

BASINGSTOKE AND DEANE LOCAL PLAN EXAMINATION

**PS/05/MF26 – PLAN OF NATURE CONSERVATION AREAS EAST OF
BASINGSTOKE**

**FOR TAYLOR WIMPEY
(REPRESENTOR REF: 909792)**

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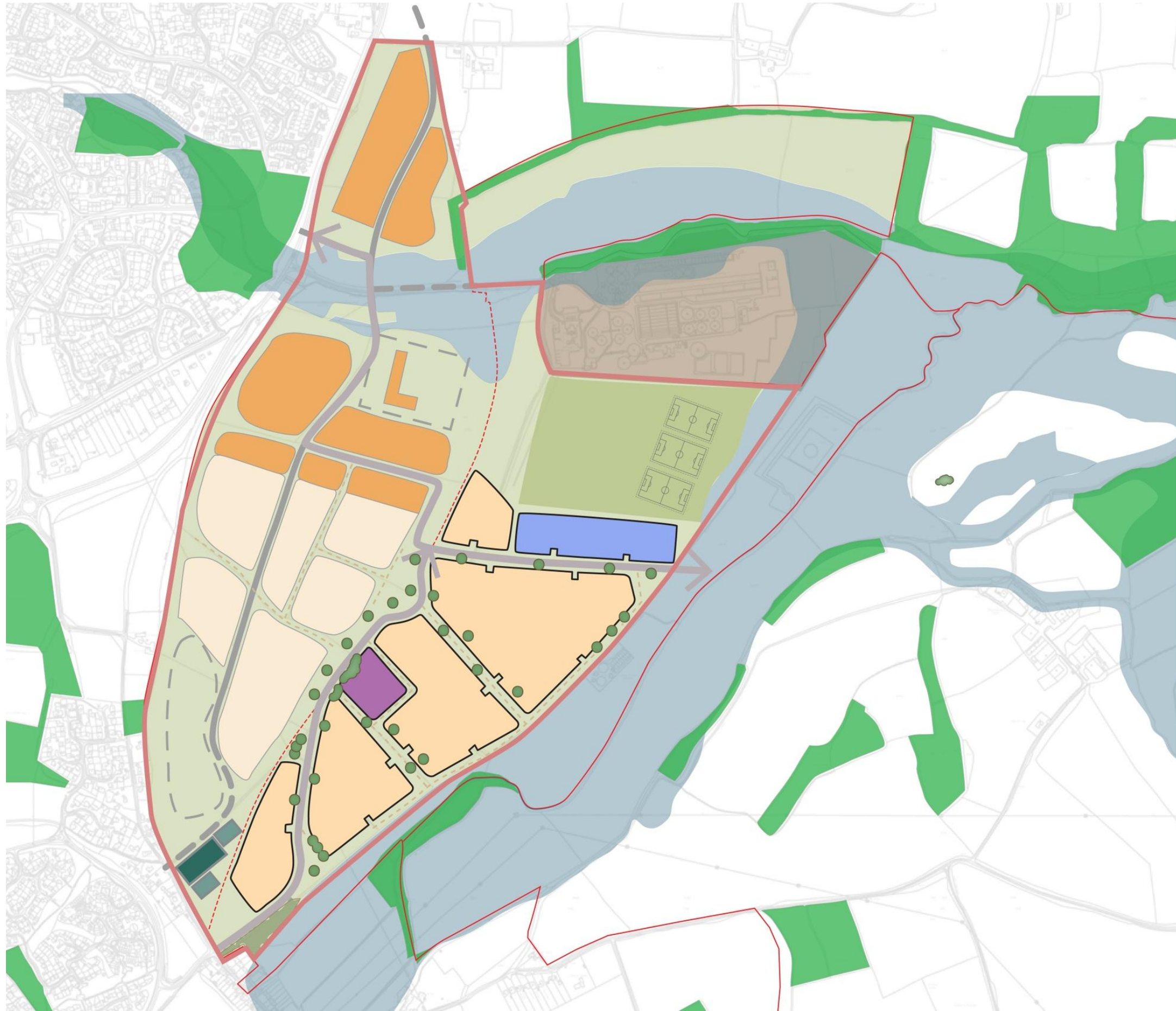
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- 1.1 PS/05/MF26 unequivocally confirms, as we set out within our representations; submitted concept masterplan; and outlined as part of the Issue 6 Omission Site Session, that no development on the Lodge Farm site is proposed on land covered by natural conservation designations. A copy of the previously submitted framework masterplan for the site and phasing is included as Appendix 1. As actively managed agricultural land, the ecological value of the Lodge Farm land proposed for development is low. We are therefore of the view that PS/05/MF26 further confirms the suitability of the land proposed for development.
- 1.2 As we outlined as part of the Issue 6 session, the Lodge Farm site as part of a comprehensive development with the Land East of Basingstoke site and the Redlands site has the potential to deliver significant biodiversity and recreation benefits along the River Loddon corridor adjacent to the Lodge Farm site. The proposed development on the Lodge Farm site therefore has the potential to deliver a net biodiversity gain as opposed to a negative impact that appears to be asserted by the Council.
- 1.3 As outlined within our Statement to Issue 6, the Lodge Farm site has the potential to augment the East of Basingstoke site and the Redlands site (collectively delivering 600 dwellings over the Local Plan period) by approximately a further 887 dwellings. This would achieve a comprehensive new sustainable neighbourhood comprising approximately 1,487 dwellings. As confirmed by numerous urban design publications (PS/04/62), developments comprising 1,350+ dwellings have the critical mass to viably deliver and support essential community facilities and services.
- 1.4 Alternatively, like the East of Basingstoke site, delivery on the Lodge Farm site could be phased i.e. Phase 1 comprising approximately 444 dwellings in the current LP period and the remaining 443 as part of Phase 2 in the period post 2029. A phased approach would ensure the delivery of some essential on-site community facilities and services within the current Local Plan period, but with enhanced provision delivered as part of the Phase 2.

Poors Farm and Hodds Farm sites

- 1.5 Although within the Poors Farm site and Hodds Farm site PS/05/MF26 confirms there are a number of small pockets of ancient woodland and SINC's within or directly abutting the sites, any comprehensive and detailed masterplanning of the sites would ensure these designations are fully retained, protected, and where possible and appropriate, enhanced.
- 1.6 Development on the Poors Farm site and / or Hodds Farm site would not result in the loss of any ancient woodland or SINC's. The scale of the Poors Farm site also provides significant opportunities within the biodiversity opportunity area to create new and restore existing habitats, particularly along the River Loddon corridor.
- 1.7 As set out within our Statement to Issue 6, the Hodds Farm site has the potential to deliver approximately 547 dwellings over the LP period; while the Poors Farm site has the potential to deliver approximately 328 dwellings towards the back end of the LP period with the remaining 3,034 in the period post 2029.

Appendix 1



- Gross site area
- Net site area
- Land east of Basingstoke phase 1 (450 units)
- Land east of Basingstoke phase 2 (450 units)
- Lodge Farm
- Employment (3.31ha)
- Local centre
- Main road leading to future development
- Green buffer
- Flood zone
- Sewage works
- Proposed planting
- Existing footpath
- Boundary between HCC and Taylor Wimpey land
- Land ownership boundary
- Ancient woodland

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Client
TAYLOR WIMPEY
 Project
BASINGSTOKE EAST

Description
**FRAMEWORK MASTERPLAN
 SITE A AND HCC**

Status
PRELIMINARY
 Scale 1:5000@A3 Drawn By FD Date AUG 15
 Job Number 23882 Drawing Number - Revision A

Original size 100mm @ A1 Copyright Broadway Malyan Limited

Sites of the east of Basingstoke indicative supply trajectory

Site	Indicative Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Redlands	150	0	0	50	50	50	0	0	0	0	0	0	0	0	0	150
Land East of Basingstoke	450	0	0	0	60	110	110	110	60	0	0	0	0	0	0	450
Lodge Farm	887	0	0	0	0	0	0	0	75	140	200	200	200	72	0	887
Total	1,487	0	0	50	110	160	110	110	135	140	200	200	200	72	0	1,487

Trajectory for the Land East of Basingstoke site and Redlands site taken from Appendix 1 of PS/02/43

The trajectory on sites comprising 500 dwellings plus has been based on the Hourigan Connolly research, prepared on behalf of Gladman Developments Limited (Appendix 2 to Taylor Wimpey's Matter 4 Statement) which concluded that strategic sites comprising 500 dwellings plus have lead in times prior to completions of on average 8 years.

Delivery of 200dpa is considered ambitious but deliverable based on the Council's historic large site completion trends.