

## Statement for EiP Hearing on Issue 4

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### Policy EM2 – Strategic Gaps

#### The policy

I support policy EM2 as set out in the Submission Local Plan. It is legally-compliant, sound and based on reliable evidence.

The Manydown Landowners have asked for various changes to the policy. They want the option to locate infrastructure for the Manydown development within the gap and greater flexibility for the development of Manydown after the current plan period.

These changes are unnecessary and would render the policy unsound.

The strategic gap proposed in the Submission Local Plan would last only for the duration of the current plan period and so does not prejudice the options for Manydown that might be included in the next Local Plan.

Infrastructure needed to support Manydown could be located in the proposed strategic gap if it satisfies the tests in the proposed policy or if it can be delivered using powers (such as those relating to highways or sewage) which do not depend on the Local Plan. The provision of any other infrastructure in the strategic gap would be properly dealt with in the next Local Plan or by a formal revision of this plan.

#### The maps

I support the Oakley Strategic Gap as shown on inset maps 2 & 32 and consider it is supported by the relevant evidence in the Strategic Gaps Topic Paper.

I consider that there should be a small reduction in the western edge of the proposed Manydown allocation and a corresponding small increase in the Oakley Strategic Gap but I assume that this issue is best dealt with as part of the Issue 5 discussion on Manydown.

## Policy SS5 – Neighbourhood Planning

I support policy SS5 as set out in the Submission Local Plan. It is legally-compliant, sound and based on reliable evidence.

As several landowners and developers have suggested changes to the policy, I wish to participate in any discussion of their representations.

### The Oakley Neighbourhood Plan

The Oakley & Deane Neighbourhood Plan 2011-2029 (NP) has been published by the borough council for its regulation 16 consultation which is due to end on 5<sup>th</sup> October.

The NP allocates land for approximately 150 dwellings over the plan period, spread over five sites that have been put forward for development.

The NP is in general conformity with the strategic policies for both the current Local Plan (saved policies) and the Submission Local Plan.

Oakley & Deane Parish Council applied on 20<sup>th</sup> March 2013 to have the whole of the parish designated as a neighbourhood area. That area was designated on 24<sup>th</sup> July 2013.

### SHLAA sites around Oakley

In this plan period Manydown (BAS098) is proposed as an extension of Basingstoke and is not treated as an Oakley site. The SHLAA has 11 other greenfield sites at Oakley which are all included in the NP (grouped into 5 sites). The SHLAA says that none of them is considered worthy of further consideration for inclusion as a strategic allocation in the Local Plan but that most could come forward through alternative mechanisms, such as neighbourhood planning.

### Is 150 the right requirement for Oakley?

The figure of 150 was proposed by planning officers taking into account the size of the settlement, the availability of local services and facilities and the absence of any greenfield sites in the SHLAA that were considered suitable for strategic allocation. This level of growth was considered appropriate to meet local needs and allow Oakley to grow in an appropriate way that would be acceptable to the community.

150 was first proposed in a report to Planning & Infrastructure oscom on 20<sup>th</sup> September 2011 and repeated in a report to Cabinet which was considered at its meeting on 17<sup>th</sup> October 2011

<http://www.basingstoke.gov.uk/rte.aspx?id=1504&MeetingId=1718>

150 was the requirement that the Parish Council had in mind when they applied for designation in 2013 and is the figure which the Neighbourhood Planning Group has used in all its work and consultations.

Reports to Planning & Infrastructure oscom on 17<sup>th</sup> January 2013 and to Cabinet on 15<sup>th</sup> April 2013 (<http://www.basingstoke.gov.uk/rte.aspx?id=1504&MeetingId=1879>) used a figure of 200 for Oakley. The justification for this figure was virtually the same as that used in 2011 and no explanation was given for the higher number. It may have been an error.

Cabinet endorsed the figure of 200 but required officers to undertake more work to establish the capacity of Oakley (and other settlements) to accommodate the proposed

level of growth and to report back to Planning & Infrastructure oscom so that that committee could make a recommendation to the Portfolio Holder.

The report to Planning & Infrastructure oscom on 26<sup>th</sup> June 2013 reverted to the original figure of 150 for Oakley. That number was subsequently included in the Pre-Submission Local Plan, the Revised Pre-Submission Local Plan and the Submission Local Plan.

In response to representations on the Pre-Submission Local Plan, planning officers confirmed their view that 150 units is a suitable number of dwellings for Oakley to accommodate over the plan's 15 year period.

The Oakley & Deane Neighbourhood Plan is nearing completion and work on it has always been based on the understanding that the Local Plan requirement was proposed to be 150 dwellings. To undermine the NP at this late stage by changing the requirement would be inconsistent with the NPPF's support for neighbourhood plans and its emphasis on the need for local planning authorities to set out clearly their strategic policies for the area (NPPF 184).

### Housing need in Oakley

The statement in paragraph 4.36 of the Submission Local Plan – that in 2013 there were 425 households in housing need in Oakley and North Waltham – is factually incorrect. 425 is the number of households on the housing register who had expressed an interest in living in those villages. The majority of those households were not living in Oakley and had no connection with the village. Only 92 residents on the housing register actually lived in Oakley.

My e-mail exchanges with Housing officers are attached as an appendix to this statement.

As the Submission Local Plan provides for thousands of new homes to the west of Basingstoke there is no longer any need for Oakley to provide housing for people from Basingstoke who have no connection with the village.

### Manydown

The landowners for Manydown have sought to exclude the Manydown development from the area covered by the Oakley Neighbourhood Plan on the grounds that the development of the Manydown land raises wider strategic considerations which cannot effectively be resolved through a neighbourhood plan.

The NP provides that any relevant policies do not apply to the Manydown land allocated for development in the Submission Local Plan. The NP is not required to comply with any strategic considerations on the Manydown land that is not allocated in this plan period – that would be a matter for the next Local Plan or a formal revision of the plan under examination.

Appendix

**E-mail exchanges regarding housing need in Oakley**

Jackie Timney

Wed 31/07/2013 09:24

To: Cllr Rob Golding <Cllr.Rob.Golding@basingstoke.gov.uk>;

cc: Kate Randall <Kate.Randall@basingstoke.gov.uk>;

Hello Cllr Golding

I have had a look at this for you. There are currently 92 applicants on the Housing Register living in Oakley, 79 of whom are General Needs applicants and 14 of whom are Transfer Applicants. There are 8 applicants on the Housing Register currently living in North Waltham all of whom are General Needs applicants.

Regards

Jackie Timney

Housing Register and Nominations Officer

Tel: (01256) 845391

email: [jackie.timney@basingstoke.gov.uk](mailto:jackie.timney@basingstoke.gov.uk)

**From:** Cllr Rob Golding

**Sent:** 26 July 2013 15:49

**To:** Kate Randall; Jackie Timney

**Subject:** RE: Need for affordable housing in Oakley

Kate: thanks.

Jackie: any time next week would be fine.

Yours

Cllr Rob Golding

**From:** Kate Randall

**Sent:** 26 July 2013 14:53

**To:** Cllr Rob Golding

**Subject:** FW: Need for affordable housing in Oakley

Fyi – in hand

*Kate Randall*

*Housing Manager*

**From:** Jackie Timney  
**Sent:** 26 July 2013 14:53  
**To:** Kate Randall  
**Subject:** RE: Need for affordable housing in Oakley

Hello Kate

The figure of 425 would have been applicants expressing an interest in living in these areas. I can look at applicants on the Register currently living in the these areas but it will probably take a couple of days, I would hope to have it by late Tuesday, early Wednesday, is this ok?

Thanks

Jackie Timney  
Housing Register and Nominations Officer  
Tel: (01256) 845391  
email: [jackie.timney@basingstoke.gov.uk](mailto:jackie.timney@basingstoke.gov.uk)

**From:** Kate Randall  
**Sent:** 26 July 2013 14:29  
**To:** Jackie Timney  
**Cc:** Cllr Rob Golding  
**Subject:** FW: Need for affordable housing in Oakley

Hi Jackie

Please can you advise?

*Kate Randall*  
*Housing Manager*

**From:** Cllr Rob Golding  
**Sent:** 26 July 2013 14:28  
**To:** Kate Randall  
**Subject:** Need for affordable housing in Oakley

Kate

During Full Council yesterday evening it was pointed out that paragraph 4.37 of the draft plan says that "in 2013 there were 425 households in housing need in Oakley & North Waltham". Is this Housing Register data? If so, are there really 425 people in housing need on the register who currently live in the ward? Or is it the number of people in need who would be willing to live here?

Either way, are you able to say how many people are currently on the register and in need who give a current address in Oakley & North Waltham?

Yours

Cllr Rob Golding