



Adoption of the Upper Cufaude Farm Development Brief Supplementary Planning Document Cllr Ruffell, Cabinet Member for Planning and Infrastructure

Report to	Council
Ward(s):	All
Key Decision:	No
Appendix 1:	Upper Cufaude Farm Development Brief Supplementary Planning Document (including tracked changes proposed following consultation)
Appendix 2:	Upper Cufaude Farm Development Brief Supplementary Planning Document - Consultation Statement
Papers relied on:	Basingstoke and Deane Local Plan (2011-2029)

Foreword - Cllr Ruffell, Cabinet Member for Planning and Infrastructure

This Upper Cufaude Farm Development Brief provides an opportunity to add detail to the planning policy framework provided by the Local Plan and gives the council greater control in shaping and establishing a vision for the development of the site. It sets out guidance that will help to ensure the delivery of a high quality development, the provision of an excellent living environment for residents, and responds positively to the opportunities and constraints associated with the site's characteristics and context.

Recommendation to Council:

It is recommended that:

- i) Council adopts the Upper Cufaude Farm Development Brief Supplementary Planning Document.

Background, corporate objectives and priorities

The adopted Local Plan (ALP) forms part of the development plan for the borough and is the starting point for planning-related decision making. Supplementary Planning Documents (SPDs) are material considerations in the planning process and provide an additional level of detail to guide how the policies of the Local Plan should be implemented.

The Local Planning Authority (LPA) is currently updating its suite of Supplementary Planning Documents (SPDs) that support the ALP and guide development across the borough. The council has already adopted site specific SPDs for Manydown and the East of Basingstoke and Redlands housing allocations, as well as topic-based guidance relating to Developer Contributions, Design and Sustainability, Housing, Parking and Landscape, Biodiversity and Trees. A Heritage SPD is also currently being progressed.

The draft SPD was considered by Economic, Planning and Housing Committee in September 2018. As a result of the discussion, a number of changes were made to the draft prior to it being published for formal consultation.

The SPD includes chapters relating to housing mix and affordable housing, community infrastructure provision, the environment, heritage, and design. The SPD will support the Council Plan 2016 – 2020, particularly in terms of helping to ‘maintain and enhance our built environment’ and ‘promote strong communities’.

Glossary of terms

Term	Definition
ALP	Adopted Local Plan
LPA	Local Planning Authority
NPPF	National Planning Policy Framework (2018)
SPD	Supplementary Planning Document
UCFDB	Upper Cufaude Farm Development Brief

Main considerations

1 Executive summary

- 1.1 The ALP (2011-2029) includes a policy requirement (within policy SS3) to bring forward masterplans or development briefs on the greenfield housing allocations in the plan. This SPD has been prepared by the LPA in response to this requirement, in order to help ensure the successful delivery of a high quality development. The draft UCFDB follows a similar format to the already adopted Development Briefs for Manydown and East of Basingstoke/ Redlands, which were adopted as SPDs in December 2016 and July 2017 respectively.

- 1.2 The SPD explains how the site should be delivered in a manner which helps to ensure that the Local Plan's requirements are met. In particular, it supports the application of Local Plan policies SS1 (Spatial Strategy), SS3 (Greenfield Site Allocations), SS3.8 (Upper Cufaude Farm), CN1 (Affordable Housing), CN3 (Housing Mix), EM1 (Landscape), EM4 (Biodiversity, Geodiversity and Nature Conservation), EM5 (Green Infrastructure), EM10 (Design), EM11 (Historic Environment) and EM12 (pollution). The SPD also has regard to the relevant policies of the Bramley Neighbourhood Development Plan (BNDP).
- 1.3 This report outlines the consultation that has taken place regarding the draft version of the SPD, the feedback which has been received and the key changes proposed as a result. The report also provides details of the comments made during the Cabinet meeting, Upon adoption, the SPD will become a material consideration in the determination of relevant planning applications.

2 Key issues for consideration

How did the council consult on the SPD?

- 2.1 Public consultation on the draft SPD took place between 5 November 2018 and 17 December 2018 and was undertaken in line with the requirements of relevant legislation and the Local Planning Authorities' (LPA's) Statement of Community Involvement (2018).
- 2.2 Full details of the consultation are set out in the consultation statement (Appendix 2). These included the following:
- Letters/emails to statutory consultees, stakeholders and residents registered on the Local Plan database;
 - Information provided on the council's website and via social media.
 - Public notices in local newspapers; and
 - Documents available to view at reception and local libraries.

What responses were received and how has the document changed?

- 2.3 In response to the consultation, the LPA received written responses from 25 individuals or groups. These included responses from statutory and technical consultees, developers/landowners and members of the public.

The following section summarises the key issues which have been raised through the consultation and how the SPD has been changed as a result. Appendix 1 is a track changed version of the SPD showing the changes that the LPA is proposing. The consultation statement (Appendix 2) details all the comments that have been received and how they have been taken into account in finalising the document.

Highways/access/Cufaude Lane

- 2.4 A number of responses raised concerns about the impact of development on Cufaude Lane. These comments largely relate to the traffic which would be

generated from the eastern part of the site (i.e. the part of the allocation which lies on the eastern side of Cufaude Lane, which is estimated as having capacity for approximately 40 units). Responses also question how effectively the highway impacts associated with developing this part of the site can be mitigated and questioned the consistency of the SPD with the BNDP.

- 2.5 The LPA is aware of the constraints associated with Cufaude Lane, and the SPD stresses the need to ensure that there is no vehicular access from the main part of the site (on the western side of Cufaude Lane, with capacity for approximately 350 units) onto Cufaude Lane (with the possible exception of an access restricted to emergency vehicles only). However, the eastern parcel can only be accessed from Cufaude Lane. The LPA has consulted with the Local Highway Authority and the guidance set out within the SPD reflects the advice they have provided. Consequently, it is considered that no changes should be made to the SPD on the basis of these comments.
- 2.7 Moreover, this issue will need to be considered through future planning applications when more detailed information is available. The SPD, alongside the Upper Cufaude Farm policy in the Local Plan SS3.8), will provide a basis for that assessment and will help prevent an unacceptable impact on Cufaude Lane.
- 2.8 In terms of concerns regarding the BNDP, future applications relating to the site will be assessed against the policies of the Neighbourhood Plan as it forms part of the development plan for the area. In addition, it is important to note that the principle of developing the site was accepted through the adoption of the Local Plan and the SPD itself can only provide additional guidance in terms of how the site can be developed and how any impacts can be mitigated. Furthermore, the SPD supports the goals of the BNDP, as the SPD seeks to reduce highway impacts, rather than creating or increasing any such impacts.

Eastern parcel

- 2.9 Building on the concerns raised above regarding the highways implications of the development, particularly in relation to the eastern parcel, local residents have argued that the eastern parcel should not be developed for housing, and suggest that the development earmarked for this part of the site should be effectively swapped with the northern area of open space (at the top of the western part of the site). They argue that this would be the most effective way of addressing the highways concerns. They also consider that this would resolve other problems associated with the eastern parcel, in particular the noise constraints flowing from its proximity to the railway line and area where military helicopters are known to fly and hover.
- 2.10 However, it is considered that the SPD should not be amended in order to reflect this suggestion. The SPD cannot be used to amend the key aspects of the allocation as set out in the relevant policy of the adopted Local Plan. The eastern parcel has been included for development within the allocation

whilst the northern area of open space is designated as such due to the constraints associated with this land.

Integration of the school within the development

- 2.11 Hampshire County Council, in their role as Local Education Authority, have raised concerns regarding how the school would be integrated into the development (in the event that it is provided). Their concerns primarily relate to traffic congestion, safety of children/parents and air quality issues, which they consider would result from the school being located next to the main road running through the site.
- 2.12 Many of the comments provided by HCC in relation to this issue largely relate to ongoing discussions between themselves and the prospective developer, rather than being concerns related primarily to the SPD itself. Nevertheless, in light of the need to protect the safety of children and parents (the SPD already emphasises the need for their safety to be ensured), additional text is proposed in order to provide further emphasis and guidance. A short section on air quality has also been added to the document in order to help ensure that this issue is properly considered in relevant planning applications.

Healthcare

- 2.13 Chineham surgery have raised concerns about the pressure additional residents would place on the services they provide. This issue is particularly pronounced as it does not appear possible to extend their existing premises. The surgery representatives have asked for options to be explored in order to provide new premises so that they can continue to provide medical services to the local community.
- 2.14 The council is aware of the issues associated with the existing premises used by the surgery in terms of its capacity constraints. Council officers continue to liaise with the Clinical Commissioning Group with a view to helping support the provision of new facilities. In relation to this issue it may also be relevant to note that the proposed redevelopment of Chineham District Centre includes the potential for a new healthcare facility (application reference 18/03417/FUL).

Design

- 2.15 Some concerns have been raised in respect of design issues. These predominantly relate to the potential for the development to encompass 2.5 storey development.
- 2.16 These concerns were raised in discussions with local community representatives during the production of the SPD, and relevant paragraphs were included to specifically address the concerns raised. Therefore, it is considered that the SPD already addresses this issue, adopting a circumspect approach to the scale of the proposed development and the provision of any accommodation in the roofspace, More specifically, the SPD

states that development should not exceed 2 storey height and that accommodation in the roofspace would only be acceptable to a limited extent, and must not appear incongruous or result in roofs appearing over-scaled. It is not considered reasonable for the SPD to state that there can be no accommodation in the roofspace, as there is no reason why its utilisation to a limited extent would necessarily have a detrimental impact on the character of the area, subject to a suitable design approach being adopted. Such development has been consented at the Razors Farm development immediately to the south, and accommodation in the roofspace is normally permitted development.

- 2.17 The design section has also been amended in order to address other concerns raised through the consultation. More specifically, additional text has been added to this section in order to emphasise the need to ensure that the amenity of nearby residents is protected, to ensure that lighting within the development is sympathetic to the surrounding area, and to facilitate the safety and usability of the pedestrian and cycle infrastructure for all sections of the community.

Comments from Cabinet and resultant amendments

- 2.18 Cabinet considered the adoption of the SPD on 5 March. At the meeting representations were heard regarding the problems being encountered in the vicinity of the site with respect to traffic on Cufuade Lane causing high levels of mortality amongst the local amphibian population (as the lane transects their traditional migration routes). At the request of Cabinet, amendments have been made to the biodiversity section of the SPD in order to provide more detail regarding the current problems being encountered along Cufaude Lane in terms of the impacts on the amphibian population. The importance of thoroughly assessing the impact of the development upon the amphibian population, and taking what opportunities are available to provide mitigation, have been given added emphasis in the document.

Options analysis

- 2.19 The council could choose not to adopt the Supplementary Planning Document but this approach would miss the opportunity to provide greater detail about the implementation of the Local Plan policies and positively influence the development of the site.

Corporate implications

3 Legal implications

- 3.1 From the date of adoption, the SPD will be a material consideration in the determination of relevant planning applications.
- 3.2 The draft SPD was screened in relation to both the need for a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA) and it was determined that neither assessment was required as the SPD does not create new policy and does not propose new

areas of land use. It is considered that none of the changes proposed as a result of the consultation process affect this determination.

4 Financial implications

4.1 There are no direct financial implications from the recommendations in this report.

5 Risk management

5.1 A risk assessment has been completed in accordance with the council's risk management process and has identified no significant (Red or Amber) residual risks that cannot be fully minimised by existing or planned controls or additional procedures.

6 Equalities implications

6.1 An Equality Impact Assessment was undertaken to consider the effect of the SPD on the protected characteristics and the implications for the Public Sector Equality Duty (under the Equality Act 2010). This concluded that the proposed SPD would not involve any negative impacts. It is considered that none of the amendments which have been made subsequently as a result of the consultation process change that assessment.

7 Consultation and communication

7.1 The draft SPD has been subject to extensive consultation as set out in paragraph 2. Once the SPD has been adopted, statutory consultees and others who asked to be kept informed will be notified of its adoption. The SPD, including its adoption statement, will be published on the council's website and made available in line with the relevant legislation and the council's adopted Statement of Community Involvement.

8 HR implications

9.1 There are no HR issues as a result of this report.

Conclusion

9 Summary and reasons for the recommendation

10.1 The UCFDB provides detailed guidance in order to help ensure the successful development of the Upper Cufaude Farm housing allocation site. Its production has been informed by discussions with local Councillors, parish councils and technical consultees and the draft version has been refined in light of the comments provided through the public consultation process and consideration of the document at Cabinet. It is recommended that Council adopt the Upper Cufaude Farm Development Brief as a Supplementary Planning Document.

10 The options considered and rejected

- 10.1 It is considered that no significant changes are required to the draft SPD as a result of the consultation and these are reflected within the appendices. The option of making more significant changes has therefore been rejected.
- 10.2 Although the council could choose not to adopt the SPD, this approach would miss out on the opportunity to provide greater detail about the implementation of the Local Plan and aid with the successful development of the site.

Date: 28 March 2019 Decision taken by: Council

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Confidentiality	It is considered that information contained within this report (and appendices) do not contain exempt information under the meaning of Schedule 12A of the Local Government Act 1972, as amended, and therefore can be made public.