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Our ref:  
Planning Portal Ref.

RO/SCS/1839  
PP-04321751

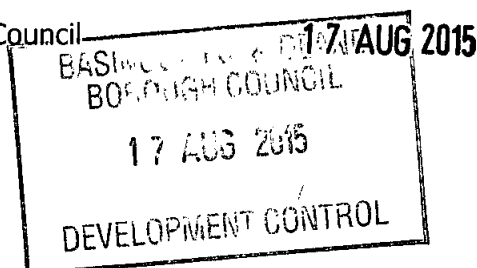
14 August 2015

BASINGSTOKE & DEANE  
BOROUGH COUNCIL



PRO VISION  
PLANNING & DESIGN

Head of Planning  
Basingstoke & Deane Borough Council  
Civic Offices  
London Road  
Basingstoke  
Hampshire RG21 4AH



Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 : LAND OFF EVINGAR ROAD, WHITCHURCH : OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING A NEW ACCESS, UP TO 70 NEW DWELLINGS, UP TO 4200SQM OF B1 & B2 USE, NEW STATION CAR PARK, OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS**

I write regarding the above and further to the planning application submitted via the Planning Portal (ref.PP-04321751)

On behalf of the Hospital of St Cross and Almshouse of Noble Poverty please find enclosed a cheque, made payable to Basingstoke & Deane Borough Council, for £12,442, this being the fee payable in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations as amended.

The fee has been calculated on the basis that the site area of the proposed housing development extends to 4.7ha and therefore attracts a planning application fee of £12,057 for an outline submission with the balance of the site being subject of a change of use proposal (ie agricultural to open space) attracting a fee of £385. This approach was taken (and accepted by the LPA in relation to an application submitted by the applicant on adjoining land (13/01522/OUT).

The application which is submitted in outline form with all matters reserved other than means of access comprises:

1. Planning Application Form;
2. Certificate C;
3. Notice under Article 13 (extract from Basingstoke Gazette dated 16 July);
4. Following Plans and drawings;
  - a. 1839/PO1 Site Location Plan;
  - b. 1839/PO2 Illustrative Site Layout Plan;
  - c. 1839/PO3 Illustrative Site Section;
  - d. Topographical Survey
5. Design and Access Statement prepared by Pro Vision;
6. Planning Statement prepared by Pro Vision;
7. Arboricultural Impact Assessment prepared by SJ Stephens Associates;
8. Archaeological Assessment prepared by Thames Valley Archeologically Services;
9. Ecological Assessment prepared by PV Ecology;
10. Flood Risk Assessment prepared by Pro Vision & Stuart Michael Associates;
11. Utilities Assessment prepared by Pro Vision & Stuart Michael Associates;

- 12. Landscape Capacity Study prepared by Pro Vision & Enderby Associates;
- 13. Transport Statement prepared by i-Transport; and
- 14. Noise Impact Assessment prepared by 24 Acoustics.

### ***Housing Land Supply***

The purpose of this application is to help '*boost significantly*' the supply of housing in the Borough. The application site is available and deliverable now. The proposed new homes and employment land will make a valuable contribution towards the '**significant and serious**' Borough-wide housing land supply deficit and meets an identified local shortage of suitable employment land.

The latest version of the draft Local Plan seeks provision of 850 dwellings per annum. The applicant considers that this figure will not deliver the required homes in the Borough and will provide evidence to support a further increase on this annual requirement at the forthcoming Examination.

### ***Whitchurch Neighbourhood Plan***

However as things stand, 200 new homes are to be provided on sites to be identified in the Whitchurch Neighbourhood Plan (WNP).

The applicant has engaged fully with the Neighbourhood Plan Steering Committee (NPSC) from the outset including a public consultation exhibition in October 2014. Following the consultation the feedback showed that the application site scores highly. The applicant was advised by the NPSC that the site was the preferred option for up to 100 dwellings, along with Winchester Road (WHIT018). However the NPSC now appears to support the allocation of approximately 100 homes at WHIT018, along with a collection of small sites around the town and an affordable housing site in countryside adjoining the settlement.

The affordable housing site at The Knowlings is by definition an exception to the general planning policy of restraint in countryside locations. Therefore, it should not contribute towards the housing requirement identified in the emerging Local Plan.

The proposed WNP is not at an advanced stage, and there is little evidence to support the deliverability of the various 'small' sites that have been suggested could cumulatively deliver the WNP housing requirement.

It is also considered that the 'small' sites strategy is not consistent with the Council's aim to deliver on-site affordable housing and community infrastructure. Without on-site provision, the deliverability of affordable housing, recreation and open space within the Town is questionable.

The applicant also considers the assessment of capacity at the Winchester Road site to be flawed. Much of the site contributes to the open downland southern setting of the town. Whilst it is accepted that the more discreet north western part of the site could potentially accommodate some development without detrimentally affecting this wider setting, the site may not deliver the required housing without harming the surrounding landscape character.

### ***Local Plan Allocation***

The emerging Local Plan also makes a draft allocation of 150 new homes on land south of Blosswood Lane. The LPA suggests that this number is justified subject to the provision of an

Acoustic barrier along the A34 boundary. Part of the allocation already has outline planning consent for 83 dwellings (ref.BDB/77828). Delivery of this acoustic fence has proved problematic. The Neighbourhood Plan process has highlighted questionmarks over the deliverability of the remaining 67 dwellings on the proposed allocation based on the problems associated with delivering the acoustic fence.

Hence, in addition to the questions associated with the provision of suitable sites for housing through the proposed WNP, the Town is already short of 67 new homes (20%) on the emerging Local Plan requirement for Whitchurch.

### ***Summary***

Having regard to the economic, social and environmental factors that are relevant to this development proposal (which include contributing to boosting the supply of [affordable] housing and contributing to meeting the acute shortfall in housing land supply in the Borough; delivering large areas of new open space and green infrastructure; providing an injection into the local economy and providing funds to further the charitable work of the applicant) the balance of planning advantage weigh heavily in favour of granting planning permission in accordance with paragraph 14 of the National Planning Policy Framework. This is a windfall opportunity – an unutilised site within the adopted settlement boundary and well related to the built up framework of the Town.

The planning application demonstrates that the proposed mixed use scheme represents sustainable development, is available and deliverable, and fully in accordance with the relevant policies of the Development Plan and the NPPF.

We therefore would ask that planning permission is granted. If you require further information please do not hesitate to contact me.

Yours faithfully



**RICHARD OSBORN**  
SENIOR PLANNER

[Redacted contact information]

cc Clerk to the Trustees – The Hospital of St Cross & Almshouse of Noble Poverty