

Micheldever Station

Our approach to delivering a place for living

Fact Sheet

This factsheet explains the role O'Flynn Group will have in delivering Micheldever Station and describes how our approach will ensure a high quality and beautiful place is delivered, supported by infrastructure, in a timely manner. It also identifies how we will ensure the place can remain successful for centuries to come.

What is the issue?

Micheldever Station is a large development that will be built out over many years. Building new settlements of such a size and over such time horizons requires a different approach to normal developments. They provide the scale and funding to deliver the all new infrastructure, such as the transport, schools, parks and community buildings, which turn developments into places to live. They

also provide the opportunity to build a new place which develops its own distinctive character with well-designed new streets, buildings and public spaces. But ensuring that vision is achieved, without compromising the pace or quality of development, requires thoughtful planning, careful oversight of how the place develops and a collective guardianship of good design.

The role of a master developer

O'Flynn Group will act as the master developer for Micheldever Station, working in close partnership with the landowner who also owns the wider Sutton Scotney Estate. This means we will oversee the delivery of the development from the outset right through to completion; we're in it for the long-term and will have a stake in seeing a successful place delivered.

In the early stages we will put in place the necessary planning and delivery consents, establishing jointly with the local community and the Council the quality standards to be met. We will also be responsible for putting in place funding and delivering infrastructure,

such as roads, paths, utilities, drainage, community facilities and parks to serve the different parts of the new community. We will work with other builders to then deliver new homes, workshops, offices, shops and spaces on different parcels of land.

Our role will be varied at different points within the project, but the golden thread which knits together our master developer approach is ensuring well thought through and people-centred plans and designs are implemented to deliver quality and beauty. Our master-developer approach for Micheldever Station is centred around eight principles:

1.



Involving people and partners

we will put ongoing engagement at the heart of what we do. This means meaningful involvement of the local community to shape the development, working with the Council, infrastructure providers and other bodies to jointly achieve outcomes, and partnering with conscientious businesses who share our values. Trust and transparency are foundations of our role.

2.



Establishing the planning parameters

we will work with the Council and community to set a blueprint for delivery, which clearly explains, illustrates and guides what Micheldever Station will deliver. We will obtain the overarching outline planning permission, building in flexibility for change to keep at the forefront of standards and quality.

3.



Setting the design quality benchmarks

we will champion jointly established quality standards. We'll work to ensure design quality underpins delivery, using available planning and contractual tools, ensuring attention is paid to the details and leading by example in what O'Flynn Group delivers ourselves.

4.



Investing for the future

we will draw together the capital funding required to fund construction and infrastructure. Delivery is expensive, but our investment approach and funding partnerships will be tailored to a long-term outlook. This means we can deliver things, such as transport improvements and schools, when they are needed and maintain delivery through economic uncertainties. We will be patient in waiting for return on our investment.

5.



Delivering utilities and infrastructure

as master developer we will take responsibility for timely delivery of infrastructure. We will work with utilities providers to ensure capacity and that development areas are serviced. Working with partners, we will put in place the roads, bus stops, schools, parks, shops, health facilities that will serve the settlement. Our role will be to implement the common and public parts of the new settlement and de-risk delivery for our other development partners.

6.



Building exemplar neighbourhoods

O'Flynn Group is an experienced developer and will directly deliver some neighbourhoods, including early exemplar streets and homes to set the benchmark for other builders. We will also step in to help and overcome hurdles that delivery on some parts of the new settlement might face.

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Enabling homes and employment



Whilst retaining overall control, we will release selected areas that are already serviced with roads and utilities to other builders and for other ways of building, such as self-build plots. This is important for creating variety and enhancing the speed of delivery.

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Holding a long-term stake



We're in it for the long haul and want to create a legacy we can be proud of. We'll retain responsibility from start to finish, but work with the new community to shape what long-term stewardship beyond that looks like. Our landowner partner will continue to own the wider rural Sutton Scotney Estate and is investing in seeing a successful and prosperous community for the long-term.

Embedding high quality and beautiful design

Our approach will be different. We want to ensure that the objective of high quality and beautiful design is embedded within the processes, approaches and structures for delivery that will bring forward the new settlement. This will avoid the design shortcomings that have occurred in new developments elsewhere. As master developer O'Flynn Group will act as a vanguard of design quality.

We will adopt bespoke designs. Our role will ensure development is brought forward using distinctive architect-led designs, rather than 'off-the shelf' or standardised house types. These will work to an overarching design code which will set out the agreed design principles to be used; the local character and materials to be used; approaches to sustainability, carbon emissions and water management; principles for open space, wellbeing and biodiversity; and how streets, cycling and car parking will be seamlessly arranged. All designs at all at stages will be developed with the involvement of the community, including in agreeing the overarching design code, and before any application is approved it will have undergone a design review by an independent panel.

We will curate delivery. This will involve selecting and partnering with housebuilders and contractors, ensuring they sign-up to the design principles of Micheldever Station. We will not simply release control to the highest bidder. Clarity on what is expected from delivery partners will be set out at the beginning to prevent the vision being compromised at delivery stage due to value considerations.

We will lead by example. O'Flynn Group will retain certain parcels, streets and neighbourhoods, delivering homes, workplaces and community spaces ourselves. This will set the tone for other builders. We will also retain overall responsibility for delivering the main common areas of the new settlement, the larger parks and landscaped areas, the main streets and squares, the bus stops and benches, meaning we can tie the look and feel of the whole new settlement together.

Long-term stewardship

Whilst as master developer we will see the construction through to building the last home, our aim is to create the settings within which a sense of community can organically grow. We ultimately wish to see governance of Micheldever Station handed to the community and will put in place structures which will allow management of the spaces and places created for the benefit of the community in perpetuity. To achieve this, we will set-up a Micheldever Station Community Benefit Trust in consultation with the residents of the new community. The precise structure of this could take various forms, but the overarching objective will be to build social capital – or neighbourliness – in the community and manage Micheldever Station's public assets for the long-term benefit of its residents and workers.

Whilst there are many forms which the Community Benefit Trust could ultimately take, some things we envisage could be implemented with buy-in from the community include:

- Establishing a community forum early in the delivery and giving them the tools and a platform for people to come together, have a community voice, organise community events and engender inclusive and happy neighbourhoods. For example, this could include providing a community website, organising a calendar of community events, helping to facilitate growing social networks or providing local businesses support.
- Establishing a resident's board who will work with O'Flynn Group and the Council as the community grows to help make joint decisions on things like design. This will provide open lines of communication between delivery partners and the people living and working in the new settlement.
- Placing green infrastructure, community buildings or facilities, district energy systems and potentially other assets into a community-led vehicle tasked with long-term management of the new settlement for the benefit of residents and with opportunities to generate revenue for funding. This could be governed by way of a trust or a foundation, with opportunities for various legal forms of organisation (e.g. a charity, a co-operative society, a company), or could be brought forward as a town council.
- Providing small parcels of land for community-led projects at different stages of the overall construction. These could be used for community

gardening, community workshops, sports provision, community build projects, including affordable housing, or any other use which the community would like to see brought forward by themselves for their own collective benefit.



For further information, please visit our website www.micheldeverstationfuture.co.uk