

Ms Katharine Makant,
Programme Officer,
Basingstoke and Deane Borough Council,
Civic Offices,
London Road,
Basingstoke RG21 4AH

Dandara Limited

KD Tower
Cotterells
Hemel Hempstead
Hertfordshire
HP1 1FW

Telephone 01442 838130
Facsimile 01442 275966
Email hemel@dandara.com
Web www.dandara.com

26th January 2014

Dear Ms Makant,

Town and Country Planning Act 1990
Basingstoke and Deane Borough Council Local Plan Examination
Land to the West of Kingsclere Road, Overton RG25

I am writing on behalf of Dandara Ltd who are bringing forward a development of up to 275 new homes on land at North Field, Kingsclere Road, Overton RG25. Pre-application discussions are on-going with the Local Authority and an EIA Screening Opinion request has recently been submitted for consideration by the Council.

The site is not currently identified as contributing towards the supply of new homes to be delivered by the emerging Local Plan to ensure that Basingstoke and Deane is able to meet full, objectively assessed need for both private and affordable housing alongside boosting significantly housing supply as required by the NPPF. We therefore attended the exploratory meeting held on 11th December 2014 with great interest.

Following potentially significant concerns raised by the Inspector that the draft Local Plan was not identifying sufficient numbers of new homes to meet the objective of the NPPF to boost significantly housing supply, we wanted to make clear the aim of Dandara to bring forward new homes on land to the west of Kingsclere Road in Overton. This site represents 'unconstrained land' which is sustainable, viable and deliverable being:

- Located outside any Green Belt, AONB, SSSI or formal landscape designation;
- All new housing able to be introduced onto Flood Zone 1 land;
- The site not containing any listed buildings nor located in a Conservation Area;
- Located within a 14 minute walk of Overton railway station, one of only four stations in Basingstoke and Deane;

Directors
Rachel Allwood
Susan Bennett
Martin Clancy
Mark Cook
Gary Leeming
Richard Mills
James Nugent
Sean O'Connor
Daniel Tynan
Andrew Wagstaff

- Located within a 10 minute walk of the various shops, services and social and community facilities within Overton village centre;
- Located immediately adjacent to Overton C of E Primary School;
- No legal or ownership issues that prevent delivery.

A planning application is currently being prepared which respects the high quality townscape and landscape setting of the site whilst introducing a scheme that represents a coherent addition to Overton in the most sustainable location in the village.

We trust the Council will ensure that the Inspector is made aware of the availability of 'unconstrained land' in Basingstoke and Deane with active developer interest to deliver much needed new housing.

Do not hesitate to contact me if you require any further information on our emerging scheme and I attach a red line site location plan for your reference.

Yours sincerely



John Richards MRTPI
Senior Planning Manager
Dandara Ltd
jrichards@dandara.com
01442 838130