



Mrs. Jill Fisher
Policy Manager, Policy Hub
Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

*Culture, Communities and Business Services
Three Minsters House, 76 High Street,
Winchester, Hampshire SO23 8UL*

Telephone 01962 841841
Fax 01962 841326
www.hants.gov.uk

Enquiries to

Karen Murray

My reference

Direct Line

01962 847831

Your reference

Date

5 February 2015

E-mail

karen.murray@hants.gov.uk

Dear Mrs. Fisher

**Basingstoke and Deane Borough Local Plan Inspector's Exploratory Meeting:
Site Allocation - SS3.9 Land East of Basingstoke**

Thank you for your letter of 22 December 2014 with an enclosed link to the Inspectors Note and the offer of a meeting regarding the above. In response to the Inspector's Note, you formally ask Hampshire County Council to reconsider its position on Land East of Basingstoke as currently stated in Policy SS3.9 of the Submission Local Plan in terms of its potential to further contribute to the Borough Council's housing land supply needs within its emerging Local Plan to 2029.

In addition, and as mentioned in your letter, we have been approached separately by Councillor Sanders and Karen Brimacombe and asked to consider two specific options as follows:

1.)

To allocate the site for 900 units within the plan period, rather than 450 as at present, but to phase the additional 450 towards the end of the plan in the 10-15 year period (i.e. years 2024 to 2029)

2.)

To allocate the additional 450 units as a reserve site whereby its release would be triggered only if a future supply of housing to meet the plan's target could not be demonstrated. Having discussed this with the team they advised that, while a reserve site may not be needed over the lifetime of the plan, if other sites do not come forward as predicted then the release of this site may be triggered. In light of this the level of certainty re the timing of this might actually be lower than option 1.

Your initial request and the subsequent options have now been carefully considered by the relevant portfolio members following discussion with officers. The outcome of this is that the County Council will continue with its current approach to make 450 dwellings available in the current plan period up to 2029 and consider the additional potential of the Land East of Basingstoke for the subsequent local plan period. In coming to this decision it is important to set out the County Council's overall approach to its Strategic Land sites of which Land to the East of Basingstoke is one of many such assets.

As a responsible public landowner, Hampshire County Council assesses and considers its strategic land holdings across the County in a timeframe that extends well beyond the current Local Plan periods for the Local Planning Authorities within Hampshire. This is with the objective of generating a longer term programme of capital receipts for the purpose of ongoing operational service delivery financing. This has been part of a continual County Council strategy for the past three decades which has seen the phased and gradual promotion, allocation, release and replacement of its strategic landholdings.

As part of the above strategy, you will be aware that in addition to making available the 450 dwellings at Lane East of Basingstoke and in response to the emerging Basingstoke Local Plan to 2029, the County Council has also already made a number of other sites within its ownership available for development to contribute to the Borough's overall housing land supply requirements. This comprises joint land promotion of approximately 3,400 dwellings at Manydown (Policy SS3.10), approximately 390 dwellings at Upper Cufaude Farm (Policy SS3.8), and approximately 100 dwellings at Swing Swang Lane (Policy SS3.1). This equates to the County Council already making land available for a substantial 4,340 dwellings for the current Basingstoke and Deane local plan period. In addition, the County Council also has a number of other strategic land holdings that it has chosen to make available for development across the County in response to other Hampshire Authorities' Local Plans over the Planning Period to 2029.

Within the above context of availability of other County Council's owned sites in Basingstoke and the long term County-wide phased approach to Strategic Land promotion, the most recent formal decision of Hampshire County Council's Executive Member of Policy and Resources 'confirms its earlier decision of 25 October 2012 to Basingstoke and Deane Borough Council, that land to the east of Basingstoke will be made available for potential development both on a phased basis during the current plan period and also the subsequent (beyond 2029) plan period'. This, and the current decision, is consistent with the County Council's historic programme of land promotion and release in and around Chineham over the past decades and suited to the delivery of its public service operational and capital receipts requirements.

In line with the above decision, Hampshire County Council's position as a public landowner of land East of Basingstoke remains unchanged. The site is to be made available and deliverable for approximately 450 dwellings in the Local Plan Period

up to 2029. The site is also developable for a potential later phase of 450 dwellings which may be delivered beyond the Plan Period to support future housing needs and supporting community infrastructure.

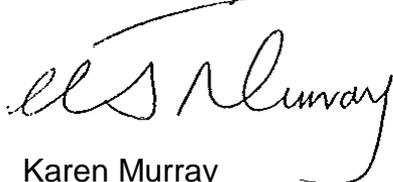
In addition, it is also important to mention that a similar approach by the Local Planning Authority for additional housing numbers has been received by the County Council as one of the joint landowners of the Manydown site (Policy SS3.10). In discussion with its land owning partners, the County Council has indicated that it would support such an additional increased allocation in the current Local Plan period up to 2029. A separate response from the joint landowners in relation to this Manydown site request was sent to yourself on 20 January by Richard Bayley.

I trust the above is helpful in clarifying the County Council's position on Land East of Basingstoke to assist the Borough Council in its current assessment and identification of available sources of housing land supply in readiness for its anticipated Local Plan examination later in 2015.

As a minor point in relation to the reference in your letter to the area of land allocated within Policy SS3.9, it is important that such an area/boundary for the proposed allocation is retained to ensure that it provides sufficient flexibility for a comprehensive development with the Razors Farm allocation through the development of a joint masterplan for the two sites in line with the current wording of Policy SS3.3.

The County Council would be grateful if all of the above information is made available to the Local Plan Examination Inspector so that he can appreciate the context of the County Council's approach to Land to the East of Basingstoke and also how County Council land assets are being made available as a major contributor and supporter of the current Local Plan.

Yours sincerely



Karen Murray
Director of Culture, Communities and Business Services

c.c. Councillor Roy Perry
Councillor Mel Kendal
Andrew Smith
Councillor Clive Sanders
Karen Brimacombe
Tony Davison
Mark Biles