

Day 4/ Issue 4 – Other Housing Matters (Q5 &6)

5. Distribution of housing development:

5.1 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?

5.1.1 We do not believe the planned distribution of development and indicative levels of housing growth to be justified and at the right level. We have commented on the level of housing proposed in the LP area as a whole in our response to issue 3. In addition we have commented upon the distribution of development in our response to issue 2. Overall we believe:-

- a. The housing target of 850dpa to be too low, 900dpa is more appropriate given the demographic and economic evidence;
- b. The distribution of development to be too reliant on PDL in Basingstoke urban area and/or large peripheral greenfield sites remote from existing facilities both of which have long lead in periods that if delayed could prejudice housing delivery;
- c. That the ability of the larger villages mentioned in policy SS5 to accommodate more sustainable growth that could be delivered in the short term – esp. villages such as Oakley has not been explored fully;
- d. That the lack of development planned for in Oakley ignores its relative accessibility to Basingstoke and its housing needs;
- e. That the level of development planned for Oakley relative to the other village is disproportionate and unjust;
- f. That the principles established in the Oakley and Deane Neighbourhood Plan have been ignored – the principle of development at Park Farm has been accepted. The Neighbourhood Plan promotes 45 dwellings on part of the land promoted by Wates. We believe a larger allocation is appropriate on this site given its location and acknowledged lack of constraints; and that this could help address any shortfall that may occur in the delivery of the larger strategic allocations/ help address the relatively low contingency¹ provided for within the housing land supply. Such an approach would negate the need for an early review/ future small scale housing allocations DPD, provide certainty for developers and locals alike, and negate the time and costs associated with an early review/ preparation of a subsequent DPD.
- g. The SHLAA merely continues the spatial strategy of the LP. Like the LP it is Basingstoke centric and like the LP ignores the merits of GF sites in the larger villages identified in policy SS5/the outcome of the Neighbourhood planning process and thus the merits of sites like Park Farm Oakley.

¹ 277 dwellings according PS/02/14

- 5.2 Should essential strategic allocations of housing land be shown indicatively on the Key Diagram?
No Comment
- 5.3 In the light of the requirements in the Framework for clear policies on what will be permitted and where (paragraph 154), is the level of detail shown on the Policies Map appropriate?
No Comment
6. Deliverability of Housing:
- 6.1 Is the overall level of housing provision deliverable, especially in relation to viability? In particular, is there adequate justification for the supply that is expected from existing commitments, identified opportunity sites and small windfalls?
No Comment
- 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?
No Comment