

BENSINGTON SOCIETY

Planning report, January 2021

This report is brief, and concerned solely with issues around the new developments on Ben2 and Ben3/4.

Ben2 The developer (Thomas Homes, TH) is moving forward as fast as he can given slow responses from OCC and SODC over the S106 issues. There has recently been a series of phone conversations between TH and Phil Murray, the Parish Council's NPDWG representative.

S106 matters have nearly been finalised and there are no important issues to concern us. The developer's commitment towards construction of the relief road through their site to the common specification set down by OCC Highways that all three developers are following has been agreed. TH have also agreed to fund their share of the new roundabout that will be necessary on Hale Road.

Thomas Homes are planning to build predominantly smaller homes than other developers and also pride themselves on "building high quality houses, and never use the same designs on each new development"; they attempt to design houses that match the local village character. The NPDWG continue to liaise with TH over their plans. (see current plan below):



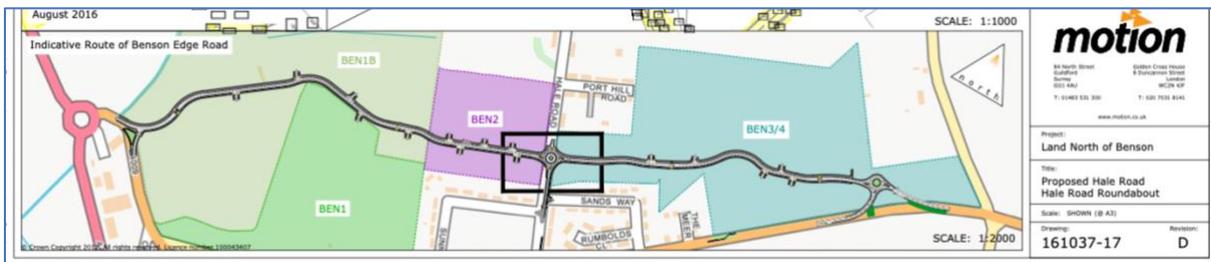
Note: Houses marked with '*' are Affordable Homes

Ben3/4 As in the case above, the developer, David Wilson Homes (DWH) have had rather drawn out battle with OCC and SODC over Reserved Matters and their S106, but now have a signed S106 Agreement.

The NPDWG have held two recent 'virtual meetings' with DWH on 16th December and 11th January, where I participated. Relations are cordial and productive, with DWH generally being receptive to NPDWG suggestions. DWH now hope to submit their final plans to SODC by early summer. The current outline plan is shown below:



The final layout of the relief road is shown below:



Neighbourhood Plan

The Benson Neighbourhood Plan was officially ‘made’ in 2018 and is valid until 2032. However, in part because SODC’s Local Plan has now been finalised, and partly in recognition of increasing public concerns over climate change and sustainability, the Neighbourhood Team are proposing to update the Neighbourhood Plan. However, the emphasis here is on ‘updating’ and there is no intention of making any major changes to the remit of the current plan, rather the intention is to add a certain amount of supplementary material.

The Neighbourhood Plan Delivery Working Group will keep the village informed over this issue through their regular Benson Bulletin news items.

Frank Farquharson
 18th January 2021