

EXAMINATION OF BASINGSTOKE AND DEANE LOCAL PLAN (2011 TO 2029)

ISSUE 6: OMISSION SITES

HEARING STATEMENT

PEGASUS PLANNING GROUP ON BEHALF OF MR J. M. GORDENO OF REDLANDS, READING ROAD, SHERFIELD ON LODDON

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1. INTRODUCTION

1.1 This Statement has been made on behalf of Mr J. M. Gordeno who owns the freehold interest in Redlands, Reading Road, Sherfield on Loddon (SHLAA Site: SOL008 and Land south east of Redlands House).

1.2 This Statement addresses the Inspector's Question under Issue 6: Omission Sites in relation to *SOL008: Redlands* and *Land to the southeast of Redlands House*. In accordance with the Inspector's request, a plan clearly identifying the Site is provided in **Appendix 1**. A second plan showing the location of Site SOL008 and Land to the South of Redlands House in relation to the Draft Allocations namely Draft Allocation SS3.7: Redlands and SS3.9: East of Basingstoke is provided in **Appendix 2**.

1.3 In accordance with the Inspector's Guidance Notes, this Statement sets out where we consider the Local Plan to be unsound in accordance with Paragraph 182 of National Planning Policy Framework (NPPF).

1.4 To support this Statement we revert to the following documentation:

- Original representations submitted by Mr Chris Brock (Consultation ID: 909632);
- The Council's 'Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report' (Document ID: SA02);
- The subsequent 'Sustainability Appraisal (SA) Addendum' (Document ID: SA01);
- The 'Statement of Common Ground with Cooper Estates and Hampshire County Council on SS3.7 Redlands' (Document ID: PS/02/41); and
- The Council's Strategic Housing Land availability Assessment (Document ID: H004).

2. SITE INFORMATION

- 2.1 *Site SOL008: Redlands and Land to the southeast of Redlands House* (collectively referred to as the Site) are situated to the north-east of Basingstoke Town and comprise open flat land, which forms part of a garden and land holdings to Redlands House. The location of the Site is identified on the Site Location Plan (Drawing LON.0517_02) in **Appendix 1**. The Site comprises approximately 6.8 hectares. The existing vehicular access to the Site is via a private drive, which serves Redlands House.
- 2.2 The Site is divided into two halves; the northern proportion lies to the north of Redlands House (highlighted yellow on the plan in **Appendix 2**) and there are a number of mature trees, which form the western boundary of the northern half of the Site. The northern and eastern boundaries are relatively open to the arable farmland to the north and east. The southern boundary is boarded by a sports pitch, which lies within the garden of Redlands House. In addition to the mature trees along the western boundary, there are a number of mature trees located within the northern half of the Site. There is also a pond located in the north-western corner.
- 2.3 The southern half of the site (highlighted green on the plan in **Appendix 2**) lies to the south-east of Redlands House and comprises an arable field void of any internal features, the southern and eastern boundaries of the Site are bordered by substantial woodland, the western and northern boundaries are relatively open in nature.
- 2.4 The Thames Sewerage Treatment Works lies to the south east of the Site with the exception of Redlands House and Redlands Lodge and their respective grounds, the area comprises, arable farmland. Land to the far west of the Site lies the urban edge of Basingstoke Town.
- 2.5 The farmland directly abutting the north of the site benefits from a *Draft Allocation SS3.7 Redlands* in the Basingstoke and Deane Local Plan (2011 – 2029). Land to the south west of the Site also benefits from a *Draft Allocation SS3.9 East of Basingstoke*. Together these Draft Allocations provide adequate land for 1,050 new residential dwellings, community centre, 3FE Primary School, local shopping facilities, new open space, sports pitches and the necessary supporting infrastructure.

2.6 With regard to ownership, the Site is within the freehold ownership of Mr J. M. Gordeno for whom we are submitting this Statement. Having due regard to Paragraph 47 of the NPPF the Site is 'deliverable' and 'developable' as set out below:

- **Available:** as confirmed by the landowner within this Statement, the Site is available now, it is surrounded on the majority of its boundaries by land that is suitable for residential development (Draft Allocation SS3.7 and SS3.9), as identified within Document ID: SA02 and the Council's Strategic Housing Land Availability Assessment (Document Ref: HO04).
- **Deliverable:** Given the nature and size of the Site, and the limited number of constraints, it has a realistic prospect of coming forward as part of Site SS3.7 within the next five years.

2.7 As proposed, we consider the boundary to Draft Allocation SS3.7 to be unsound as the allocation boundary is based on an arbitrary line to reflect land ownership, rather than the comprehensive planning and design of the allocation.

2.8 The only reason for the Site previously being excluded from the Strategic Housing Land Availability Assessment was due to the arbitrary boundary to reflect the different ownership of the adjacent sites. Since the publication of the Draft Local Plan, discussions between Mr J. M. Gordeno and the promoters of Site SS3.7 and Site SS3.9 have progressed. It is considered that the inclusion of the Site would make a sound, logical and comprehensive extension to the Draft Allocation SS3.7.

3. SUITABILITY OF THE SITE FOR HOUSING

- 3.1 The Council's Sustainability Appraisal and Strategic Environmental Appraisal Report (Document Reference: SA02) assesses the suitability of both SS3.7 and SS3.9 as sustainable locations for residential development. The inclusion of the Site within the allocation would not undermine or contradict the conclusions drawn within the Sustainability Appraisal.

4. CAPACITY OF THE SITE FOR HOUSING

4.1 Having due regard to the constraints plan contained within Appendix 3 of Document Ref: PS/02/41 and Section 4 of that document; the proposed site wide density of 30 dwellings per hectare could be extended into the Site, thereby providing up to 155 additional dwellings (net) to Draft Allocation SS3.7.

5. POLICY CRITERIA OF SS3.7

- 5.1 In consideration of the policy criteria listed under SS3.7 in the Draft Plan, the inclusion of the Site would not prejudice the landscape character and urban design (criterion b.). The development of this site could be easily included within a Landscape and Visual Impact Assessment and an Arboricultural Impact Assessment could be extended to include the Site.
- 5.2 With regard to criterion c. it is not envisaged that the addition of up to 155 dwellings would severely impact the highway network and the Transport Assessment undertaken to support of any forthcoming planning application on Site SS3.7 and could accommodate the increase in the amount of the proposed development. The required mitigation could easily be proportioned between the landowners as not to hinder the delivery of the Draft Allocation.
- 5.3 Document Reference: PS/02/41 highlights the considerable amount of baseline work undertaken to support the inclusion of Draft Allocations SS3.7 and SS3.9 against criterion d, f, and g. Given the proximity of the Site to Site SS3.7 it is considered that the same conclusions can be drawn. Indeed technical assessments such as ecology, noise and odour, water cycle studies and flood risk are not contained by site boundaries and are trans-locational in impact. Therefore, the conclusions drawn within the aforementioned Statement are of relevance to the Site.
- 5.4 Criterion e. relates to low carbon energy, the potential for which can be assessed through the planning application process.

6. CONCLUSION

- 6.1 In conclusion, the extension of Draft Allocation SS3.7 to include the Site would result in a logical and comprehensive review of the draft allocation boundary and would provide approximately 155 additional dwellings, which would contribute to the Council's housing supply. It should be noted that the site is considered to be deliverable (Footnote 11, NPPF) as it is available and it offers a suitable location for development (as noted in HO04 and the previous representations submitted by Mr Chris Brock) with a realistic prospect of coming forward within five years alongside Draft Allocation SS3.7.
- 6.2 In consideration of the above it is recommended that the Inset Map for Draft Allocation SS3.7 is amended to include the Site as shown in Appendix 3. It is also requested that the policy criterion SS3.7 is amended as per the text below:

"Make provision for the delivery of approximately ~~150~~ 305 dwellings".

APPENDIX 1

SITE LOCATION PLAN

APPENDIX 2

REDLANDS BASINGSTOKE

APPENDIX 3

PROPOSED AMENDMENTS TO SITE ALLOCATION BOUNDARY