

Day 9 / Issue 6 – Omission Sites (Que12)

Que 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?

- 12.1 We believe, on the basis of our position on the OAHN and the housing requirement identified in the B&DLP, the 5 year housing land supply situation, and lack of any real contingency in the housing figures, that additional land should be identified for development in the B&DLP.
- 12.2 Furthermore, given our views on the spatial strategy, the fact that Oakley is recognised as the largest village in the borough, and has the highest affordable need¹, we believe that said development should be in Oakley.
- 12.3 In the context of the above the land at Park Farm Oakley is in our opinion ideally suited to accommodate a strategic allocation.
- 12.4 The Park Farm site is located in the centre of the village, close to existing facilities, and, is recognised in the SHLAA as having '*no apparent environmental constraints*'. The site is 17.5 hectares (43.2 acres) and is bounded by the existing Oakley Settlement Policy Boundary to the east, Rectory Road to the south, Station Road to the west and the railway line to the north. It is accessed from Station Road.
- 12.5 The site is an identified site for development (45 dwellings) in the Oakley and Deane Neighbourhood Plan - Reg 16 consultation document August 2015² - policies 4 and 6.2 refer.
- 12.6 The site assessment summary produced by the NP team advised that '*Large flat site of predominantly paddocks split into several fields with perimeter hedgerows and trees. Adjoins existing settlement boundary with very convenient access on foot to village school and local shops. Development could be undertaken with minimal disruption to existing village. The site was one of the five sites nominated by residents under the village consultation to receive the largest housing allocation under the Neighbourhood Plan.*'
'*Conclusion - Suitable to include in Neighbourhood Plan*'³

¹ Paragraph 4.34 – 4.36 of the BDLP Proposed Mods and para 8.139 of the SA refer

² Web link to NP page on B&D web site
<http://www.basingstoke.gov.uk/rte.aspx?id=911>

³ please see web link
<https://www.dropbox.com/sh/9pepg611vwbuhl/AADZC5Z1UiLCsn6ue71p7OBMa/Site%20Assessments/S13%20-%20Site%20assessment%20summary%20v2.pdf?dl=0>

- 12.7 In January 2014 a community consultation exercise was conducted by the Parish Council to identify key issues in the village, which would then be communicated to the groups considering development within the village, so they could provide details of how their developments will address each of these issues. The Key Issues were:
1. Provision of Affordable Housing Suitable for Young People
 2. Provision of the right mix of housing in any new development – to include
 - Sheltered Housing/Assisted Living
 - Retirement Flats
 - 2/3 Bedroom Bungalows
 - 2/3 Bedroom Houses
 3. Provision of employment opportunities within the Parish
 4. Provision of sufficient Allotments to meet a growing demand
 5. Enhancement of Health Care Facilities
 6. New developments to include natural green spaces
 7. Improvement of parking and traffic management around the school and One Stop
 8. Improvement to the Pack Lane/Oakley Lane/Fox Lane junction
 9. Improvements to Playing Fields and Play areas
 10. Improvements to Public Transport
 11. Provision of Public Woodland
 12. Provision of additional restaurant/coffee shop facilities
 13. Provision of school facilities to meet the demand for children within the Parish
 14. Provision of improved shopping facilities
- 12.8 In promoting up to 250 dwellings on the Park Farm site, accessed from Station Road, we have highlighted the fact that this would also provide:-
- A mix of 1, 2, 3 and 4 bedroom homes
 - 40% affordable housing (100 units)
 - A coach drop-off facility for the School
 - 40 space parking area for the School accessed from Rectory Road
 - Formal recreation/play space
 - Provision of public woodland along the northern edge of the site
 - Pedestrian & cycle links
 - Allotments
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- 12.9 To this end our proposed wording for a new policy facilitating the allocation of the land at Park Farm Oakley states:-

Policy SS3.13, Park Farm Oakley,

This 17.5 hectare site lies to the west of Oakley and will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 250 dwellings;
- b) In addition to the mix of dwelling sizes and types, include provision for a proportion of self-build units;
- c) Include the provision of social and physical infrastructure, including the provision of coach and car park drop-off facility for the adjacent school, sports facilities including playing pitches, and allotments;

- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting and minimise any visual impact;
- e) Include a robust landscape strategy that creates a strong defensible boundary between the site and surrounding area, respecting existing landscape features within the site and, ensuring that links are made with the green infrastructure network outside the site;
- f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, through adequate buffering, ensuring the retention of key areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- g) Conserve and enhance the architectural and historic significance of the listed buildings that lie to the south of the site, including Park Farm Farmhouse;
- h) Include measures to mitigate the impact of development on the local road network;
- i) Provide all-purpose vehicular accesses from Station Road;
- j) Include measures to improve accessibility by non-car transport modes, and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way network, including improving the links to the existing Oakley Lane bus stops;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable design and noise quality mitigation measures in light of the proximity of the site to the mainline railway;
- n) Incorporate and/or promote renewable energy technologies;
- o) Development on site will deliver homes in the period 2017/18 to 2021/22, in accordance with the requirement to maintain a five year supply of deliverable housing sites'.

12.10 Whilst we note that the BC have not sought to allocate any further development in Oakley/ the other villages identified in policy SS5, and that the NP looks to spread development across 5 sites rather than look to allocate a single strategic site, we also note that in the April 2014 consultation the highest number of votes cast for an individual site was for Park Farm (see p23 of ODNP Community Survey April 2014 – Issue 1). Similarly Park Farm received the most votes in favour in the Jan 2014 consultation (see p12 and P18 of ODNP Consultation on Key Issues - January 2014 – Issue 2); and in the ODNP Community Survey – September 2014 – Issue 1 its clear at p1 that whilst the majority of respondents wanted to see development spread across multiple sites, of the options offered the one which promoted 120 units at Park Farm and 30 at Beech Tree received the most votes. i.e. Park Farm has consistently been the preferred choice of the majority when it came to identifying sites, and 120 units was still accepted as appropriate by a third of votes in Sept 2014.

- 12.11 Having regard to the above the land at Park Farm is in our opinion ideally suited to accommodate additional growth – its located in a village where the principle of development is accepted, it's a sustainable location close to local facilities, and could help address a number of local issues as identified by local residents as part of the Neighbourhood Planning process.
- 12.12 The proposed policy wording is such that the issues identified in the SA to the NP about potential impacts on the integrity of the Church Oakley Conservation Area, potential impacts on nearby listed buildings (such as Park Farmhouse), and potential impacts on key vistas are all capable of being addressed during the design process, it being Wates intention to promote a high quality development that respects the landscape character of the area and complements the local vernacular.
- 12.13 The identification of the land at Park Farm would provide the BC with an allocation that could be delivered quickly and thus help address the 5 year HLS situation/ help plug the gap whilst the larger strategic sites are bought forward and/ or the sites to be identified pursuant to the neighbourhood planning process in policy SS5 are bought forward. Likewise it would provide the B&DLP with an element of flexibility should one of the proposed allocations not come forward as planned, one of the consents that has been issued is not implemented, or the housing target is increased.