



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council
Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk
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Janet Cheesley
Bramley Neighbourhood Plan Examiner
Chec Planning Ltd

Our ref: Local Plan policy SS5

3 October 2016

Dear Janet

Examination of the Bramley Neighbourhood Plan

Thank you for your email with regards to seeking clarification as to whether the outline planning permission (application ref: 14/01075/OUT) for 200 dwellings at Minchens Lane can be counted towards the Bramley settlement requirement for at least 200 homes in the adopted Local Plan Policy SS5 (Neighbourhood Planning).

The enquiry is in relation to the representation made by Pro Vision, on behalf of Stratfield Saye Estate, to the Submission Bramley Neighbourhood Plan consultation, which refers to table 2 (Components of housing supply 2011-2029 as at April 2015) of the adopted Local Plan (2011-2029). The respondent considers that the provision of 200 units at Minchens Lane is included within the existing supply of sites with planning permission (totalling 4,668 units) and is therefore excluded from the remaining requirement of 7,600 units which is to be met primarily through Policies SS3 (Greenfield Site Allocations) and SS5 (Neighbourhood Planning), the latter of which includes the allocation of "at least" 200 units in Bramley. Paragraph 3.3 of the Pro Vision response concludes that the "...Local Plan Inspector clearly found an allocation of at least 200 homes sound in addition to that already committed in the village at the time of the examination."

Whilst the Pro Vision representation is partly correct, in terms of the 200 units indeed being included within the figure for sites with planning permission at the time of the Local Plan examination, the Local Plan approach has been misinterpreted. Policy SS5 of the adopted Local Plan indicates that 'at least' 900 dwellings will be delivered via mechanisms such as neighbourhood planning. As explained in paragraph 4.67 of the Local Plan, developments of more than 10 dwellings inside settlement policy boundaries and developments of more than five outside of settlement policy boundaries can qualify towards the dwelling requirements defined for villages/ towns defined in policy SS5. This applies to all developments over the plan period and therefore qualifying sites from 2011 onwards can contribute toward this 900 total.

In August 2015 the borough council published an 'Updated Housing Land Supply Statement'. This document formed part of the Local Plan Examination Library (examination document id: PS/02/43) and can be viewed at <http://www.basingstoke.gov.uk/content/doclib/1006.pdf>. The inclusion of 200 units at Minchens Lane within the existing supply of 4,668 units is confirmed in appendix 1 of the Statement (see page 28).

The statement itself sets out each of the components of supply at that time, including the contribution from neighbourhood planning. Figure iv) on page 9 clarified that the Minchens Lane site had planning permission at the time of writing and that the site counted towards the SS5 requirement for Bramley. It states that 'a site for 200 homes at Minchens Lane received planning permission in March [2015], negating the need for further housing allocations within the plan'. The neighbourhood planning section of the statement explains that the supply contribution from neighbourhood planning, at the time of writing, was 666 dwellings. The 666 figure was calculated by deducting the 200 dwelling permission at Minchens Lane, Bramley, along with a further 34 dwellings at Caesars Way, Whitchurch (application ref: 13/01522/OUT) from the 900 dwelling requirement of Policy SS5. Therefore, the statement clearly shows that the Minchens Lane planning permission had been factored into the land supply position at that time, as a planning permission, which, in turn, resulted in a lower remaining requirement from neighbourhood planning. This is again reflected in appendix 1 of the Statement which outlines where the remaining 666 units from neighbourhood planning will be delivered.

The Pro Vision approach is therefore, in effect, double counting the Minchens Lane site. The Inspector endorsed the council's approach to housing land supply, as discussed at the Local Plan examination, and in doing so, also endorsed each part of the supply, including the housing allocations and approach to neighbourhood planning. The Inspector did not conclude that an allocation of at least 200 homes was required in addition to that already committed in the village at the time of the examination, but rather that the neighbourhood planning element of supply had been effectively reduced by relevant planning permissions.

When also considering changes that have occurred since the Local Plan examination, at the current time, there are approved new housing commitments for 315 dwellings in and around the Settlement Policy Boundary of Bramley that satisfy the requirement of policy SS5. Paragraph 175 of the Local Plan Inspector's Report states that "The term 'at least' is common practice in Local Plans and does not equate to an unlimited amount of further development." In addition, paragraph 176 of the Inspector's Report adds that: "...It seems reasonable that a parish/town council could set a housing total close to the figure in the policy, and certainly a figure which is not significantly greater." In light of this the Local Planning Authority is of the view that the policy SS5 requirement for Bramley of at least 200 new homes for Bramley settlement has been met.

The borough council has sent a letter to Bramley Parish Council confirming that the policy SS5 'at least 200' requirement has been achieved, subject to land supply considerations and current planning commitments being built out. The borough council has a 5.3 year supply of deliverable housing land as at 1 April 2016 and this will continue to be monitored closely. The letter sent to the parish council is enclosed.

I hope the above information provides sufficient information and clarity. If you require any further information please contact me by phone on 01256 845573 or by emailing edward.rehill@basingstoke.gov.uk.

Yours sincerely

Edward Rehill
Principal Planning Officer
Enc. Letter to Bramley Parish Council (3 October 2016).



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Mrs Maxta Thomas
Parish Clerk
Bramley Parish Council
11 Pinehurst
Tadley
Hampshire
RG26 3AP

3 October 2016

Dear Maxta,

Outstanding requirements for Policy SS5 – Neighbourhood Planning

At the council's Neighbourhood Plan Round Table event, which was held on Monday 6 June 2016, it was highlighted that the council would be undertaking housing monitoring work to establish the current position in relation to the requirements of Policy SS5 (Neighbourhood Planning) of the adopted Local Plan (ALP). This letter outlines the findings of the review for your parish.

The ALP 2011-2029 forms part of the statutory development plan for the borough and sets out the council's vision and strategy for the area up to 2029, providing the basis for decisions on planning applications. Policy SS5 of the ALP sets the framework for Neighbourhood Planning in the borough and reflects the council's strong support for neighbourhood planning.

The Policy stipulates that at least 750 homes will be delivered across the boroughs five largest settlements (Bramley, Kingsclere, Oakley, Overton and Whitchurch). The requirement for Bramley is for sites/ opportunities to be identified for at least 200 homes in and around the defined Settlement Policy Boundary (SPB).

The housing monitoring work has included a review of planning permissions and newly built homes from the start of the Local Plan period in April 2011 to March 2016. This has enabled the council to identify which settlements have delivered towards their policy SS5 requirement.

Paragraphs 4.66 and 4.67 of the ALP explain the criteria for development to qualify under the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one or more of the following:

- Have 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy.

- Have 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

Planning permissions that do not qualify for the policy SS5 requirements are those which:

- Have less than 10 dwellings (net gain of nine or less) on a site within the SPB.
- Have 5 or more (net) dwellings on a site that is not adjacent to the SPB.
- Have less than 5 dwellings on a site outside of the SPB.

As of 1 April 2016, 315 dwellings have been granted planning permission in and around the Bramley SPB in the period 2011-2016 that satisfy the policy SS5 requirement.

Therefore the council considers that the 'at least' 200 requirement has been achieved, subject to land supply considerations explained below and current planning commitments being built out. Progress will continue to be monitored over the coming years. The council also notes the progress that is being made on Bramley Neighbourhood Plan and that the Plan is currently being examined.


The council will be happy to provide a detailed schedule upon request, detailing the planning permissions that qualify under the requirements of policy SS5.

Housing land supply

As explained at the Neighbourhood Planning Round Table event earlier this year, the National Planning Policy Framework (NPPF) requires that Local Planning Authorities demonstrate that they can identify a five year supply of deliverable housing sites. In the event that a five year supply cannot be demonstrated relevant policies for the supply of housing in the development plan (i.e the Local Plan and made Neighbourhood Plans) should not be considered up-to-date. Following the adoption of the Local Plan, the borough council is currently able to demonstrate a five year supply of deliverable housing sites. However, it should be noted that this position may change as the land supply position is regularly updated (2015/16 position to be published in late 2016). If this occurs, relevant policies, including SS5, will be considered out of date when assessing relevant planning applications and the presumption in favour of sustainable development will be applied.

The council will be pleased to provide further advice and assistance regarding Neighbourhood Planning. Please do contact a member of the planning policy team via return or telephone (01256) 845175.

Yours sincerely,



Joanne Brombley
Planning Policy Manager