



**Basingstoke
and Deane**

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Mrs Maxta Thomas
Parish Clerk
Bramley Parish Council



3 October 2016

Dear Maxta,

Outstanding requirements for Policy SS5 – Neighbourhood Planning

At the council's Neighbourhood Plan Round Table event, which was held on Monday 6 June 2016, it was highlighted that the council would be undertaking housing monitoring work to establish the current position in relation to the requirements of Policy SS5 (Neighbourhood Planning) of the adopted Local Plan (ALP). This letter outlines the findings of the review for your parish.

The ALP 2011-2029 forms part of the statutory development plan for the borough and sets out the council's vision and strategy for the area up to 2029, providing the basis for decisions on planning applications. Policy SS5 of the ALP sets the framework for Neighbourhood Planning in the borough and reflects the council's strong support for neighbourhood planning.

The Policy stipulates that at least 750 homes will be delivered across the boroughs five largest settlements (Bramley, Kingsclere, Oakley, Overton and Whitchurch). The requirement for Bramley is for sites/ opportunities to be identified for at least 200 homes in and around the defined Settlement Policy Boundary (SPB).

The housing monitoring work has included a review of planning permissions and newly built homes from the start of the Local Plan period in April 2011 to March 2016. This has enabled the council to identify which settlements have delivered towards their policy SS5 requirement.

Paragraphs 4.66 and 4.67 of the ALP explain the criteria for development to qualify under the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one or more of the following:

- Have 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy.

- Have 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

Planning permissions that do not qualify for the policy SS5 requirements are those which:

- Have less than 10 dwellings (net gain of nine or less) on a site within the SPB.
- Have 5 or more (net) dwellings on a site that is not adjacent to the SPB.
- Have less than 5 dwellings on a site outside of the SPB.

As of 1 April 2016, 315 dwellings have been granted planning permission in and around the Bramley SPB in the period 2011-2016 that satisfy the policy SS5 requirement.

Therefore the council considers that the 'at least' 200 requirement has been achieved, subject to land supply considerations explained below and current planning commitments being built out. Progress will continue to be monitored over the coming years. The council also notes the progress that is being made on Bramley Neighbourhood Plan and that the Plan is currently being examined.

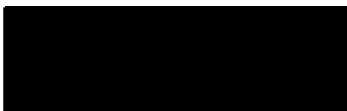
The council will be happy to provide a detailed schedule upon request, detailing the planning permissions that qualify under the requirements of policy SS5.

Housing land supply

As explained at the Neighbourhood Planning Round Table event earlier this year, the National Planning Policy Framework (NPPF) requires that Local Planning Authorities demonstrate that they can identify a five year supply of deliverable housing sites. In the event that a five year supply cannot be demonstrated relevant policies for the supply of housing in the development plan (i.e the Local Plan and made Neighbourhood Plans) should not be considered up-to-date. Following the adoption of the Local Plan, the borough council is currently able to demonstrate a five year supply of deliverable housing sites. However, it should be noted that this position may change as the land supply position is regularly updated (2015/16 position to be published in late 2016). If this occurs, relevant policies, including SS5, will be considered out of date when assessing relevant planning applications and the presumption in favour of sustainable development will be applied.

The council will be pleased to provide further advice and assistance regarding Neighbourhood Planning. Please do contact a member of the planning policy team via return or telephone (01256) 845175.

Yours sincerely,



Joanne Brombley
Planning Policy Manager