

BASINGSTOKE AND DEANE LOCAL PLAN EXAMINATION

ISSUE 6: OMISSION SITES

22 OCTOBER 2015

FOR TAYLOR WIMPEY
(REPRESENTOR REF: 909792)

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Appendix 1:	Land East of Basingstoke site (policy SS3.9) and Lodge Farm Framework Masterplan (August 2015) and indicative phasing trajectory	pg 9
Appendix 2:	Comprehensive long-term concept masterplan and indicative phasing trajectory of the east of Basingstoke sites	pg 11
Appendix 3:	Hodds Farm Concept Plan (December 2013) and indicative trajectory	pg 13

12. Potential development sites omitted from the Plan: Are there other sites, currently omitted from the Plan, which justify inclusion, and if so what grounds?

- 12.1 Taylor Wimpey's principal concern (as set out within Taylor Wimpey's Statements to Matters 1 and 3) is that the Local Plan with Proposed Modifications ("the LP") is unsound as it (amongst other things): (i) fails to properly identify the objectively assessed need ("OAN") for market and affordable housing (contrary to paragraph 47 of the National Planning Policy Framework (2012) ("NPPF")); and (ii) identifies a housing requirement (850 dwellings per annum) ("dpa") which is far too low to meet OAN for market and affordable housing in full and support economic growth and regeneration. A reasonable interpretation of the available evidence base is that an appropriate and justifiable 'policy on' LP minimum housing figure, which takes account of demographic and socio-economic needs, environmental characteristics, and infrastructure capacity is 1,100dpa.
- 12.2 As set out within Taylor Wimpey's Statement to Matter 3, the only rational course of action is for the Council to either: (a) seek a further suspension of the examination (between 6 to 12-months), to undertake the necessary work required to increase the LP housing figure to at least a minimum of 1,100dpa and allocate additional strategic housing allocations, such as the Taylor Wimpey sites to the east of Basingstoke to address the shortfall; or (b) withdraw the LP and prepare an entirely new evidence base and LP. An early review of the LP is not an appropriate option given this is a soundness failing that goes to the heart of the LP.
- 12.3 In light of the Government's commitment to for all LP's to be in place by 2017, Taylor Wimpey is of the view that the option (a) approach is the most appropriate way forward for the Council to address the LP's soundness and legal deficiencies.
- 12.4 Without prejudice to matters (i) and (ii) above, as set out within Taylor Wimpey's Statement to Matter 4, the LP spatial distribution of strategic allocations surrounding Basingstoke conflicts with the Council's Sustainability Appraisal April 2015 ("SA 2015") (PS/02/16) preferred spatial distribution option – Option : Spread of development. The LP spatial distribution within policy SS3 is focused (74%) in the western/ south-western focus area. This distribution represents to Council rejected SA Option 3 – western/ south-western focus option. Notwithstanding, Taylor Wimpey's principal concern that the housing number is too low, the spatial distribution around Basingstoke within the LP is unsound as it is not justified. As set out within Taylor Wimpey's Statement to Matter 4, to address this soundness failing the Council should recommend further Main Modifications that redistributes housing growth to achieve a more balanced 'spread of development' between the eastern focus area and the western/ south-western focus area i.e. broadly a 50:50 split. The Taylor Wimpey sites to the east of Basingstoke can assist with achieving a more balanced spread of development.
- 12.5 Again without prejudice to matters (i) and (ii) above, as outlined within Taylor Wimpey's Statement to Matter 4 the Council is unable to demonstrate a robust five-year land supply position from

adoption of the LP and has applied strategic site allocation lead in times and delivery assumptions which are not robust or credible. Against the LP figure (850dpa) (which is not accepted) the Council must proposed Main Modifications to allocate additional strategic allocations to address land supply shortfalls.

- 12.6 As set below and in detail within Taylor Wimpey's representations (namely October 2013 and June 2014 representations) the three sites promoted by Taylor Wimpey: (a) Lodge Farm (SHLAA Site BAS 102); (b) Poors Farm (SHLAA Site BAS 103); and (c) Hodds Farm, east of Old Basing (SHLAA Site OLD005) ("the Sites"), when assessed against the policies of the NPPF as a whole, there are no constraints that would restrict development on any of the Sites. The Sites are deliverable and developable. The Sites can individually and/ or collectively: (1) help address the LP housing allocation shortfall issues; and/ or (2) help address the LP spatial distribution imbalance that, contrary to the Council's SA 2015, is too heavily focused to the western/ south –western edge.
- 12.7 Regarding matters 1 and 2 above, for the LP to be considered sound the Council must provide robust evidence to justify its decision to omit the inclusion of each of the three Taylor Wimpey sites as strategic housing allocations within the LP. Its failure to date to do so further undermines the soundness of the LP.
- 12.8 Details of each of the Sites and its individual and collective development potential are set out within Taylor Wimpey's representations (namely October 2013 and June 2014). However, to assist the Examination a short summary of each site and its potential is provided below:
- Lodge Farm (SHLAA Site BAS102)**
- 12.9 Within the period covered by the LP the Lodge Farm site, through comprehensive masterplanning, can augment the Land East of Basingstoke (Policy SS3.9) site by at least approximately 887 dwellings (see **Appendix 1**). Through comprehensive masterplanning the southern part of the Land East of Basingstoke site (Policy SS3.9) would be appropriately accommodated and protected to deliver 450 dwellings within the period post 2029 (Phase 2).
- 12.10 The WSP transport assessment and strategy work ("the WSP Assessment and Strategy") submitted to the Council (part of the Taylor Wimpey October 2013 representations) confirmed that contrary to the Council's SA 2015 (PS/02/16) and Site Assessment Update ("Site Assessment 2015") (HO05), the site has good transport connections and therefore relationship with Basingstoke town centre and Chineham district centre. Development on the site alongside the Land East of Basingstoke site and the Redlands site has the potential to create a bus expressway in the south eastern corner of the site that is routed to connect to Basingstoke town centre and centres and settlements beyond. This public transport enhancement would not be deliverable without the Lodge Farm site.

- 12.11 Access to the site would be via a new access road delivered through the comprehensive masterplanning process between the site and the adjoining Land East of Basingstoke site (policy SS3.9). As demonstrated within the updated concept masterplan for the site (Appendix 1) the new link road could be delivered as part of the first (northern) phase of the Land East of Basingstoke development.
- 12.12 The WSP Assessment and Strategy also confirmed that the Lodge Farm site with the Land East of Basingstoke site and the Redlands site would achieve the critical mass necessary to viably deliver key new local facilities such as a primary school, a doctor's surgery, a public house and a community centre. Without the Lodge Farm site, the Land East of Basingstoke site (policy SS3.9) and Redland site (policy SS3.7) would not generate the critical mass required to support such facilities. Without key onsite community facilities and services, residents would be required to cross and use the A33 to Chineham.
- 12.13 Furthermore, the updated concept masterplan (Appendix 1) demonstrates that new employment land could be delivered as part of any development on the Lodge Farm site providing potential new local employment opportunities. Again contrary therefore to the Council's SA 2015 and Site Assessment 2015 conclusions, development on the site could demonstrably provide local community facilities and services and employment opportunities which are accessible by sustainable modes of travel, in particular walking and cycling.
- 12.14 Although the wider land-ownership site area does have Flood Risk Zone 2 and 3 land, associated with the River Loddon to the east, no development is proposed within the Flood Risk Zone 2 and 3 land. As confirmed within the updated concept masterplan (Appendix 1) only land within Flood Risk Zone 1 is proposed for development. Sustainable Urban Drainage would also form part of any development on the site. Development on the site would fully comply with national and emerging local flood risk and drainage planning policy requirements. The Council's SA 2015 and Site Assessment Update regarding the sites Flood Risk potential are unjustified.
- 12.15 Part of the site is located within 10km of the Thames Basin Heaths Special Protection Area ("SPA"). However, there is sufficient land on site to create an appropriate Suitable Alternative Natural Green Space ("SANGS") to mitigate any potential recreational impact on the SPA.
- 12.16 There are no national or local biodiversity or landscape designations within the site.
- 12.17 The site wraps around the Chineham Incinerator to the north. However, an appropriate buffer zone around the incinerator, which aligns with that proposed by WSP as part of the allocated Land East of Basingstoke site (policy SS3.9) (ENV15), has been incorporated within the updated concept masterplan (Appendix 1). As confirmed within the WSP Assessment and Strategy, the appropriate and precise detail of the buffer zone would be determined through any associated Environmental Impact Assessment and through detailed masterplanning.

- 12.18 There are a number of Listed Buildings on Pyott Hill and a number of Scheduled Ancient Monuments near the site. However, the comprehensive masterplanning of the site with the Land East of Basingstoke site and the Redlands site would ensure that the site could be designed and landscaped to either avoid or mitigate any adverse impact on historic or archaeological assets.
- 12.19 Land is under control of Taylor Wimpey who would be able to gain planning permission and implement the development alongside the first phase of the Land East of Basingstoke site. There is no known impediment that would affect the availability of the land for development.

Poors Farm (SHLAA Site BAS 103)

- 12.20 Within the period covered by the LP the Poor Farm site, through comprehensive masterplanning has the potential to augment the land East of Basingstoke site (policy SS3.9) and the Lodge Farm site to deliver at least a further 328 dwellings (see **Appendix 2**). The sites remaining capacity (approximately 3,034 dwellings) could be delivered, like the southern part of the Land East of Basingstoke site, within the period post 2029 – the next LP period. Overall the site has the capacity to deliver approximately 3,362 new homes as part of a new sustainable ‘linked-village’. The long-term comprehensive development of the east of Basingstoke sites (the Land East of Basingstoke site (Phase 1 and 2), the Redland sites, Lodge Farm site and Poors Farm site) has the potential capacity to deliver approximately 5,299 dwellings (“the comprehensive long-term development option”).
- 12.21 Contrary to the SA 2015, the WSP Assessment and Strategy outlines that the comprehensive long-term development option has the potential to deliver a significant package of sustainable transport initiatives, including high quality public transport accessibility to Basingstoke town centre. Key elements of the potential transport strategy include: a new link road between the A33 and A30; a new railway station on the mainline between Basingstoke and Hook stations; an expressway bus connection between the sites and town centre; and pedestrian and cycle connections between the individual east of Basingstoke site parcels and existing communities.
- 12.22 As confirmed within WSP Assessment and Strategy the comprehensive long-term development option would generate sufficient critical mass to support a very comprehensive range of community facilities and services. Furthermore, once existing development is taken into account the comprehensive development would support a new secondary school, district centre and leisure centre.
- 12.23 Although the wider site area does have Flood Risk Zone 2 and 3 land, associated with the River Loddon to the west, no development is proposed within the Flood Risk Zone 2 and 3 land. As confirmed within the updated concept masterplan (Appendix 2) only land within Flood Risk Zone 1 has been proposed for development. Sustainable Urban Drainage would also form part of any development on the site. Development on the site would fully comply with national and emerging local flood risk and drainage planning policy requirements.

- 12.24 The site is located within 10km of the Thames Basin Heaths Special Protection Area (“SPA”). However, there is sufficient land on site to create an appropriate Suitable Alternative Natural Green Space to mitigate any potential recreational impact on the SPA.
- 12.25 There are no national or local biodiversity or landscape designations within the site.
- 12.26 There are a number of Listed Buildings and Scheduled Ancient Monuments near the site. However, as part of any comprehensive development of the east of Basingstoke sites the site could be designed and landscaped to either avoid or mitigate any adverse impact on historic or archaeological assets.
- 12.27 Land is under control of Taylor Wimpey who would be able to gain planning permission and implement the Phase 1 development alongside the first phase of the Land East of Basingstoke site, the Redlands site, and the Lodge Farm site development. There is no known impediment that would affect the availability of the land for development within the LP period. Phase 2 of the site could potentially be delivered within the next LP period alongside the Land East of Basingstoke site phase 2, to meet Basingstoke’s longer-term development needs.

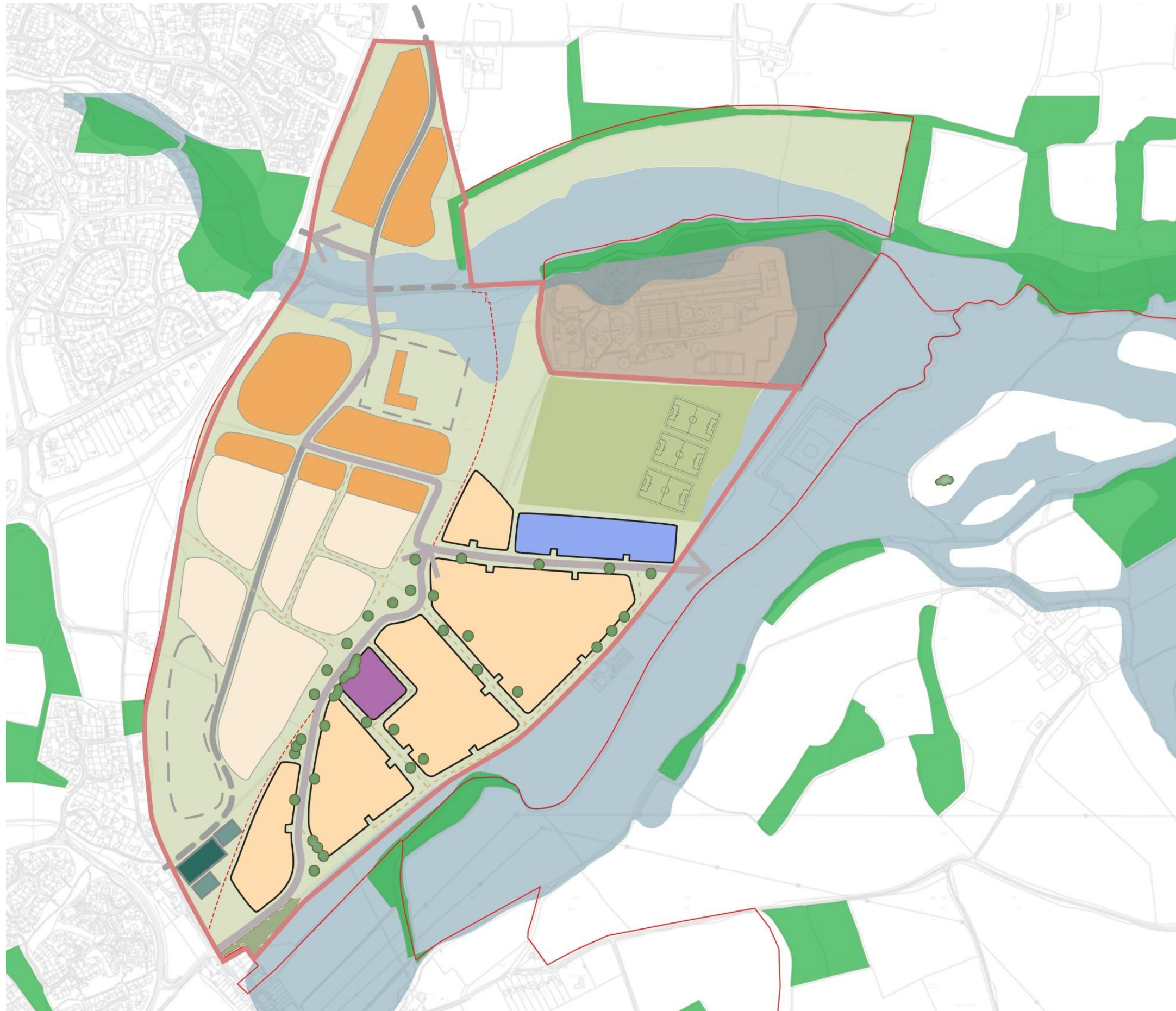
Hodds Farm, east of Old Basing (SHLAA Site OLD005)

- 12.28 Within the period covered by the LP the Hodds Farm site has the potential to deliver at least 547 dwellings (See **Appendix 3**). As shown within the wider east of Basingstoke concept masterplan (Appendix 2) land to the east of Hodds Farm has the potential to deliver a further 280 dwellings over the longer period.
- 12.29 The Hodds Farm site is predominantly flat in the southern and western parts. Contrary to the Council’s Strategic Housing Land Availability Assessment (“SHLAA”) (HO04), the site is well screened in wider views by the surrounding woodland, major road infrastructure, and existing residential properties. Land rises slightly in the northern part of the site.
- 12.30 The site is located within Environment Agency Flood Risk Zone 1.
- 12.31 There are no overriding issues of biodiversity or nature conservation that impact the site.
- 12.32 Access to the site would be via an upgraded junction off Ashmoor Lane and the A30, which provides excellent links to the centre of Basingstoke, neighbouring towns and villages and the M3 Motorway.
- 12.33 There are existing bus services along the A30. A permeable pedestrian and cycle route is shown at the eastern most part of the site connecting the existing settlement areas and local shops, amenities and community facilities in Hatch and Old Basing. A new local centre is also proposed

within the site to provide additional new community facilities and services as well as local jobs for new residents and existing Old Basing and Hatch residents.

- 12.34 Taking advantage of the topography of the site and the adjacent woodland, a large area in the northern part of the site is proposed for open amenity space. This could enhance the value of the woodland through the creation of a habitat park as well as providing for the amenity needs arising from the development.
- 12.35 Land is under control of Taylor Wimpey who would be able to gain planning permission and implement the development within LP period. There is no known impediment that would affect the availability of the land for development. The wider land to the east of Hodds Farm could be delivered as part of the next LP period to meet the longer term development needs 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 1:5000@A3 Drawn By FD Date AUG 15
 Job Number 23882 Drawing Number - Revision A

Original size 100mm @ A1 Copyright Broadway Malyan Limited

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

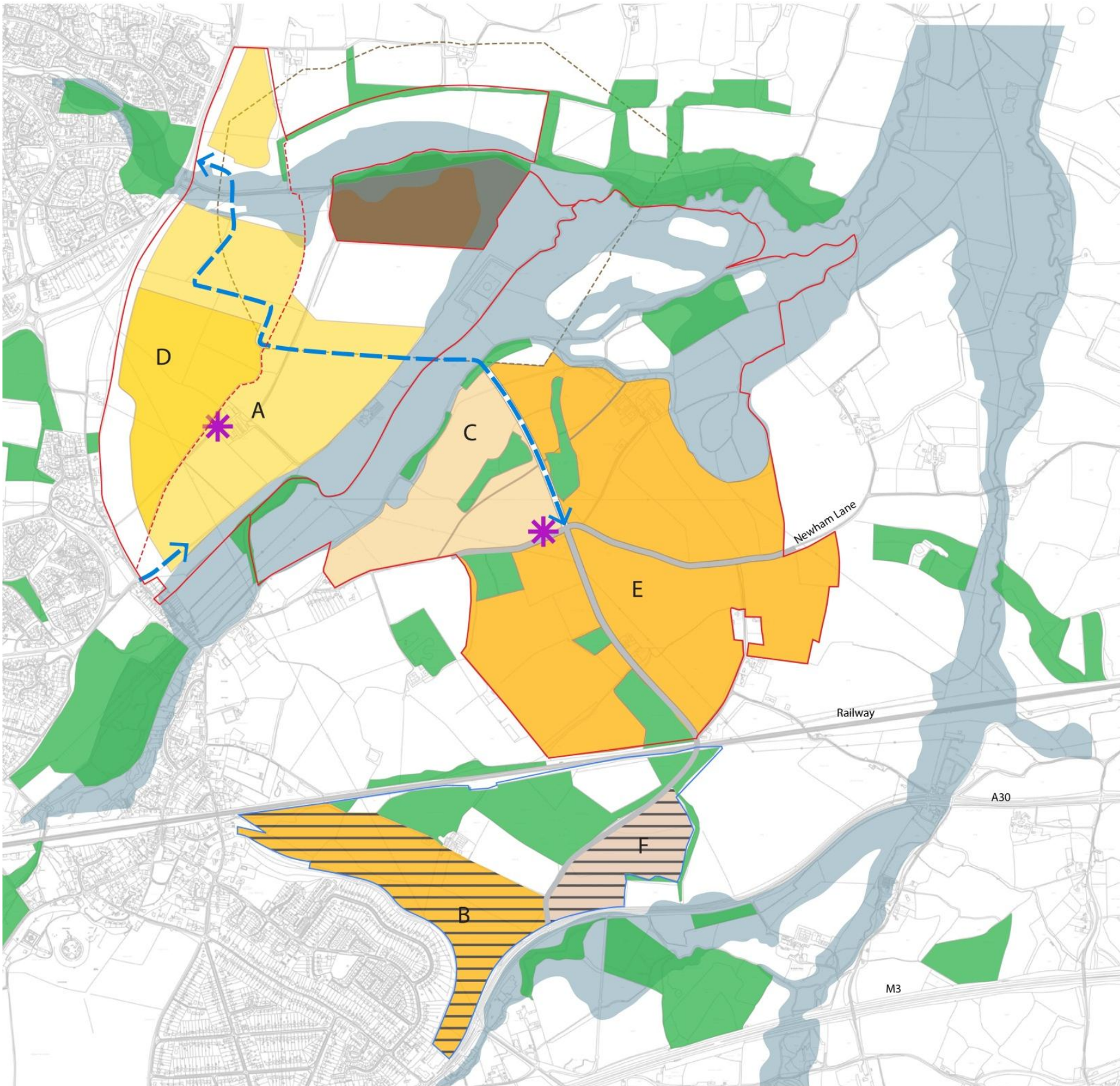
Trajectory for the Land East of Basingstoke site and Redlands site taken from Appendix 1 of PS/02/43

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

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 3

Contractors are not to scale dimensions from this drawing

- Gross site area
- Net site area
- Developable area
- Main road
- Open space with associated sports facilities
- Flood zone
- Buffer planting
- New access road
- Existing footpath
- Boundary between HCC and Taylor Wimpey land
- Land ownership boundary
- Ancient woodland



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Client
TAYLOR WIMPEY
Project
BASINSTOKE EAST

Description
**FRAMEWORK MASTERPLAN
SITE D**

Status
PRELIMINARY

Scale	Drawn By	
1:5000@A3	FD	DEC 13
Job Number	Drawing Number	Revision
23882	-	A-

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Appendix 3

Sites of the east of Basingstoke indicative supply trajectory

Table 1:

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