



Basingstoke and Deane Local Plan Examination

**Issue 4:
Other Housing Matters (Q5-Q6)**

On behalf of:
Gleeson Developments

Date:
September 2015

Reference:
GA/RW/03913/S003

ISSUE 4: Other Housing Matters

5. Distribution of housing development:

5.1 *Is the Plan's distribution of overall housing development, including indicative levels of housing growth in the Borough, as set out in policy SS3, the Council's Document PS/02/14 and the 2014 Strategic Housing Land Availability Assessment (SHLAA) (HO4), justified and at the right level of detail for the Plan?*

- 5.1.1 The Greenfield allocations under policy SS3, are overwhelmingly focussed on Basingstoke, being reliant on a number of large allocations coming forward in line with delivery expectations. Oakley is recognised as the second largest settlement in the authority with good service provision and bus connections and a high level of local housing need.
- 5.1.2 Our clients site, Land at Beech Tree Close, Oakley has been the subject of an outline planning application, initially submitted on the basis of providing 107 dwellings on the application site of 5.9ha. In response to comments received during the application process the number of dwellings proposed has been reduced to 85 dwellings, including affordable housing and public open space (application ref. 14/00963/OUT). The application which has the subject of rigorous technical assessment was reported to planning committee in January 2015 with an officer recommendation for approval and represents an available and deliverable housing site which would make a positive contribution to meeting the areas housing needs within the first 5 years of the plan period. A copy of the proposed layout plan is attached at **appendix 1**.
- 5.1.3 The Council's SHLAA discounts the site as not being 'strategic' but recognises it could come forward as an allocation through Neighbourhood Planning. The site has indeed been included in the emerging Oakley and Deane Neighbourhood Plan for housing, but only for around 25 dwellings. Oakley is smaller than Basingstoke but is recognised as a sustainable settlement with good transport links and a high level of housing need. It should therefore be playing a greater role in accommodating future housing needs. Our clients site clearly has potential to deliver considerably more units than 25, at a level more akin to the other greenfield site allocations included under policy SS3. On the basis of consistency in plan making we consider this site should be included in the Local Plan as a greenfield allocation.
- 5.1.4 The Council maintain in their updated Housing Land Supply Statement (August 2015) that to make up their historic under supply of housing in the first 5 years of the plan would be 'extremely difficult'¹ and

¹ Updated Housing Land Supply Statement August 2015, paragraph 5.7

advocate spreading the shortfall over a longer period. By allocating deliverable sites such as this one will ensure the historic shortfall in housing is addressed earlier in the plan period in line with guidance in the NPPG. It will also provide some flexibility in the event other sites do not come forwards within expected time frames. Having been refused at committee the site is now the subject of a live appeal to be considered at Inquiry (PINS Ref. APP/H1705/W/15/3005729).

5.1.4 Given the sustainable location of the site in a settlement with a high level of housing need we advocate the inclusion of this site under Policy SS3 as a greenfield allocation. The allocation of this site which has demonstrably been shown to be deliverable will bring forward positive social and economic benefits for Oakley. It will provide a policy compliant level of affordable housing and a mix of unit sizes which accords with policy requirements and the emerging aspiration of the Oakley & Deane NP to provide for a greater proportion of smaller dwellings. The level of new publicly accessible open space will exceed local policy requirements. Furthermore the scheme will provide jobs and economic benefits both during the construction and operational phases will benefit local shops and services and help sustain public transport facilities. These will be further boosted by agreed contributions towards improvements to pedestrian and public transport infrastructure locally. In strategic terms it will also provide a safeguard to the housing supply in the event the other allocated sites are the subject of delay or disruption.

5.1.5 Policy SS3 should be amended to include Land at Beech Tree Close with an allocation of around 85-100 dwellings to be phased between 2015/16-2019/20.

5.2 Should essential strategic allocations of housing land be shown indicatively on the Key Diagram?

5.2.1 Housing sites should be identified with the use of inset maps if necessary clearly showing site boundaries of the allocated sites.

Appendix 1
Proposed Layout Plan (Applicaton Ref. 14/00963/OUT)



- KEY:**
- - - Application site boundary
 - * Affordable housing unit
 - Native hedgerow
 - Wall
 - Timber fence
 - Refuse / recycling / glass
 - Unallocated parking space
 - ▶ Primary entrance to dwelling
 - Proposed tree planting

NOTES:

Roof shapes are indicative only and will be informed by the design of individual dwellings at the reserved matter stage

For detailed landscape proposals please refer to landscape strategy plan

LAND WEST OF BEECH TREE CLOSE, OAKLEY

Site layout plan

DATE: 01.08.14 DWG NO: 1145 / 03
 SCALE: 1:500@A0

