



Basingstoke
and Deane

Local Plan Update

Preston Candover and Nutley Parish Council
November 2021

Agenda

- Local Plan Update
 - Timetable
 - Housing Requirement
 - Settlement Study
 - Site Assessment process
 - Promoted Sites
- Neighbourhood Planning including appetite to produce/review plans



Local Plan Update

- Council agreed in May 2019 to start the preparation of an updated Local Plan
- National guidance now promotes the concept of an on-going cycle of plan making and review, which is reinforced by a legal requirement to review Plans every five years
- The plan period will be extended to cover additional 10 years (2039) as national guidance requires plans to look 15 years ahead
- The Local Development Scheme sets out timetable:



Local Development Scheme

| Milestone and explanation of milestone | Date/Expected date |
|---|---------------------------|
| Issues and Options consultation | Completed in Autumn 2020 |
| Consultation on draft Plan (Regulation 18) | Spring 2022 |
| Publication of Submission Draft Local Plan (Regulation 19) | Winter 2022 |
| Submission (Regulation 22) | Spring 2023 |
| Examination and Main Modifications | Summer 2023 |
| Adoption | Spring 2024 |

Housing Requirement

- Adopted Local Plan figure is 850dpa
- National policy has since changed and housing need is now set using a formula set at a national level (calculated using the 'standard method') reflecting Governments intention to boost supply
- This gives a rounded figure of 900dpa
- Based on a longer plan period to 2039 the boroughs housing requirement would be 16,200 dwellings (900 x 18 years)
- Taking account of existing commitments this would result in an outstanding requirement of approx. 7,700 homes to be delivered across the borough



Spatial Strategy Options

- Considering spatial strategy options to deliver homes required
- Range of evidence base studies being prepared relating to environmental and infrastructure constraints and opportunities, deliverability and sustainability which will inform approach
- Likely to continue to focus development in most sustainable locations with a focus on Basingstoke or a new settlement



Settlement Study

- A Settlement Study is being undertaken to underpin spatial strategy.
- It considers relative sustainability of settlements and sets a baseline housing target for each settlement based upon local requirements taking account of past levels of growth
- This growth could be met by allocating sites in settlements or by setting housing requirements to be delivered through neighbourhood planning
- However, needs to be balanced alongside a range of other factors including infrastructure and environmental constraints and the individual identity and character of settlements alongside strategic decisions concerning the borough's overall growth strategy.



Settlement Study Stage 1

- Stage1 published alongside Issues and Options in November 2020 and grouped settlements into categories according to their provision of services and facilities, accessibility, employment, and size.
- The approach was generally supported, although a small number of changes were made in response to comments received

| Category | Settlement(s) |
|-------------------------------|---|
| 1: Principal Service Centre | Basingstoke |
| 2: Large Local Service Centre | Overton, Tadley, Whitchurch |
| 3: Small Local Service Centre | Bramley, Kingsclere, Oakley and Old Basing |
| 4: Large Village | North Waltham, Sherborne St John, Sherfield on Loddon, Woolton Hill |
| 5: Small Village | Ashford Hill, Bishops Green , Burghclere, Cliddesden, Dummer, Ecchinswell , Headley , Highclere , Newnham , Preston Candover, Silchester , St Mary Bourne, Upton Grey |



Settlement Study Stages 2 and 3

Key principles:

1. Seeks to direct the most homes to the most sustainable settlements in terms of:
 - Overall numbers; and
 - Rates of growth(Reflected in different methodologies for different categories).
2. Based upon a methodology that considers settlements' pro-rata shares of the borough's growth.
3. Fairness. Takes into account past growth.
 - Credits where settlements would grow more than planned for in the ALP.
 - Shortfalls added to the new requirement.



Settlement Study Stages 2 and 3

- The identified growth requirements would be in addition to sites already allocated in existing plans
- These indicative housing requirements are currently being tested against known infrastructure and environmental constraints to provide an understanding of whether they could be met, informed by evidence base studies, discussions with statutory bodies, neighbourhood plans and the availability of suitable sites.



Indicative Housing Requirements

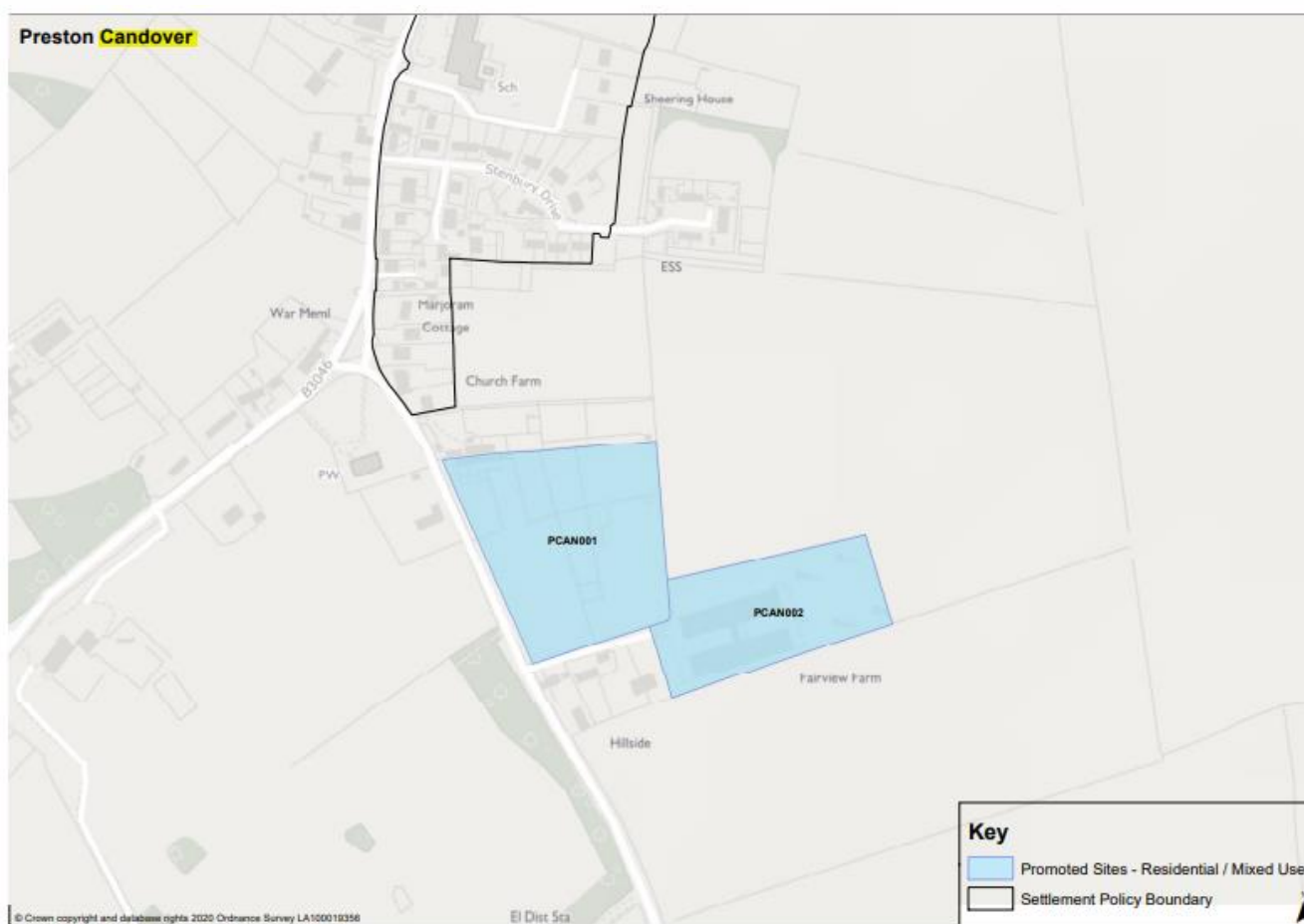
| Category | Settlement | Indicative housing requirement |
|---------------------------------|---------------------|--------------------------------|
| 2 – Large Local Service Centres | Overton | 260 |
| | Tadley | 1010 |
| | Whitchurch | 310 |
| 3 – Small Local Service Centres | Bramley | 55 |
| | Kingsclere | 175 |
| | Oakley | 200 |
| 4 – Large Villages | Old Basing | 185 |
| | North Waltham | 30 |
| | Sherborne St John | 15 |
| 5 – Small Villages | Sherfield on Loddon | 35 |
| | Woolton Hill | 0 |
| | Ashford Hill | 0 |
| | Bishops Green | 15 |
| | Burghclere | 15 |
| | Cliddesden | 20 |
| | Dummer | 10 |
| | Ecchinswell | 0 |
| | Headley | 10 |
| | Highclere | 10 |
| Newnham | 0 | |
| Preston Candover | 10 | |
| Silchester | 15 | |
| St Mary Bourne | 15 | |
| Upton Grey | 0 | |

Neighbourhood Planning

- For Preston Candover, the Settlement Study identifies a new housing requirement of zero, but because the requirement of the Adopted Local Plan (to deliver at least 10 dwellings) has not been met, this will be carried forward.
- For the villages, the housing requirement identified in the settlement study could be met by setting a housing requirement to be delivered through neighbourhood planning.
- If the PC does not choose to do a Neighbourhood Plan which allocates a site, the council would need to identify a timescale in which it would step in and allocate sites.



Promoted Sites Preston Candover (SHELAA 2020)



Questions

- Views on categories and indicative housing requirements
- Any appetite to produce a Neighbourhood Plan?