT traffic passing through them.

Micheldever Station is a small community which has developed around the railway station. In addition to the railway line, station and disused sidings, Micheldever Station has a tyre depot, asphalt works and other commercial and agricultural premises. The new development will change the character of Micheldever Station, but in a way that is sympathetic to the local landscape and environment.