



# Local Development Framework Newsletter

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## Welcome...

...to this new look edition of this newsletter designed to keep you up to date on the progress of the blueprint for future development in the borough – *The Local Development Framework*.

Some readers will be new to the *Local Development Framework Newsletter*, having recently signed up to it. Others will have been getting information on progress towards developing the plan through previous editions of this newsletter and from our website. This edition gives information on the latest decisions that have been taken in the creation of a key part of the plan, called the *Core Strategy*. Scheduled to go out for public consultation in the new year, the draft *Core Strategy* will identify where development will take place, how new jobs will be supported and how the environment of the borough will be protected and enhanced. The *Core Strategy* will give a good picture of what Basingstoke and Deane will look like in 2027.



## Possible sites for new homes proposed

### Housing number

Residents told the council, in response to the New Homes consultation last year, that too much housing development had taken place in recent years. Listening to this and considering future population growth, the borough council's Cabinet has agreed a figure of 594 new homes a year – lower than the 945 target that the South East Plan had set for the borough.

This level is aimed at meeting the future needs of local people, supporting growth in the local economy and providing the right type of housing in the right locations across the borough.

For more information on how this figure was reached see the report to the June meeting of the Planning and Infrastructure Overview and Scrutiny Committee at:

[www.basingstoke.gov.uk/go/housingrequirement](http://www.basingstoke.gov.uk/go/housingrequirement).

To see the full findings of the New Homes consultation, that ran from October 2010 to January 2011, see:

[www.basingstoke.gov.uk/go/newhomesconsultation](http://www.basingstoke.gov.uk/go/newhomesconsultation).

### Assessing possible housing sites

To meet the annual housing number, potential greenfield housing sites (from those identified in the Strategic Housing Land Availability Assessment) have been considered and assessed against a number of agreed criteria to identify the issues and opportunities associated with each of them. Councillors on the Planning and Infrastructure Overview and Scrutiny Committee considered the planners' recommendations, coming forward from the site assessment work, over three evening meetings in September. They also heard comments from parish councils, local action groups and residents, who had asked to speak at the meetings. The conclusions of the site assessment work can be found at [www.basingstoke.gov.uk/go/siteassessment](http://www.basingstoke.gov.uk/go/siteassessment).

### Site allocations

Following the Planning and Infrastructure Overview and Scrutiny Committee meetings in September, the Cabinet meeting on the 17 October approved these sites for further study and inclusion within the draft *Core Strategy* which will go out for public consultation early next year. A map showing these locations is shown on page 2.

# Proposed greenfield housing sites

The following sites have been approved by Cabinet for further study and inclusion in the draft *Core Strategy* (marked on the plan in orange and shown below in order of planning reference number):

- A** Swing Swang Lane, Basingstoke (BAS024) for 100 homes
- B** North of Popley Fields, Basingstoke (BAS104) for 450 homes
- C** Razors Farm, Basingstoke (BAS107) for 480 homes
- D** East of Basingstoke (BAS121) for 900 homes
- E** Basingstoke Golf Course, Basingstoke (BAS132) for 1,050 homes
- F** Overton Hill, Overton (OV002) for 120 homes
- G** Redlands, east of Basingstoke (SOL002) for 150 homes
- H** South of Bloswood Lane, Whitchurch (WHIT006/007) for 150 homes

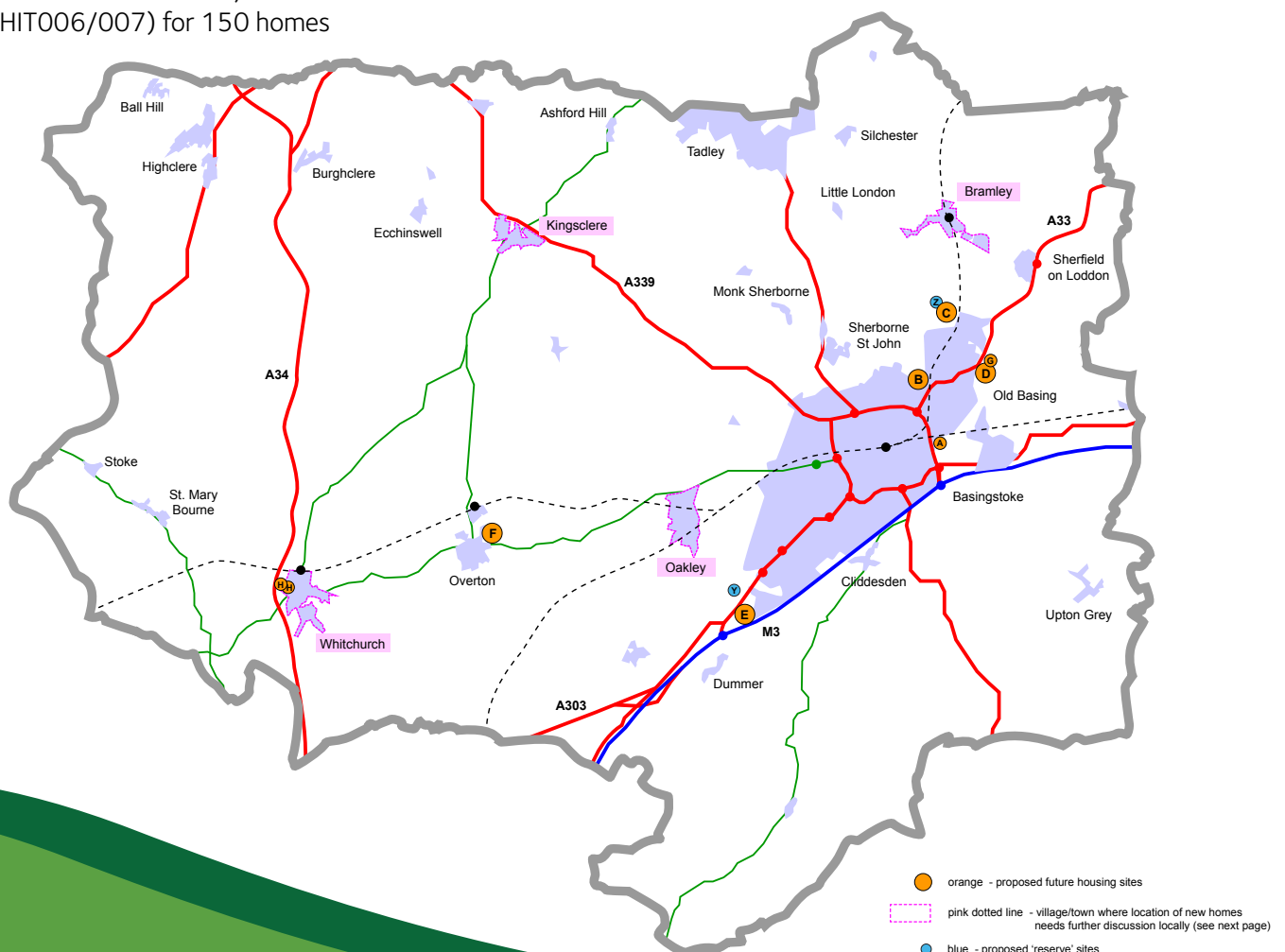
Proposed 'reserve' greenfield housing sites around Basingstoke, needed only if the others can't be built in the next 15 years, (marked in blue):

- Y** Kennel Farm (BAS114) for 350 homes
- Z** Cufaude Farm (BAS122) for 350 homes

For some villages and towns, a number of new homes have been proposed:

- Bramley (200 homes);
- Kingsclere (50 homes);
- Oakley (150 homes)
- and Whitchurch (200 homes in addition to those identified south of Bloswood Lane).

The location of these homes will be subject to further discussion locally. Smaller villages are also likely to bring forward proposals for small numbers of homes to meet local need.



# What happens next?

## Site-based design work

Planners will be working with developers and landowners of those sites identified for further study and inclusion in the draft *Core Strategy* to consider high level master planning and infrastructure requirements. These discussions will help create policies for each site outlining what they each will need to provide in terms of housing numbers, on-site community facilities and other infrastructure. This work will inform the Infrastructure Delivery Plan which the council is currently developing, see page 4.

## Community-based planning

For those villages and towns where a number of new homes have been proposed but their location needs further discussion, planners will be working with local communities, including town and parish councils to identify the most appropriate approach and sites. This may include using a neighbourhood planning approach (see page 4). The main element of this work will take place following the adoption of the *Core Strategy*.

## Phasing and release

The site-based work will help determine when development could start on these sites and how they should be phased throughout the plan period, taking into account the availability and deliverability of existing and new infrastructure.



## Timetable for next steps in Core Strategy

The draft *Core Strategy* will go to the following meetings:

- Planning and Infrastructure Overview and Scrutiny Committee on Wednesday 11 January 2012, Thursday 12 January 2012 and, if necessary, Tuesday 17 January 2012 to consider the contents of the draft *Core Strategy*
- Special Cabinet - Monday 23 January 2012 to agree the draft *Core Strategy* for public consultation
- Consultation on the draft *Core Strategy* from February to March 2012
- Final version of the *Core Strategy* to planning inspector due to be in July 2012
- Examination in public - September or October 2012
- Receipt of planning inspector's report into the 'soundness' of the *Core Strategy* - December 2012
- Final adoption of the *Core Strategy* by council - March 2013

To keep up to date with our timetable, see [www.basingstoke.gov.uk/go/lds](http://www.basingstoke.gov.uk/go/lds)

# Update on background evidence

A range of different studies and research documents have been carried out to give background information needed as the basis for Local Development Framework decisions.

## Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment, known as the SHLAA, identifies sites with potential for housing, assessing how many homes could be provided on such sites and when they could be developed. It does not determine whether a site should be allocated for housing development. The SHLAA is being updated to reflect changes on sites and include new sites put forward by developers or landowners since the middle of 2010. This was discussed by councillors at a meeting on Wednesday 16 November. See: [www.basingstoke.gov.uk/go/shlaa](http://www.basingstoke.gov.uk/go/shlaa)

## Infrastructure Delivery Plan

The Infrastructure Delivery Plan is a key part of the Local Development Framework evidence base. It identifies the proposed infrastructure needed to support new development in the borough for the period up to 2027, outlining:

- infrastructure needs, such as road or water system improvements
- responsibilities for delivering improvements
- the costs and possible funding sources
- phasing of development and delivery of infrastructure.

The Infrastructure Delivery Plan is a 'living document' that will need to be updated annually – complementing the Annual Monitoring Report and responding to changes in economic conditions and public sector investment. Following the Cabinet decisions on proposed housing numbers and sites, consultation and meetings are currently taking place with service providers, to enable the Infrastructure Delivery Plan to be progressed. Infrastructure needs are being assessed for each of the proposed allocated sites in order to identify what is needed. This plan will be made available when the draft *Core Strategy* is out for public consultation.

## Gypsy and Traveller Accommodation Assessment

Under the Housing Act 2004, the council is required to assess the needs of Gypsy and Traveller communities. A county-wide assessment on this need was carried out by consultants in 2006. However, this is now out of date and the council is currently carrying out a new assessment that will focus on identifying the needs of Gypsies and Travellers in Basingstoke and Deane. This will form a part of the Local Development Framework evidence base and will help the council to establish how best to accommodate Gypsy and Traveller communities in the borough, both now and in the future.

For further information see:

[www.basingstoke.gov.uk/go/travellerprovision](http://www.basingstoke.gov.uk/go/travellerprovision).

## Biodiversity Assessment

A draft Biodiversity Assessment, providing guidance on the biodiversity implications of accommodating further development in the borough, was used as part of the housing site assessment work. This document is due to be published in December and will be available at:

[www.basingstoke.gov.uk/go/biodiversityassessment](http://www.basingstoke.gov.uk/go/biodiversityassessment).

## Transport Modelling

Having recently had a decision from Cabinet on where new development could be located, work has restarted on establishing the effect of development on the major highway network. Computer modelling will estimate how trips from the new sites would affect traffic flows across the existing road network. Further detail on how these junctions and roads might be improved will be produced and the results will be added to the Infrastructure Delivery Plan in order to identify funding sources.



## Other news

### Annual monitoring report

The council has produced its annual monitoring report for 2010/11. This provides an update on key information about the economic, social and environmental characteristics of the borough, such as the amount of employment and retail space changed to other uses and the number of affordable homes built. It also outlines the borough's current housing land supply position as required by national guidance. The report was discussed by councillors on Wednesday 16 November, see: [www.basingstoke.gov.uk/go/monitoring](http://www.basingstoke.gov.uk/go/monitoring)

### Residential Amenity Design Guidance

A final version of the Residential Amenity Guidance is being drawn up for adoption, following public consultation. This guidance will advise developers and residents on how new housing should provide private outdoor space, protect privacy and provide access to natural light. It is expected to be adopted in January 2012. For further information see: [www.basingstoke.gov.uk/go/designguidance](http://www.basingstoke.gov.uk/go/designguidance).

### Transport – Town Access Plan

A priority list of how to improve access to Basingstoke town centre for pedestrian, cyclists, bus and train passengers and drivers has been developed by Hampshire County Council. This was consulted upon earlier in the year. The plan is set to be approved by Hampshire County Council's Executive Member in January 2012. For more information see the Hampshire County Council website at: [www3.hants.gov.uk](http://www3.hants.gov.uk) (search for transport schemes)

## National planning policy changes

### National Planning Policy Framework

The Government has recently consulted on its draft National Planning Policy Framework. This forms a key part of the Government's proposed planning reforms and would replace existing national planning policy guidance. To view the council's response to the consultation, see: [www.basingstoke.gov.uk/go/planningpolicy](http://www.basingstoke.gov.uk/go/planningpolicy)

### Neighbourhood planning

Another important aspect of the Government's planned reforms is the emphasis on neighbourhood planning. This concept forms a key part of the 'localism' agenda, aimed at giving local communities direct power to help plan their areas. The process will involve a town or parish council or agreed neighbourhood forum producing a neighbourhood plan which will then be inspected by an independent examiner and have to be passed at a local referendum. For more information please see: [www.communities.gov.uk](http://www.communities.gov.uk) (search for neighbourhood planning)

### Funding for communities where new homes are built

The Government is introducing incentives for communities who welcome growth in their area through the New Homes Bonus and the Community Infrastructure Levy. The New Homes Bonus promises money for each new home built, match funding for six years the additional council tax raised by each new home and existing property brought back into use. The Community Infrastructure Levy sets charges for developers, with a proportion of the proceeds going to local communities where new homes are built. It is intended that money raised through both of these can be used to improve local infrastructure and services. Work on this initiative is underway. See: [www.communities.gov.uk](http://www.communities.gov.uk) (search for community infrastructure levy)

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