

## **Basingstoke and Deane Local Plan 2011 to 2029 Public Examination Hearings**

### **Issue 5: (Q11) Greenfield Site Allocations Policy SS3.8 – Upper Cufaude Farm**

#### **Further Submission by Dawson Consulting (for Mr John Lloyd)**

1. This further response is made on behalf of Mr John Lloyd at the invitation of the Inspector at the Local Plan Public Examination Hearings, who asked for any specific policy wording changes which the council could then consider and respond to. In addition, the Inspector indicated that in the light of discussions at the Examination on Greenfield Site Allocations Policy SS3.8 – Upper Cufaude Farm, he would undertake a further unaccompanied site inspection. At the conclusion of the discussion, it was suggested that the relevant parties may wish to meet outside of the Examination, to consider further the options for this Greenfield allocation, and potential for mitigation.

2. The reason for the further consideration arises from the nature of the site, and particularly its northern extent. The developer and landowner interests are potentially significant. The holdings of Mr Lloyd to the north and west of the proposed allocation, could form part of the allocation, and contribute to an improved layout and better mitigation. The additional site of 0.9 ha comprises three titles, and all the owners consider it would be better developed to provide a better rounding off of the settlement. This would also ensure a comprehensive scheme capable of providing the housing required within a more acceptable setting for the National Trust site of the Vyne.

#### **Upper Cufaude Farm site boundaries**

3. Upper Cufaude Farm could be supplemented to achieve two significant gains. It could bring more suitable land into the development equation, and also benefit the local landscape and conservation. The allocation as it stands, allows for some 390 homes, but the level of detail in the plan has been revealed to be inadequate. The landowners involved consider this is more than a simple matter of additional mitigation. It requires a more fundamental vision that would respect the ancient landscapes of the Vyne setting by providing clear and defensible boundaries, to the north and west.

#### **Policy and Text Wording**

4. The two purposes of the revised wording would allow better scope for development, and an enhancement of the allocation, with the achievement of the resultant high quality environment required. The revised wording suggested is:

d) delete remainder of sentence after ‘in and around the site’, and replace with: ‘taking the line of development further north and west, to allow a comprehensive treatment and high quality environment, and a clear defensive boundary’.

An amendment to the inset map would be required to show the change.

#### **Conclusion**

5. Policy SS3.8 should recognise the need for a clearer defensible boundary line to the north and west in this location. This would be in addition to proposed mitigation, allowing improved scope for development and boundary treatments.