

Otterbourne Omission sites

SHELAA reference number	Respondent number	Comment	Officer comment
OT08	ANON-KSAR-NKKF-U	<p>Land off Cranbourne Drive, Otterbourne</p> <p>In responding to this consultation, we have considered the most appropriate housing allocation for Otterbourne, as it is felt that the current draft allocation will not deliver the required housing, without deviating from the policy with regard to gifting the remaining land to the Parish Council, something which appears to have been utilised to win over local support without being backed up by sufficient evidence.</p> <p>5.5 The indicative proposals for Land at Cranbourne Drive would see the delivery of between 55 to 70 new homes, and a variety of benefits including significant areas of open space, attractive green linkages to the wider rural countryside and opportunities to enhance access and enjoyment of the woodland. This site was supported by a greater proportion of the community when it was considered alongside the current draft</p>	<p><b>Comments noted</b></p> <p>Otterbourne is assessed as an intermediate settlement in the 2022 Settlement Hierarchy, with a moderate level of services and facilities. The 2021 SHELAA identified four sites adjacent to the settlement with a total estimated capacity of 297 dwellings. Each site was assessed against the sustainability criteria set out in the Integrated Impact Assessment (IIA). Full details of these assessments are available in Appendix F of the Integrated Impact Assessment document, but the headline assessments for those which fall within or adjacent to the settlement are set out in the table below.</p> <p>This was the starting point in considering the appropriate sites to be allocated. Sites were considered in accordance with the methodology set out in section 5 of this document. Individual assessments of sites are set out in the SHELAA and IIA. Initial assessments of the impacts of the proposed allocation upon the historic and natural environment, transport (highways) and landscape form appendix 3 of this document. It is considered appropriate to identify a new site to deliver about 55 dwellings.</p> <p>Sites OT04 and OT08 less preferable both having perceived vehicular access and traffic generation issues.</p>

		<p>allocation in a local consultation event in March 2022.</p> <p>5.6 Site OT08 is considered a far more suitable housing allocation for Otterbourne which is less constrained than the current allocation at Land off Main Road and can offer a range of benefits for existing and future residents of the village.</p> <p>5.7 These representations should be read alongside the vision document that has been prepared for the Cranbourne Drive site and other supporting evidence on highways, ecology, drainage, and heritage.</p> <p>5.8 In conclusion, it is considered that amendments to OT01 of the Local Plan are required to ensure a more appropriate site is allocated. One which can deliver the full housing need in Otterbourne, alongside numerous benefits and without having a significant impact on the landscape of the village and areas currently enjoyed by existing residents.</p>	<b>Recommended response: no change</b>
OT04	ANON-KSAR-N83Q-U	Land at Kiln Lane Otterbourne	<b>Comments noted</b>

		<p>Please refer to separate representations emailed to the council and supporting Vision Document.</p>	<p>Otterbourne is assessed as an intermediate settlement in the 2022 Settlement Hierarchy, with a moderate level of services and facilities. The 2021 SHELAA identified four sites adjacent to the settlement with a total estimated capacity of 297 dwellings. Each site was assessed against the sustainability criteria set out in the Integrated Impact Assessment (IIA). Full details of these assessments are available in Appendix F of the Integrated Impact Assessment document, but the headline assessments for those which fall within or adjacent to the settlement are set out in the table below.</p> <p>This was the starting point in considering the appropriate sites to be allocated. Sites were considered in accordance with the methodology set out in section 5 of this document. Individual assessments of sites are set out in the SHELAA and IIA. Initial assessments of the impacts of the proposed allocation upon the historic and natural environment, transport (highways) and landscape form appendix 3 of this document. It is considered appropriate to identify a new site to deliver about 55 dwellings.</p> <p>Sites OT04 and OT08 less preferable both having perceived vehicular access and traffic generation issues.</p> <p><b>Recommended response: no change</b></p>
OT05	BHLF-KSAR-N8BT-D	<p>OTO5</p> <p>Additional material supplied.</p>	<p><b>Comments noted</b></p> <p>Otterbourne is assessed as an intermediate settlement in the 2022 Settlement Hierarchy, with a moderate level of services and facilities. The 2021 SHELAA identified four</p>

	<p>I would like to submit a site that is not a part of the current plan site: SHELAA ref.OT05 Land off Waterworks Road, Otterbourne, SO21 2DP E: 446453 N: 123703 area: 1.0haPDL: no</p> <p>OT05 adjoins the settlement boundary for Otterbourne – an intermediate rural settlement in the hierarchy (see Review of Settlement Hierarchy 2022 (September 2022 Update)).</p> <p>Paragraph 14.111 acknowledges that there is capacity for the development of about 75 dwellings in Otterbourne, which could be achieved through the delivery of approximately 55 new homes through new site allocations and approximately 20 new windfall dwellings.</p> <p>There are no suitable sites within the settlement boundary of Otterbourne. Hence, provision will need to be made for the release of land beyond the settlement boundary to deliver new homes.</p> <p>OT05 is located in a highly sustainable location being walkable to a range of local facilities and services (including primary school – 15 minute walk;</p>	<p>sites adjacent to the settlement with a total estimated capacity of 297 dwellings. Each site was assessed against the sustainability criteria set out in the Integrated Impact Assessment (IIA). Full details of these assessments are available in Appendix F of the Integrated Impact Assessment document, but the headline assessments for those which fall within or adjacent to the settlement are set out in the table below.</p> <p>This was the starting point in considering the appropriate sites to be allocated. Sites were considered in accordance with the methodology set out in section 5 of this document. Individual assessments of sites are set out in the SHELAA and IIA. Initial assessments of the impacts of the proposed allocation upon the historic and natural environment, transport (highways) and landscape form appendix 3 of this document. It is considered appropriate to identify a new site to deliver about 55 dwellings.</p> <p>Sites OT04 and OT08 less preferable both having perceived vehicular access and traffic generation issues.</p> <p><b>Recommended response: no change</b></p>
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		<p>convenience store – 10 minute walk; play area/recreation ground – 3 minute walk), as well as close to a regular bus service (bus stop – 4 minute walk).</p> <p>OT05 is not located within a Conservation Area and is not within the setting of any listed buildings.</p> <p>OT05 presents an opportunity to make efficient use of unused land in an accessible location.</p> <p>The 2021 SHELAA confirms that the site is “deliverable/ developable”.</p> <p>At a meeting of the Parish Council in March 2022, Councillors dismissed SHELAA ref.OT02, OT06 and OT09. Councillors attached weight to the potential for allocating a number of smaller sites around the village including OT05. The Parish Council minutes acknowledge that OT05 could reduce the impact of traffic through the village and will lessen the burden on the drainage infrastructure.</p> <p>The NPPF69 acknowledges that smaller sites “can make an important contribution to meeting the housing requirement of an area, and are often</p>	
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		<p>built up relatively quickly”.</p> <p>In addition, small-scale development opportunities that are physically, functionally and visually related to existing urban areas, could be released through a review of the settlement boundary.</p> <p>The 2014 Settlement Boundary Review (which formed part of the evidence base for the current Adopted Local Plan Part 2) defined a settlement boundary as “the limits of towns and villages, being the dividing line between built-up/urban areas (the settlement) and the non-urban or rural areas (the countryside) to define where policies apply”.</p> <p>The 2014 Settlement Boundary Review added “where there are any obvious and suitable candidates, boundaries could be adjusted to accommodate them and provide a degree of flexibility within the housing supply”.</p> <p>Settlement boundaries should have a degree of permanence to avoid constant change over time. OT05 is enclosed by residential development adjoining the northern, western and southern boundaries, and along the</p>	
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		<p>eastern boundary by woodland which visually and</p> <p>physically separate the site from open countryside. The woodland creates a logical and defensible boundary to the site and establish a logical and natural edge to the urban fabric.</p> <p>In conclusion, the latest draft Local Plan should allocate OT05 for residential development alongside other small sites in order to meet the identified housing needs of the community.</p> <p>If the allocation of OT05 for housing is not supported, the draft Local Plan should seek to amend the settlement boundary to include land at OT05 in any event.</p> <p>Alternatively, draft Local Plan policies SP2 and H4 should employ some flexibility to make provision for the development of land in accessible and sustainable locations where it adjoins an existing settlement boundary. This would make a useful contribution to meeting a local need, whilst also meeting the District's overall development requirements, and in a sustainable location.</p>	
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Comments from other policies

	<p><u>ANON- KSAR- NKKF-U</u></p>	<ul style="list-style-type: none"> <li>The developable area of the draft allocation (when subtracting the land designated to the community for open space) is not large enough to deliver the allocated 55 dwellings. The masterplan submitted for the previous application shows only c. 33 dwellings in the developable area as allocated within the Plan. As such, either an extremely dense development would result or further encroachment on adjacent open space. Whilst it is noted that the northern parcel is c. 1.69ha, this includes a copse of trees and hedgerow which will need to be retained. Gladman’s own planning application in 2019 considered the actual developable area of this parcel to be nearer 1.1ha which would lead to a very dense development of c. 50 dwellings per hectare, more akin to a city centre scheme than a suburban housing development. We strongly feel</li> </ul>	<p><b>Comments noted</b></p> <p>Otterbourne is assessed as an intermediate settlement in the 2022 Settlement Hierarchy, with a moderate level of services and facilities. The 2021 SHELAA identified four sites adjacent to the settlement with a total estimated capacity of 297 dwellings. Each site was assessed against the sustainability criteria set out in the Integrated Impact Assessment (IIA). Full details of these assessments are available in Appendix F of the Integrated Impact Assessment document, but the headline assessments for those which fall within or adjacent to the settlement are set out in the table below.</p> <p>This was the starting point in considering the appropriate sites to be allocated. Sites were considered in accordance with the methodology set out in section 5 of this document. Individual assessments of sites are set out in the SHELAA and IIA. Initial assessments of the impacts of the proposed allocation upon the historic and natural environment, transport (highways) and landscape form appendix 3 of this document. It is considered appropriate to identify a new site to deliver about 55 dwellings.</p> <p>Sites OT04 and OT08 less preferable both having perceived vehicular access and traffic generation issues.</p> <p><b>Recommended response: no change</b></p>
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		<p>that this point is being completely ignored and we'd appreciate a robust response to this being added to the OT1 representations summary given it was a key question within our reps to this Policy.</p> <ul style="list-style-type: none"><li>• The previously refused applications on the Gladman site highlights landscape and access concerns, including an unacceptable impact on the local landscape character, and the setting of the village.</li><li>• Unlike 'land at Cranbourne Drive', there is no strong defensible boundary to future development. Concern has been raised that this could lead to further development creep into the open countryside.</li><li>• There is no evidence of Gladman's ability to gift the remaining land east of the public right of way to the Parish Council as open space.</li><li>• The Gladman site is well-used, publicly accessible land and</li></ul>	
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		<p>development here would impact on the currently unspoilt views from the public footpath.</p> <ul style="list-style-type: none"> <li>• Safety concerns have previously been raised regarding the addition of a further arm off the Coles Mead roundabout required for access to the site.</li> <li>• The distance between the school and the site would be less likely to encourage walking to school and could therefore increase traffic at peak times.</li> <li>• There could be potential impacts on listed buildings in proximity including (Old Parsonage or Otterbourne House).</li> <li>• There are ecological concerns regarding the tree area that is subject to a Tree Preservation Order which would be impacted by implementing the access.</li> </ul>	
CS04	ANON-KSAR-NKPM-7	<p><u>Land West of Otterbourne Road, Otterbourne CS04</u></p> <p>This land parcel is far superior to the one currently preferred under 'allocation'</p>	<p><b>Comments noted</b></p> <p>Otterbourne is assessed as an intermediate settlement in the 2022 Settlement Hierarchy, with a moderate level of services and facilities. The 2021 SHELAA identified four</p>

		<p>OT01, as it has none of the failings that that other site does.</p> <p>Primarily, it benefits from a provably viable, and readily deliverable, point of vehicular access, that can be delivered without harm to ecology, arboriculture, or highway safety.</p> <p>It is also flat, well screened, devoid of trees within its middle, lacking in any significant ecology, and completely unaffected by archaeology and public footpaths.</p> <p>In light of this, it is a far more logical site, that can be delivered with speed, and which, ought, therefore, benefit from an allocation for housing.</p>	<p>sites adjacent to the settlement with a total estimated capacity of 297 dwellings. Each site was assessed against the sustainability criteria set out in the Integrated Impact Assessment (IIA). Full details of these assessments are available in Appendix F of the Integrated Impact Assessment document, but the headline assessments for those which fall within or adjacent to the settlement are set out in the table below.</p> <p>This was the starting point in considering the appropriate sites to be allocated. Sites were considered in accordance with the methodology set out in section 5 of this document. Individual assessments of sites are set out in the SHELAA and IIA. Initial assessments of the impacts of the proposed allocation upon the historic and natural environment, transport (highways) and landscape form appendix 3 of this document. It is considered appropriate to identify a new site to deliver about 55 dwellings.</p> <p>Sites OT04 and OT08 less preferable both having perceived vehicular access and traffic generation issues.</p> <p><b>Recommended response: no change</b></p>
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