

Otterbourne Omission sites

SHELAA reference number	Respondent number	Comment	Officer comment
OT08	ANON-KSAR-NKKF-U	<p>Land off Cranbourne Drive, Otterbourne</p> <p>Please refer to the supporting representations submitted on behalf of Barwood Land.</p>	<p>Comments noted</p> <p>The parish council considered four potential sites OT03, OT04, OT05 and OT08 and undertook public consultation on them. There were major concerns raised about additional traffic both generally through the village but also specifically in relation to sites OT04, OT05, and OT08 which was a significant consideration in the decision to promote site OT03. There were also concerns raised about loss of countryside and the capacity of services in relation to some of the sites as well as how sustainable they are in relation to where the facilities and services are located. OT03 has been put forward as the preferred site. It is in a sustainable location and is adjacent to the existing residential area and within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. The site is much larger than is needed to meet the housing number but discussions have taken place with the developer who has agreed to develop part of the site only to provide about 55 smaller two and three bedroom houses which would meet the identified need in the settlement (identified by a village survey). A non negotiable caveat to the promotion of site OT03 is that only part of the site is developed and the remainder is gifted to the parish council as public open space under a S106 agreement. The open space will benefit all residents in Otterbourne</p>

			<p>and will protect the existing well used public footpath on the site.</p> <p>The development will therefore provide about 7 acres of formal and informal open space and new and improved footpath and cycleway links.</p> <p>The parish council has also considered site OT05 as a secondary option but this is not needed at the present time in order to meet the housing number. They are continuing discussions in the event that they should need to consider an alternative development site. If needed this site could bring forward around 5 – 11 larger houses if needed. Discussions with the promoters of sites OT04 and OT08 are continuing but these sites are less preferable both having perceived vehicular access and traffic generation issues.</p> <p>The parish council considered it important to open discussions on the remaining sites in the event that the S106 agreement to secure the 7 acres of open space was not forthcoming as without that they would not support development on site OT03.</p> <p>Recommended response:</p>
OT04	ANON- KSAR- N83Q-U	Land at Kiln Lane Otterboune	<p>Comments noted</p> <p>The parish council considered four potential sites OT03, OT04, OT05 and OT08 and undertook public consultation on them. There were major concerns raised about additional traffic both generally through the village</p>

		<p>Please refer to separate representations emailed to the council and supporting Vision Document.</p>	<p>but also specifically in relation to sites OT04, OT05, and OT08 which was a significant consideration in the decision to promote site OT03. There were also concerns raised about loss of countryside and the capacity of services in relation to some of the sites as well as how sustainable they are in relation to where the facilities and services are located. OT03 has been put forward as the preferred site. It is in a sustainable location and is adjacent to the existing residential area and within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. The site is much larger than is needed to meet the housing number but discussions have taken place with the developer who has agreed to develop part of the site only to provide about 55 smaller two and three bedroom houses which would meet the identified need in the settlement (identified by a village survey). A non negotiable caveat to the promotion of site OT03 is that only part of the site is developed and the remainder is gifted to the parish council as public open space under a S106 agreement. The open space will benefit all residents in Otterbourne and will protect the existing well used public footpath on the site.</p> <p>The development will therefore provide about 7 acres of formal and informal open space and new and improved footpath and cycleway links.</p> <p>The parish council has also considered site OT05 as a secondary option but this is not needed at the present time in order to meet the housing number. They are continuing discussions in the event that they should need to consider an alternative development site. If needed</p>
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OT05	BHLF-KSAR-N8BT-D	<p>OTO5</p> <p>Additional material supplied.</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</p>	<p>Comments noted</p> <p>The parish council considered four potential sites OT03, OT04, OT05 and OT08 and undertook public consultation on them. There were major concerns raised about additional traffic both generally through the village but also specifically in relation to sites OT04, OT05, and OT08 which was a significant consideration in the decision to promote site OT03. There were also concerns raised about loss of countryside and the capacity of services in relation to some of the sites as well as how sustainable they are in relation to where the facilities and services are located. OT03 has been put forward as the preferred site. It is in a sustainable location and is adjacent to the existing residential area and within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. The site is</p>

		<p>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; 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>much larger than is needed to meet the housing number but discussions have taken place with the developer who has agreed to develop part of the site only to provide about 55 smaller two and three bedroom houses which would meet the identified need in the settlement (identified by a village survey). A non negotiable caveat to the promotion of site OT03 is that only part of the site is developed and the remainder is gifted to the parish council as public open space under a S106 agreement. The open space will benefit all residents in Otterbourne and will protect the existing well used public footpath on the site.</p> <p>The development will therefore provide about 7 acres of formal and informal open space and new and improved footpath and cycleway links.</p> <p>The parish council has also considered site OT05 as a secondary option but this is not needed at the present time in order to meet the housing number. They are continuing discussions in the event that they should need to consider an alternative development site. If needed this site could bring forward around 5 – 11 larger houses if needed. Discussions with the promoters of sites OT04 and OT08 are continuing but these sites are less preferable both having perceived vehicular access and traffic generation issues.</p> <p>The parish council considered it important to open discussions on the remaining sites in the event that the S106 agreement to secure the 7 acres of open space was not forthcoming as without that they would not support development on site OT03.</p>
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		<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 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</p>	<p>Recommended response: no change</p>
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		<p>“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 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</p>	
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		<p>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>ANON-KSAR-NKKF-U</p>	<p>The policy should allocate Land off Cranbourne Drive as the most suitable allocation for development in Otterbourne. Please refer to supporting representations document submitted by Grass Roots Planning on behalf of Barwood Land via e-mail on 14/12/2022.</p>	<p>Comments noted</p> <p>The parish council considered four potential sites OT03, OT04, OT05 and OT08 and undertook public consultation on them. There were major concerns raised about additional traffic both generally through the village but also specifically in relation to sites OT04, OT05, and OT08 which was a significant consideration in the decision to promote site OT03. There were also</p>
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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' OT01, as it has none of the failings that that other site does. 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. It is also flat, well screened, devoid of trees within its middle, lacking in any</p>	<p>Comments noted</p> <p>The parish council considered four potential sites OT03, OT04, OT05 and OT08 and undertook public consultation on them. There were major concerns raised about additional traffic both generally through the village but also specifically in relation to sites OT04, OT05, and OT08 which was a significant consideration in the decision to promote site OT03. There were also concerns raised about loss of countryside and the capacity of services in relation to some of the sites as well as how sustainable they are in relation to where the facilities and services are located. OT03 has been put forward as the preferred site. It is in a sustainable location and is adjacent to the existing residential area</p>

		<p>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>and within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. The site is much larger than is needed to meet the housing number but discussions have taken place with the developer who has agreed to develop part of the site only to provide about 55 smaller two and three bedroom houses which would meet the identified need in the settlement (identified by a village survey). A non negotiable caveat to the promotion of site OT03 is that only part of the site is developed and the remainder is gifted to the parish council as public open space under a S106 agreement. The open space will benefit all residents in Otterbourne and will protect the existing well used public footpath on the site.</p> <p>The development will therefore provide about 7 acres of formal and informal open space and new and improved footpath and cycleway links.</p> <p>The parish council has also considered site OT05 as a secondary option but this is not needed at the present time in order to meet the housing number. They are continuing discussions in the event that they should need to consider an alternative development site. If needed this site could bring forward around 5 – 11 larger houses if needed. Discussions with the promoters of sites OT04 and OT08 are continuing but these sites are less preferable both having perceived vehicular access and traffic generation issues.</p> <p>The parish council considered it important to open discussions on the remaining sites in the event that the S106 agreement to secure the 7 acres of open space</p>
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