



Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

Basingstoke and Deane Borough Council Response to Inspectors Key Issues and Discussion Note

Issue 5: Greenfield Site Allocations

September 2015

- 11. Greenfield Site Allocations:** *Are the proposed major new developments for new housing and other uses positively prepared, justified and deliverable? Does the level of details in the policies and Inset Diagrams meet the requirements of the PPG for Local Plans to make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered? (PPG Ref ID 12-002-20140306)*
- 11.1 Policy SS3 and the site-specific policies SS3.1-SS3.12, have been positively prepared, and the site allocations are justified and deliverable.
- 11.2 The council's spatial strategy is underpinned by the Sustainability Appraisal (SA) which informed the housing delivery target and strategic spatial distribution. Detailed site appraisals in the SA also considered the impact of development against each of the objectives in the SA, identifying the likelihood, scale, timescale, frequency, duration and significance of any impacts. Development on these sites was assessed both individually and cumulatively, to enable the council to fully understand the outcomes. It is considered that the allocations are justified because the council has allocated the most sustainable sites for development necessary to meet the housing delivery target. The SA (inc. SEA) work indicated sites that should be considered for allocation in the Local Plan as these sites offered fewer constraints and more benefits when compared to the alternatives. The sites indicated in the SA (Inc. SEA) are those allocated in policy SS3.1 to SS3.12.
- 11.3 Throughout the preparation of the plan, the council has undertaken a number of 'calls for sites' to understand which sites could be made available for development in the borough. The sites were initially reviewed through the Strategic Housing Land Availability Assessment (SHLAA) (PS/02/44 for current version) to determine whether they were deliverable or developable. Sites worthy of further consideration for inclusion as strategic allocations in the Local Plan were assessed in further detail through the Housing Site Assessments (PS/02/26) when each of the sites were tested both individually and in combination against a set of detailed criteria reflecting relevant national guidance and building upon technical evidence from across the Local Plan evidence base. The assessment considered each site's physical constraints, accessibility, infrastructure requirements, the environmental conditions that would be created for new residents and deliverability factors, to understand their suitability for development. The Assessments particularly focused upon the potential impacts of development, including cumulative impacts, and whether they could be mitigated.
- 11.4 The Housing Site Assessments, in combination with the site appraisals in the Sustainability Appraisal (PS/02/16, Appendices 14 and 15) and other relevant sites based assessments including the Flood Risk Assessment (PS/02/27) provide a robust and detailed evidence base for the Local Plan and **justify** the proposed strategy. These sources of evidence have been updated and reviewed at each key stage of the plan's development.

- 11.5 The Submission Local Plan (with Proposed Main Modifications) sets out positively worded policies that are supportive of development subject to a range of appropriate criteria. These policies and their criteria also contain an appropriate level of detail, and the allocations are defined on the Submission Policy Maps (CD04).
- 11.6 The policies set out a detailed basis for **what** and **where** development will be delivered, and are considered to provide an appropriate framework for the delivery of the sites over the plan period. The criteria have been produced in cooperation with and following the guidance of relevant statutory bodies and reflect the substantial evidence base that has informed the site selection process (TP02, specifically appendix 4). The criteria include the associated infrastructure requirements which have been informed by the council's Infrastructure Delivery Plan (IDP) (as amended, CD11 and PS/02/20). This sets out a framework for infrastructure provision to 2029, including the necessary strategic and local infrastructure to meet the needs that arise from the site allocations.
- 11.7 The Inspector has indicated that he would like to see further detail on the strategic sites through the inclusion of relevant inset maps to provide further detail about what and where. A series of draft inset maps have been agreed between the council, the relevant landowners for each of the sites, and in relation to the larger sites, also the Local Highways Authority (LHA) and the Local Education Authority (LEA). These draft inset maps are included in the relevant Statements of Common Ground for the larger sites, and a full set of maps for all of the sites, including those which currently have planning permission, is attached to this statement as appendix 1.
- 11.8 Policy SS3 and the site-specific policies also set out **when** the sites are likely to be developed through indicating their respective phasing. Appendix 1 of the Updated Land Supply Statement (PS/02/43) sets out how each of the site allocations are predicted to come forward over the plan period, taking into account such issues as lead in times, annual delivery rates and a site's current status in terms of planning permission. It is proposed that the phasing indicated in Policy SS3 is updated, through a minor modification to the Plan, to be in line with the current information outlined in the Land Supply Statement.
- 11.9 The **deliverability** of each site is explained further below.
- 11.1 *Policy SS3.1 – Swing Swang Lane*
- 11.1.1 The site has been determined suitable for development through the examination of a range of evidence. A full assessment of the site's constraints is set out in the Volume 1 of the Housing Site Assessment (HO/05) and in Appendix 14 of the Sustainability Appraisal (PS/02/16).

These assessments are supported by, and evidenced by, a range of other technical evidence base documents.

What?

- 11.1.2 The policy allocates the site for approximately 100 dwellings. Policy SS3.11 (with minor amendments proposed through the Statement of Common Ground) includes 12 detailed criteria identifying what is required to ensure a high quality and infrastructure-rich development.

Where, when and how?

- 11.1.3 Inset 1 of the Policy Maps defines the boundary of the allocated site. The map also defines the proposed changes to the settlement policy boundary and the new extent of development.
- 11.1.4 The draft inset map, developed by the council in consultation with the landowner (Hampshire County Council) provides an illustrative spatial layout of the site, showing the indicative location of the principal access points. The Inset Map also shows the indicative location of a pedestrian and cycle corridor.
- 11.1.5 Part of the site is designated a SINC and therefore a development proposal on the site will need to accord with the requirements of criterion h) of policy SS1.
- 11.1.6 The site is expected to be fully delivered within the next five years, as follows:

	2015/16	2016/17	2017/18	2018/19	2019/20
Annual delivery rate	0	0	50	50	0

- 11.1.7 It is expected that the site will be sold to a developer, who will then work up the details of the proposal in consultation with stakeholders and the local community, in accordance with the council’s adopted Statement of Community Involvement (BD03), Policy SS3.1 and the requirements set out in Appendix 5 of the Plan.
- 11.1.8 It is suggested that the following text be inserted in the Plan alongside an inset map for the site, as agreed by the landowner (Hampshire County Council):

“Approximately 100 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respond to its context and the local green infrastructure assets.”

11.2 Policy SS3.2 – Kennel Farm

- 11.2.1 The site is allocated for approximately 310 units in the Submission Local Plan, as updated by the proposed modifications. It was granted outline

planning permission at appeal in January 2014 for up to 310 units (BDB/77382). The reserved matters application was registered in April 2015 and is currently being considered by the council (15/00905/RES). The reserved matters application is for 186 market units and 124 affordable units (40%), 310 units in total. The agent on behalf of the developers (joint venture between Linden Homes and Wates) has confirmed to the council, through the annual site monitoring process, that they will progress the development as soon as possible, with an expectation that development will commence in the latter part of 2015. The agent has also stated that the site will come forward in one phase with a build programme of approximately 18 months to 2 years. In order to ensure a robust and deliverable land supply position, a more conservative 3 year delivery programme has been adopted in appendix 1 of the Updated Land Supply Statement (August 2015), reflecting previous experience of similar sites. The following delivery is therefore expected:

	2015/16	2016/17	2017/18	2018/19	2019/20
Annual delivery rate	0	80	120	110	0

- 11.2.2 The planning permission makes clear what is intended to happen on the site, where and when, with further information being provided through the reserved matters application. However, to ensure that the Plan itself meets the requirements of the NPPG, and in order to ensure future certainty in the case of non-implementation of the permission, it is suggested that the following text be inserted in the Local Plan alongside an inset map. The suggested text and map have been agreed by the developer.

(Insert before Policy SS3.2)

'As part of the development in south-west Basingstoke, approximately 310 new homes will be brought forward on this site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its context and build upon the local green infrastructure assets.'

11.3 Policy SS3.3 – Razor's Farm

- 11.3.1 The site is allocated for approximately 420 units in the Plan. It was granted outline planning permission at appeal in September 2014 for 425 units (BDB/77341). A Reserved Matters application was registered on the 13 August 2015 for the first phase of development (143 homes). The developer (Croudace Homes) has confirmed to the council that they are due to commence development in early 2016 with 30 completions in the first financial year (2016/17) and 85 units per year thereafter. The remaining Reserved Matters submissions will be submitted promptly after. In order to ensure a robust and deliverable land supply position, a more conservative

delivery programme has been adopted in appendix 1 of the Updated Land Supply Statement (August 2015) which indicates that the first completions will become available in 2017/18. A build rate of 85 units per year is considered a realistic and robust build out rate, reflecting the annual rates achieved by Croudace Homes on the neighbouring site of Sherfield Park which was been developed over the last few years. The following delivery is therefore expected:

	2015 /16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Annual delivery rate	0	0	85	85	85	85	55	30

11.3.2 It is suggested that the following text be inserted in the Plan alongside an inset map for the site, as agreed by Croudace Homes:

(Insert before Policy SS3.3)

'Approximately 420 new homes will be brought forward on the site as part of a high quality, comprehensively planned development, providing supporting infrastructure that is necessary to serve the site. The site will respond to its landscape context and green infrastructure opportunities, as well as its close relationship to planned housing areas to the north.'

11.4 Policy SS3.4 – North of Popley Fields

11.4.1 The site is allocated for approximately 450 units in the Plan. It was granted outline planning permission at appeal in September 2013 for 450 units (BDB/75761) and detailed permission for 200 units on phase one of the site (BDB/75762). Development commenced on the site prior to 1 April 2015. Pre-application discussions are currently taking place on the second phase for 250 units and an application is due to be submitted in the autumn. The start of this second phase will tie in with the completion of phase one so that there is a continuity of build. The following delivery rates reflect the position of the developer and indicate an eight year build programme with delivery rates of 65 units per annum once the site is up and running.

	2015 /16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Annual delivery rate	30	65	65	65	65	65	65	30

11.4.2 It is suggested that the following text be inserted in the Plan alongside an inset map for the site, as agreed by the developer David Wilson Homes.

The inset map does not include the reference to a primary school as Hampshire County Council have advised that they are not taking the onsite school option under the S106 agreement but rather will be taking the monies to expand existing schools. It is proposed that this position is reflected in a proposed modification to criteria b) of Policy SS3.4 which currently requires the provision of a new one form entry primary school.

Insert before Policy SS3.4)

'Approximately 450 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its context and build upon the local green infrastructure assets'.

11.5 Policy SS3.5 – Overton Hill

11.5.1 The site is allocated for approximately 120 units in the Submission Local Plan, as updated by the proposed modifications. It was granted outline planning permission at appeal in February 2015 (13/00197/OUT) and the reserved matters application is currently being prepared with pre-application discussions currently taking place. The agent, on behalf of the developer (Bellway Homes) has confirmed to the council that they intend to submit the reserved matters application this year and will commence development on site in summer 2016. The site will be built out in one phase with a two year build programme. In order to ensure a robust and deliverable land supply position, a more conservative delivery programme has been adopted (as shown in appendix 1 of the Updated Land Supply Statement (August 2015)) which spreads the development over four years.

	2015 /16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Annual delivery rate	0	20	40	40	20	0	0	0

11.5.2 It is suggested that the following text be inserted in the Plan alongside an inset map for the site, as agreed by Bellway Homes.

Insert before Policy SS3.5)

'Approximately 120 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its landscape context and build upon the local green infrastructure assets'.

11.6 Policy SS3.6 – South of Bloswood Lane

11.6.1 The site is allocated for approximately 150 units in the Plan. Part of the site was granted planning permission in October 2014 for 83 units (BDB/77828). The developer (Bewley/Banner Homes) has confirmed to the council that they will progress the development as soon as possible and anticipate commencement on site in October 2015 and anticipate that the site will be built out in one phase with a two year build programme. A build rate of approximately 40 units a year is considered a realistic and robust build out rate, reflecting delivery rates achieved on sites such as this. The following delivery is therefore expected:

	2015/16	2016/17	2017/18	2018/19	2019/20
Annual delivery rate	0	0	40	43	0

11.6.2 The remainder of the site is within the ownership of Zurich. The allocation covers approximately 12.5 ha in total (with the land owned by Bewley /Banner Homes) but only part of the sites is considered developable due to noise constraints associated with the A34 which forms the western boundary of the site. As such the yield of the remaining part of the sites is considered to be approximately 60 units. Agents (Savills-Smiths Gore) on behalf of the landowner have confirmed to the council that they are committed to developing the site and are working towards delivery in the short term. In order to ensure a robust and deliverable land supply position, the site has been placed within the 5-10 year time band, as outlined below.

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Annual delivery rate	0	0	0	0	0	20	40

11.6.3 It is suggested that the following text be inserted in the Plan alongside an inset map for the site, as agreed by Zurich.

(Insert before Policy SS3.6)

'Approximately 150 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its landscape context and build upon the local green infrastructure assets'.

11.7 Policy SS3.7 - Redlands

11.7.1 The site has been determined suitable for development through the examination of a range of evidence. A full assessment of the site's constraints is set out in the Volume 3 of the Housing Site Assessment

(HO/05) and in Appendix 14 of the Sustainability Appraisal (PS/02/16). These assessments are supported by, and evidenced by, a range of other technical evidence base documents.

11.7.2 In particular, the assessments identify that potential impacts (for example upon landscape and highways) could be mitigated, either through design or through the provision of adequate infrastructure. The council’s Statement of Common Ground with Phillips Planning Services Limited (Cooper Estates Strategic Land) ([PS/02/41](#)) provides further detail about how the criteria in the policy would address the key issues on the site and achieve high quality, sustainable development. Sections 2 and 3 of the Statement of Common Ground, demonstrate that the site is available, and that the delivery of 150 dwellings is achievable.

What?

11.7.3 The policy allocates the site for approximately 150 dwellings. Policy SS3.7 includes 9 detailed criteria identifying what is required to ensure a high quality development. Criteria in the policy, such as c) and d), identify specific infrastructure requirements associated with the development.

Where, when and how?

11.7.4 Inset 1 of the Policy Maps defines the boundary of the allocated site.

11.7.5 The draft inset map, developed by the council in consultation with Phillips Planning Services Limited and the Local Highways Authority, provides an illustrative spatial layout of the site, indicatively showing the:

- Access for all road users between the SS3.7 and SS3.9 sites.
- Principal access to/from the A33. This should include provision for a site access from an improved Gaiger Avenue/ A33 junction or suitable alternative.
- Indicative location of development.

11.7.6 The delivery of homes on the site is expected to be within the period 2017/18 to 2024/25. The indicative build rates as agreed with Phillips Planning Services Limited in the Statement of Common Ground ([PS/02/41](#)) are as follows:

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Annual delivery rate	0	0	50	50	50	0

11.7.7 A request for an Environmental Impact Assessment screening opinion for the proposed development of approximately 150 dwellings was received in March 2015. The Local Planning Authority issued its decision in April 2015 and considered that an Environment Statement would not be required.

- 11.7.8 Technical work on ecology, landscape, highways, flood risk, noise, odour and trees has been undertaken to help to inform the draft proposed layout that Phillips Planning has provided to the council and Hampshire County Council (Property Services). The draft proposed layout can be found in Appendix 2 of the Statement of Common Ground ([PS/02/41](#)).
- 11.7.9 It is anticipated that an outline application on the site for approximately 150 dwellings will be submitted to the Local Planning Authority before the end of 2015. The landowner has requested pre-application advice from the council.

11.8 Policy SS3.8 – Upper Cufaude Farm

- 11.8.1 The site has been determined suitable for development through the examination of a range of evidence. A full assessment of the site's constraints is set out in the Volume 1 of the Housing Site Assessment (HO/05) and in Appendix 14 of the Sustainability Appraisal (PS/02/16). These assessments are supported by, and evidenced by, a range of other technical evidence base documents.
- 11.8.2 In particular, the assessments identify that potential impacts (for example upon landscape and highways) could be mitigated, either through design or through the provision of adequate infrastructure. The council's Statement of Common Ground with the landowner ([PS/02/42](#)) provides further detail about how the criteria in the policy would address the key issues on the site and achieve high quality, sustainable development. Sections 2 and 3 of the Statement of Common Ground, demonstrate that the site is available, and that the delivery of 390 dwellings and supporting infrastructure is achievable.

What?

- 11.8.3 The policy allocates the site for approximately 390 dwellings. Policy SS3.8 (with minor amendments proposed through the Statement of Common Ground) includes 16 detailed criteria identifying what is required to ensure a high quality and infrastructure-rich development. Criteria in the policy, such as c), h), i) and j) identify specific infrastructure requirements associated with the development.

Where, when and how?

- 11.8.4 Inset 2 of the Policy Maps defines the boundary of the allocated site. The map also defines the new extent of development.
- 11.8.5 The draft inset map, developed by the council in consultation with the landowner, the Local Highways Authority and the Local Education Authority, provides an illustrative spatial layout of the site, indicatively showing the:
- Access for all road users between the SS3.3 and SS3.8 sites (indicatively shown in the outline planning consent for the Razor's Farm development):
 - Access to the central parcel of SS3.8 site via the SS3.3 site.
 - Access to the eastern parcel of the site off Cufaude Lane.

- A reserved site for a two form entry primary school.
- A centre (including community facilities)

11.8.6 The delivery of homes on the site is expected to be within the period 2017/18 to 2024/25. The indicative build rates as agreed with the land owner in the Statement of Common Ground ([PS/02/42](#)), assuming that the eventual developer operates a single sales outlet are as follows:

	20/21	21/22	22/23	23/24	24/25	25/26
Annual delivery rate	50	70	70	70	70	60

11.8.7 It is expected that the site will be sold to a developer, who will then work up the details of the proposal in consultation with stakeholders and the local community, in accordance with the council's adopted Statement of Community Involvement (BD03), Policy SS3.8 and the requirements set out in Appendix 5.

11.9 Policy SS3.9 – East of Basingstoke

11.9.1 The site has been determined suitable for development through the examination of a range of evidence. A full assessment of the site's constraints is set out in the Volume 1 of the Housing Site Assessment (HO/05) and in Appendix 14 of the Sustainability Appraisal (PS/02/16). These assessments are supported by, and evidenced by, a range of other technical evidence base documents.

11.9.2 In particular, the assessments identify that potential impacts (for example upon landscape, flood risk, biodiversity, pollution and highways) could be mitigated, either through design or through the provision of adequate infrastructure. The council's Statement of Common Ground with the landowner ([PS/02/40](#)) provides further detail about how the criteria in the policy would address the key issues on the site and achieve high quality, sustainable development. Sections 2 and 3 of the Statement of Common Ground, demonstrate that the site is available, and that the delivery of 450 dwellings and supporting infrastructure is achievable.

What?

11.9.3 The policy allocates the site for approximately 450 dwellings. Policy SS3.9 (with minor amendments proposed through the Statement of Common Ground) includes 16 detailed criteria identifying what is required to ensure a high quality and infrastructure-rich development. Criteria in the policy, such as c), h), i) and j) identify specific infrastructure requirements associated with the development.

Where, when and how?

11.9.4 Inset 1 of the Policy Maps defines the boundary of the allocated site. The map also defines the new extent of development.

11.9.5 The draft inset map, developed by the council in consultation with the landowner, the Local Highways Authority and the Local Education Authority, provides an illustrative spatial layout of the site, indicatively showing the:

- Access for all road users between the SS3.7 and SS3.9 sites.
- Principal access to/from the A33.
- Indicative location of development
- Access between site parcels
- A reserved site for a two form entry primary school.
- A centre (including community facilities).
- Green corridor incorporating Petty’s Brook, natural flood zones and the River Loddon Biodiversity Priority Area.
- Pedestrian and cycling access.

11.9.6 As noted in paragraph 6.8 of the Statement of Common Ground with the landowner ([PS/02/40](#)). It is agreed that modifications will be made to the site allocation boundary for the SS3.9 site in the Submission Local Plan Policies Map to ensure that it corresponds with the landownership boundary for the site. The proposed modifications can be viewed in appendix 2.

11.9.7 The delivery of homes on the site is expected to be within the period 2017/18 to 2024/25. The indicative build rates as agreed with the land owner in the Statement of Common Ground ([PS/02/40](#)) are based on the Local Plan adoption timetable and assuming that the eventual developer operates a dual sales outlet are as follows:

	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
Annual delivery rate	0	60	110	110	110	60	0	0

11.9.8 It is expected that the site will be sold to a developer, who will then work up the details of the proposal in consultation with stakeholders and the local community, in accordance with the council’s adopted Statement of Community Involvement (BD03), Policy SS3.9 and the requirements set out in Appendix 5 of the Plan.

11.10 Policy SS3.10 – Manydown

11.10.1 The site has been determined suitable for development through the examination of a range of evidence. A full assessment of the site’s suitability is set out in Volume 2 of the Housing Site Assessment (HO/05), and in Appendix 14 of the Sustainability Appraisal (PS/02/16). These assessments are supported by, and evidenced by, a range of other technical evidence base documents.

11.10.2 In particular, the assessments identify that potential harmful impacts (for example upon landscape, biodiversity and highways) could be mitigated, either through design or through the provision of adequate infrastructure.

The Local Planning Authority's (LPA) Statement of Common Ground with the landowner (PS/02/48) provides further detail about how the criteria in the policy would address the key issues on the site and achieve high quality, sustainable development. Sections 3 and 4 of the Statement of Common Ground, demonstrate that the site is available, and that the delivery of 3,400 dwellings and supporting infrastructure over the plan period is achievable.

What?

- 11.10.3 The policy allocates the site for approximately 3,400 dwellings. Policy SS3.10 includes 21 detailed criteria identifying what is required to ensure a high quality and infrastructure-rich development. Criteria in the policy, such as c), d), f) and l) identify specific infrastructure requirements associated with the development.

Where, when and how?

- 11.10.4 Inset 2 of the Policy Maps defines the boundary of the allocated site (and the amended settlement policy boundary), and also the remaining Manydown Area within which wider masterplanning will take place. The map also defines the location of the Manydown Country Park. A number of minor modifications are required to the Submission Local Plan Policies Map to ensure that it corresponds with the landownership boundary of the wider Manydown site. The proposed modifications will be outlined in a further Statement of Common Ground with the landowners.
- 11.10.5 The draft inset map, developed by the LPA in consultation with the landowner, the Local Highways Authority and the Local Education Authority, provides an illustrative spatial layout of the site. Amongst other elements, this shows the general location of the principal access points, a link road running through the northern part of the site, and three centres (with schools). It is recognised that the masterplan will be developed through further technical work and community consultation prior to the submission of any planning application.
- 11.10.6 The following housing delivery schedule has been agreed through the Statement of Common Ground, and shows that the full allocation can be delivered within the plan period. The landowner will provide further details on their delivery strategy in their Statement.

	Units per year	Total
2015/16	0	0
2016/17	0	0
2017/18	50	50
2018/19	200	250
2019/20	300	550
2020/21	300	850
2021/22	320	1170
2022/23	320	1490
2023/24	320	1810
2024/25	320	2130
2025/26	320	2450
2026/27	320	2770
2027/28	320	3090
2028/29	310	3400

11.11 Policy SS3.11 – Basingstoke Golf Course

11.11.1 The site has been determined suitable for development through the examination of a range of evidence. A full assessment of the site's constraints is set out in the Volume 1 of the Housing Site Assessment (HO/05) and in Appendix 14 of the Sustainability Appraisal (PS/02/16). These assessments are supported by, and evidenced by, a range of other technical evidence base documents.

11.11.2 In particular, the assessments identify that potential harmful impacts (for example upon landscape, biodiversity and highways) could be mitigated, either through design or through the provision of adequate infrastructure. The council's Statement of Common Ground with the landowner (PS/02/49) provides further detail about how the criteria in the policy would address the key issues on the site and achieve high quality, sustainable development. Sections 2 and 3 of the Statement of Common Ground, demonstrate that the site is available, and that the delivery of 1000 dwellings and supporting infrastructure is achievable.

What?

11.11.3 The policy allocates the site for approximately 1000 dwellings. Policy SS3.11 (with minor amendments proposed through the Statement of Common Ground) includes 15 detailed criteria identifying what is required to ensure a high quality and infrastructure-rich development. Criteria in the policy, such as c), f) and l) identify specific infrastructure requirements associated with the development.

Where, when and how?

11.11.4 Inset 2 of the Policy Maps defines the boundary of the allocated site. The map also defines the proposed changes to the settlement policy boundary and the new extent of development.

11.11.5 The draft inset map, developed by the council in consultation with the promoter, the Local Highways Authority and the Local Education Authority, provides an illustrative spatial layout of the site, showing the proposed location of the principal access (jointly masterplanned with Hounsomsome Fields, and informed by a highways study undertaken by the landowners – attached to the Basingstoke Golf Club Statement of Common Ground - CD: PS/02/49, appendix 7), a secondary access in the north-eastern corner of the site connecting to Beggarwood Lane, and a centre.

11.11.6 The council's Statement of Common Ground with Basingstoke Golf Club agrees the anticipated rate of housing delivery on the site and shows that the full allocation can be delivered within the plan period.

	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28
Annual delivery rate	50	100	150	150	150	150	150	100

11.11.7 The Statement of Common Ground (PS/02/49) sets out the process by which it is anticipated the site will be brought forward for development. It is expected that the site will be sold to a developer, who will then work up the details of the proposal in consultation with stakeholders and the local community, in accordance with the council's adopted Statement of Community Involvement (BD03), Policy SS3 and the requirements set out in Appendix 5 of the Plan.

11.12 Policy SS3.12 – Hounsomsome Fields

11.12.1 The site has been determined suitable for development through a range of evidence. A full assessment of the site's constraints is set out in volume 5 of the Site Assessments (PS/02/26) and in Appendix 14 of the Sustainability Appraisal (SA04). These assessments are supported by, and evidenced by, a range of other technical evidence base documents.

11.12.2 In particular, the assessments identify that harmful impacts (for example upon landscape, biodiversity and highways) could be minimised or mitigated, either through design or through the provision of adequate infrastructure. The council's Statement of Common Ground with the landowner (PS/02/50) provides further detail about how the criteria in the policy would address the key issues on the site and achieve high quality, sustainable development. Sections 3 and 4 of the council's Statement of Common Ground with the promoter (PS/02/50), demonstrate that the site is available, and that development is achievable.

What?

11.12.3 The policy allocates the site for approximately 750 dwellings. Policy SS3.12 (with minor amendments proposed through the Statement of Common Ground) includes 17 detailed criteria identifying what is required to ensure a high quality and infrastructure-rich development. Criteria in the policy, such as c), f) and l) identify specific infrastructure requirements associated with the development.

Where, when and how?

11.12.4 Inset 2 of the Policy Maps defines the boundary of the allocated site. The map also defines the proposed changes to the settlement policy boundary and therefore the new extent of development.

11.12.5 The draft inset map, developed by the council in consultation with the promoter, the Local Highways Authority and the Local Education Authority, provides an illustrative spatial layout of the site, showing the proposed location of the principal access (jointly masterplanned with Basingstoke Golf Course, and informed by a highways study undertaken by the landowners – attached to the Hounsome Fields Statement of Common Ground (Examination Document: PS/02/50, appendix 6), and a centre.

11.12.6 Section 3 of the council’s Statement of Common Ground with the site promoter sets out some milestones for bringing the site forward and agrees the anticipated rate of housing delivery on the site. The promoter has stated their intention to submit a planning application by the end of January 2016, with the aim of delivering the first dwellings in 2017. The full allocation will be delivered within the plan period.

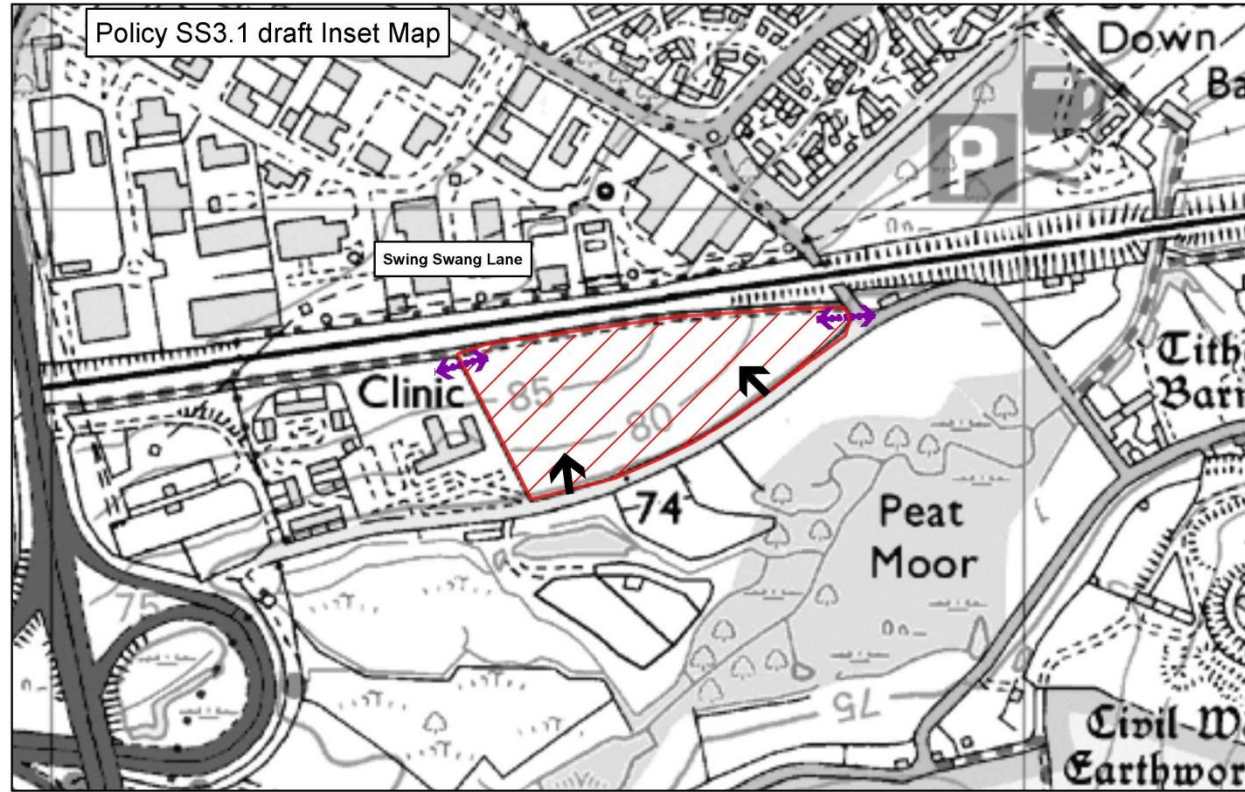
	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27
Annual delivery rate	50	70	70	70	70	70	70	70	70	70

11.12.7 The Statement of Common Ground PS/02/50) illustrates the promoter’s commitment to the submission of a planning application and early delivery on the site.

Appendix 1: Draft Inset Maps

Policy SS3.1 (Swing Swang Lane)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY

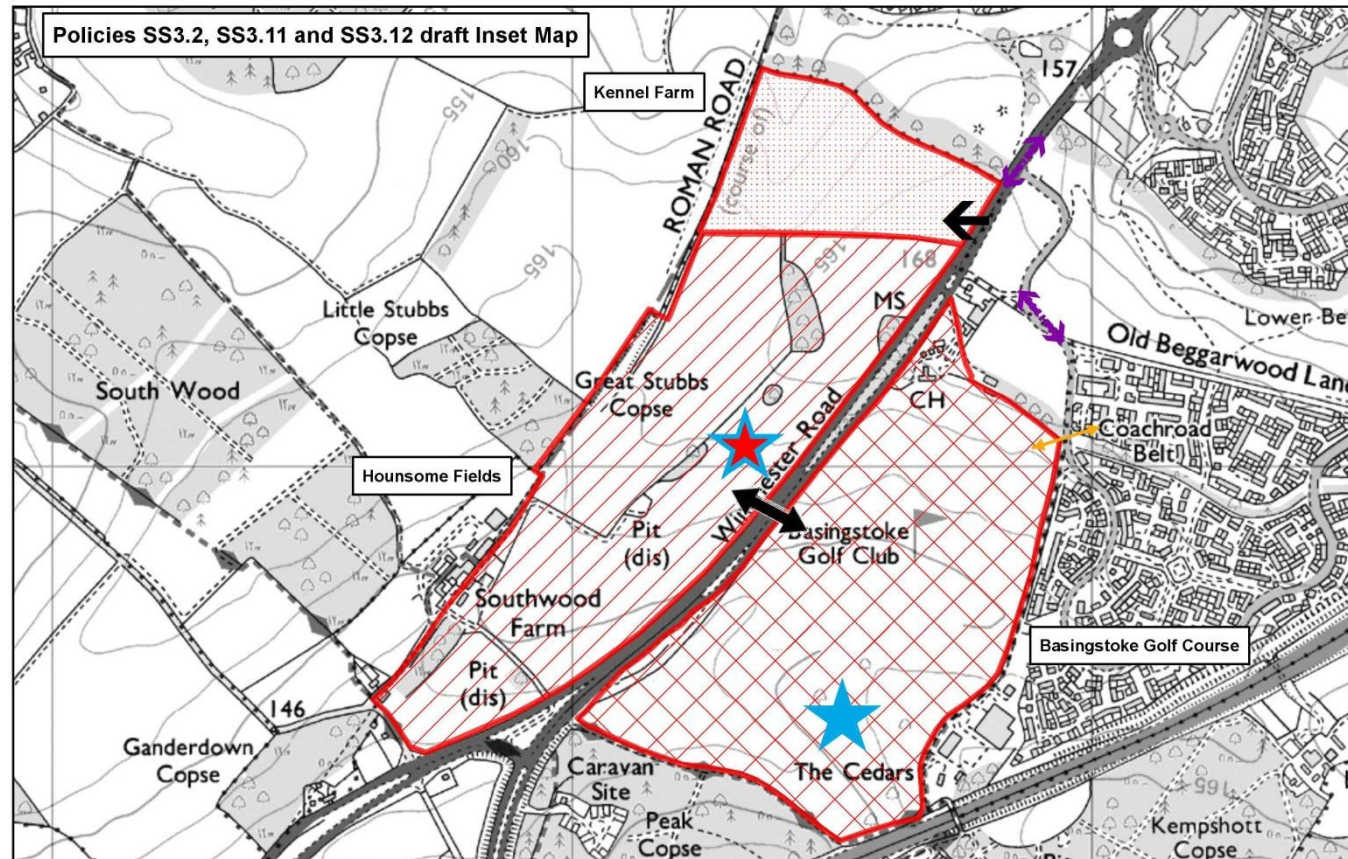


- Key**
- Site Allocation
 - Phase 1 (2015/16 - 19/20)
 - Indicative pedestrian and cycling corridor
 - Principal Access

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Policy SS3.2 (Kennel Farm), SS3.11 (Basingstoke Golf Course, SS3.12 (Hounsome Fields)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Key

- Site Allocation Boundary
- Site with planning permission (2016/17 - 18/19)
- Phase 1 (2017/18 - 28/29)
- Phase 2 (2020/21 - 28/29)

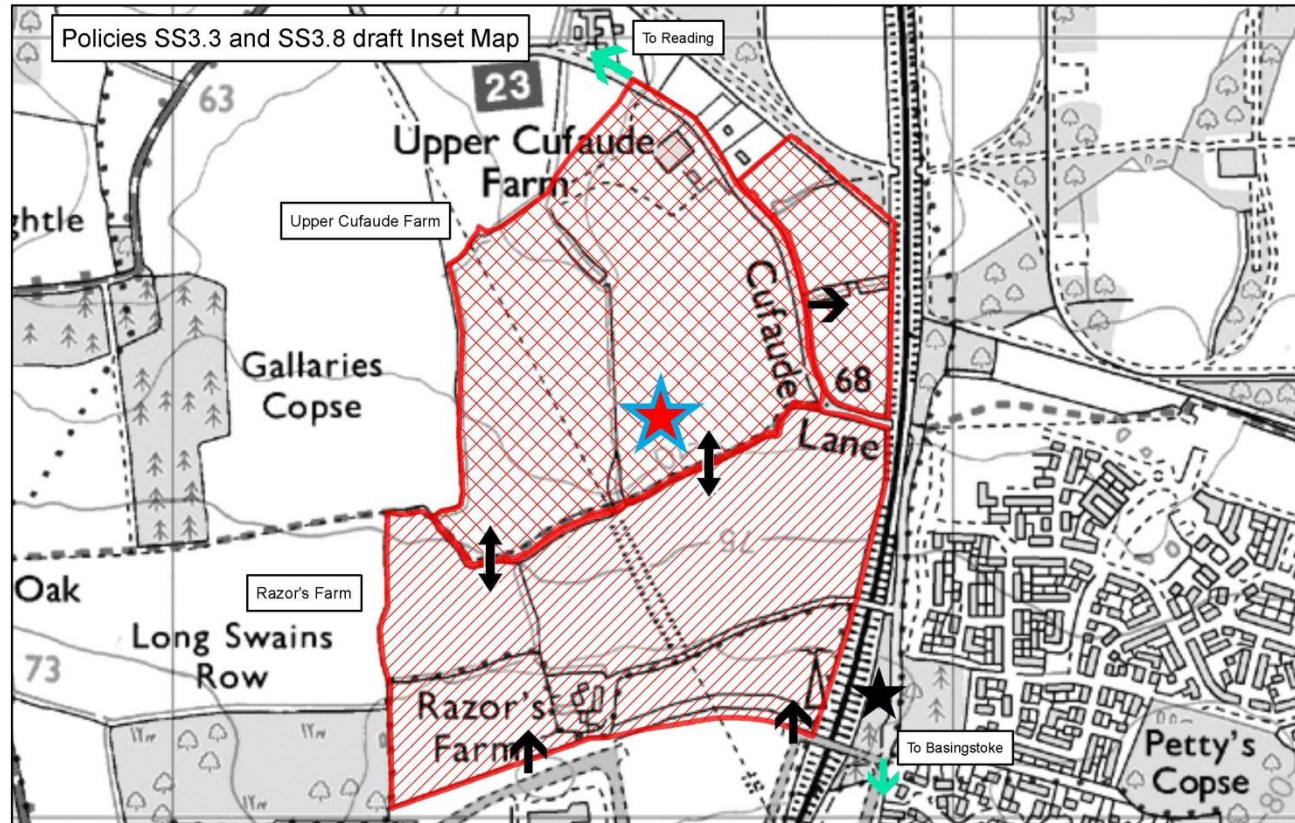
- Principal Access
- Secondary Access
- Indicative pedestrian and cycling corridor

- Primary School and Centre
- Centre

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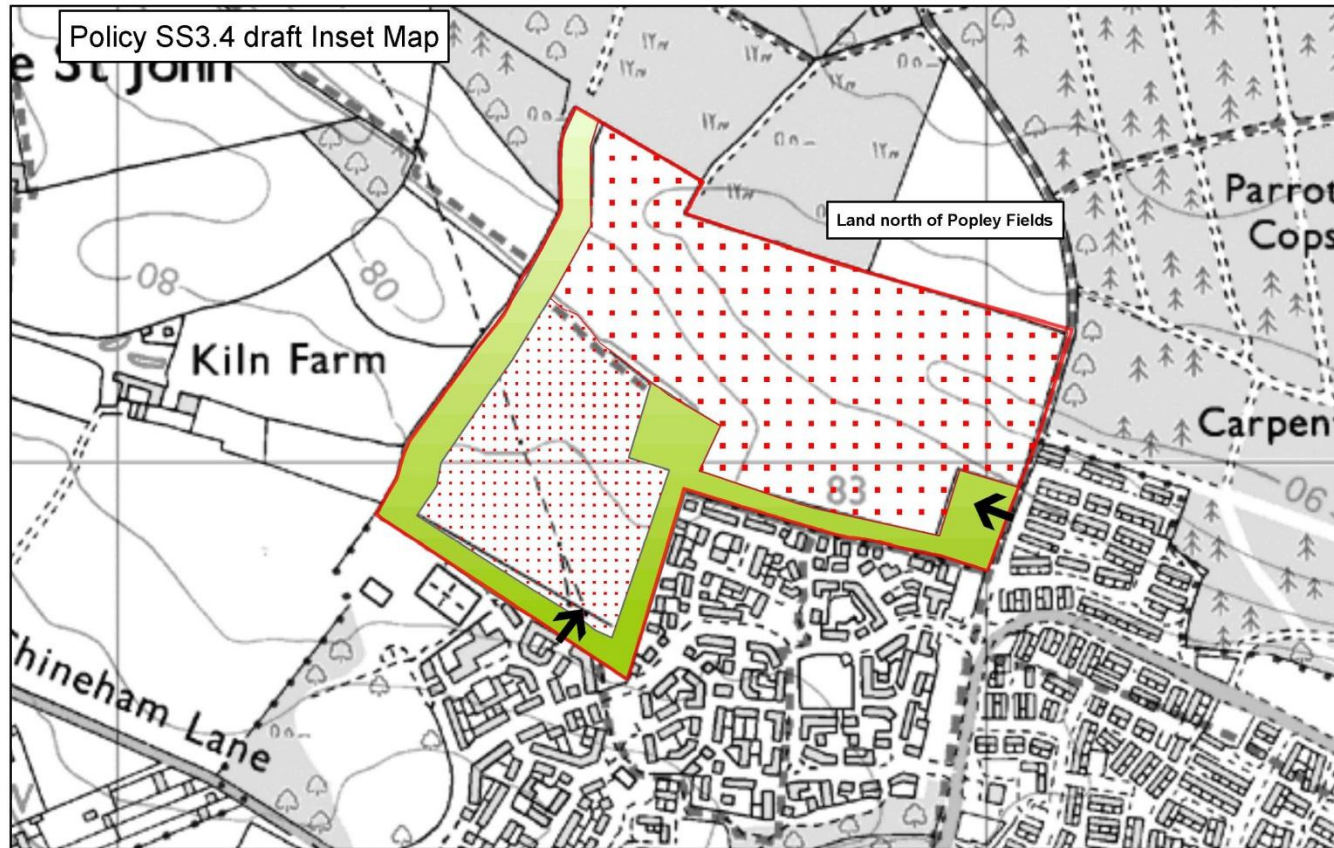
Policy SS3.3 (Razor's Farm) and SS3.8 (Upper Cufaude Farm)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Policy SS3.4 (North of Popley Fields)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Key

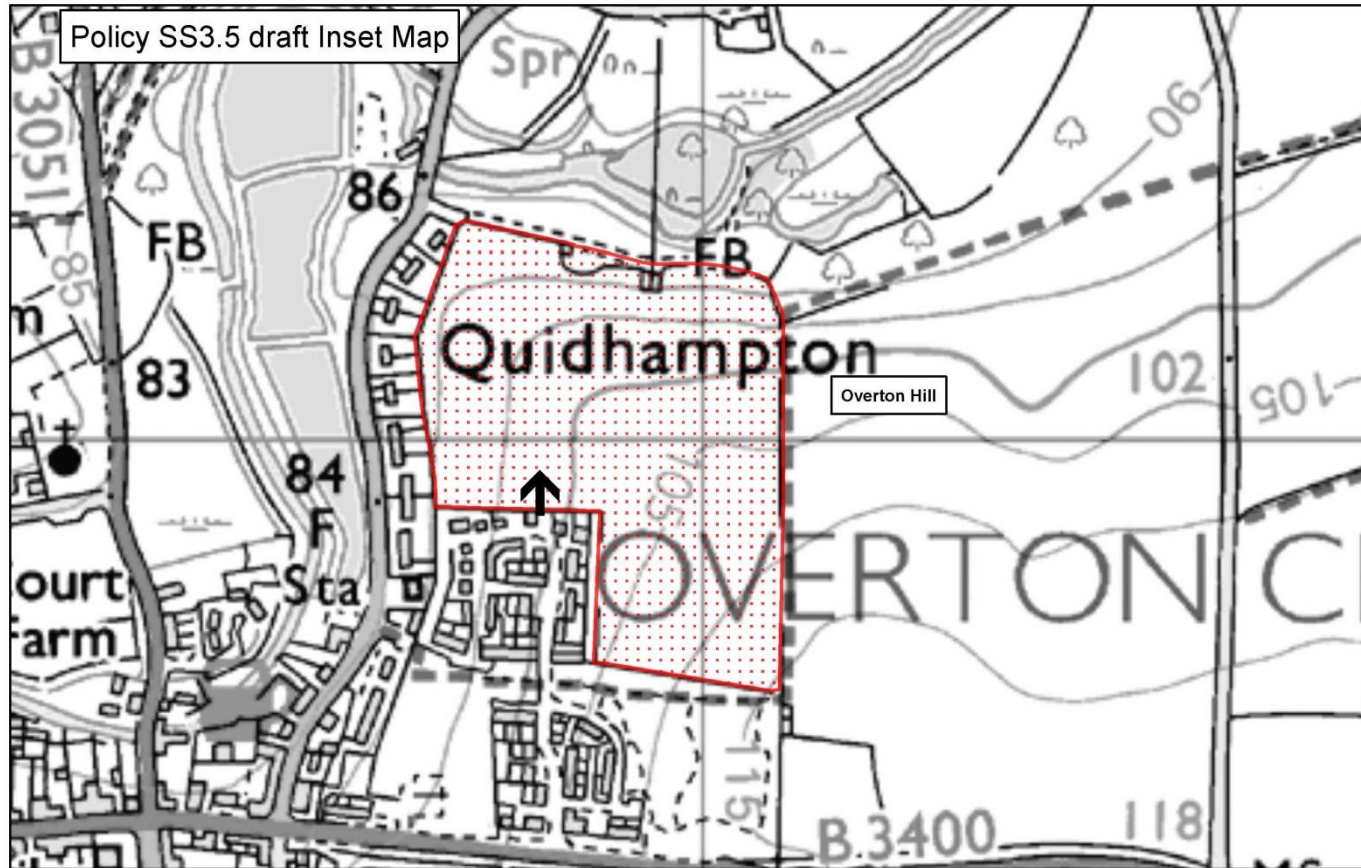
- Site with planning permission Phase 1 (2015-16 18/19)
- Site with planning permission Phase 2 (2018/19 - 22/23)
- Site Allocation

- Principal Access
- Green Corridor


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Policy SS3.5 (Overton Hill)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Key

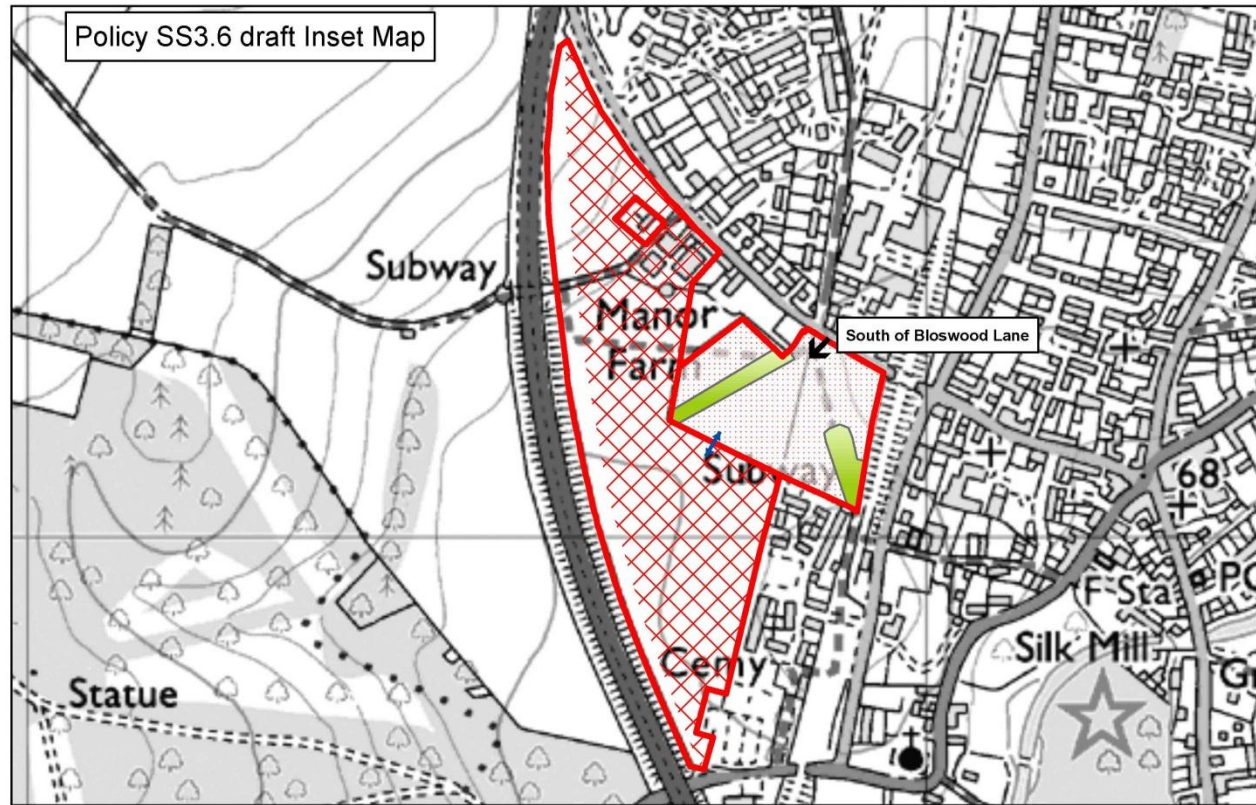
 Site with planning permission

 Principal Access





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Policy SS3.6 (South of Blosswood Lane/ Manor Farm, Whitchurch)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Key

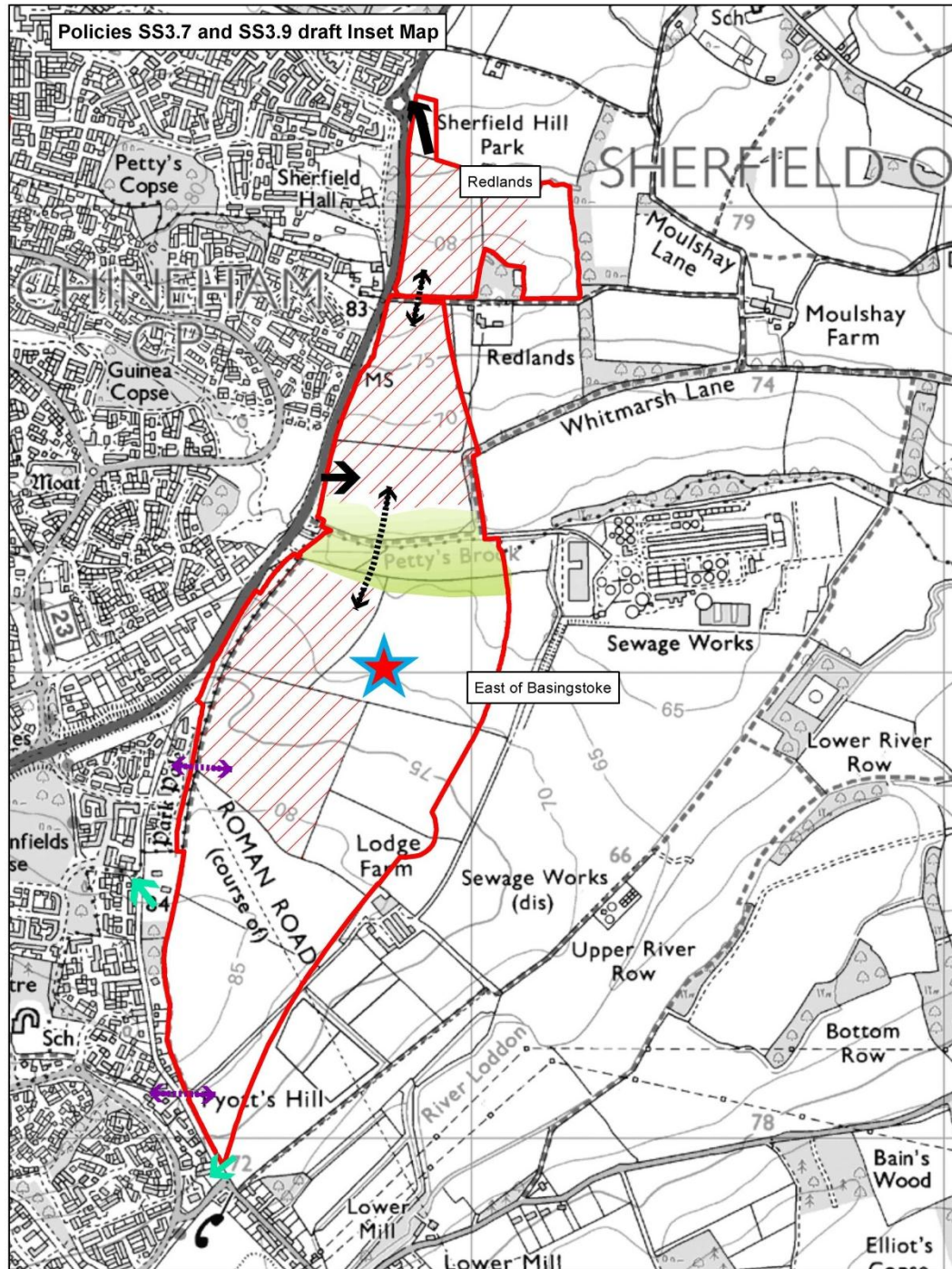
-  Site with planning permission (2017/18 - 18/19)
-  Phase 2 (2020/21 - 21/22)
-  Site Allocation Boundary
-  Principal Access

-  Green Corridor
-  Access between sites

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Policy SS3.7 (Redlands) and SS3.9 (East of Basingstoke)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



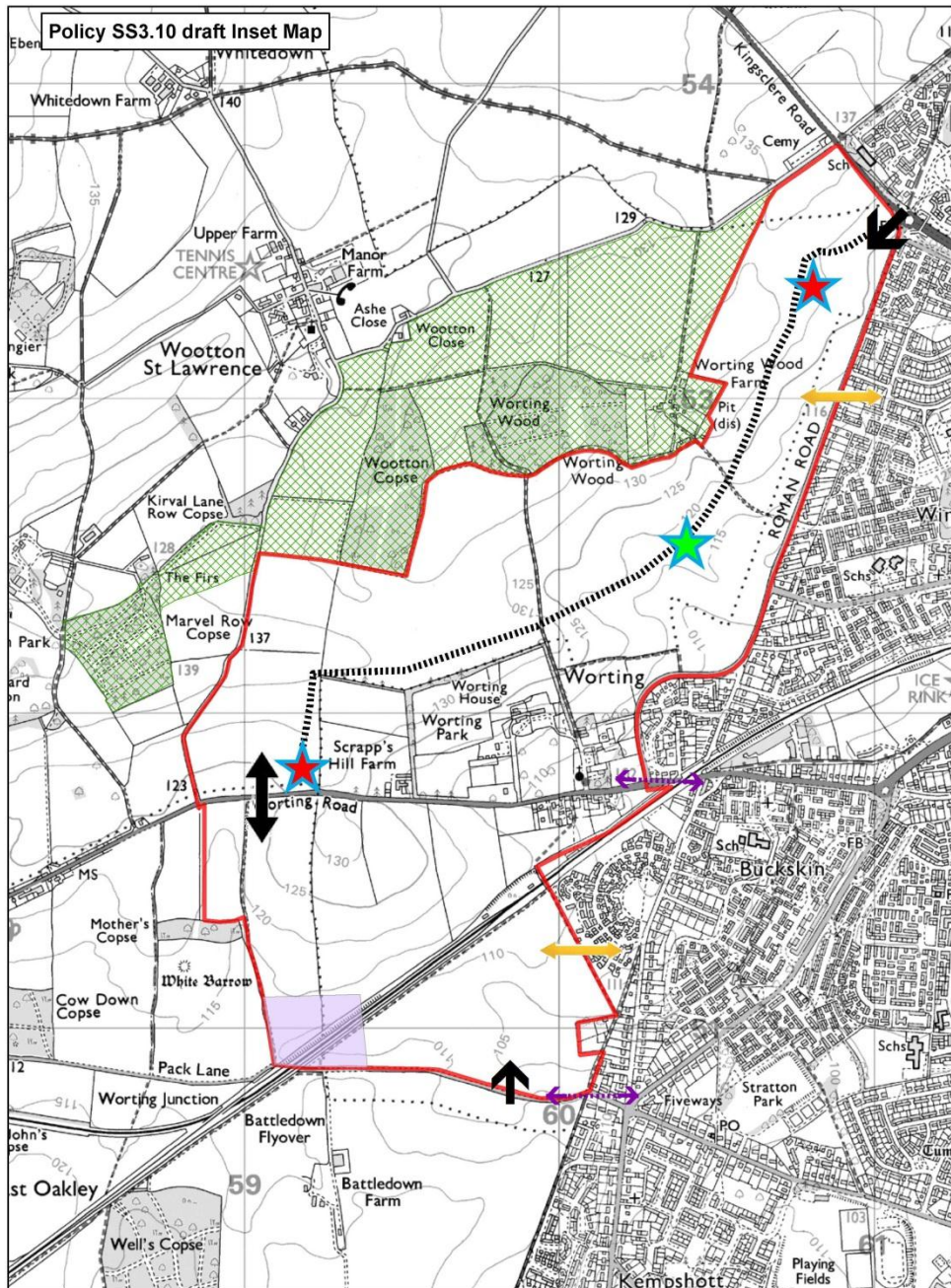
- Key**
- Site Allocation Boundary
 - Phase 1 (2017/18 - 24/25)
 - Principal Access
 - Access between SS3.7 and SS3.9, and SS3.9 parcels
 - Indicative pedestrian and cycling access

- Primary School (reserved) and Centre
- Green Corridor
- National Cycle Network 23

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Policy SS3.10 Manydown

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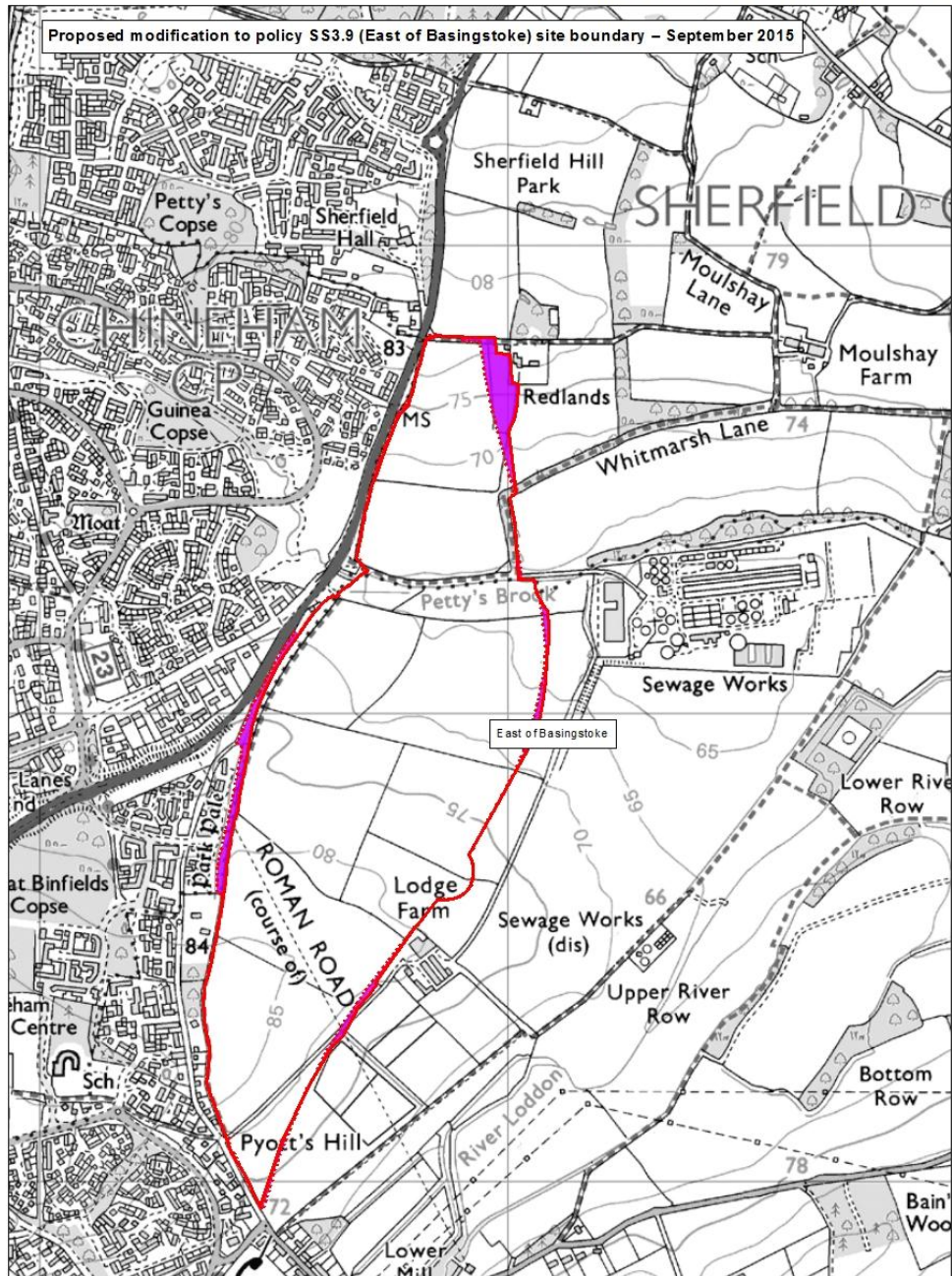


- Key**
- Site Allocation Boundary
 - Country Park
 - ↑ Principal Access
 - Potential Link Road Location
 - Land reserved for potential railway crossing
 - ★ Secondary School and Centre
 - ★ Primary School and Centre
 - ↔ Pedestrian and cycling corridors
 - ↔ Pedestrian and cycling links
 - Phasing to be confirmed

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Appendix 2: Proposed modification to boundary of SS3.9 East of Basingstoke

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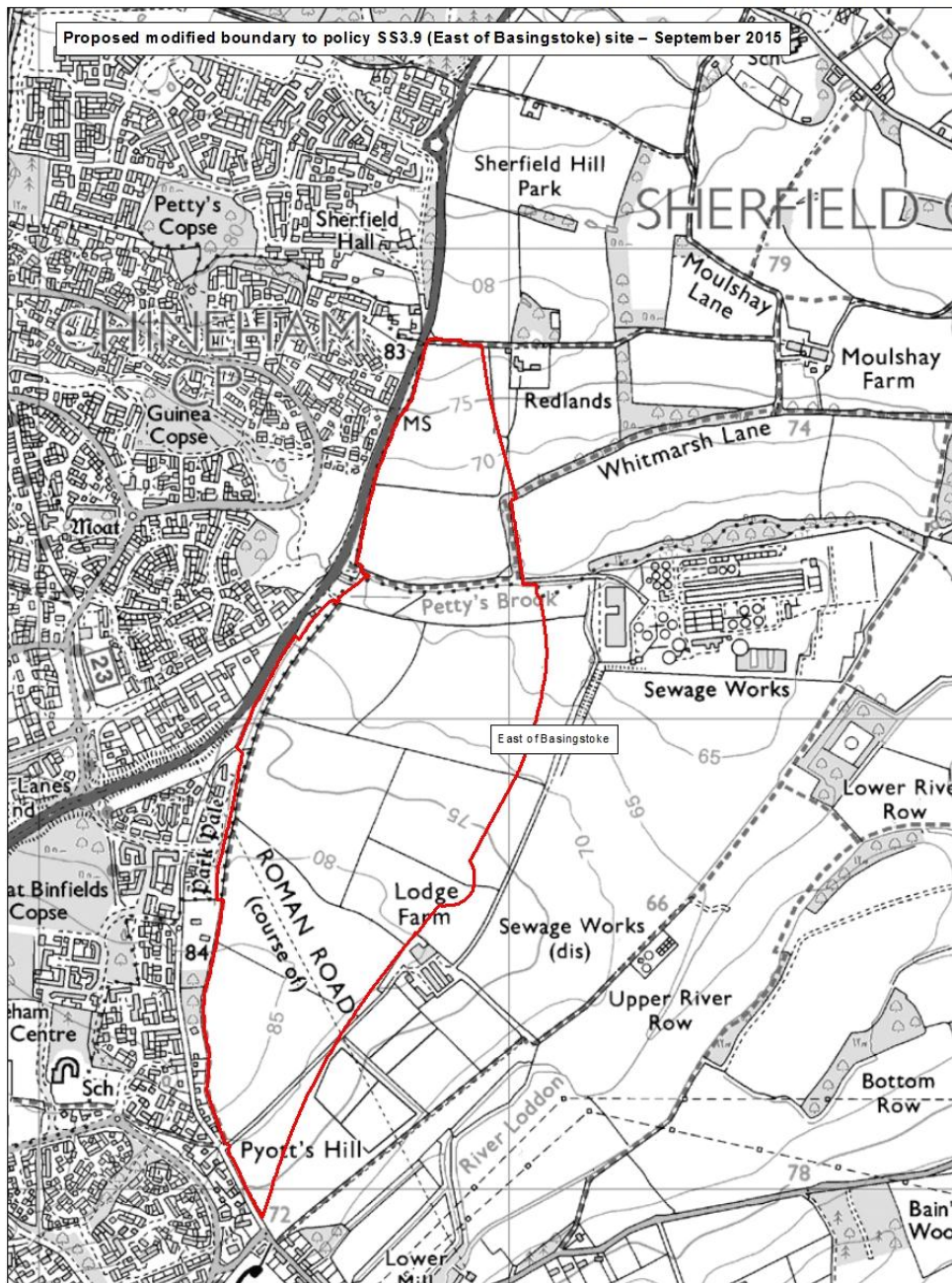


Key

- Site boundary as defined on Submission Local Plan Policy Maps
- Proposed modification to site boundary (September 2015)
- Difference between Submission Local Plan Policy Maps site boundary and proposed modification


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Key

 Proposed modified boundary to policy SS3.9 (East of Basingstoke) site - September 2015

