

BASINGSTOKE AND DEANE LOCAL PLAN EXAMINATION

ISSUE 5: GREENFIELD SITE ALLOCATIONS

21 OCTOBER 2015

FOR TAYLOR WIMPEY
(REPRESENTOR REF: 909792)

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Appendix 1:	Updated framework masterplan and indicative trajectory for the Lodge Farm site and the Land East of Basingstoke site	pg 6
Appendix 2:	Updated framework masterplan and indicative trajectory for the Lodge Farm site, Poors Farm site; and the Land East of Basingstoke site	pg 8

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 detail in the policies and Inset Diagrams meet the requirements in 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.)

11.9 Policy SS3.9 – East of Basingstoke

11.9.1 While Taylor Wimpey supports the allocation of the Hampshire County Council (“HCC”) Land East of Basingstoke site within Policy SS3.9, Taylor Wimpey is firmly of the view that the Council’s approach towards the extent of the strategic allocation vis-à-vis wider development potential from adjoining land has not been conducive to: (i) proactively seeking to meet objectively assessed needs (“OAN”) for housing within the Council’s purported Housing Market Area (“HMA”) (please refer to Taylor Wimpey’s Statement to Matters 1 and 3); (ii) proactively seeking to help meet identified unmet housing needs within neighbouring authorities (please refer to Taylor Wimpey’s Statement to Mater 1 and 3); (iii) ensuring the spatial distribution surrounding Basingstoke aligns with the Council’s preferred and most sustainable Sustainability Appraisal, 2015 (“SA 2015”) spatial distribution option – Option 1: Balanced distribution (PS/02/16) (please refer to Taylor Wimpey’s Statement to Matters 2 and 4); and (iv) ensuring longer term growth needs (post 2029) of Basingstoke are appropriately considered and not prejudiced by the currently LP strategy. Policy SS3.9 therefore fails to comply with paragraph 182 of the National Planning Policy Framework (“NPPF”) as it has not been positively prepared nor is it justified.

11.9.2 As set out within Taylor Wimpey’s representations and Statement to Matter 6, over the LP period, two sites promoted by Taylor Wimpey to the east of Basingstoke: (1) Lodge Farm (SHLAA site: BAS102); and (2) Poors Farm (SHLAA site: BAS103) have the potential to augment the Land East of Basingstoke site. The remainder of the Poors Farms site being capable of helping to meet Basingstoke’s development needs over the longer-period – i.e. post 2029.

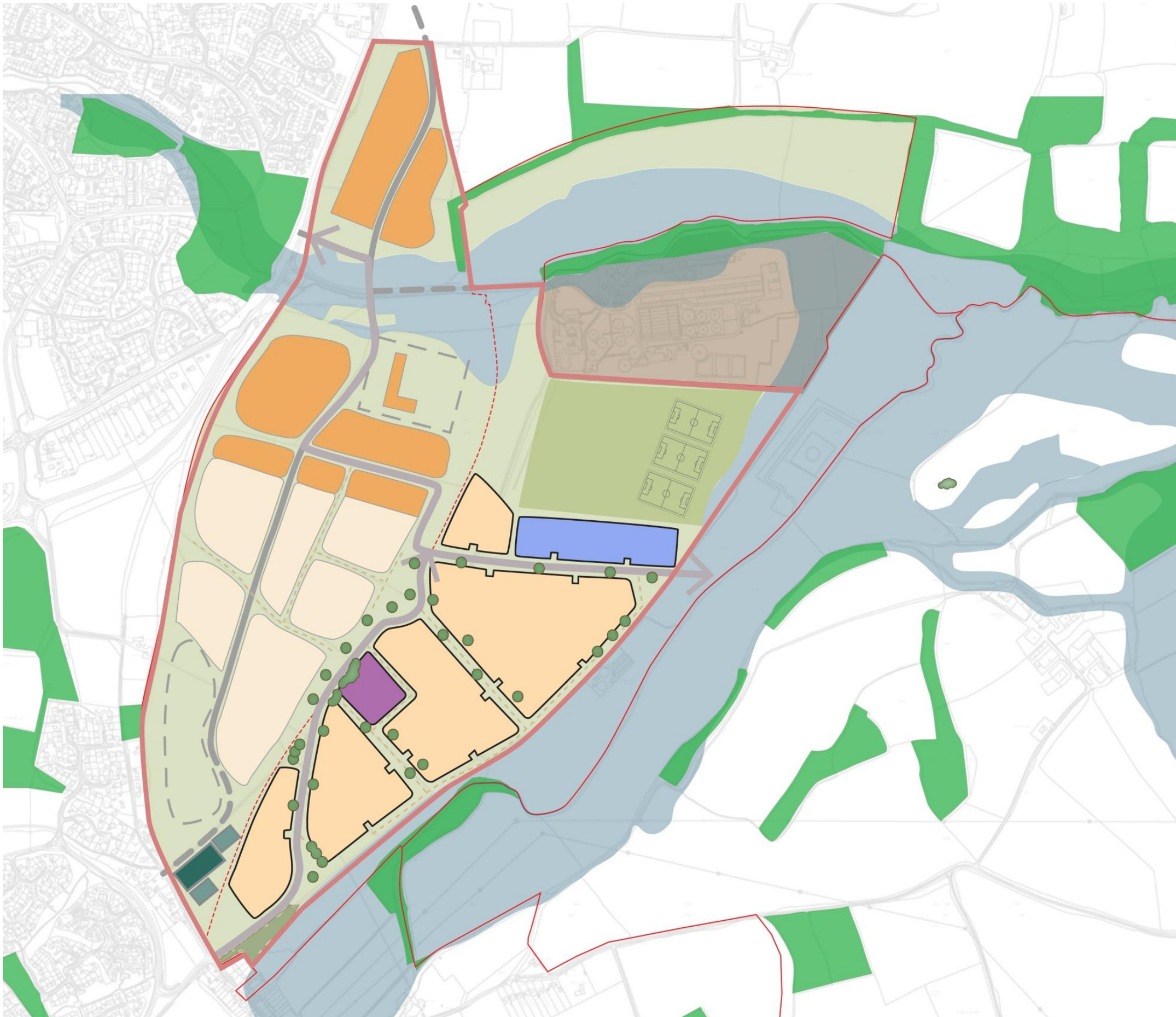
11.9.3 An updated framework masterplan and indicative delivery trajectory showing how the Lodge Farm site and the Land East of Basingstoke could be comprehensively developed is included as **Appendix 1** to this Statement. This masterplan has been updated to reflect what is understood to be HCC’s initial preferred concept masterplan for the Land East of Basingstoke site, as set out within the Land East of Basingstoke Odour Assessment Report (ENV15). It is noted that HCC’s concept masterplan incorporates the Redlands site (policy SS3.7). Both the Land East of Basingstoke site and the Redlands site can demonstrably be comprehensively masterplanned with the Lodge Farm site. The framework masterplan and indicative trajectory demonstrates that the

Lodge Farm site could augment the Land East of Basingstoke site by approximately 887 dwellings within the LP period.

- 11.9.4 An updated framework masterplan showing how the Land East of Basingstoke site (policy SS3.9), the Lodge Farm site and the Poors Farm site could be comprehensively masterplanned and phased to deliver 1,665 dwellings over the LP period and the potential to deliver a further 3,034 dwellings in the period post 2029 – the next LP period is included as **Appendix 2** to this Statement. Both the Land East of Basingstoke site and the Redlands site can demonstrably be comprehensively masterplanned with the Lodge Farm and the Poors Farm sites.
- 11.9.5 As set out within Taylor Wimpey's representations and Statement to Matter 6, when assessed against the policies in the NPPF as a whole, there are no constraints that would restrict development on either the Lodge Farm or Poors Farm sites within the LP period. Both sites are deliverable and developable.
- 11.9.6 With regard to matters (i) and (ii) above, as set out in detail within Taylor Wimpey's June 2015 representations and Statements to Matters 1 and 3, a reasonable interpretation of the Council's evidence base is that an appropriate and justifiable 'policy on' minimum housing figure is 1,100dpa. An increase of 250dpa above the LP (with Proposed Modifications) housing figure of 850dpa. The resulting shortfall over the LP is period is 4,500 dwellings. To help address this shortfall, as previously referred, the following options are available to the Council: (a) augment the Land East of Basingstoke site with the allocation of the Lodge Farm site (providing at least 887 dwellings); or (b) augment the Land east of Basingstoke site with both the Lodge Farm site and the and Poors Farm sites (providing at least 1,215 dwellings (887 on Lodge Farm and 328 on Poors Farm as part of Phase 1)).
- 11.9.7 With regard to matter (iii) above, and without prejudice to matters (i) and (ii) above, the Council should recommend further Main Modifications that redistributes housing growth around Basingstoke to achieve a more balanced 'spread of development' between the eastern focus area and the western/ south-western focus area i.e. a broadly 50:50 split. Based on the LP distribution (which Taylor Wimpey does not accept) this could be achieved through a policy SS3 distribution of approximately 3,710 dwellings within each focus area – increasing the number of proposed dwellings within the eastern focus area and reducing the number of proposed dwellings within the western/ south-western focus area by 1,750 dwellings. As previously referred, the Lodge Farm site and Poors Farm sites, have the potential to augment the Land East of Basingstoke site by between 887 dwellings (Lodge Farm) and 1,215 dwellings (Lodge Farm and Poors Farm) within the LP period – 1,215 dwellings being broadly the level required to achieve the Council's preferred balanced 'spread of development' around Basingstoke.

11.9.8 With regards to matter (iv) above, and without prejudice to matters (i), (ii) and (iii) above, the wording of LP Policy SS3.9, criteria k (creation of a strong and defensible boundary between the site and the open countryside) would prejudice future sustainable growth to the east of Basingstoke over the longer term i.e. post 2029. The policy correctly supports the potential second phase of the land east of Basingstoke site in the period post 2029 (450 dwellings), but fails to acknowledge and support wider development potential to the east. For the LP to be positively prepared, as a minimum, criteria k must be deleted from LP policy SS3.9. The policy wording should acknowledge and support the longer term growth potential of land to the east of Basingstoke.

Appendix 1



- Gross site area
- Net site area
- Land east of Basingstoke phase 1 (450 units)
- Land east of Basingstoke phase 2 (450 units)
- Lodge Farm
- Employment (3.31ha)
- Local centre
- Main road leading to future development
- Green buffer
- Flood zone
- Sewage works
- Proposed planting
- Existing footpath
- Boundary between HCC and Taylor Wimpey land
- Land ownership boundary
- Ancient woodland

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Client
TAYLOR WIMPEY
 Project
BASINGSTOKE EAST

Description
**FRAMEWORK MASTERPLAN
 SITE A AND HCC**

Status
PRELIMINARY

Scale	Drawn By	Date
1:5000@A3	FD	AUG 15
Job Number	Drawing Number	Revision
23882	-	A

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Appendix 1

Sites of the east of Basingstoke indicative supply trajectory

Table 1:

Site	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Capacity post 2029
Redlands	150	0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	0
Land East of Basingstoke	450	0	0	0	60	110	110	110	60	0	0	0	0	0	0	450	0
Lodge Farm	887	0	0	0	0	0	0	0	75	140	200	200	200	72	0	887	0
Poors Farm	3,362	0	0	0	0	0	0	0	0	0	0	0	0	128	200	328	3,034
Hodds Farm	547	0	0	0	0	0	0	0	50	100	150	150	97	0	0	547	0
Total	5,396	0	0	50	110	160	110	110	185	240	350	350	297	200	200	2,212	3,034

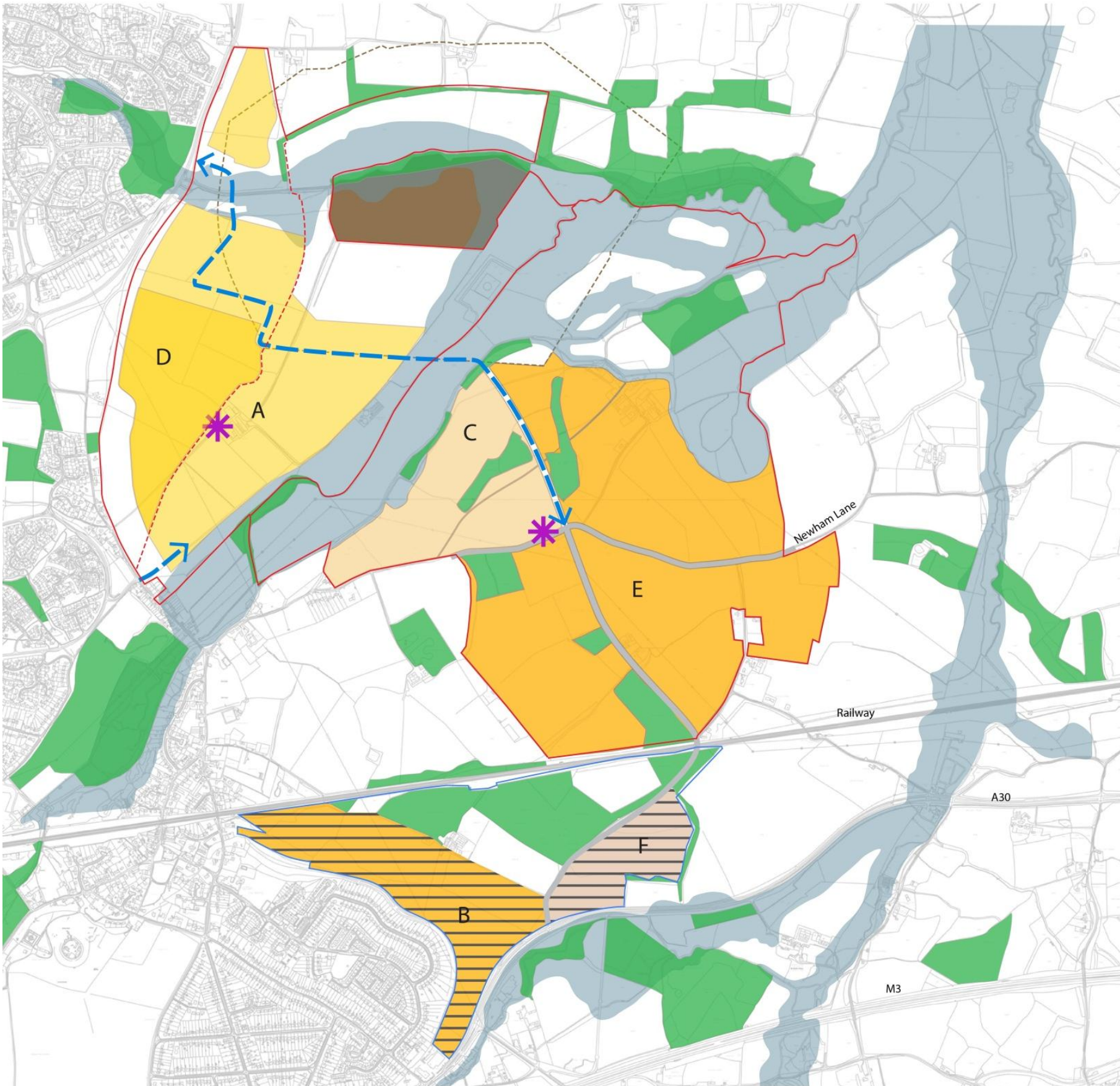
Trajectory for the Land East of Basingstoke site and Redlands site taken from Appendix 1 of PS/02/43

The trajectory on sites comprising 500 dwellings plus has been based on the Hourigan Connolly research, prepared on behalf of Gladman Developments Limited (Appendix 2 to Taylor Wimpey's Matter 4 Statement) which concluded that strategic sites comprising 500 dwellings plus have lead in times prior to completions of on average 8 years.

Delivery of 200dpa is considered ambitious but deliverable based on the Council's historic large site completion trends.

Appendix 2

Contractors are not to scale dimensions from this drawing



- Phase A - Land east of Basingstoke - Phase 1
- Phase B - Hodds Farm Phase 1
- Phase C - Poors Farm Phase 1
- Phase D - Land east of Basingstoke - Phase 1
- Phase E - Poors Farm Phase 2
- Phase E - Hodds Farm Phase 2
- New access road
- Existing highways
- Potential local centre
- Ancient woodland
- Flood zone
- Sewage works
- Potential 400m cordon sanitaire
- Boundary for HCC (west) and Taylor Wimpey land (east)

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Client
TAYLOR WIMPEY
Project
BASINGSTOKE EAST

Description
**DEVELOPABLE AREA
AND PHASING**

Status
PRELIMINARY / DRAFT

Scale	Drawn By	Date
1:10000@A2	FD	AUG 15
Job Number	Drawing Number	Revision
23882	-	-

Original size 100mm @ A1 Copyright Broadway Malyan Limited

Appendix 2

Sites of the east of Basingstoke indicative supply trajectory

Table 1:

Site	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Capacity post 2029
Redlands	150	0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	0
Land East of Basingstoke	450	0	0	0	60	110	110	110	60	0	0	0	0	0	0	450	0
Lodge Farm	887	0	0	0	0	0	0	0	75	140	200	200	200	72	0	887	0
Poors Farm	3,362	0	0	0	0	0	0	0	0	0	0	0	0	128	200	328	3,034
Hodds Farm	547	0	0	0	0	0	0	0	50	100	150	150	97	0	0	547	0
Total	5,396	0	0	50	110	160	110	110	185	240	350	350	297	200	200	2,212	3,034

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