



EST. 2019

Berkeley
Designed for life
St Edward
Designed for life

HARTLAND VILLAGE

A village for everyone

INTRODUCTION & WELCOME



Welcome to our public consultation event at Hartland Village, a wonderful new community surrounded by rich natural woodland. With a range of beautiful apartments and houses, it will be home to families of all sizes and ages, all enjoying life together in this leafy setting.



Thank you for attending our public consultation event, displaying our proposals for the future of Hartland Village.

This public consultation has been organised by Berkeley St Edward, who have been responsible for the design and delivery of the first three phases at Hartland Village.

Berkeley St Edward has been investing in Hart for many years, and we are hugely proud of the contributions that our development at Hartland Village has delivered for the local community.

The purpose of this exhibition is to provide you with information on our new proposals and seek your feedback.

Please do take some time to read the exhibition boards on display and please feel free to ask questions to the project team prior to filling out one of our feedback forms.

Our Vision

Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world. We are driven by positive placemaking and creating strong communities where people enjoy a great quality of life.

We believe that the best developments are those that have been shaped by the communities in which we work, making sure existing residents feel the full benefits and social value of new development. So please let us have your comments, and we will endeavour to act on your feedback wherever possible.



The Team

We have appointed a team of expert consultants with specialisms including, but not limited to, Planning, Architecture, Transport and Landscape, who will be able to help assist with any questions or queries you may have.

Masterplanning
and Architecture

PRP

Planning

LICHFIELDS

Highways and
Transport

RGP

Landscape and
Arboriculture

fabrik

Drainage

STUART MICHAEL
ASSOCIATES
CONSULTING ENGINEERS

Ecology

aspect ecology



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BACKGROUND AND CURRENT DEVELOPMENT

Berkeley St Edward secured planning approval in 2018 for 1,500 high-quality homes at Hartland Village, including 300 affordable homes, an on-site primary school, nursery and 25,000 sq. ft. of commercial and community space.

We have created a new 70-acre Hartland Country Park, on neighbouring land and the village landscape once completed will feature a mix of high-quality traditional architecture and 28-acres of green open space, including wetland habitats, grassland and over 1,000 additional trees.

Current Approved Masterplan



Central green space with houses and apartments overlooking enjoyed by all residents



Vibrant village centre to be delivered in Phase 3

- 1 Our overarching vision at Hartland is to create the best new village in the UK.
- 2 To date, we have delivered 312 homes in Phases 1 and 2 which are fully completed. Phase 3 is now under construction and will deliver a further 331 homes along with the traditional village centre. The village centre and school are scheduled to open in September 2026.
- 3 We recognise and support the Government's mission to deliver 1.5 million new homes over the next five years. To contribute to this, and support further local housing delivery in Hart, we have identified that Hartland Village has the capacity to accommodate an additional 300 homes within the development.
- 4 **In early 2025, we will be submitting a planning application to Hart District Council to increase the number of homes at Hartland Village from 1,500 to 1,800.**
 - 5 This will be a hybrid (part full, part outline) application for the remaining phases at Hartland Village. Full details will be submitted for Phase 4 of Hartland Village for 200 homes, and outline details will be submitted for the remainder of the development, for up to 1,157 homes.
 - 6 The application will include and maintain existing commitments for associated on and off-site open space and affordable housing (20%).
 - 7 The additional 300 homes at Hartland Village will be beneficial in several ways. As a new community, increasing the number of new homes will make effective use of a sustainable, brownfield site, thereby reducing development pressure on greenfield land.
 - 8 This will also help deliver more homes which meet a wider variety of housing needs, creating a mixed and balanced community, alongside improved design elements such as key focal buildings.
 - 9 This in turn will contribute to the vitality and vibrancy of the Village Centre and enable the development to attract high quality commercial tenants whilst also helping to sustain the long term aspirations for public transport to the development.



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OUR PROPOSALS - VISION AND MASTERPLAN

Through a strategic, design-led optimisation exercise we have been able to re-imagine the future phases of Hartland Village so that the site has the capacity to deliver up to 1,800 homes in total. We have re-visited the key site constraints and design framework, maximising the assets and strengths of Hartland Village today to create design principles and a landscape-led masterplan and phasing strategy.

Proposed Illustrative Masterplan



Hartland Village will deliver...

NEW HOMES

A total of up to 1,800 new high-quality homes in distinctive character areas.

EDUCATION

In Sept. 2026 Hampshire County Council will open a primary school within the heart of the site, adjacent to the Village Centre.

LANDSCAPE & OPEN SPACE

A variety of green open spaces for residents to live an active life. More than 25% of the site is dedicated to landscape and open space.

VIBRANT VILLAGE CENTRE

The Village Centre located in Phase 3, is due to open from Sept 2026 and will be within 5 minutes walk of most of the village.

SUSTAINABILITY

All our homes from Phase 3 onwards will be low-carbon homes, with no gas boilers, and widespread electric vehicle charging infrastructure.



A. Artist's impression of Hartland Crescent located close to the new northern gateway

We want to build upon the excellent foundation put in place to deliver further exemplar homes and public realm for our residents and the local community to benefit from. To enable us to deliver this, the landscape framework has been expanded upon, enhancing the network of green spaces and extending them further into the masterplan. This delivers further open space for all residents and easier access to the woodlands around the perimeter of the development.

GREEN & BLUE SURROUNDINGS

Every home to be within a 5-minute walk to a neighbouring woodland or Hartland Country Park.

VILLAGE LIVING

Ensuring that all residents can access and experience the sought after Hampshire village lifestyle.

SUSTAINABLE TRAVEL

Promoting walking and cycling with new routes through the site connecting to the surroundings.

SEAMLESS INTEGRATION

With the surrounding landscape infusing woodland character through the site, and the existing/emerging development forming a cohesive village environment.

ROBUST & ADAPTABLE HOMES

Traditional homes that can adapt to different lifestyles and ways of living that will age well with families.



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OUR PROPOSALS FOR PHASE 4

Phase 4 will be the next parcel of development to come forward at Hartland Village after Phase 3. Located to the north of Phase 3, this phase will offer a variety of homes from 1-bed apartments to 5-bed houses.

Four character areas have been identified within the phase: the Village Centre, the Neighbourhood, Green Links, and the Northern Entrance. Each area will have its own distinct approach to landscape and architectural character, using differences in landscaping, building materials and detailing to give each of the different streets and spaces their own identity. This will create interest and variation whilst assisting way-finding throughout the village.

A total of 200 homes are proposed in Phase 4 and approximately 30% of the homes in Phase 4 will be affordable homes. It is proposed that construction would start on Phase 4 in mid-2026 with the first homes available in late 2027.



A. Illustrative view of a tertiary street

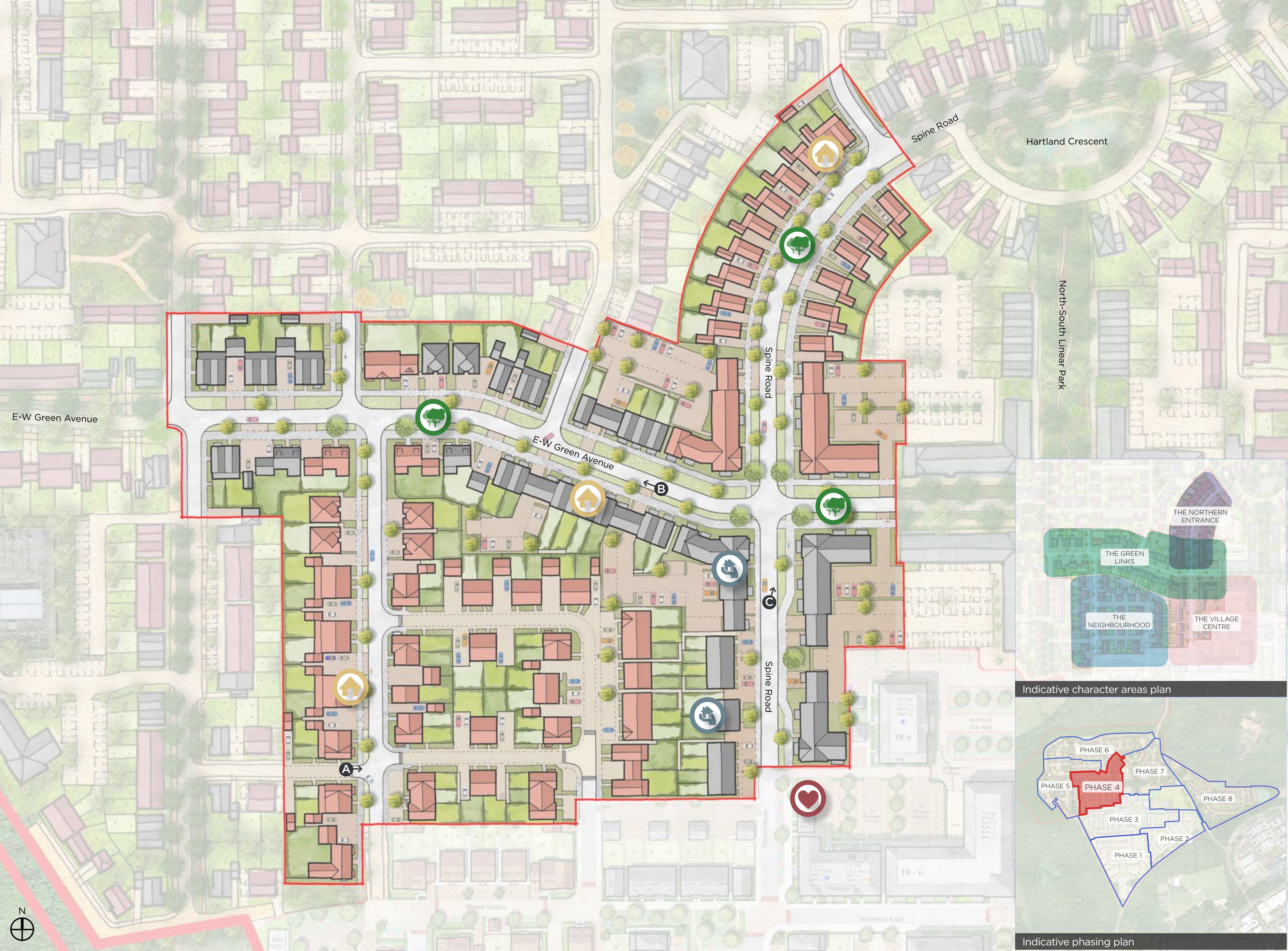


B. East-West green link illustrative view



C. Illustrative view of extension of spine road

Phase 4 Illustrative Proposals



Phase 4 will provide...



HIGH QUALITY HOMES

A total of 200 new high-quality homes will be delivered in an area with a distinctive character, near the Village Centre and in the centre of the east-west green corridor.



AFFORDABLE HOUSING

Phase 4 will see the delivery of 30% affordable housing, including a variety of homes for families, and young couples.



THE EAST-WEST GREEN AVENUE

The east-west green corridor is an area of natural amenity which will link Hartland Village with Hartland Country Park. A significant portion of this green link will be delivered in Phase 4.



PROXIMITY TO THE VILLAGE CENTRE

The Village Centre, located within Phase 3 will accommodate the everyday facilities for residents and will be a stone's throw from Phase 4.



SUSTAINABLE TRAVEL & FACILITIES

Phase 4 is located close to various means of transport and facilities, including cycleways, E-car charging points, car club bays and pedestrian access to the wider area.



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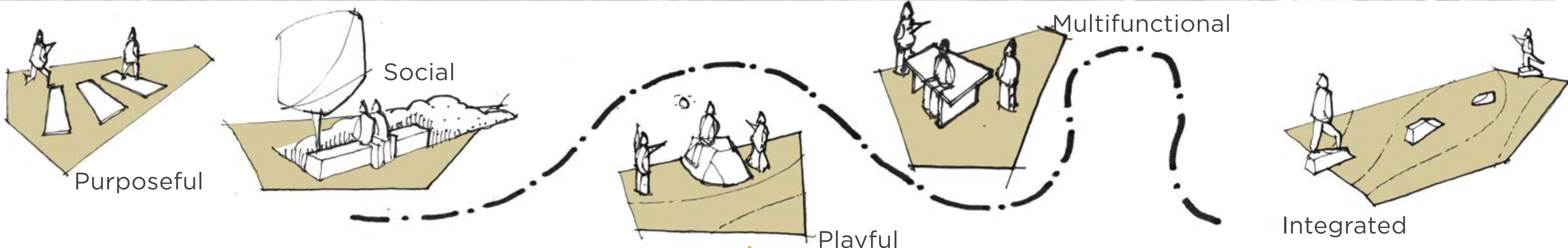
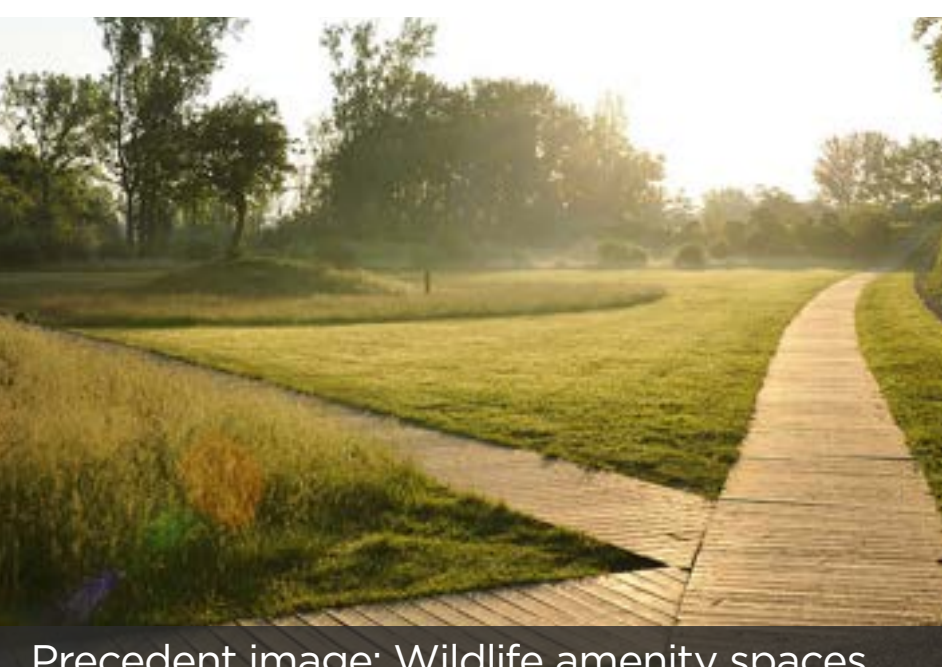
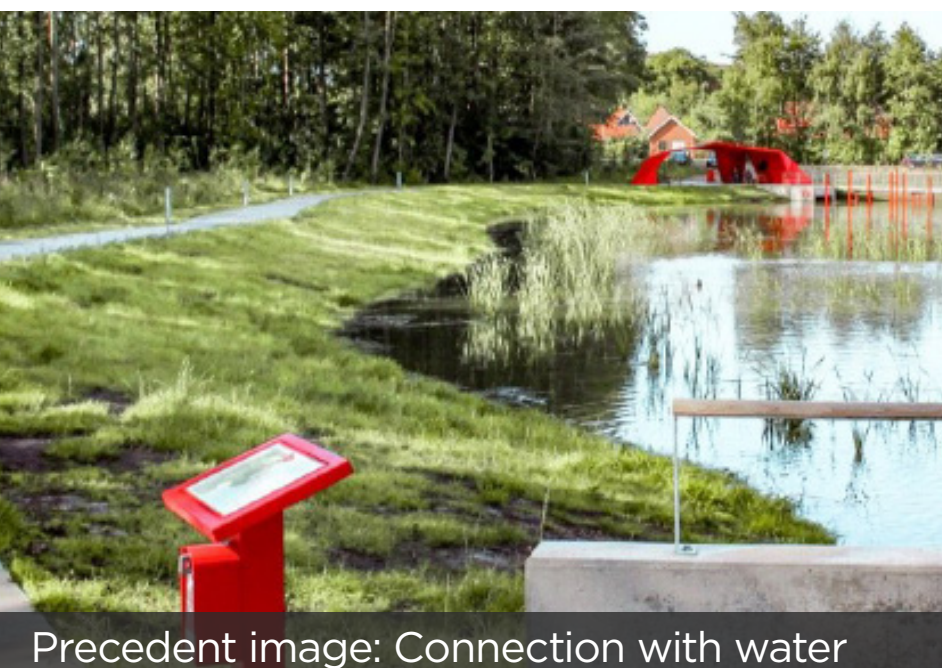
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A LANDSCAPE-LED VISION

Hartland Village is a unique place in Hampshire surrounded by mature trees and the Green Grid where nature and quality of life come together. The site benefits from the newly formed Hartland Country Park, which lies to the north-eastern side of the site, featuring trails and tracks for the enjoyment of all.

The landscape-led approach builds upon the vast woodland character and weaves it into the fabric of the development. A network of green corridors helps connect the homes to the woodland, providing views and easy access from everyone's doorstep.

Design Strategy - Landscape and Open Space



A Landscape-led Vision

A landscape-led vision

ECOLOGY & WILDLIFE WALKS

The landscape and open space proposals incorporate the character of the surrounding pine woodland promoting biodiversity in new landscapes.

It provides new green connections to strengthen ecological networks, connecting with the country park and bringing people closer to nature.

PLAY ON THE WAY & DESTINATIONS PLAY

The site-wide Play-on-the-way strategy creates a series of interlinked opportunities for informal play, for all ages.

The variety of play will be coordinated across all phases to form a cohesive hierarchy of activity, for all.

KEY DESTINATION SPACES

These thoughtfully designed key amenity spaces will offer unique value to visitors and residents.

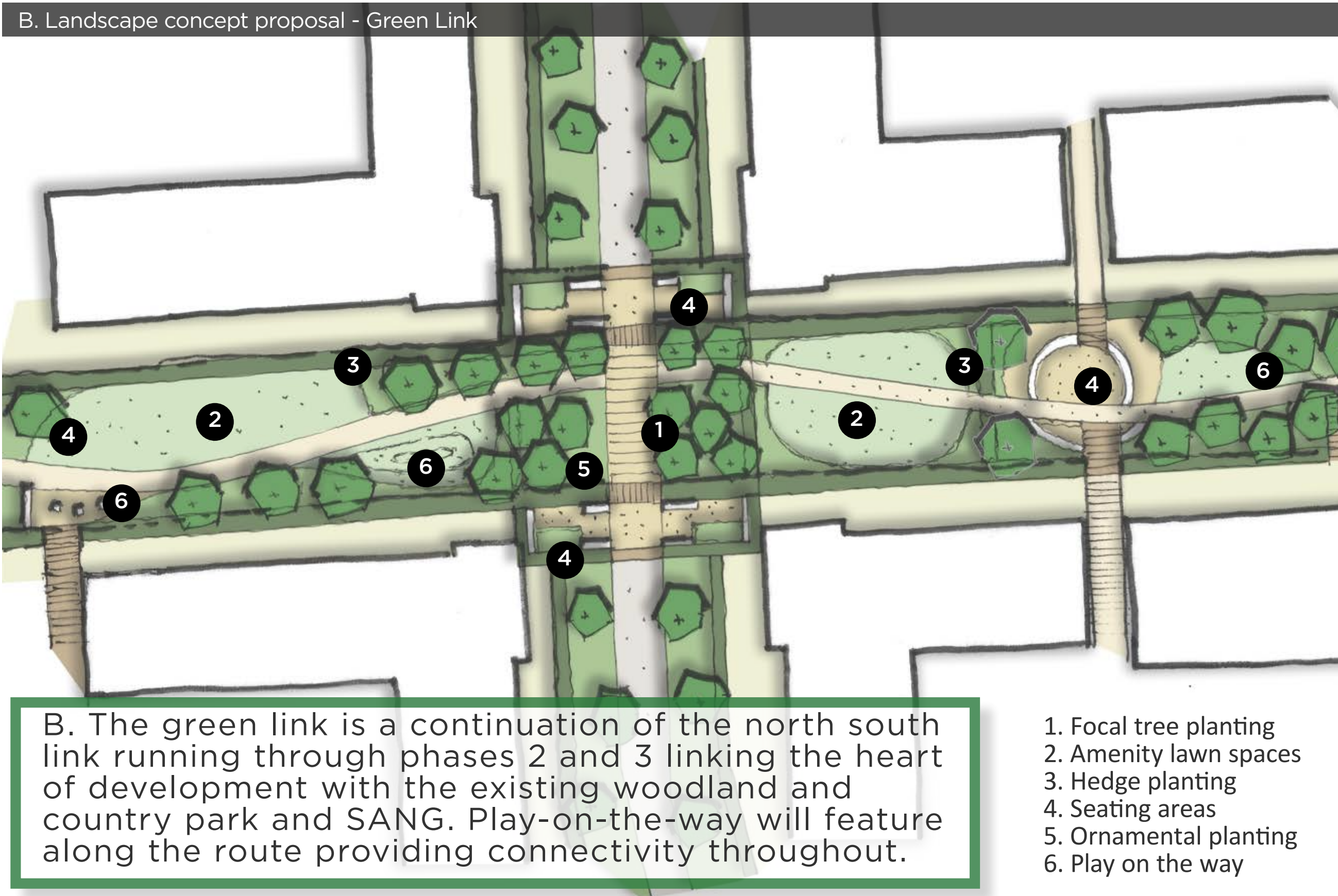
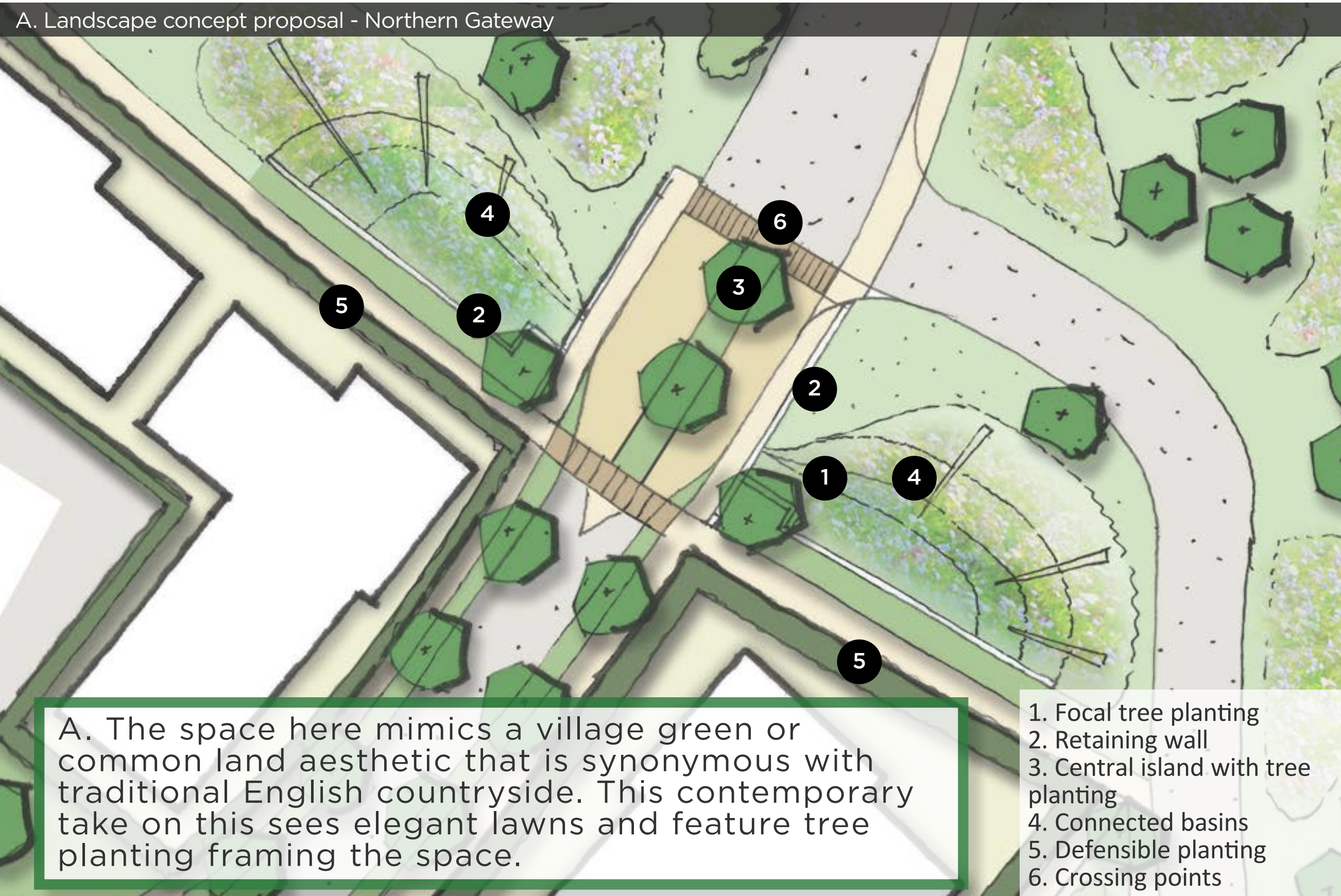
These spaces work together with the masterplan to provide a green outlook, social interaction and community function, enriching the daily life of residents and visitors.

GREEN GRID CONNECTIONS

A network of verdant corridors designed to support active travel routes while fostering nature's recovery. These green corridors feature rain gardens, wild-flower planting, amenity spaces and tree-lined streets connecting people and wildlife throughout the site.



Create Distinct Spaces





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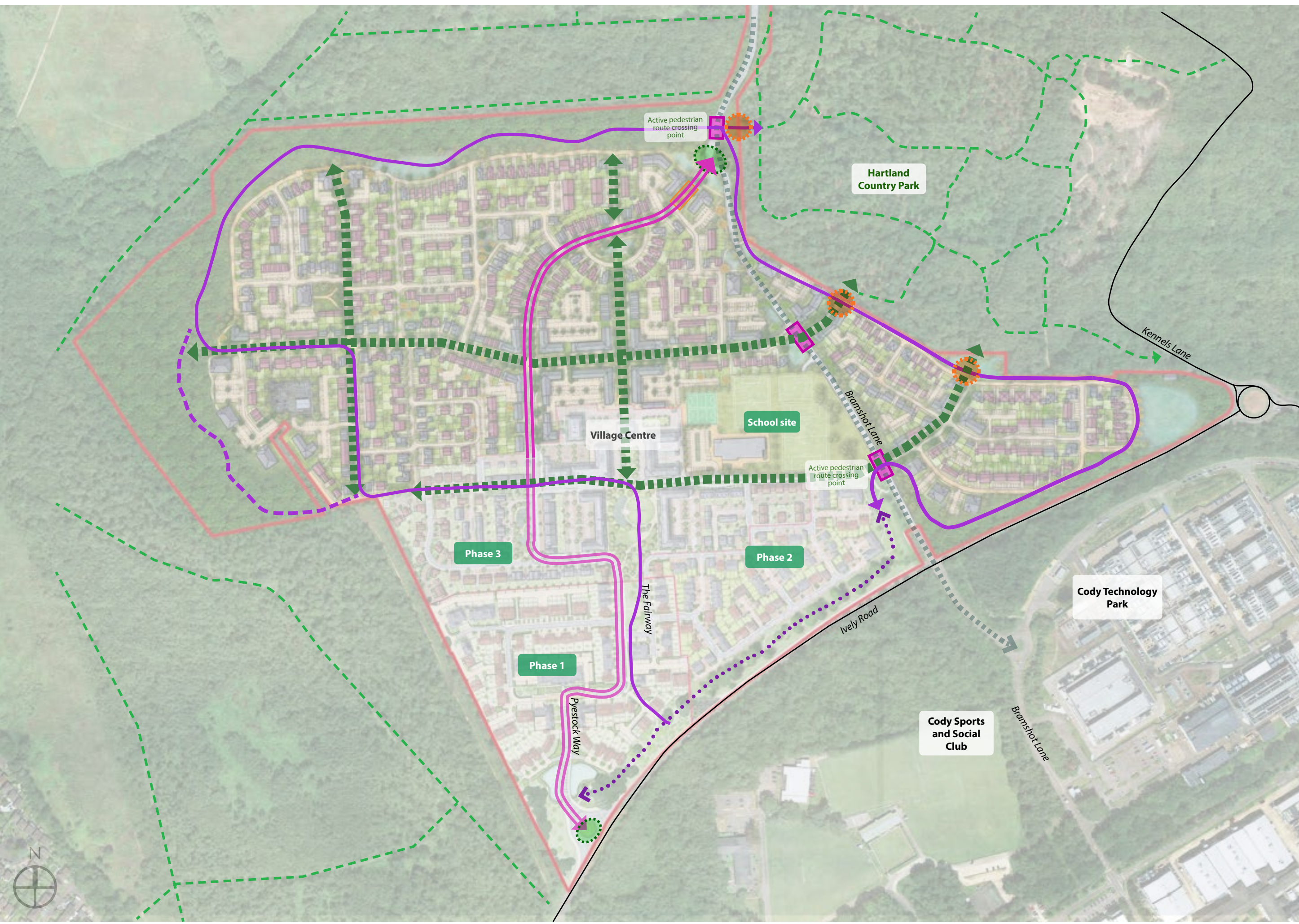
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MOVEMENT AND CONNECTIVITY

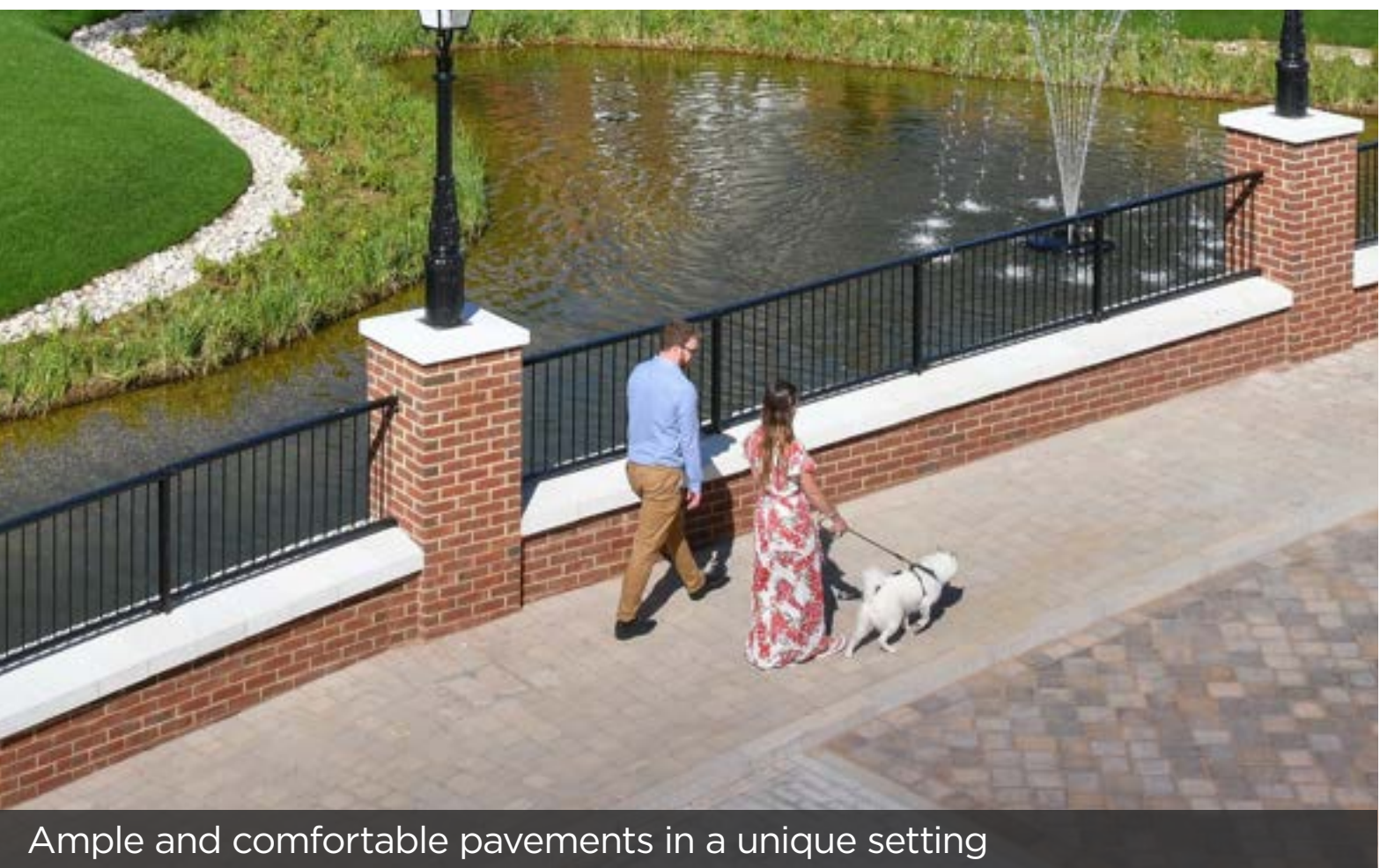
Hartland Village has been designed to encourage residents and visitors to consider sustainable modes of transport. The masterplan includes a wide network of internal pedestrian and cycle routes.

As the development is built out, Berkeley is working in collaboration with Hampshire County Council to secure a bus service, which runs through the development to serve local railway stations and Fleet / Farnborough town centres. As more residents move to Hartland Village, the viability of a bus service becomes more achievable. Until a bus service can be secured with a commercial operator, Berkeley St Edward is providing the 'Hartland Hopper' service, which offers commuter transport to Fleet Station during morning and evening peak hours.

Design Strategy - Pedestrian Movement



- Key**
- Continuation of the spine road (with pedestrian & cycle routes)
 - Green avenue and street
 - SANG route
 - Pedestrian crossing
 - Traffic calming measure
 - Existing woodland walks and paths
 - Pedestrian access points to Hartland Country Park
 - Existing road network



Ample and comfortable pavements in a unique setting

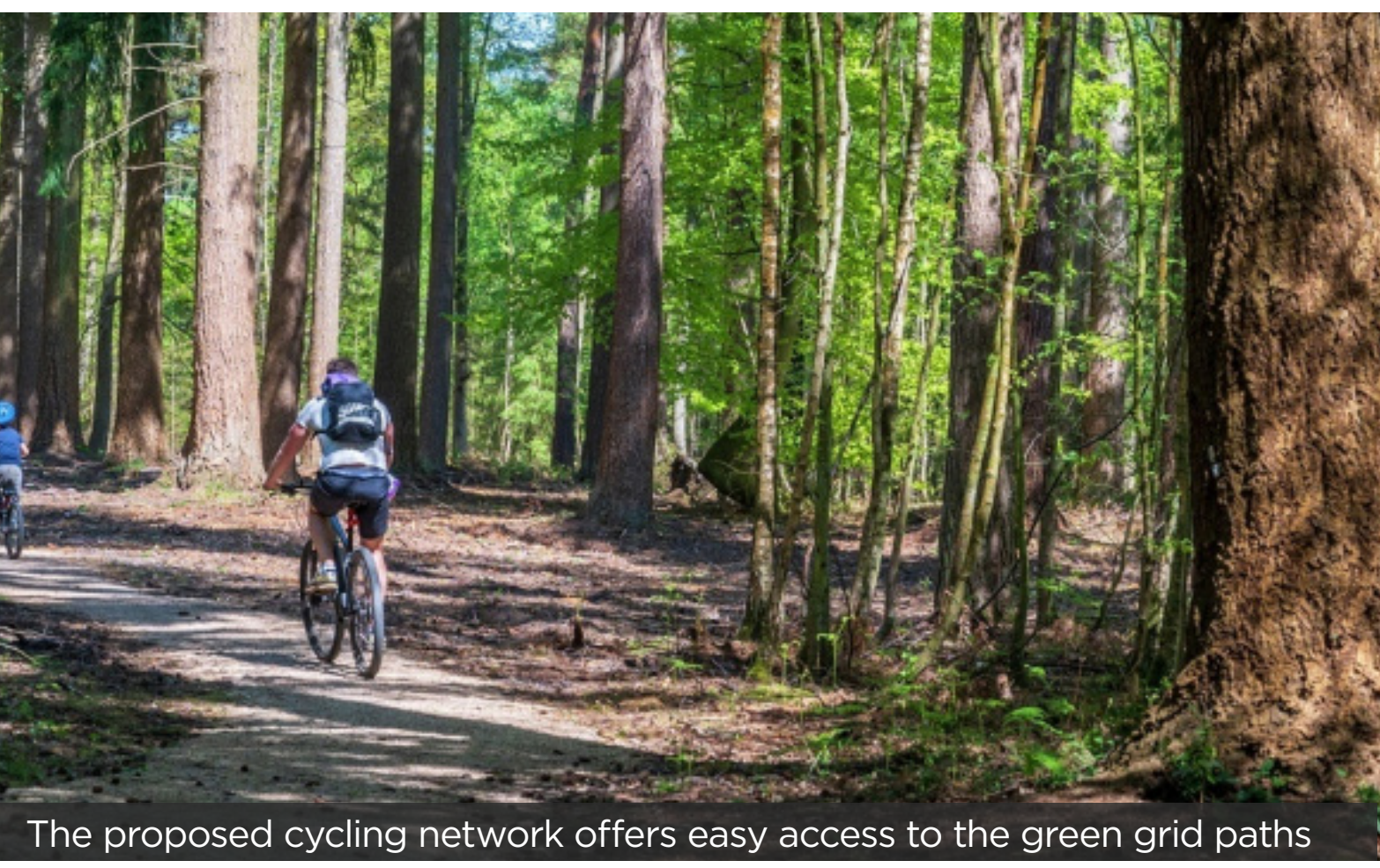


Beautiful walking paths for the whole family

Design Strategy - Cycle Movement



Cycling is easy in Hartland Village



The proposed cycling network offers easy access to the green grid paths

Key

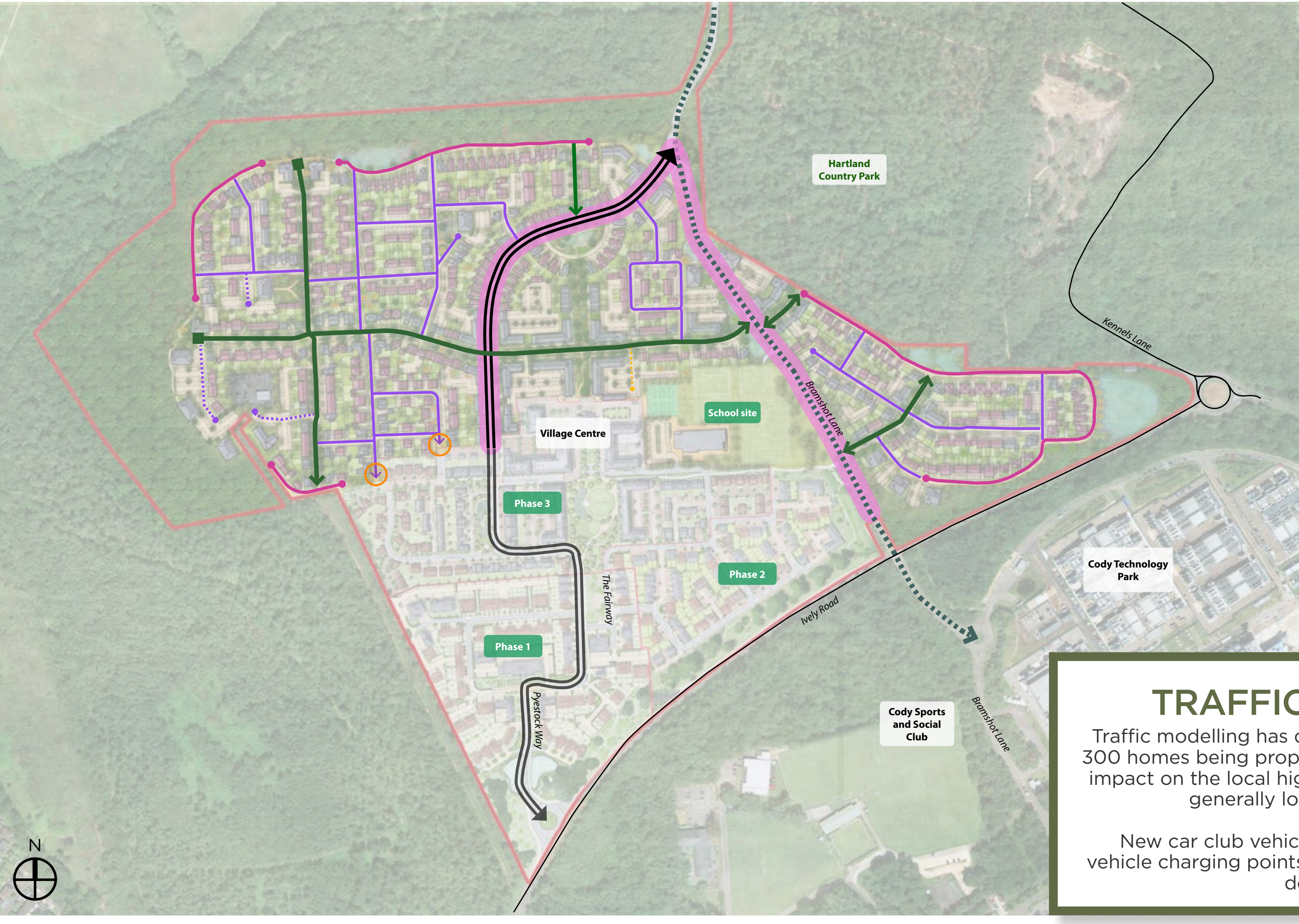
- Continuation of the cycle route along Spine road
- Leisure cycle route
- Traffic calming/cyclist crossing point
- Pedestrian/cycle and vehicular access point
- Existing and proposed pedestrian/cycle access to Hartland Country Park
- Existing wider network of routes and tracks
- Bramshot Lane

NORRIS HILL CYCLEWAY

Berkeley St Edward is delivering the Norris Hill Cycleway in conjunction with Hampshire County Council to provide a sustainable walking and cycling route to Fleet.



Design Strategy - Vehicular Movement



- Key**
- Continuation of the spine road (with pedestrian & cycle routes)
 - Secondary road - Green Avenue & Green Streets
 - Tertiary road (access lanes or shared streets)
 - Woodland edge (lanes)
 - Alignment/continuation of existing streets
 - Adapted road



Ample and comfortable streets in a unique setting



Shared streets where everyone feels safe

TRAFFIC MODELLING

Traffic modelling has demonstrated that the additional 300 homes being proposed would not have a significant impact on the local highway network, with traffic levels generally lower than before 2020.

New car club vehicles, cycle parking and electric vehicle charging points will be provided throughout the development.

KEY TRANSPORT BENEFITS OF THE WIDER MASTERPLAN

FUTURE BUS ROUTE THROUGH DEVELOPMENT

IMPROVEMENTS TO LOCAL ROADS AND FOOTPATHS

NEW NORRIS HILL CYCLEWAY

GREEN TRAVEL HUB LOCATED IN THE VILLAGE CENTRE



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NEXT STEPS

Thank you for attending our public consultation today.

We set out below the next steps and timescales as we work towards submitting a planning application to Hart District Council in early 2025.

Have your say - let us know what you think of our proposals!

- We have taken a comprehensive approach to consulting with local people to shape our plans.
- All existing residents at Hartland Village have been invited to this exhibition, along with local neighbouring residents and stakeholders, to enable us to further understand the views and comments of the local community.
- The boards displayed today will be also posted to the Hartland Village Facebook page, where these can be viewed online.
- All feedback will be considered and will be used to help refine the proposed scheme and update the proposals before we submit the Hybrid Planning Application in early 2025.
- Our immediate task, once the consultation period closes, is to collate all of the feedback we receive to produce a report. This report will form part a Statement of Community Involvement, so please take some time to fill out one of our feedback forms.

Current Timeline



Feature gateway bridge located at the southern entrance of Hartland Village