

Our Ref: P144623

27 November 2014

Mrs Katharine Makant
Local Plan Programme Officer
Basingstoke & Deane District Council
Civic Offices
London Road
Basingstoke RG21 4AH

Dear Mrs Makant,

Initial Issues identified by the Inspector
For Discussion at Exploratory Meeting on 11th December 2014
Land at Redlands – Submission Draft Policy SS3.7

Thank you for your letters of 24 October and 13 November outlining the Inspectors intention to hold an exploratory meeting into the submitted Basingstoke & Dene Local Plan on 11 December 2014.

I will be attending the meeting but do not consider that it is necessary for me to speak at this time. However I would be grateful if a copy of this letter is passed to the Inspector for his consideration.

As you are aware, in June 2014 we submitted representations in support of the proposed housing allocations SS3.7 'Land at Redlands' and also SS3.9 'Land East of Basingstoke'.

At that time our client, Cooper Estates Strategic Land Limited was in negotiation to purchase the Redlands site. These negotiations were concluded in August 2014 and so now land proposed for allocation under policy SS3.7 is within Cooper Estates ownership.

We wish to confirm the commitment of Cooper Estates to bring the site forward for residential development in accordance with the draft policy. Should the Inspector require any information regarding the site and its deliverability we would of course be very happy to answer any queries.

Related to this we have noted that the Inspector has raised some queries regarding the proposed allocation sites (SS3.7 & SS3.9) under the heading 'Environmental Issues' within the list of matters to be discussed at the exploratory meeting and we wish to respond briefly to these.

Specifically the Inspector queries the proximity of the Whitmarsh Road Incinerator and how the allocations relate to the biodiversity aims and Green Infrastructure requirements of the Loddon River Valley project.

The Whitmarsh Road Incinerator

The presence of the Incinerator is acknowledged in both draft policies SS3.7 and SS3.9 with the requirement included to prepare relevant technical studies to inform the layout of the sites as well as seeking to deliver positives from this relationship by harnessing benefits such as combined heat and power.

The Incinerator is a relatively new facility having first opened in 2002 and so complying with appropriate modern standards. We understand that the proposed allocation has not been the subject of any objection from either the Environment Agency or the Council's Environmental Health Department. The only emissions from the site are cleaned gasses which are released via the chimney. These are constantly monitored to ensure compliance with relevant standards and permits.

The annual performance report for the plant (2013), (which it is understood has been passed to the Inspector from by the District Council), demonstrates that there were no substantial complaints from local residents regarding the use during the calendar year.

Green Infrastructure & Biodiversity

The land which is the subject of the proposed allocation is in private ownership and so would not lead to the loss of any publicly accessible land of amenity value.

The draft policy includes a requirement that development should avoid or mitigate direct and indirect adverse impacts on key species and habitats, including remnant parkland trees, by mitigating and / or compensating any adverse impacts to ensure a net gain in biodiversity.

These issues would be central to the master planning of both sites. Whilst physically land will be taken up for development, this will be areas of low or no biodiversity interest i.e. agricultural land rather than rich habitat. Development will bring forward and make contributions towards the enhancement of areas of woodland, hedges etc. where opportunities exist to improve existing and create new habitats.

It is noted that the proposed allocation of the sites was not the subject of any objection from Natural England.

Linkage with Proposed Allocation SS3.9

Although not raised by the Inspector in the list of matters for the exploratory meeting we consider that it may be of benefit to confirm the progress being made by the site owners to deliver the SS3.7 & SS3.9 allocations.

The draft policy requires that the development of the SS3.7 site takes account of and delivers a linkage to the proposed site to the south, SS3.9.

As you will be aware this site is owned by Hampshire County Council.

Cooper Estates have met with relevant Officers from Hampshire County Council to discuss the comprehensive planning of both sites and to ensure that the desired linkage is planned into both master plans.

I attach correspondence from Mr Mark Biles of Hampshire County Council confirming the discussions which have taken place and the commitment of the County Council to continue to work with Cooper Estates in the delivery of both sites in accordance with the draft policy requirements.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Paul Watson', with a stylized, cursive script.

Paul Watson
Phillips Planning Services Ltd

Paul Watson

From: Biles, Mark <Mark.Biles@hants.gov.uk>
Sent: 26 November 2014 17:59
To: Paul Watson
Subject: RE: Basingstoke SS3.7 & SS3.9

Hi Paul,

Thank you for your email of 25 October 2014 regarding the above and opportunity to comment on your attached letter to Basingstoke & Deane Borough Council's Local Plan Programme Officer.

In response to your email, following an initial meeting in November 2013 and ongoing correspondence, Hampshire County Council in its role as a public landowner of Land East of Basingstoke will continue to work together as appropriate with the adjacent landowners of Redlands to seek to ensure through joint masterplanning that the planning requirements set out in draft Policies SS3.9 and SS.7 of the emerging Basingstoke & Deane Borough Council Local Plan are delivered.

Having read your attached letter, I have no comments to add other than note that it confirms the above collaborative landowner approach to the joint masterplanning of both these sites on behalf of your client.

Kind regards

Mark Biles PG Dip UD (Dist) MSc MRTPI
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