

**BASINGSTOKE &
DEANE LOCAL PLAN
EXAMINATION IN
PUBLIC**

**Issue 4 – Other Housing
Matters (Questions 5 & 6)**

Tuesday 13th October 2015

STATEMENT PREPARED BY:



Woolf Bond Planning
Chartered Town Planning Consultants

On behalf of:

Flavia Estates

Respondent No. 787392

SEPTEMBER 2015

Q5.1

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?

1. Our client's support the principle of the strategic site allocation at Manydown that includes their landholding at Worting. The settlement of Basingstoke is highly accessible, contains a number of key services and facilities and offers a substantive number of employment opportunities. The settlement therefore serves the majority of its residents needs without any dependence upon other settlements.
2. The railway station offers excellent rail links to other large employment centres including Reading (approx. 17 minutes), London Waterloo (approx 48 minutes), Winchester (approx 15 minutes) and Southampton (approx 32 minutes). Basingstoke is also located just off the M3 that comprises a major road link between London and Southampton/Portsmouth. Basingstoke is also well connected to the towns of Reading and Newbury by the A33 and A339 roads respectively.
3. Basingstoke is well provided for in terms of local facilities and is home to the Basingstoke & North Hampshire Hospital, Festival Place Shopping Centre, a cinema, theatre, concert hall and two large sports centres. The town also benefits from numerous schools and a sister campus of the University of Winchester.
4. The Manydown site benefits from good proximity to Basingstoke town centre and in particular the retail/leisure park located on the western side of the town at Churchill Way. It also benefits from existing bus services running along Worting Road that abuts our client's site's southern boundary. The size of the allocation is such that a self-sustaining community can be generated including the provision of a country park and primary and secondary school provision as part of the development. For these reasons and others set out within other participants submissions the proposed allocation at Manydown is justified given existing significant housing needs. Sequentially, being on the edge of

Basingstoke, it should be one of the first locations for new residential development.

6.2.

In all other respects, are there reasonable prospects that an appropriate range of housing by size and type will be delivered through the implementation of the Local Plan, including policy CN3?

5. As discussed further in our Issue 5 response, our client's site represents a discrete compartment from the rest of the Manydown site. It is likely to represent a different market (site), to the rest of the development and would complement the overall type and form of housing delivered on the wider development. Its inclusion would assist deliverability rates and therefore enhance the prospects of the Borough meeting needs in the early part of the Plan period where these needs are greatest and in danger of not being met.
