



# Housing Supplementary Planning Document Consultation Statement

July 2018

## 1. Introduction

### 1.1 Background

1.1.1 Basingstoke and Deane Borough Council has prepared a Supplementary Planning Document (SPD) in relation to design and sustainability considerations in order to guide development within the borough. The SPD provides more detailed advice and guidance concerning the relevant policies within the adopted Local Plan (2011 – 2029), and once adopted will be used as a material consideration for planning applications determined within the borough.

### 1.2 Purpose of the Consultation Statement

1.2.1 Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities (LPA) should prepare a Consultation Statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

### 1.3 How much consultation do the Regulations require? What is good practice?

1.3.1 The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, and should be published on the local planning authority website.

1.3.2 At the time of undertaking the consultation Basingstoke and Deane Borough Council was using a Statement of Community Involvement that had been adopted in 2007, however the council was also in the process of adopted a new Statement of Community Involvement (SCI). The SCIs set a commitment

to go over and above the legal minimum. The council therefore ensured it followed the requirements of both documents. These are set out below.

- Write to statutory consultees, other consultees, including service providers and members of the community and stakeholders who wish to be kept informed of the process, and inviting them to comment, where appropriate. This sets out:
  - what is being consulted on
  - where documents can be viewed
  - how and when comments can be made
  - what the next stages are in the process  
(Use will be made of e-mail, where appropriate)
  
- Send all relevant documentation to GOSE and other statutory consultees
- Send acknowledgement letters or e mails to all respondents and provide a reference number
- Place all information on our website, with links from the main homepage when a particular consultation period commences
- Place all information at Parklands Reception of our offices, and the libraries across the borough, including within it contact details for further information.
- News Releases to feature in the local press, where appropriate
- Place statutory notices, as required by the regulations
- Provide a newsletter / report for Parish Magazines on key issues

<b>Table 2: Supplementary Planning Documents</b>	
<b>Key stages</b>	<b>Opportunities for engagement</b>
<p><b>Evidence gathering/preparation of draft document</b> Baseline information and evidence gathering. Undertake further technical work; identify reasonable options.</p>	<p>At the evidence gathering stage, statutory bodies are consulted about the Strategic Environmental Assessment (SEA) Screening and Habitat Regulations Assessment (if required). Consultation with councillors on the scope and content of the SPD will be undertaken. Targeted informal consultation will also be undertaken, with relevant agencies, stakeholders, service providers, parish/town councils, local groups and residents where relevant.</p>
<p><b>Consultation on draft SPD</b> Formal publication for public consultation of the draft SPD along with associated evidence base documents and SEA report (minimum statutory period of 4 weeks).</p>	<p>The council will:</p> <ul style="list-style-type: none"> <li>• Write to specific, general and all other consultees who the council consider may have an interest including those on the planning policy consultation database who wish to be informed of planning policy documents.</li> <li>• Make consultation documents available on the council's website, at the civic offices and other locations as considered appropriate such as libraries.</li> <li>• Discuss the document with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, planning agents and existing groups/forums as appropriate.</li> <li>• Use social media and local media to raise awareness</li> <li>• Depending on the content, consultation may also be supported by workshops/meetings.</li> <li>• If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops or via community magazines and publications</li> </ul>
<p><b>Finalise SPD</b> Review representations received and make any changes to SPD where justified.</p>	<ul style="list-style-type: none"> <li>• Comments received will be made available on the council's website along with a summary of their content.</li> <li>• The council will publish a schedule of its response to each of the points made.</li> <li>• Further consultation may be undertaken if responses lead to a significant change of direction.</li> </ul>
<p><b>Adoption of the SPD</b> SPD is adopted by the Council. It will include a statement explaining what consultation has been undertaken and how the council has dealt with representations.</p>	<ul style="list-style-type: none"> <li>• Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website at the civic offices and other locations as considered appropriate such as libraries or parish offices.</li> <li>• Send a copy of the adoption statement to any person who has asked to be notified of the adoption.</li> <li>• Where appropriate, use social media and local media/press to publicise adoption.</li> </ul>

1.3.3 The purpose of this document is to demonstrate that the LPA has met the regulatory requirements for a Supplementary Planning Document and complied with the best practice set out within the adopted SCI. It also provides the necessary information required under Part 12 of the Regulations (as set out above).

## 2. Evidence gathering and early engagement

- 2.1.1 The draft consultation document was informed by discussions with stakeholders including councillors and other departments in the council.
- 2.1.2 The draft document was discussed at the council's Economic, Planning and Housing Committee on 23 November 2017 and a number of further changes were made in response to comments made by Councillors at that meeting.
- 2.1.3 Prior to consulting on the SPD, the LPA carried out a screening exercise in order to establish whether there was a need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that an SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

## 3. Formal consultation on the draft SPD: Who was consulted and how?

- 3.0.1 The LPA consulted on the draft SPD for six weeks from 5 February 2018 to 19 March 2018. In accordance with the adopted SCI, the council consulted a wide range of stakeholders. The engagement was tailored to ensure the consultees were engaged in the most effective and appropriate manner.

Where letters/emails were sent out they contained the following information (in accordance with the SCI):

- what was being consulted on
- where the documents could be viewed
- how and when comments could be made, and
- the next steps in the process.

### 3.1 Statutory consultees

- 3.1.1 Emails and letters were sent to the relevant statutory consultees. The statutory consultees are listed in **Appendix A** and an example email/letter is contained in **Appendix C**.

### 3.2 Members of the public

- 3.2.1 The LPA consulted members of the public people registered on the council's planning policy database who had expressed an interest in being notified about new planning guidance. Members of the public were also engaged through a statutory notice which was placed in the Basingstoke Gazette, Newbury News and Andover Advertiser (as shown in **Appendix E**). Paper copies of the consultation version of the SPD were also available to view at the borough council's offices and all libraries across the borough.

3.2.2 Information about the consultation was also publicised through the council's social media platforms (**Appendix H**).

### 3.3 Others consultees

3.3.1 The LPA also consulted members of the public who were on the council's self-build register. An email was sent to approximately 190 people (**Appendix D**).

3.3.2 Other organisations thought to have a particular interest in housing matters were also contacted to draw their attention to the consultation (**Appendix B**).

### 3.4 Where was the information available to view?

3.4.1 The consultation was publicised on the council's planning policy consultations web page (<http://www.basingstoke.gov.uk/planning-policy-consultations>) where consultees could find out more about the consultation and a link was provided to where they could view the document.

3.4.2 The council's consultation web page included a PDF copy of the document, the SEA and HRA screening opinions, along with a copy of the representation form, which could be filled in electronically or printed and returned to the LPA. The web page included an option to respond directly through the council's consultation software if the consultee wished (web text in **Appendix F** and consultation portal page in **Appendix G**).

3.4.3 The web page explained where hard copies of the document could be viewed, explained how to make comments and set out the deadline for making representations.

## 4. What issues were raised and how were they taken into account in the final document?

### 4.1.0 What responses were received?

4.1.1 In response to the consultation, the LPA received responses from 19 individuals, groups or organisations. This included representations from:

- Local residents
- Member of Parliament
- Statutory consultees – Historic England, Natural England, Thames Water, Southern Water and Highways England,
- Landowners and developers (including BDBC/HCC Manydown Team
- Registered Providers
- Parish Council – Tadley Town Council

4.1.2 A table showing who said what and how the LPA responded to those issues is set out in **Appendix I (Part i)**. The full comments can be viewed on the consultation portal at: [http://basingstoke-consult.limehouse.co.uk/portal/ftp/spd/hspd\\_1](http://basingstoke-consult.limehouse.co.uk/portal/ftp/spd/hspd_1)

4.1.3 There are a number of other changes made to the draft Housing SPD as a result of changes in national policy (including the publication of the consultation draft NPPF in March 2018). These are set out in **Appendix I (part ii)**. There have also been a number of other minor changes, typos, presentational amendments and factual amendments/ updates, however these minor changes are not detailed in the appendix.

4.1.4 An acknowledgement email/ letter was sent to all the respondents that made representations.

#### **4.2.0 Issues raised**

4.2.1 A summary of the responses received and the LPA responses are set out in full in **Appendix H**. The key issues raised in the representations, in no order or priority, included the following:

##### Affordable Housing

- Support for concept of ‘balanced flexibility’ supported by evidence where variations are required;
- Mixed views on whether organisations other than RPs should be able to let and manage affordable housing. Concern was expressed that this was not in line with the consultation draft NPPF (March 2018), but others expressed support for the additional flexibility.
- Concern that the table showing the size mix of affordable dwellings (by tenure) was too detailed and prescriptive.
- Suggest greater flexibility in description of how affordable housing should be spread across developments.
- Document should specifically support community-led housing.
- Seeking greater clarity about whether the council will publish viability assessments.
- SPD should recognise specific characteristics of older persons’ specialist accommodation.

##### Mix of Market Homes

- SPD should better reflect requirements of Policy CN3 and include reference to the housing mix relating to the character of the site and surrounding area.
- Upper limit on 4 bed+ properties is unduly restrictive and goes beyond requirements of the Local Plan.
- Homes should meet the needs and finances of local residents.

##### Homes for older people and those in need of care

- BDBC has a significant shortfall in the provision of specialist C3 housing. The proposed approach is unduly restrictive and will not contribute to meeting this need.

#### Self-build and custom housebuilding

- General support for the chapter as this is a new area of planning.
- Suggest that preferential local marketing requirements were too specific and restrictive.
- Understand rationale for 5% provision but noted that this did not account for extra delivery from windfall sites (which would meet some need).
- Smaller sites should also be required to provide self-build homes.
- The timing of marketing plots should be clarified.

### **4.3.0 How was the document changed?**

4.3.1 A number of changes were made to the draft document. The changes relate to specific comments made, are generally minor in nature, and strengthen the document rather than change the overall meaning. The following key changes were made:

- Minor revisions to the affordable housing chapter adding references to the Council's Tenancy Strategy, emerging national guidance on viability, and community-led housing initiatives.
- Strengthened justification for the housing mix requirements (Appendix 3.1), with greater emphasis upon the need to provide a mix of market dwellings that are affordable to local people.
- Clarification about the spatial requirements for older persons' accommodation. Proposed locations should take into account their sustainability and the level of need.
- Added clarity about the process for delivering self-build and custom build units on major development sites. In particular, this clarifies when the council expects design codes to be provided and when the units should be marketed.

## Appendices

- A List of statutory consultees (specific and general bodies) consulted
- B List of other groups with an interest in affordable housing
- C Text of email sent to statutory consultees and consultees on the Local Plan Database
- D Email sent to those listed on the self-build register
- E Statutory Notices
- F Text from BDBC Website
- G Text from Objective
- H Social media notices
- I Detailed schedule of comments and responses

## **Appendix A: List of statutory consultees (specific and general consultees) consulted**

### **Specific consultees**

Organisations who have been identified under the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document are set out below:

All parish councils within and adjoining the borough  
East Hampshire District Council  
English Heritage  
Enterprise M3  
Greater London Authority  
Hampshire County Council  
Hampshire Fire and Rescue  
Hampshire Hospitals NHS Foundation Trust  
Hart District Council  
Highways Agency  
Historic England  
Homes England (previously The Home and Communities Agency)  
Mayor of London  
Mono consultants (represents mobile operators)  
National Grid  
Natural England  
Network Strategy and Planning Network Rail South East  
NHS England  
NHS West Hampshire Clinical Commissioning Group  
North Hampshire Clinical Commissioning Group  
North Wessex Downs AONB  
Office for Nuclear Regulation  
Office of Rail Regulation  
Police and Crime Commissioner  
Scottish and Southern Energy  
South East Water  
Southern Gas Networks  
Southern Water  
Test Valley Borough Council  
Thames Water  
The Coal Authority  
The Environment Agency  
The Marine Management Organisation  
Transport for London  
West Berkshire Council

Winchester City Council  
Wokingham Borough Council

### **General consultation bodies**

In addition to the specific consultation bodies listed above, the council will involve as many people and groups as possible in preparing supplementary planning documents. A number of whom are listed below:

Access for All Working Group  
Association of Parish Councils  
Basingstoke Voluntary Action  
Campaign for the Protection of Rural England  
Church Commissioners for England  
Cycle Basingstoke  
Defence Infrastructure Organisation  
Hampshire and Isle of Wight Local Nature Partnership  
Hampshire and Isle of Wight Wildlife Trust  
Hampshire County Council Children's Services  
Hampshire County Council Strategic Transport  
Hampshire Police Authority  
Health and Safety Executive  
Integra  
Maria Miller MP  
Ministry of Defence  
National Farmers Union  
Natural Basingstoke  
North Wessex Downs AONB  
Office for Nuclear Regulation  
Sport England  
Thames Valley Police  
The Whitchurch Association  
Theatres Trust  
Transition Basingstoke  
Various land agents and planning consultants

## **Appendix B: List of other groups with an interest in Affordable Housing**

A bespoke email was sent to other parties who had interests in affordable housing in the borough. These included a number of affordable housing providers, some of whom are also classified as general consultation bodies

These are listed below:

### **Organisation**

Adams Integra  
Aster  
Burghclere Parish Council  
Chartered Institute of Housing  
Churchill  
Clarion/Affinity Sutton  
East Hampshire District Council  
(affordable housing contact)  
Ecchinswell Parish Council  
Grainger Trust  
HARAH/Rural Housing Enabler  
Hart District Council (affordable housing  
contact)  
Hastoe  
Herriard Parish Council  
Heylo  
Homes England  
Kingsclere Parish Council  
Mapledurwell Parish Council  
McCarthy and Stone  
National CLT Network  
National Housing Federation  
Pamber Parish Council  
Radian  
Rural Housing Consultant  
Sovereign  
St Arthur Homes  
St Mary Bourne Parish Council  
Tangent  
Test Valley District Council (affordable  
housing contact)  
Three Dragons  
UK Finance  
Vivid  
Winchester City Council (affordable  
housing contact)  
Winchester Housing Trust  
Zero C

## Appendix C: Text of email sent to statutory consultees and consultees on the Local Plan Database

Dear Sir / Madam,

Basingstoke and Deane Borough Council is consulting on three draft Supplementary Planning Documents (SPDs) relating to Design and Sustainability; Housing; and Parking Standards.

### **What do the documents cover?**

The documents have been prepared by the Local Planning Authority to add further detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029 and guide future development across the borough.

The **Design and Sustainability SPD** sets out an approach to ensure a high standard of design and improve the sustainability credentials of the borough.

The **Housing SPD** provides guidance on: affordable housing; the mix of market homes; housing for older people and those in need of care; and self-build and custom housebuilding.

The **Parking Standards SPD** identifies the number of car and cycle parking spaces required for different types of development and guidance on how they should be designed and located.

The council is keen to engage with interested parties on the preparation of the SPDs and to offer the opportunity to raise relevant issues. Once adopted, the SPDs will be used as a material consideration for planning decisions within the borough.

The consultation runs for six weeks from **Monday 5 February to Monday 19 March.**

### ***Viewing the documents***

The draft SPDs and supporting documents can be viewed on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations).

Paper copies of all the documents are available for public viewing at the Borough Council's offices, London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in all libraries across the borough during their normal opening hours.

### ***How to comment***

If you would like to comment on any of the draft documents, please complete a representation form and return it to the council **by 4pm on Monday 19 March**. Representation forms can be completed online or can be downloaded from our website ([www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations)). Paper copies are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: <http://basingstoke-consult.limehouse.co.uk/portal>
- By email to [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)
- By post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

### **Next steps**

Following this consultation, all comments for each respective SPD will be taken into consideration in compiling a final version of each document.

### **Consultation database**

The council is contacting you because you have asked to receive updates on planning policy related issues.

If you would like to be removed from the planning policy consultation database or would like your details amended, please email [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk) or contact the Planning Policy team on 01256 844844.

### **Further information**

If you require further information about the draft SPDs, please email [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk) or contact 01256 844844.

Yours sincerely

**Planning Policy Team**

## Appendix D: Email sent to those listed on the self-build register

Dear Sir/Madam

I am contacting you as you are enrolled on Basingstoke and Deane Borough Council's Self-Build Register. The council is currently undertaking public consultation on three draft Supplementary Planning Documents (SPDs) relating to Design and Sustainability, Housing and Parking Standards.

As you have expressed an interest in self-build housing, the Housing SPD may be of particular interest to you. It includes a chapter on the delivery of self-build housing which sets out how the council will secure plots for self-build and custom-build homes as part of large-scale residential developments. It also covers issues such as how many plots should be provided, when they should be made available, and how self-builders can take advantage of design codes to streamline the planning process.

The document does not introduce new policy, but seeks to add detail to the policy framework provided by the Basingstoke and Deane Borough Local Plan 2011-2029. Once finalised, it will be a material consideration in the determination of planning applications.

### ***Viewing the documents***

The draft SPDs and supporting documents can be viewed on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations) .

Paper copies of all the documents are available for public viewing at the Borough Council's offices, London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in all libraries across the borough during their normal opening hours.

### ***How to comment***

If you would like to comment on this or any of the other draft documents, please complete a representation form and return it to the council **by 4pm on Monday 19 March**. Representation forms can be completed online or can be downloaded from our website. Paper copies are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: <http://basingstoke-consult.limehouse.co.uk/portal>
- By email to [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)
- By post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

### **Next Steps**

Following this consultation, all comments for each respective SPD will be taken into consideration in compiling a final version of each document.

If you wish to amend your details or be removed from the self-build register please email: [self.build@basingstoke.gov.uk](mailto:self.build@basingstoke.gov.uk)

Please do not hesitate to contact the Planning Policy Team if you wish to discuss this further.

Yours faithfully

Planning Policy Team

## Appendix E: Statutory Notices

### Andover Advertiser:

ite  
rg  
its

**Public Notices**



**Basingstoke  
and Deane**

**Basingstoke and Deane Borough Council**

**PLANNING AND COMPULSORY PURCHASE ACT 2004 THE TOWN AND COUNTRY PLANNING  
(LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Housing, Design and Sustainability, and Parking Standards  
Supplementary Planning Documents (SPDs)**

**Statement of the Representations Procedure**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft:

- Housing SPD;
- Design and Sustainability SPD; and
- Parking Standards SPD

between **5 February and 19 March 2018**.

The draft SPDs have been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and provide guidance in future development across the borough. In accordance with the regulations, the council has made a copy of each of the SPDs and this statement available:

- on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations); and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

**Consultation Responses**

Representations can be made during the period to be made no later than 4pm on 19 March 2018 using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>  
Or by e-mail to: [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)  
Or by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices,  
London Road, Basingstoke, Hampshire, RG21 4AH

Representations made will be considered for incorporation into the final version of each document.

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All comments received will be publicly available and includes on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

Thursday, February 8, 2018 **51**

## Public Notice

**Basingstoke and Deane Borough Council**  Basingstoke  
and Deane  
**PLANNING AND COMPULSORY  
PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING  
(LOCAL PLANNING)  
(ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Housing, Design  
and Sustainability, and Parking Standards Supplementary  
Planning Documents (SPDs)**

**Statement of the Representations Procedure**

In accordance with the Town and Country Planning  
(Local Planning) (England) Regulations 2012, notice is  
hereby given that the council is inviting representations  
on the draft:

- Housing SPD;
- Design and Sustainability SPD; and
- Parking Standards SPD

between 5 February and 19 March 2018.

The draft SPDs have been prepared by the Local Planning  
Authority to add further detail to the policies in the Local  
Plan and provide guidance in future development across  
the borough. In accordance with the regulations, the  
council has made a copy of each of the SPDs and this  
statement available:

- on the council's website at [www.basingstoke.gov.uk/  
planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations); and
- at the Civic Offices on London Road, Basingstoke,  
Hampshire, RG21 4AH, Monday to Thursday  
8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough  
during their normal opening hours.

**Consultation Responses**

Representations can be made during the period to be  
made no later than 4pm on 19 March 2018 using the  
council's online consultation portal, by email or by post.

Online at:

<http://basingstoke-consult.limehouse.co.uk/portal>

Or by e-mail to: [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

Or by post to: Planning Policy Team,

Basingstoke and Deane Borough Council, Civic Offices,  
London Road, Basingstoke, Hampshire RG21 4AH

Representations made will be considered for incorporation  
into the final version of each document.

Any representations may be accompanied by a request to  
be notified at a specified address of the adoption of the  
SPD.

All comments received will be publicly available and  
includes on the council's website. Any person who  
has made representations about the above SPDs may  
withdraw those representations at any time by giving  
notice in writing to the council either by e-mail or by post  
at the addresses given above.

## Basingstoke Gazette:

### Public Notices



Basingstoke  
and Deane

**Basingstoke and Deane Borough Council**

**PLANNING AND COMPULSORY PURCHASE ACT 2004 THE TOWN AND COUNTRY PLANNING  
(LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Housing, Design and Sustainability, and Parking Standards  
Supplementary Planning Documents (SPDs)**

**Statement of the Representations Procedure**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft:

- Housing SPD;
- Design and Sustainability SPD; and
- Parking Standards SPD

between **5 February and 19 March 2018**.

The draft SPDs have been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and provide guidance in future development across the borough. In accordance with the regulations, the council has made a copy of each of the SPDs and this statement available:

- on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations); and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

**Consultation Responses**

Representations can be made during the period to be made no later than 4pm on 19 March 2018 using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>

Or by e-mail to: [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

Or by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices,  
London Road, Basingstoke, Hampshire, RG21 4AH

Representations made will be considered for incorporation into the final version of each document.

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All comments received will be publicly available and included on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

## Appendix F: Text from BDBC Website

(<https://www.basingstoke.gov.uk/planning-policy-consultations>)

### Plan Policy Consultations

We are keen to engage with our local residents and a range of stakeholders in the development of planning policy documents. If you would like to get involved and comment on an open consultation, register or amend your details for future consultations, please visit the [Basingstoke and Deane Consultation Portal](#).

#### Current consultations

We are currently consulting on:

- [Design and Sustainability Supplementary Planning Document](#) (consultation closes on 19 March 2018)
- [Housing Supplementary Planning Document](#) (consultation closes on 19 March 2018)
- [Parking Standards Supplementary Planning Document](#) (consultation closes on 19 March 2018)
- [Submission Kingsclere Neighbourhood Plan](#) (consultation closes on 13 March 2018).

Further details about these documents can be found below.

#### Supplementary Planning Documents (SPDs)

Consultation on the three SPDs: Design and Sustainability, Housing and Parking will run for six weeks, from **Monday 5 February 2018** until 4pm on **Monday 19 March 2018**.

The easiest way to respond to one of the consultations is through the [Consultation Portal](#). Alternatively, you can download a comments form from the consultation web pages and send your comments to us by email or post.

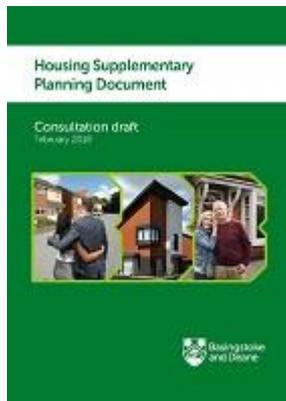
#### Design and Sustainability SPD



This draft SPD sets out an approach to ensure a high standard of design and improve the sustainability credentials of the borough.

[View the draft SPD](#) and please let us have your comments.

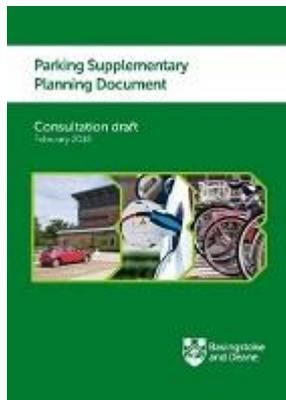
### Housing Supplementary Planning Document



This draft SPD provides guidance on: affordable housing; the mix (size and type) of market homes; housing for older people and those in need of care; and self-build and custom house building.

[View the draft SPD](#) and please let us have your comments.

### Parking Standards Supplementary Planning Document (SPD)



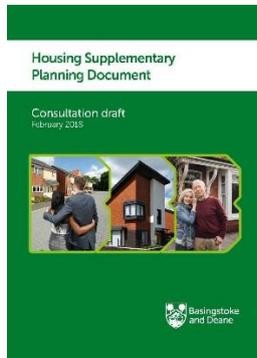
This draft SPD identifies the number of car and cycle parking spaces required for different types of development, and guidance on how they should be designed and located.

[View the draft SPD](#) and please let us have your comments

**Appendix G: Text from Objective ([http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/dsspd\\_1](http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/dsspd_1))**

# **Housing Supplementary Planning Document**

## **Draft Housing Supplementary Planning Document**



This draft Housing Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-2029. The SPD provides guidance on: affordable housing; the mix (size and type) of market homes; housing for older people and those in need of care; and self-build and custom housebuilding. When adopted by the council, the SPD will be a material consideration in the determination of planning applications.

### **How do you have your say?**

The consultation is now open and responses must be received **by 4pm on Monday 19 March 2018**.

The draft Housing SPD can be downloaded by clicking the 'View and Comment' button. The Strategic Environmental Assessment Screening and Habitats Regulations Assessment for the SPD is also available to download from 'Supporting Documents' below.

In order to comment, we would encourage you to register (using the tab at the top of the page) and complete an online form. Alternatively you can download a representation form (below) and submit this by email to [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk) or via post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH.

Please note the comments received during this consultation cannot be treated as confidential. Responses will be published on the council's website and this will include the name and/or organisation of the respondent.

### **Next Steps**

When the consultation has ended, the council will prepare a statement setting out who was consulted, a summary of the main issues raised and how the council has addressed those issues.

Should you have any questions, contact the Planning Policy Team on 01256 844844.

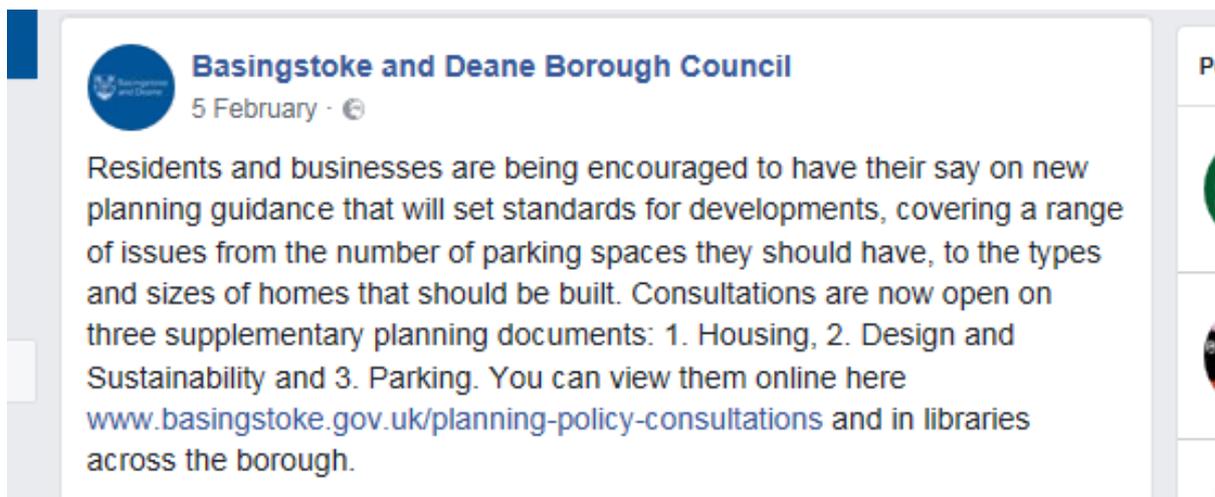


## Appendix H: Social media notices

### Twitter:



### Facebook:



## Appendix I: Full schedule of comments and proposed changes

### APPENDIX I (1): Schedule of comments received and LPA response

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
<b>Chapter 2: Affordable Housing (General)</b>				
BDBC, Manydown	Chapter 2	Suggest the SPD could cover private rented sector PRS (and emerging affordable tenures including affordable private rent, rent to buy and starter homes confirmed by the revision of the NPPF).		No change. PRS is not an affordable tenure so is not relevant to include in this part of the SPD. The SPD is in conformity with the consultation draft NPPF (March 2018) and there would be no conflicts if the consultation proposals are included in policy.
Mrs Maria Miller MP	Chapter 2	Would welcome the development of an online facility for residents to register interest in low cost homes.		No change. The BDBC Housing Department has introduced this, but it is not a function for the SPD.
Mrs Maria Miller MP	Chapter 2	Considers the take up of Help to Buy suggests that there is likely to be considerable interest in the starter home initiative.		No change. The SPD and the Council's recently adopted Housing Strategy recognise the role and importance of affordable home ownership alongside other models that meet identified housing needs. Going forward both the adopted Local Plan and the SPD incorporate the scope to meet emerging national policy, including the provision of Starter Homes.
<b>Section 2.1 Introduction and overarching approach</b>				
Sub-section 2.1.1: Background				
BDBC, Manydown	Section 2.1.1 Para 2.2	Support the approach in the Housing & Homelessness Strategy (H&HS) referred to in the SPD, which adopts a more flexible approach to affordable tenures.		Noted. The SPD permits flexibility but retains control for the Local Planning Authority, requiring justifications and a proven evidence base to move away adopted policy.
Mrs Maria Miller MP	Section 2.1.1	Supports the inclusion of possible priority groups.		Noted.
Mrs Maria Miller MP	Section 2.1.1	Considers priority should be given to those in key public sector employment categories where high living costs are a barrier to recruitment.		No change but keep under review.  Previous research has not investigated the housing needs of public sector key-workers as a priority group over and above other households, or, if the lack of affordable housing for low paid key-workers creates quantifiable recruitment or retention barriers for public sector organisations.  As part of any future Local Plan review, research could investigate the needs of low paid public sector key-workers, and where these are identified, could suggest policy responses.
BDBC Housing	Section 2.1.1	Consider that the SPD accords with the Council's Housing and Homelessness Strategy 2016-20.		Noted.
BDBC Housing	Section 2.1.1	Document should refer to the council's Tenancy Strategy. Note that the strategy recognises that flexible tenancies can make a contribution to meeting housing need.		Change. Add reference to the Tenancy Strategy in an review of the Housing and Homelessness Strategy section of the introduction.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
				<p>'The council's evolving strategic implementation of its Housing and Homelessness Strategy objectives will rely on the development of supplementary approaches over the lifetime of the strategy, <u>including the meeting of agreed standards and protocols with housing providers as set out in the council's Tenancy Strategy.</u></p> <p>The <u>role of approach to Affordable Home Ownership and the council's approach to its future provision will be developed by March 2018: is being developed.</u></p> <p><del>A full evaluation of the housing issues and needs for single people aged under 35 given wider changes in social, economic and welfare factors will also be developed.'</del></p>
Action Hampshire	Section 2.1.1 Principle 2.2	Support the approach set out in this part of the document.		Noted
Sub-section 2.1.2: Overarching approach				
Action Hampshire	Section 2.1.2 Principle 2.1	Support the approach set out in this part of the document.		Noted
Lichfields	Section 2.1.2 Principle 2.1	Support Principle 2.1 and consider it to align with ALP policy requirements.		Noted
BDBC, Manydown	Section 2.1.2 Principle 2.1	Support the concept of "Balanced flexibility" supported by evidence where variations to (or new approaches building on) existing policy are required. This provides an opportunity for affordable housing delivery on Manydown to be tailored to local needs and maximise delivery.		Noted
BDBC, Manydown	Section 2.1.2 Principle 2.1	Do not consider the 70:30 affordable rent: affordable home ownership split suggested adequately reflects the pattern of local need and demand (or the direction of travel in the H&HS), in particular for affordable home ownership/intermediate tenures (evidenced by persons on the Your Home database or the review of the NPPF).		No change. The 70:30 tenure mix is a requirement of CN1. Noted that the council's evidence would be updated as part of any future review to Local Plan Policy.
Three Dragons Ltd	Section 2.1.2 Para 2.9	Request clarification on affordable housing priority over schools and highways.		<p>Change. Reword sentence to improve clarity and reflect the intention that affordable housing should be maximised by varying tenure if necessary.</p> <p>'2.9 Where it has been demonstrated to the council's satisfaction that a policy compliant scheme would not be financially viable (taking into account the guidance in Section 2.6 of this SPD), the council will approach negotiations pragmatically. <u>The LPA will seek to maximise the</u> <del>The maximised</del> <u>provision of affordable housing by making</u> <del>will then be given priority</del> <u>adopting</u> changes to the adopted tenure mix as necessary, subject to meeting identified housing need, and the achievement of mixed and sustainable communities.'</p>

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change																														
Thakeham	Section 2.1.2 Principle 2.1	Consider the affordable housing requirement and tenure split is too prescriptive and onerous.  Acknowledge the figures amount to discussion starting points but that schemes are ultimately dependent upon viability. Consider that financial considerations should inform the amount of affordable housing in a scheme and request this is given greater emphasis in Principle 2.1 Recommend the phrase 'This will be the starting point for discussions' should be deleted and working inserted 'subject to viability assessment'. Consider this would maintain balanced flexibility to affordable housing.	In Principle 2.1, give greater emphasis to the fact that financial considerations should inform the amount of affordable housing. Delete 'This will be the starting point for discussions' and replace with 'subject to viability assessment'.  Tenures mixes should be presented as 'indicative tenure mixes'.	No change. The requirements are based upon Local Plan Policy CN1.  Paragraphs 2.9 & 2.27 make the viability position clear. Section 2.5, Principle 2.8 and the narrative at 2.5.1 then explain how viability cases will be addressed in detail.																														
<b>Section 2.2: Local Plan Policy CN1 Affordable Housing</b>																																		
Sub-section 2.2.2: The amount and mix that is required																																		
Sovereign Housing Association	Section 2.2.2 Para 2.34 (and 2.16)	Consider a more pragmatic approach would be to cap LHAs at initial letting and then allow this application of the government allowed rent policy. State current approach makes determining the annual rental increase difficult to manage.		Change. Revise paragraph 2.34 making it clear that references should be to initial rents.  '2.34 Affordable Rented and Social Rented forms of housing will continue to be prioritised to address the highest levels of need, with <u>initial rents for</u> both models being capped at no more than Local Housing Allowance to ensure affordability relative to market rents.'																														
BDBC, Manydown	Section 2.2.2 Paras 2.30 to 2.37	Would welcome flexibility in agreeing size & tenure mix using the waiting lists as a starting point.		No change. This is allowed for in paragraphs 2.36 and 2.37.																														
BDBC, Manydown	Section 2.2.2 Para 2.37	Raise concerns regarding the suggested size mix in Table 2.2. In order to provide flexibility to respond to changes over time, it is suggested that these should be expressed as ranges and include an 'evening out' of the proportions.		Change. Revise table to show a combined mix of accommodation for affordable housing to allow greater flexibility.  Old: <table border="1"> <thead> <tr> <th>Product</th> <th>1 bedroom</th> <th>2 bedrooms</th> <th>3 bedrooms</th> <th>4+ bedrooms</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Rent</td> <td>51%</td> <td>32%</td> <td>7%</td> <td>9%</td> <td>100%</td> </tr> <tr> <td>Affordable home ownership</td> <td>20%</td> <td>54%</td> <td>24%</td> <td>1%</td> <td>100%</td> </tr> </tbody> </table> New: <table border="1"> <thead> <tr> <th></th> <th>1 bedroom</th> <th>2 bedrooms</th> <th>3 bedrooms</th> <th>4+ bedrooms</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Affordable Housing</td> <td>36%</td> <td>43%</td> <td>16%</td> <td>5%</td> <td>100%</td> </tr> </tbody> </table>	Product	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total	Rent	51%	32%	7%	9%	100%	Affordable home ownership	20%	54%	24%	1%	100%		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total	Affordable Housing	36%	43%	16%	5%	100%
Product	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total																													
Rent	51%	32%	7%	9%	100%																													
Affordable home ownership	20%	54%	24%	1%	100%																													
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total																													
Affordable Housing	36%	43%	16%	5%	100%																													
BDBC Housing	Section 2.2.2	Suggest reference is made to the fact that specialist accommodation for people with support needs does not necessarily require standards relating to physical accessibility / adaptability.	Make reference to the fact that specialist accommodation for people with support needs need not necessarily require housing	Change.  Revise paragraph 2.40 to make it clear that housing with support doesn't always need to be adapted.																														

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
		Note that this allows "specialist housing" which does not require a higher (costly) build standard and should remove the necessity to consider reducing the requirement of "specialist" accommodation on viability grounds.	standards relating to physical accessibility and adaptability of the accommodation.	'Where the identified need is for <u>specialised or supported</u> affordable accommodation (for households who may or may not require adapted homes), this could meet all or part of the site's affordable housing requirement'.
Action Hampshire	Section 2.2.2 Principle 2.3	Support the approach.		Noted
Tadley Town Council	Section 2.2.2 Principle 2.3	Welcome the standards in principle 2.3		Noted
Thakeham	Section 2.2.2 Principle 2.3	Object to the requirement for 15% of affordable homes meeting accessibility / adaptability standards (on justification & viability).	Subtitle specific amounts with 'Indicative tenure mixes'.	No change.
Three Dragons Ltd	Section 2.2.2 Para 2.42	Note 15% to M4 (2) seems low. Suggest saying more about M4 (3) provision which add significantly to costs.	Document should say more about M4 (3) provision.	No change.  The 15% requirement is established by LP policies CN1 and CN3. Para 2.42 provides sufficient information on the council's requirement for M4(3) dwellings.
BDBC Housing	Section 2.2.2 & Principle 2.4	Consider that affordable housing should only be let and managed by a Registered Provider (Registered: the regulatory framework set out by Home England, Government's housing land and regeneration agency or social regulator). Consider that this provides the most robust safeguards and standards to make best use of social housing resources. Refer to Annex 2 (Glossary) of the NPPF which requires affordable housing to be provided by a registered provider. Suggest the second bullet of principle 2.4 is deleted and aligned with the draft NPPF position on exceptions to RP providers.	Delete the second bullet of principle 2.4 and align it with the draft NPPF position on exceptions to RP providers.	No change.  The broad delivery requirements and principles contained within Section 2.2.3 (including Principle 2.4) relate to all tenures and types of affordable housing and not only forms of social rented housing.  The wording achieves flexibility giving the scope to address any exceptional circumstances that might arise, however paragraph 2.43 makes clear that the council usually expects affordable housing to be owned and managed by Registered Providers, and for rented housing to be allocated through the council's Choice Based Lettings System.  Should exceptional circumstances arise, paragraphs 2.45 and 2.46 prescribe the standards that will need to be met. These provide appropriate safeguards.  Proposals in the draft NPPF to restrict the provision of rented housing to Registered Providers are recognised. Should these be implemented, any exceptional future departures from national policy guidance would need to be fully justified, with the extent to which an alternative proposal includes safeguards and protections being treated as a material consideration
Sub-section 2.2.3: Delivery requirements				
Clarion Housing Group	Section 2.2.3 Para 2.50	RPs find it important to have an element of control over who lives in their stock. Clarion Housing is unable to progress any affordable sites while the council requires 100% nominations in perpetuity.		No change but keep under review. Other RPs are willing and able to deliver affordable housing with 100% nomination rights to the Council. However scope exists within the wording to permit future flexibility if 100% nomination rights became a barrier to delivery.
National Community Land Trust	Section 2.2.3 Principle 2.4	Very pleased to see that provisions are being made to allow the delivery of homes by CLTs and other forms of community-led housing.		Noted.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
and Community Housing				
Action Hampshire	Section 2.2.3 Principle 2.4	Support much of the approach. Support requirement for providers to meet safeguards and protections.  Raise concerns over how community led housing models fit here which may not have partnership with a Housing Association or be a registered provider.		Noted  No change. Proposed wording does allow scope but only in exceptional circumstances, and with a very high set of tests to protect tenant interests. Would always be seeking to secure and preferring involvement for rented homes through an RP.
BDBC, Manydown	Section 2.2.3 Principle 2.4	Welcomes the proposed scope to accept the involvement of other affordable housing providers in addition to Registered Providers. Recognise that this may need mirror Homes England's registration requirements e.g. for rented properties, but could allow more flexibility for other emerging affordable tenures and facilitate the councils ambition to invest in housing.		Noted
Sovereign Housing Association	Section 2.2.3 Principle 2.4 Paras 2.43, 2.45 and 2.46	Strongly support.		Noted
Sovereign Housing Association	Section 2.2.3 Para 2.47	Welcome the approach to only a certain proportion of market dwellings required as occupied prior to delivery of affordable housing dwellings.		Noted
Tadley Town Council	Section 2.2.3 Para 2.51	Strongly support priority will be given to those households with a local connection.		Noted
Three Dragons Ltd	Section 2.2.3 Para 2.52	Considered important and pleased to see flexibility.		Noted
Sub-section 2.2.4: Achieving integrated layout and design				
Action Hampshire	Section 2.2.4 Principle 2.5	Support the approach.		Noted
Thakeham	Section 2.2.4 Principle 2.5	Argue the need for greater flexibility in allowing affordable housing to be in one location within a site where appropriate. Consider Principle 2.5 unsound and too prescriptive. Suggest it is deleted.	Delete Principle 2.5	Change. Recognising the need for reasonable mass, delete 'small' in paragraph 2.53  'The affordable homes should be spread throughout the documents in small clusters and be fully integrated with the market homes, with a consistent approach towards external design, materials and finishes'.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
Sovereign Housing Association	Section 2.2.4 Para 2.53	Notes that affordable housing delivery in large clusters aids efficient management.		Change. Recognising the need for reasonable mass, delete 'small' in paragraph 2.53  'The affordable homes should be spread throughout the documents in small clusters and be fully integrated with the market homes, with a consistent approach towards external design, materials and finishes'.
Southern Water	Section 2.2.4 Para 2.54	Support the inclusion of the requirement for water efficiency measures to be included in new buildings.		Noted
Three Dragons Ltd	Section 2.2.4 Para 2.54	Questions if there is anything specific in mind regarding 2.54.	List specifics	No change. General reminder that affordable housing will need to meet other policies in the Development Plan.
<b>Section 2.3: Local Plan Policy CN2: Rural exceptions for affordable housing</b>				
Action Hampshire	Section 2.3 Principle 2.6	Support the approach due to its flexibility.		Noted
Action Hampshire	Section 2.3 Principle 2.6	State desire to ensure the flexibility supports the delivery of community led housing models. Accept the importance of ensuring community models have safeguards and protections.		Change. Include "community-led housing initiatives", as one possible example in paragraph 2.65.  'Should alternative ownership bodies be proposed for exceptional reasons, <u>e.g. as part of community-led housing initiatives</u> , it would be necessary to ensure...'
Action Hampshire	Section 2.3 Principle 2.6	Support the inclusion of local connections that are flexible, support mechanisms reflecting local influences and recognise protections and safeguards.		Noted
Sub-section 2.3.1: Market housing cross-subsidy				
Three Dragons Ltd	Section 2.3.1 Para 2.62	Question what would happen if the Council couldn't achieve >50% affordable housing on a rural exception site. Raises concern about the type of affordable housing and control over the tenure mix.		No change. Requirement of Local Plan Policy CN2 that 'the affordable element of the development should always comprise the greater proportion of units in comparison to the market units proposed'.
Sub-section 2.3.3: Providing and preserving affordable housing on exception sites				
National Community Land Trust & Community Housing	Section 2.3.3	Pleased to see that provisions are being made to allow the delivery of homes by CLTs and other forms of community-led housing		Noted.
<b>Section 2.4: Planning application requirements</b>				

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
BDBC, Manydown	Section 2.4	Would like the SPD to be more specific on processes for agreeing detailed affordable housing mix at reserved matters stage.		No change. Paragraphs 2.70 and 2.71 set out a standard process which achieves an appropriate balance between flexibility and certainty. Should a case be made for added flexibility on exceptional basis, this will have to be addressed and justified on an exceptional basis against the policy norm.
Sovereign Housing Association	Section 2.4 Para 2.69	Strongly support the encouragement of applicants to discuss their affordable housing proposals with RPs in advance of an application being submitted.		Noted
<b>Section 2.5: Viability</b>				
Three Dragons Ltd	Section 2.5 Para 2.75	Question whether there is a definition for 'open book' and considers the current phrasing open to interpretation.		Change terminology. Delete references to 'open book and replace with 'detailed and transparent financial development viability assessment in Principle 2.8 (and elsewhere in the supporting text)'  'Applicants will be required to submit a <u>detailed and transparent financial development</u> <del>an open book</del> viability assessment where schemes do not meet policy requirements, in accordance with Local Plan Policy CN1...'
Three Dragons Ltd	Section 2.5 Para 2.75	Questions if the council is proposing to publish viability appraisals.		Change. Paragraph 2.77 to confirm accordance with national guidance.  ... however the council reserves the right to make judgements as to which information is released for public view <u>in accordance with national guidance</u> . <del>taking into account the degree of commercial sensitivity and its importance in the determination of the application.</del>
Three Dragons Ltd	Section 2.5 Principle 2.8	Suggests the Practice Guidance on Viability published by MHCLG will be helpful in setting a framework.		Change. Include reference to MHCLG guidance or any documents that supersede.  2.74 Negotiations will be treated objectively and impartially, but also consistently. <del>with</del> Any decisions <u>will be</u> evidenced-based and robustly justified, <u>whilst also being in accordance with relevant national guidance<sup>1</sup> or guidance that supersedes it.</u>  Consequential changes to Appendix 2.4.  'Any development appraisal submitted to the council must <u>take relevant national guidance into account and</u> include at least the following information to enable it to be assessed by a RICS valuer:...'
Sovereign Housing Association	Section 2.5 Para 2.76	Strongly support the encouragement of applicants to discuss their affordable housing proposals with RPs in advance of an application being submitted.		Noted
Three Dragons Ltd	Section 2.5 Para 2.76	Requests clarification on the reflection of abnormal costs and policy requirements in reduced land purchase price.		No change. Sufficiently addressed given the limitations and purpose of the SPD.
Sub-section 2.5.1: Responding to viability				

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
McCarthy & Stone	Section 2.5.1 Para 2.81 (Principle 2.8)	Consider the 'clawback or overage clause' in paragraph 2.81 is introducing a policy which the Government has advised against. Note that the Government Office (South East) letter stated: 'SPG should be used to supplement adopted local plan policies and be clearly cross-referenced to a plan policy...', and the Government Office (East of England) stated: 'Care must therefore be taken to ensure that SPG only elaborates or clarifies proposals which are in the development plan, and does not introduce new policy...'		No change. Approach within the SPD is in line with draft consultation PPG on Viability.
McCarthy & Stone	Section 2.5.1 Para 2.81 (Principle 2.8)	Consider the requirement for a review mechanism on single phase schemes to be in contravention of the PPG. Note that there are appeal decisions clarifying that seeking to require a compulsory reappraisal in these circumstances is not compatible with CIL Regulations.		Change. Add clarification to paragraph 2.81 that reference to larger schemes relates to exceptional approaches with multi-phased developments  '2.81 It is recognised that where larger schemes ( <u>i.e. those incorporating multiple phases</u> ) <u>will</u> be built out over a number of years, the market (and development viability) is likely to change over the course of the development...'
McCarthy & Stone	Section 2.5.1 Para 2.81 (Principle 2.8)	Note that specialist accommodation for the elderly provides care and communal facilities at additional cost, requiring a critical mass of residents to achieve feasibility.		Change to improve clarity. Although this is already set out in Appendix 2.4, include references within main text that when calculating financial contributions towards affordable housing, costs associated with non-saleable areas will be taken into consideration.  '2.22 Onsite affordable housing or equivalence based off-site financial contributions ( <u>taking any other relevant considerations into account such as non-saleable areas</u> ) will be required on developments specifically designed for older people falling within Use Class C3, in accordance with Local Plan Policy CN4. Residential care homes and nursing homes (within Use Class C2) are not required to provide affordable housing.'  2.76: '... The assessment should generally be based upon current costs and values ( <u>taking any other relevant considerations into account, such as non-saleable areas</u> ), except where a scheme would...'
BDBC, Manydown	Section 2.5.1 Para 2.81	Welcome the approach suggested to assessing viability of larger, phased schemes (in para 2.81).		Noted
BDBC, Manydown	Section 2.5.1 Para 2.81	Note that not all elements of planning viability statements can be provided on fully open book basis.		Noted. This issue has been moved forward by recent national policy.
<b>Appendix 2.4: Information required to assess development viability and to calculate financial contributions</b>				

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
Three Dragons Ltd	Appendix 2.4	Suggests the Practice Guidance on Viability published by MHCLG will be helpful in setting a framework.		Change to include reference to MHCLG guidance (or any documents that supersede) in Appendix 2.4.  'Any development appraisal submitted to the council must <u>take relevant national guidance into account and</u> include at least the following information to enable it to be assessed by a RICS valuer:...
<b>Chapter 3: Mix of Market Homes</b>				
Mrs Abigail Compton-Burnett	Chapter 3 (Housing Mix)	Notes that more people of all ages are requiring a dedicated room at home from which to 'work from home'. Suggests this incorporated into the SPD. Considers the economic and sustainability benefits this may introduce.		It is recognised that there are many considerations that inform the size/type of homes residents may choose to live in. As set out in Appendix 3.1, the proposed housing mix is based upon projecting forward existing trends which already include high levels of under-occupation. This under-occupation provides space that could be suitable for home working.
James Rowley (BDBC, Manydown Project Team)	Chapter 3 (Mix of Market Homes)	Note that the size mix at Manydown will reflect the aspiration to create a garden town going beyond traditional housing demand in Basingstoke.  This may respond to the need for more smaller 1-3 bed homes and older persons accommodation suggested in the SPD in particular locations, but this needs to be applied flexibly over the phases of the development, to respond to market conditions and as some phases may need to exceed the 30% limit to 4 bedroom homes suggested to create distinct character areas and maintain sales rates.		Para 3.10 recognised that large development sites such as Manydown will include a mix of phases with different character areas that may require different housing mixes. The approach in Policy CN3 and SPD Principle 3.1 includes sufficient flexibility for these to be justified and assessed on a case-by-case basis.
Miss Marie-Claire Marsh (Lichfields)	Principle 3.1	The supporting text (para 3.10) recognises that different housing mixes will be appropriate in different locations and across different character areas of large sites.  Suggest the thrust of this is added into Principle 3.1 (third bullet point).	Add text to Principle 3.1 third bullet as follows:  "The mix and type of housing shall be justified as part of any submission having regard to the location and accessibility of the development on the character and context of the surrounding area"	The first sentence of Principle 3.1 cross references to Local Plan Policy CN3 which includes considerations relating to the 'size, location and characteristics of the site' (criterion b) and the 'established character and density of the neighbourhood' (criterion c).  It is agreed that rather than just cross-referencing to the Local Plan policy, it would be helpful to add wording to the first paragraph of Principle 3.1 that directly cross-references to the issues highlighted in Policy CN3.  <u>'... that meet the requirements of the Local Plan and made Neighbourhood Plan policies having regard to the location and accessibility of the development, and the character and context of the site and surrounding area'.</u>
Sophie Lucas (Savills, on behalf of Miller Homes Ltd)	Principle 3.1	Consider Principle 3.1 to be unduly restrictive in the limitation of four or more bedrooms to 30%. This goes beyond the requirements of the Local Plan which requires a range of house types and sizes to meet local need.	Remove restriction upon 4 bedroom dwellings.	No change required.  The proposed approach supports Local Plan Policy CN3. It is evidence-based and establishes a starting point for identifying 'local requirements'.  The policy includes sufficient flexibility to allow other considerations to be taken into account to the extent that they are material.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
Maria Miller MP	Section 3	It is important that new housing meets both the needs and finances of local residents.		<p>Although this was inherent from the consultation draft, Appendix 3.1 has been bolstered to make the link between the type and size of housing and affordability more explicit (new paragraphs inserted after A3.24).</p> <p><u>Affordability</u></p> <p><u>It is also necessary to ensure that the proposed housing would be affordable to a mix of local residents so it is able to meet local needs and create a mixed and sustainable community. It is therefore necessary to ensure that the types of new homes built broadly align with incomes.</u></p> <p><u>Although affordability is difficult to model precisely (as there is no official data about how much equity or savings existing residents have), based upon borough-wide CACI and estimated Paycheck data the median household income in the borough could afford a mortgage of £166,300 and an upper quartile income could afford a mortgage of £267,300 (assumed mortgage to household income ratio equal to 4). On top of this mortgage, the household would also need to raise the required deposit. This income compares to overall house prices of £244,000 for a lower quartile property across the borough and £300,000 for a median property (October 2016 to September 2017). Property prices increase with the size of the property and detached properties have a lower quartile sale price of £390,000 and a median sale price of £460,000.</u></p> <p><u>The above figures relate to the income of all households, not just those who would be seeking market tenures. However it does illustrate issues around affordability in the local market, and suggests that a range of units would be appropriate. This will help to ensure that those on lower incomes and/or those that are younger and yet to reach their peak earnings can still access the market</u></p> <p>An additional paragraph has been added to the conclusion in Appendix A3 (after A3.29) to reflect above text.</p> <p><u>In order to meet local requirements, it is also necessary to ensure the new dwellings are affordable to residents. Analysis shows that only a limited proportion of the population would be able to afford the largest dwellings.</u></p>
<b>Chapter 4: Homes for older people and those in need of care</b>				
James Rowley (BDBC, Manydown Project Team)	Chapter 4 (Older Persons Housing)	The landowner's own evidence supports the need for additional older persons' accommodation: both specialised housing with care and more mainstream housing for		No change required. The second part of Principle 4.3 already recognises that, in relation to the trigger for older persons' housing on large sites in Policy CN4, provision may not be required where the developer is able to demonstrate that it would be 'unviable or inappropriate on their site'.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
		<p>downsizers. There are opportunities to deliver these on Manydown.</p> <p>However, due to the additional costs which apply to the delivery of older person's housing, such as extra care schemes (related to providing care, cost of communal spaces, and the cost/revenue profile) the potential for viability issues should be recognised (in particular where it is provided with affordable tenures).</p>		It is therefore considered that this point is already adequately addressed.
Mrs Maria Miller MP	Chapter 4 (Older Peoples Housing)	<p>Welcomes the consideration of housing for older people and those in need of care. Welcomes the focus on securing additional housing options for older people (single storey, accessible, adaptable, wheelchair accessible).</p>		Noted.
Robert Steele (Savills, acting for Grainger Plc)	Chapter 4 (Housing for older people and those in need of care)	<p>The council recognises that it has a significant shortfall in the provision of specialist C3 housing. However Principle 4.3 is unduly restrictive and only supports specialist housing within the defined urban area, however this fails to recognise that there may be sustainable sites in the countryside (in terms of access to facilities, services and public transport, and that are supported by LP Policy SS1), which should also be supported.</p> <p>Furthermore, the Select Committee on Housing for Older People (February 2018) has recommended that specialist housing should fall within use class C2. This recognises its special characteristics and so the respondent suggests that it should have the same dispensation that Policy CN7 allows for C2 accommodation to be accommodated outside settlement.</p>		<p>In light of the increased recognition of the importance of meeting older persons' needs in national policy (as set out by the respondent), it is recognised that the principle as previously drafted added an additional and unnecessary level of constraint that went beyond the wording of Local Plan Policy CN4.</p> <p>Agree the following revision to Principle 4.3 (para 1) to provide additional flexibility:</p> <ul style="list-style-type: none"> <li>Specialist housing for older people and those in need of care should be provided within the defined urban area in line with the spatial strategy set out in Local Plan Policy SS1. Nursing and residential care homes will exceptionally be permitted adjacent to settlements where an identified local need has been robustly demonstrated. The location of specialist housing specifically designed to meet the needs of older people or specialist accommodation should be appropriate in terms of access to facilities, services and public transport taking into account the mobility of the intended occupants and their needs.</li> </ul> <p>Consequential changes to supporting text. Delete paras 4.26 and 4.29 with consequential change to paragraph 4.27 to reflect the change to the principle:</p> <p>4.27 <u>In accordance with Local Plan Policy CN4 <del>Policy CN7</del>, accommodation for older people should be located in sustainable locations that are appropriate in terms of access to facilities, services and public transport, and that take into account the likely needs (including the level of mobility) of the future occupiers. Local Plan Policy CN7 exceptionally permits nursing and residential care homes (in Use Class C2) adjacent to settlements. <del>also exceptionally permits nursing and residential care homes (that fall within Class C2 of the Use Classes Order) adjacent to settlements where it can be demonstrated that they would meet an identified local need.</del></u></p>
Simon Preedy	Chapter 4 (Older	The borough needs more single storey dwellings for the increasing elderly population.		It is recognised (para 4.15) that there a range of housing types are capable of meeting the needs of older residents, and these may include bungalows.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
	Peoples Housing)	Many existing bungalows have large, unmanageable gardens that make them unsuitable for older occupiers. Others have been converted to 2 storey dwellings, or are demolished for new housing.		Para 4.29 has been changed to provide greater clarity that such homes may be sought as part of large residential-led developments where specialist accommodation is unviable or inappropriate.  If the council accepts that specialist housing would not <u>or could not be provided</u> <del>be required</del> , the needs of older people should be specifically considered within the mainstream housing <u>including through the provision of homes suitable for ageing.</u>
Sophie Lucas (Savills, on behalf of Miller Homes Ltd)	Principle 4.2	Note that the council should only be seeking compliance with Building Regulation M4(2) and M4(3) in affordable homes where the Council has control in allocating or nominating people in need to those dwellings.  The PPG also requires local policies to take into account site-specific factors that may make a site less suitable for M4(2) or M4(3) compliant dwellings.		This principle expands upon principles already established through Local Plan policies CN1 and CN3. It does not add any additional burdens upon developers.
Nicki Barry (Tadley Town Council)	Section 4.3	Welcome that differing needs of the elderly will be met.		Noted.
Nicki Barry (Tadley Town Council)	Section 4.3.1 (Paras 4.15 and 4.16)	Support the measures listed.		Noted.
Lin Cousins (Three Dragons Ltd)	Para 4.3.2	Note 15% to M4(2) seems low. Suggest saying more about M4(3) provision which add significantly to costs.	Say more about M4(3) provision.	The requirement for M4(2) and M4(3) homes is set out in the Local Plan.
Mrs Maria Miller MP	Section 4.4 (Specialist Housing)	Welcomes the integration of specialist housing into major residential development.		Noted. This principle is carried across from Local Plan Policy CN4.
Lin Cousins (Three Dragons Ltd)	Para 4.30	Questions whether the specialist accommodation sought as part of major developments (as per the second part of Policy CN4) is for market or affordable housing.		New provision can respond to either market or affordable need, and should be agreed in discussion with the LPA.
Lin Cousins (Three Dragons Ltd)	Para 4.30	Questions whether large-scale development is the best location for housing older people, and raises the option of using smaller sites in well located urban/village locations.		Revise to reflect that major residential developments are not the <i>only</i> places suitable for accommodating older people's accommodation.  <del>'The council would like to see a</del> Housing for older people <u>can be</u> integrated into major residential development to create mixed and balanced communities.'
Nicki Barry (Tadley Town Council)	Para 4.27	Support Policy CN7 - permitting nursing / care homes adjacent to settlements where an identified local need would be met.		Noted. This is established by the Local Plan.
<b>Chapter 5: Self-build and custom housebuilding</b>				

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
Mr Paul Hayes	Chapter 5 (Self Build)	Considers the document inaccessible to self-builders with limited planning knowledge. Notes that there is little mention of self-build land becoming available outside larger development sites.		Although self-build plots can be brought forward in a number of ways, the principal means by which the planning system can secure such plots is as part of larger development sites – hence, the SPD is principally focused on this.
James Rowley (BDBC, Manydown Project Team)	Chapter 5 (Self-Build and Custom Build)	<p>The guidance for self-build and custom build housing is generally welcomed. Consider that it provides workable options for detailed planning approvals, but note that flexibility may be required on the marketing timing trigger (Principle 5.3).</p> <p>For the preferential local marketing (Principle 5.4) to work it would be necessary to ensure people on the council's self-build register have sufficient mortgage approvals and deposits to progress their applications.</p> <p>There may therefore need to be flexibility in the marketing approach to some types of custom build plots e.g. where built in terraces to ensure these can be brought forward. These should be agreed in more detail where necessary as part of the Delivery Strategy to be submitted.</p>		<p>Para 5.25 recognises that marketing triggers will be 'subject to proposed phasing and site-specific negotiations', so includes adequate flexibility.</p> <p>It is, however, recognised that the SPD should allow some additional flexibility in the marketing approach. Whilst this should safeguard the principle of local prioritisation it can allow more flexibility about how this is achieved taking into account developers' circumstances and the type of provision proposed.</p> <p>'Principle 5.4 Marketing the plots on large sites</p> <p><u>Where plots for self-build and custom housebuilding are required as part of large housing sites (in accordance with Principle 5.2) or as another requirement of planning policy:</u></p> <ul style="list-style-type: none"> <li>• <del>Plots for self-build and custom housebuilding</del> will be expected to be marketed for a minimum period of 12 months.</li> <li>• To meet the level of local demand, developers <del>will be required to</del> <u>should ensure that the initial marketing and sale of plots is prioritised to initially market the plots only to individuals and associations of individuals who have a local connection to the borough and are on Part 1 of the council's self-build register<sup>2</sup>. After this time the plots can be sold to any self or custom builder.</u></li> <li>• The plots should be marketed in a manner that brings them to the attention of the maximum number of potential purchasers at a fair open market value.</li> </ul> <p>5.28 The self-build register provides evidence that there is strong <i>local</i> demand for plots. In order to meet this local demand, <del>the council will impose the marketing and sale of plots should be prioritised to local individuals and associations of individuals on the self-build register with a local connection to the borough. an obligation on developers requiring a two-stage marketing process whereby: first that plots are marketed to individuals and associations with a local connection to the borough (on Part 1 of the council's self-build register); and then any remaining plots are marketed to other self-builders. The council will secure the details of this process through a legal agreement.</del></p> <p>5.29 <u>In order to achieve this,</u> the council would <u>usually</u> expect the developer to follow the following process:</p>
James Rowley (BDBC, Manydown Project Team)	Chapter 5 (Self-Build and Custom Build)	Supports the provision of options to secure reserved matters approval (as set out in the SPD) and suggest landowner would wish to work further with the LPA to achieve streamlined delivery at Manydown.		The approaches set out in the SPD seek to streamline delivery and allow flexibility for the specific approach/level of detail at different stages to be agreed with the landowner.

<sup>2</sup> Following the Self-Build and Custom Housebuilding Regulations 2016, the Council has divided the Register into: Part 1 - Those individuals that joined the Register before the Regulations came into force and those with a local connection to the borough; and Part 2 - Those individuals without a local connection to the borough.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
Mrs Maria Miller MP	Chapter 5 (Self-Build and Custom Build)	Supports the approach taken to self build and custom build housing.		Noted.
Richard Lewis	Chapter 5 (Self-Build and Custom Build)	Suggests Self-Build and Custom Build should be separate definitions. Notes true self-build would be truly affordable and suggests more self-build is needed.		It is not possible for the LPA to set specific separate requirements for custom build and self-build housing as they are not separately identified in the Self Build and Custom Housebuilding Act 2015.  It is recognised, however, that self-build and custom build potentially meet the needs of different occupants and this is addressed by Principle 5.7 which requires proposals' 'build routes' to take into account the type of demand on the self-build register.
Lin Cousins (Three Dragons Ltd)	Para 5.1	Suggests mentioning that custom and self-build housing can encourage smaller developers into the local market.		Agree to following change to para 5.1  5.1 The benefits include increasing the supply of housing, enabling more people to get onto the property ladder (through the delivery of lower cost housing), <u>enabling a range of smaller developers into the local housebuilding market</u> and providing a greater mix and variety of homes.
Nicki Barry (Tadley Town Council)	Para 5.18	Would like the self-builder to remain an occupant of the property for at least five years.		The self-build and custom-build exemption arises from the (national) CIL Regulations. The LPA is not able to change these requirements.
Sophie Lucas (Savills, on behalf of Miller Homes Ltd)	Principle 5.2	Request Principle 5.2 should be amended to clarify: <ul style="list-style-type: none"> <li>Any provision is subject to appropriate demand being identified; and</li> <li>Provision can be negotiated on the bases of viability and having regard to site specific circumstances.</li> </ul>	Amended Principle 5.2 to make clear that: <ul style="list-style-type: none"> <li>Provision is subject to appropriate demand being identified</li> <li>Provision can be negotiated on the bases of viability and having regard to site- specific circumstances.</li> </ul>	Principle 5.2 sets out that there is only a requirement to provide self-build plots where they would 'address a local requirement'. Para 5.21 is explicit that 'local requirements' is 'taken to mean demand across the whole borough'.  There is also an opportunity to address demand through the marketing of the plots, as if no demand exists, the requirement to deliver the plots will fall away. The first bullet point is therefore already addressed.  It is inherent that all policy requirements are subject to viability. This does not need restating in this document. Site specific circumstances will be taken into account as part of the determination process.
Sophie Lucas (Savills, on behalf of Miller Homes Ltd)	Principle 5.2	Question why the council is only seeking self-build units on large development sites.  Recommend smaller sites should also contribute toward self-build to reflect localised need. Note that seeking self-build from larger sites only may limit interest, as large sites generally have to have a more standardised appearance.		Paragraph 5.19 sets out the different routes for the delivery of self-build which is not limited to the provision of serviced plots on large housing developments.  Given the possible practical issues related to delivery, and the level of need identified (and anticipated), it is considered that 100 dwellings+ is an appropriate threshold.  This would not prevent self-build and custom-build homes being brought forward as part of smaller developments if the developer so wished.
Lin Cousins (Three Dragons Ltd)	Paras 5.19 and 5.23	Suggests the need for additional guidance setting the number and type of plots to be delivered.		Guidance is provided elsewhere in the chapter about the number/proportion of plots sought and their type.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
		Para 5.23 implies some sites will be expected to provide more than others depending on 'level of local requirements'. Suggests this requires clarification. Notes that regulations don't indicate location of provision should be tied to where those on the register live.		'Local requirements' is defined in para 5.21 and relates to borough-wide demand rather than demand in any specific part of the borough.
Lin Cousins (Three Dragons Ltd)	Para 5.24 (and Appendix 5.1)	<p>Does not consider Appendix 5.1 provides evidence of strong and growing demand.</p> <p>Understands how average demand has been calculated but suggests that supply side should net off single plots before arriving at 5%.</p>		<p>Appendix 5.1 <i>does</i> show evidence of a strong demand for custom and self-build plots, and BDBC has one of the largest self-build registers in Hampshire. Although the rate of joining has slowed down since the register's launch, the register continues to increase in size.</p> <p>Although it is agreed that some single dwellings will be self-built and capable of contributing towards supply, this is currently difficult to quantify. Whilst some single dwellings will be built by (or for) a specific occupant, others will still be built speculatively.</p> <p>It is understood that the government's planning application form is due to be amended to allow applicants to indicate that their homes will be self-built. Basingstoke and Deane BC will also introduce the Community Infrastructure Levy (CIL) in June 2018, and will monitor the number of self-build CIL exemptions sought.</p> <p>There is also considerable uncertainty about the long-term demand for self-build plots. Para A5.10 is clear that the council will continue to monitor demand and supply in the future. Should demand be met, Principle 5.2 would not require plots to be provided as they would not be required to 'address a local requirement'. Equally, Principle 5.4 allows for the requirement to fall away should the marketing find no demand.</p> <p>The following minor changes are proposed to Appendix 5.1 to reflect this:</p> <p>A5.7 The above shows that over the next 5 years the council is able to meet its duty in relation to the Right to Build, <del>however this is dependent upon securing plots on the large housing sites.</del> <u>In addition there will also be some delivery from individual windfall sites.</u></p> <p>A5.8 Although the supply of plots exceed the level of demand in the short term, <del>these sites are the development sites</del> <u>are large and will continue to be developed through the Plan period, thus meeting the council's longer-term needs. It is therefore important to secure the provision as part of the outline consent at the outset.</u></p> <p>A5.10 Although the projection suggests that would be a shortfall of 172 plots in the long-term Looking to the future, there is considerable uncertainty about both supply and demand, including the scope for additional delivery from windfall sites. The council will therefore monitor delivery rates and the effectiveness of this SPD to determine whether future intervention is required.</p>
Sophie Lucas (Savills, on behalf of Miller Homes Ltd)	Principle 5.4	Require clarification on whether self-build plots have to be available and serviced before the 12 month marketing period commences, or whether it is sufficient to demonstrate how this will be done over the marketing period.		It would not be reasonable to require the self-build plots to be available and serviced prior to their marketing, however it is necessary that sufficient details should be available for the self-builder to understand what can be built.

Respondent name and organisation	Section, principle or paragraph	Summary of comments	Respondent's suggested modifications	BDBC response / agreed change
				<p>In order to make this clearer, a new paragraph has been inserted prior to paragraph 5.29 been revised to identify when marketing is required.</p> <p><u>'Plots should not be marketed until a design code has been submitted to and agreed by the Local Planning Authority. This will ensure that the self-builder understands the parameters for the development of their plot at the outset. Although plots do not need to be serviced at the time of marketing, the plot should sold with clear timescales for when services will become connected.'</u></p> <p>The flow chart in Appendix 5.2 has also been amended to add clarity on this issue.</p> <p>An additional para has also been added after para 5.19 to reflect the fact that there are such a variety of build routes and to add a little flexibility.</p> <p><u>'It is recognised that there are many different build routes for the delivery of self-build and custom-build homes. The council will apply the requirements of this SPD pragmatically to facilitate their delivery.'</u></p>
Sophie Lucas (Savills, on behalf of Miller Homes Ltd)	Principle 5.4	Note that if not sold after 12 months, plots must be able to revert back to market housing. Request principle 5.4 is amended to include: "Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer. "	<p>Include the following text in Principle 5.4:</p> <p>'Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.'</p>	<p>It is agreed that it would be helpful to be more explicit about the requirement for self-build plots dropping away if no need is identified.</p> <p>New paragraph after 5.29:</p> <p><u>'Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.'</u></p>
James Rowley (BDBC, Manydown Project Team)	Principle 5.5	Support Principle 5.5 that requires a 'Self Build Delivery Strategy'.		Noted.
Charlotte Mayall (Southern Water)	Principle 5.6a	Support the inclusion of the requirement for water efficiency measures to be included in new buildings.		Noted.
<b>General comments</b>				
Melanie Rees (Chartered Institute of Housing)	General	Responded but made no specific comment on the SPD.		n/a
Mrs Beata Ginn (Highways England)	General	Responded but made no specific comment on the SPD.		n/a
Mr Martin Small	General	Responded but made no specific comment on the SPD.		n/a

<b>Respondent name and organisation</b>	<b>Section, principle or paragraph</b>	<b>Summary of comments</b>	<b>Respondent's suggested modifications</b>	<b>BDBC response / agreed change</b>
(Historic England)				
Mrs Maria Miller MP	General	Welcomes the SPD. Notes the importance of ensuring development meets the general and financial needs of local residents and that required infrastructure is provided prior to development occupation.		This issue is not specifically covered in this SPD but is a requirement of Local Plan Policy CN6 (Infrastructure).
Sharon Jenkins (Natural England)	General	Responded but made no specific comment on the SPD.		n/a
Mr Tony Williams	General	Requests inclusion of a requirement for roads of all new housing developments to be adopted by the Council. Considers it unfair for homeowners to pay inflated charges to management companies and to be misinformed that resulting council taxes will be lower by developers. Suggest tackling this issue if the Council are serious about sustainability.	Include a requirement for roads of all new housing developments to be adopted.	No changes to the Housing SPD necessary.  This is not a consideration for the Housing SPD and the adoption of highways is a matter for Hampshire County Council as the Local Highways Authority.

## APPENDIX I(2): Schedule of further changes made post-consultation

Section, principle or paragraph	Reason for change	Change proposed
Foreword	Replaced to reflect the changed status of the document	<p>Entire foreword deleted and replaced with:</p> <p><u>'This Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-29. It has been informed by extensive consultation including a six week formal consultation with residents and other stakeholders.</u></p> <p><u>It has been prepared in accordance with the Local Plan Regulations and is a material consideration in the determination of planning applications.'</u></p>
Para 1.9	Updated to reflect draft consultation NPPF (March 2018)	<p>Amended wording:</p> <p><u>The consultation Draft National Planning Policy Framework (March 2018) (and Planning Practice Guidance) builds upon the principles set out in The Housing White Paper 'Fixing our broken housing market' (February 2017) and the 'Planning for the right homes in the right place: consultation proposals' (September 2017). indicates the Government's intention to make changes to the NPPF and the PPG. The White Paper recognises the importance of providing a range of different types of housing including homes for older people and private rented accommodation, and proposes a change to the definition of affordable housing. Some of these proposals have been further articulated through the recent 'Planning for the right homes in the right places: consultation proposals' (September 2017). This proposes a standardised methodology for councils to calculate their overall housing need, and suggests that there should be a streamlined process for identifying the level of housing need for specific groups. It recognises the importance of providing a range of housing including homes for older people and proposes changes to the definition of affordable housing. This SPD includes flexibility to ensure that it would remain relevant in the context of potential changes to national policy.</u></p>
Principle 2.4	Update name of Homes and Communities Agency to Homes England	The council requires affordable homes to be owned and managed by providers who are registered with <del>the Homes England and Communities Agency (HCA).</del>
Principle 3.1	<p>Minor changes to improve clarity:</p> <ul style="list-style-type: none"> <li>• Include reference to Neighbourhood Plan policies as being relevant in determining housing mix.</li> <li>• Addition of word 'market' to clarify the scope of the principle (although this is already included in the principle's title); and</li> </ul>	<p>Bullet point 1: <u>'In order to deliver balanced and sustainable communities, the council will seek a range of market dwelling types and sizes that meet the requirements of Local Plan Policy CN3 and any other relevant Neighbourhood Plan policies...'</u></p> <p>Bullet point 2: <u>'with only a limited requirement for homes with four bedrooms or more, which should normally comprise no more than 30% of the market homes in the development'</u>.</p>
Para 3.6	Additional clarity	<u>'Neighbourhood Development Plans may also set their own specific housing mix requirements for their local area (for example, Sherborne St John), which sit alongside the Local Plan's policy framework. As these are Development Plan Documents, such policies carry equal weight to the Local Plan policies.'</u>

Section, principle or paragraph	Reason for change	Change proposed
Para 3.7	Additional clarity	'Planning applications for two or more <u>net new</u> dwellings should be supported by information that clearly sets out the housing mix for market and affordable dwellings, and explains and justifies the mix proposed'.
Para 4.13	Additional clarity.	4.13 <del>In addition to providing homes in the mainstream housing stock that would be attractive to older people,</del> Developers may wish to provide dwellings that are <i>particularly suited</i> to older people.
Para 5.10	Removing unnecessary text	<del>The Register is therefore a material consideration in the determination of planning applications.</del>
Para 5.13	Update to reflect latest data on BDBC's self-build register	'The council's Self-Build Register shows a strong demand for self-build in Basingstoke and Deane, with <u>197 445</u> individuals joining the register in <u>the last its first year 18 months.</u> '
Para 5.15	Updated to reflect adoption of CIL	'Basingstoke and Deane Borough Council <del>intends to</del> introduced the levy in <u>spring June 2018...</u> '
Para 5.24	To add clarity	'Justification for this approach is set out in Appendix 5.1. This is based upon current levels of demand <u>and forecasted supply and demand</u> , and the council will keep this requirement under review.'
Principles 5.2, 5.3, 5.4 and 5.5	Clarification that principles only relate to development required by planning policy.	Additional words inserted at start of each principle 5.2, 5.3, 5.4) to clarify their scope:  <u>'Where plots for self-build and custom housebuilding are required on large housing sites (in accordance with Principle 5.2) or as another requirement of planning policy:'</u>  Consequential change to para 5.25.  Principle 5.5: <u>'Where planning policies require self-build or custom-build homes will to be provided as part development that includes conventional housing (as per Principle 5.2)...</u> '
Para 5.31	To add clarity	'The process of <u>delivering self-build and custom build plots where they are required as part of large housing sites</u> is summarised by the flow chart in Appendix 5.2'.
Section 5.5.2 (Design Code)	Additional principle added to provide over-arching context to Principles 5.6a and 5.6b. This does not add any additional burdens.  There are some consequential changes to Principles 5.6a and 5.6b to make clearer that these are two approaches that the developer/plot provider can chose to pursue. The 'mechanism' in Principle 5.6a is also clarified through the suggested changes to the second bullet point.	New principle:  <u>Principle 5.6: Design Codes</u>  <u>On all sites where more than one self-build or custom build home is proposed, a design code shall be submitted to and approved by the Local Planning Authority.</u>  <u>In order to streamline the planning application process, options for the level of detail that could be included in the design code are set out in Principles 5.6a and 5.6b.</u>  Consequential amendments to Principles 5.6a and b (and supporting text).  Principle 5.6a Design code approved with planning application  <ul style="list-style-type: none"> <li>Where <del>more than one self-build or custom build home is proposed,</del> and the council considers that the site is not in a sensitive location, prior to the marketing of any plots, the <del>developer/plot provider</del> may choose to submit and have approved a detailed design code <u>as part of a reserved matters planning application.</u></li> </ul>

Section, principle or paragraph	Reason for change	Change proposed
		<ul style="list-style-type: none"> <li>The final design of each dwelling would then be <u>assessed for compliance with this discharged against this code as part of a planning condition.</u></li> </ul> <p>Principle 5.6b Design code to set a framework for <u>future reserved matters</u></p> <ul style="list-style-type: none"> <li>Where more than one self-build or custom build home is proposed <del>and prior to marketing any of the plots or the submission of any reserved matters applications,</del> the plot provider <del>will</del> <u>may choose to submit</u> and have approved by the council a design code to set a framework for determining individual reserved matters planning applications.</li> </ul> <p>5.47 The purpose of the design code is to manage the quality of the development, <del>and, to provide a degree of continuity between the plots, and to provide a degree of certainty about what could be built on the plot by the potential purchaser.</del></p>
Para 5.51	Information can be best kept up to date in the Authority Monitoring Report.	5.1 Information from the register will be published in the Authority Monitoring Report annually. <del>A summary of the demand shown by people who joined the register in base period 1 (March – October 2016) is attached as Appendix 5.3.</del>
Appendix 3.1	Update data	Size mix of recently completed dwellings updated to include 2016/17 completions.
Appendix 3.1	To provide additional clarity to the data.	Additional references included to clarify where the data in the appendix relates to different tenures of dwellings.
Appendix 3.1	Additional references to 'market' to make sure it is entirely clear that the section only relates to market homes.	Various references to 'market' added.
Appendix 3.1, Para 3.26	Clearer conclusion linking back to Local Plan Policy CN3.	<u>A mix of homes is necessary to deliver a mixed and sustainable community. Local Plan Policy CN3 (Housing Mix for Market Housing) seeks a range of house type and sizes to address local requirements. This should include</u> <del>A number of factors in the borough indicate the need to provide a mix of dwelling sizes including smaller dwellings.</del>
Appendix 5.3	The most up to date information (about preferred number of bedrooms, house type and build path) is published on an annual basis in the Authority Monitoring Report (AMR). This information is already out of date. The text has been amended to reflect this and cross-reference to the AMR.	Delete Appendix 5.3.