



*Basingstoke  
and Deane*



## 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 6: Omission Sites

September 2015

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

*(Please note that these cannot be new sites – they must already have been put forward in previous representations on the Plan during the relevant consultation periods. Respondents must provide a plan of each omission site with their statement, for clarity. The Inspector will not hear objections to omission sites since there will be an opportunity to submit these at a later stage, should he decide that further sites are required in in the Plan.)*

- 12.1 The council has published a list of omission sites (PS/02/34b) which are considered to be those sites formally promoted to the council as potential development sites through “duly made” representations made in response to one of the three formal consultations on the Local Plan.
- 12.2 The council considers that the Submission Local Plan, incorporating proposed modifications, sets out a sound, justified and effective strategy for meeting the housing needs of the borough, allocating a sufficient level of land on deliverable sites to meet needs over the plan period. Therefore there is no justification for other sites, currently omitted from the Plan, to be included.
- 12.3 The Plan’s strategy is underpinned by the Sustainability Appraisal (SA) (including Strategic Environmental Impact Assessment, SEA) (PS/02/16) which has informed the development of a sound housing delivery target and spatial distribution strategy for the Plan. The SA (including the SEA) work has also included detailed site appraisals which considered the social, environmental and economic implications of development against each of the objectives in the SA. These identified the likelihood, scale, timescale, frequency, duration and significance of any impacts. Development on sites was assessed both individually and cumulatively, to enable the council to fully understand the outcomes. The SA indicated sites that should be considered for allocation in the Submission 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.
- 12.4 Throughout the preparation of the plan, the LPA has undertaken a number of ‘calls for sites’ to understand which sites could be made available for development in the borough. All sites identified for residential use have been reviewed through the Strategic Housing Land Availability Assessment (SHLAA) (PS/02/44) to determine whether they are deliverable or developable, including those sites promoted through the most recent round of consultation (Mid Examination Local Plan consultation).
- 12.5 Sites which have been promoted for other land uses, such as employment, have also been considered through the development of the Plan. Land at Gastons Wood Industrial Estate, proposed for retail development, now benefits from an extant consent. Land to the West of Newbury Road in Whitchurch, which is proposed for an employment use, is not considered

suitable for allocation in light of the relevant evidence base which concludes that there is no strategic need for a further employment allocation at Whitchurch. This issue is being considered further through the emerging Whitchurch Neighbourhood Plan.

- 12.5 Sites that were considered worthy of further consideration for inclusion as strategic residential allocations in the Local Plan were assessed in further detail through the Housing Site Assessments (PS/02/26) in addition to the site appraisals in the Sustainability Appraisal (PS/02/16, Appendices 14 and 15). These assessments included omission sites at Lodge Farm (SHLAA Ref: BAS102), Poors Farm (SHLAA Ref: BAS103), and land west of Cufaude Lane (SHLAA Ref: BAS139).
- 12.6 The Housing Site Assessments particularly focused upon the potential impacts of development and whether they could be mitigated. The assessments drew upon technical evidence from across the Local Plan evidence base, and considered each site's physical constraints, accessibility, infrastructure requirements, the environmental conditions that would be created for new residents, and the sites' deliverability, to understand their suitability for development. The evidence base enabled the council to fully consider the merits of each of the proposed sites and to determine the most sustainable overall strategy for the borough.
- 12.7 The Housing Site Assessments, in combination with the site appraisals in the SA 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 when sites have been revisited, as appropriate, to consider their suitability. This process most recently took place following the Exploratory Meeting when the Inspector asked the council to reconsider its housing requirement. Further Site Assessment (PS/02/26) and SA (PS/02/16) work was undertaken as a result, a process which concluded in the proposed allocation of Hounsome Fields (Policy SS3.12) which, on balance, was considered that most suitable allocation, in line with the Plan's spatial strategy.
- 12.8 Consequently, the council contends that there is no requirement or justification to include any of the omission sites in the local plan.