

Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan

Site Assessment Report

October 2022

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Ecchinswell, Sydmonton and Bishops Green Parish Council**

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Executive Summary

Consultation with the residents of the parish and in recognition of the evidence and draft policies in the emerging update to the adopted B&D BC Local Plan (the LPU) has determined that a small number of additional houses will be required to meet the needs arising from local growth in the parish over the plan period.

The ES&BG NP Consultation Statement and Supporting Evidence document C of the ES&BG Submission Plan lays out the need for a modest amount of extra housing to meet local needs in the context of the limited sustainability of the two small village settlements in the parish. The identified need is for around 15 homes in Bishops Green and 5 in Ecchinswell; all the extra homes should be 'affordable to buy'.

On behalf of the Parish Council, members of the Neighbourhood Plan Steering Team carried out a structured 'Call for Sites' process with landowners followed by short-listing and then a 3 part assessment process designed to deliver a single selected site for each settlement. This assessment was a combination of:

- I. a technical assessment via the site Sustainability Appraisal (SA/SEA);
- II. a community assessment via a community consultation of site preferences; and
- III. a further assessment of deliverability (including viability)

The Call for Sites process initially identified 12 candidate sites; more detailed work with landowners reduced this to 9 sites that were subjected to the three stage assessment above.

The outcome of the overall process is a site for Bishops Green (land south of Rooksfield) and a site for Ecchinswell (part of Clere Livery Stables) that have community support and also meet sustainability and deliverability criteria.

1. Introduction

1.1 This report summarises the site assessment process that has informed the selection of housing site allocations in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (ES&BG NP). The ‘qualifying body’, Ecchinswell, Sydmonton and Bishops Green Parish Council has been advised via the Neighbourhood Plan Steering Group (SG) throughout this process by officers of Basingstoke and Deane Borough Council (B&D BC) and by the professional planning consultancies, *oneill homer & AECOM*.

1.2 The Parish Council is aware that the adopted Basingstoke and Deane Local Plan (2011 – 2029 adopted in 2016) required no housing site allocations to be made in ESBG Parish to 2029 and assumed that any new housing would come forward on windfall sites or to meet local needs (i.e. approved planning applications for schemes consistent with Policy SS6 (New Housing in the Countryside) and other policies). The ES&BG NP will be closely aligned not only with the existing Basingstoke and Deane Borough Council Local Plan but also with the ‘reasoning and evidence’ underpinning the Local Plan Update presently being developed that extends the plan period to at least 2039.

1.3 Based on public consultations in September 2021 and May 2022, and information on housing need from B&D BC, it was apparent that a modest number of new homes are required in the parish in both main settlements. (see Supporting Evidence document C of the ES&BG Neighbourhood Plan for more detail).

1.4 Proposals being worked on as part of the B&D BC Local Plan Update indicate that Bishops Green is likely to receive an indicative housing requirement of around 15 dwellings and Ecchinswell zero. Consequently, the Parish Council intends that the ES&BG Neighbourhood Plan will include proposals to allocate land for a limited level of housing development (~15 in Bishops Green and ~5 in Ecchinswell). Given the modest overall number of houses required, this allocation is expected to be delivered on one site each in Bishops Green and in Ecchinswell.

[Given its importance as background to the need for housing and sites in the parish, the reader is referred to the latest version of the [spatial study](#) for the B&D BC Local Plan Update reviewed at the Economic Planning and Housing Committee on 9th June and 21st July 2022. (The appendices to this report ([1](#), [2](#), [3](#), [4](#), [5](#)) have a lot of relevant detail).]

1.5 Ahead of the Regulation 14 Pre-Submission Consultation for the ES&BG NP, B&DBC Planning Policy department issued a letter to the ES&BG Parish Council (dated 1 June 2022) confirming the indicative number of houses to be allocated in the Local Plan Update. A copy is included in Appendix C of this report and also forms Appendix A of the ES&BG Submission NP).

1.6 In the meantime, the Parish Council is mindful of making housing site allocations of a total quantum that will be consistent with the proposed status of Bishops Green and Ecchinswell as Category 4 ‘Small Villages’ in the LPU settlement hierarchy (per PPG §41-103 and NPPF §70). The Parish Council is also mindful of the provisions of §14 of the National

Planning Policy Framework (NPPF) in respect of securing protection for its Plan, once 'made'.

1.7 The assessment process comprised three stages. The first stage generated a 'long list' schedule of potential development sites through a 'call for sites' exercise during January and February 2022. The second stage was designed to disqualify sites if they were deemed unsuitable, unavailable or otherwise unachievable. The third stage applied three distinct suitability tests to the remaining 'short list' sites:

- a technical assessment via the Sustainability Appraisal (SA/SEA);
- a community assessment via a community consultation of site preferences; and
- a further assessment of deliverability (including viability)

1.8 The Stage 3 tests informed the site allocation proposal. They also identified the need for a range of site specific design codes, mitigations for the SA/SEA and other findings, infrastructure requirements, and raised an awareness of potential interactions with other developments.

1.9 The development and appraisal of proposals in neighbourhood plans needs to be an iterative process, with the proposals being revised to take account of the appraisal findings. (PPG Paragraph: 038 Reference ID: 11-038-20190722).

1.10 The ES&BG NP proposes to allocate sites with the capacity to meet local need using its policies to define the key development principles on each site.

1.11 This report is being published alongside the Submission version of the ESBG NP and final SA/SEA report. This final version takes into account the representations made on all three documents and will form part of the documentation submitted for examination.

2. Stage One

2.1 The process of developing a Neighbourhood Plan for the parish began with the Parish Council forming a Steering Group (SG) to oversee the project on its behalf. The SG engaged with the local community in September 2021 to publicise the ES&BG NP and to seek opinions and preferences from residents on the future of the parish in order to create a vision and a set of objectives for the plan. The need for extra housing was a key subject in this consultation and a clear message emerged that to meet local growth, there should be a modest number of extra homes in both Bishops Green and Ecchinswell, all affordable to buy in terms of size/facilities. There was a strong rejection of larger scale development because of the limited sustainability of the parish and the need to preserve the rural character of the settlements.

2.2 The Local Plan Update (LPU) being developed by B&D BC calls for the establishment of Settlement Boundaries for Bishops Green and Ecchinswell. The SG engaged with the Planning Policy Team in B&D BC to agree proposed settlement boundaries for the main areas of each settlement. These are included in the ES&BG NP (Policy ESBG1 with more

detail in the supporting evidence document Supp Ev B ESBG NP Settlement Boundaries) and also in the latest progress updates of the LPU. It was expected that sites for the extra housing to be allocated by the ES&BG NP would be adjacent to these Settlement Boundaries.

2.3 The Settlement Boundary for Bishops Green is compact and tightly drawn around the established housing in Ash Road (and its connected streets), Eagle Road and Rooksfield; the area includes the village hall and convenience store. It lies wholly to the west of the C155 road through Bishops Green – this road provides a well defined edge to the settlement.

2.4 Ecchinswell comprises a main settlement around the school, village hall and pub and a “satellite” area around the pond around 1km north of the main village with a clear countryside gap (and St Lawrence Church) between the two areas. The SG developed a proposal for a potential secondary Settlement Boundary for the Ecchinswell “satellite” reflecting the historic nature of the area, the number of houses (~25% of the total for Ecchinswell) and the opportunity to identify a greater number of possible site options for Ecchinswell.

2.5 In January 2022 the SG on behalf of the Parish Council commenced a ‘call for sites’ exercise, which resulted in 12 sites in the Parish being put forward by the landowners for potential housing development. Four of these sites had already been promoted for possible housing development in the B&D BC Strategic Housing and Economic Land Availability Assessment ([SHELAA](#)); these are noted as EC001-4 in the table but it should be noted that owing to their location in the countryside their development is cited in the SHELAA as not being in line with the B&D BC’s current planning framework.

Site Name	Area (ha)
1. BGA – Land behind Bishops Green Cottage (EC002)	1.95
2. BGB – Land to the North of Bishops Green (EC004)	2.48
3. BGC– Bishops Green Farm (part of EC003)	3.8
4. BGF – Bishops Green Farmhouse (EC001)	1.76
5. BGH – Land behind Eagle Road	0.6
6. BGI – Land South of Rooksfield	2.0
7. BGJ – Land opposite Sun House	1.8
8. EH - Land between Hillside/Ratts Cottages	0.5
9. EJ – Malthouse Farm	1.67
10. EI – Land North of the Pond	0.87
11. EX – Clere Livery Stables	0.49
12. EZ -Land around Ecchinswell Village Hall	2.04

Table A: Stage 1 sites

3. Stage Two

3.1 Not all the submitted sites were considered to be of a size consistent with the Category 4 ‘Small Villages’ status in the settlement hierarchy (per the classification of settlements in the B&D BC Local Plan Update and PPG §41-003). The group offered landowners of sites that exceeded 1 hectare in size a further opportunity to resubmit sites that were ‘small’ (per NPPF §69a). For sites adjacent to Bishops Green, the Parish Council also wished to see offers of sites that could provide extra accessible Green Space to meet the shortfall of such space in the settlement. In addition, two sites were considered to be too far from the settlements to be taken forward.

3.2 In making allocation decisions, the NPPF requires that sites are available, as well as suitable and achievable. The owner of site BGC, declined to resubmit a smaller scheme and withdrew the site from the NP process. No offer was received of land adjacent to the Ecchinswell War Memorial (EA and EB) nor of land North of Ecchinswell House (EK). Smaller parts of larger sites at BGA, BGB, BGF, have however been resubmitted. For site BGI, the owner was open to offering part of the site for the modest number of houses and a significant part for accessible green space.

3.3 The 9 revised sites that resulted from these steps are shown in Table B below. The table includes an estimated gross site area and an indicative housing capacity at 25 dwellings per hectare. Where capacity is less than 25dpa this is because land owners* are offering part of the site area as developable land, and the balance as landscaping/green space. As noted above, given the current shortfall of accessible Green Space in Bishops Green vs the standards set by B&D BC for rural areas, land owners were required to provide space over and above normal standards to help address this deficit.

Site Name	Area (ha)
1. BGA – Land behind Bishops Green Cottage (EC002)	1.0/15*
2. BGB – Land to the North of Bishops Green (EC004)	1.4/15*
3. BGF – Bishops Green Farmhouse (EC001)	1.0/15*
4. BGH – Land behind Eagle Road	0.6
5. BGI – Land South of Rooksfield	2.0/15*
6. EI – Land North of the Pond	0.87
7. EJ – Malthouse Farm	4/5*
8. EX – Clere Livery Stables	0.49/5*
9. EZ -Land around Ecchinswell Village Hall – as part of a redevelopment of the whole site	2.04/5*

Table B: Stage 2 Sites

3.4 Site EZ. Based on a range of wishes for community facilities expressed in the September 2021 consultation, the SG team outlined a concept proposal for creating a modern community hub and recreation facility based around the existing Ecchinswell Village Hall and Recreation Ground with the opportunity to include a small number of homes. The hall and recreation grounds are owned by ES&BG PC and the expectation is that this would be a community-led

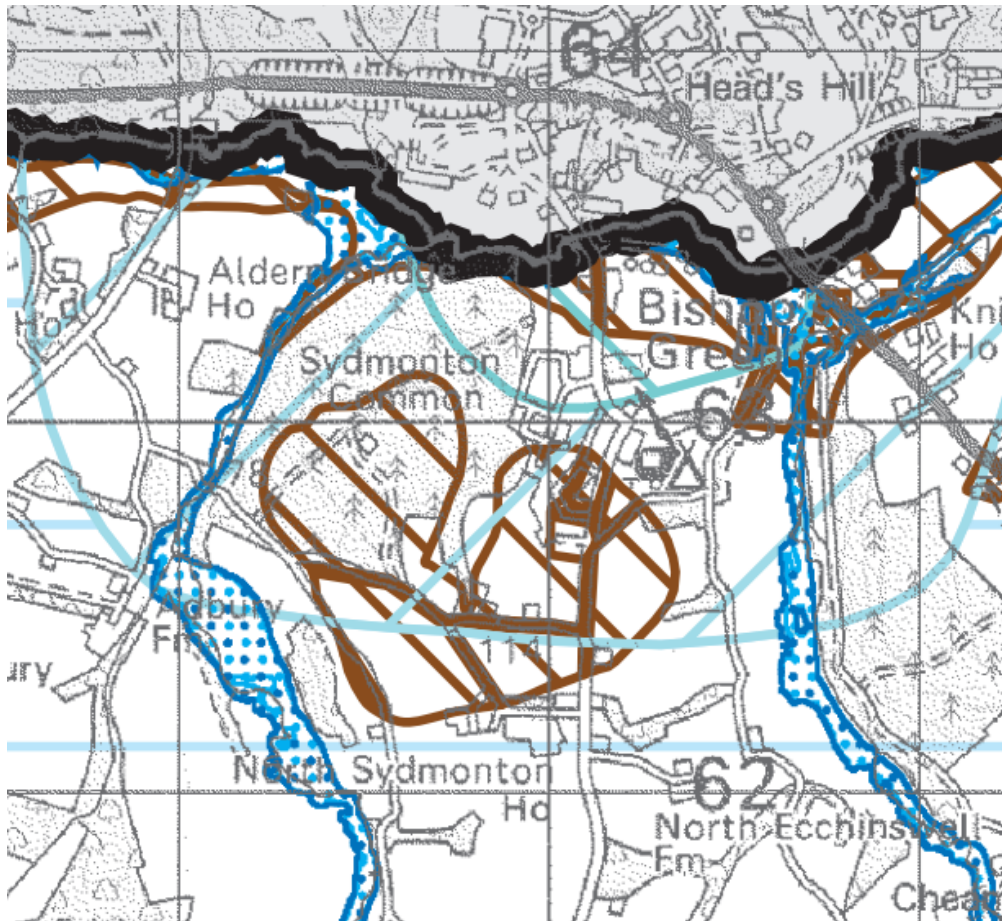
project. The proposal was tested in the May 2022 community consultation with a generally positive response to the idea but little immediate appetite to progress it. Consequently it has not been included as an option for the small number of homes to be allocated in the ES&BG NP but was taken into Stage 3 for the Sustainability Appraisal. The proposal has been included as an outline concept in the Plan (within ESG11) that could in time be taken forward by the community. Any housing that comes from such a project would be counted as a windfall scheme under policy ESG2.

3.5 Of the 9 sites, two (sites BGA and EX) would not normally qualify for Stage 3 as they do not adjoin the observed settlement edge for the Settlement Boundaries proposed for Bishops Green or Ecchinswell (as shown on Plans B1, B2 and B3). This is an exclusionary criterion because both the NPPF and B&D BC Local Plan require housing site allocations to be sustainable in their location. In practice, this requires a sequential approach to be taken, whereby priority is given to promoting new development inside the existing settlement boundary and then immediately outside if there are no or insufficient available sites within the boundary. Only if there are no such candidate sites should those that do not adjoin the boundary be considered; this is clearly not the case here.

3.6 Given a recent outline planning approval in July 2021 on land adjacent to BGA (20/02693/OUT), on balance it was considered appropriate to allow the site to go forward to Stage 3 given BGA has a degree of inter-dependence and shared access with the recently consented land. A similar judgement was made in relation to site EX which is a modest-size, previously developed site reasonably close to the observed settlement edge of Ecchinswell.

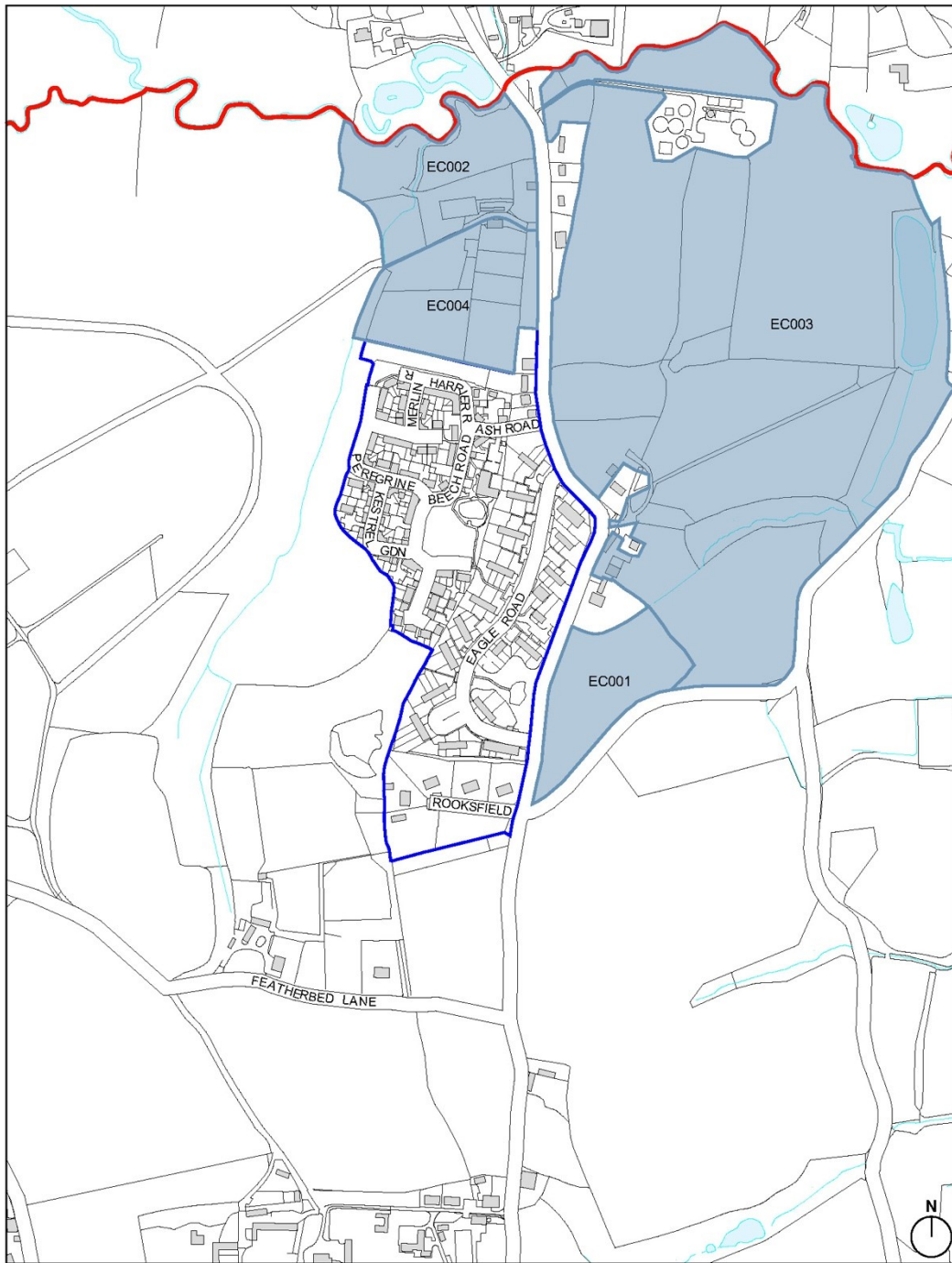
3.7 The Hampshire Minerals and Waste Plan 2013 (see Plan A below) shows an area around Bishops Green lying within a Mineral Safeguarding Area (Policy 15 – sharp sand and gravel and river terrace deposits). The normal effect is to sterilise land from development prior to extraction unless it is clear that a development site will not prejudice the economic extraction of the mineral.

3.8 While B&D BC had confirmed the proximity of these deposits through their assessment of 2021 SHELAA sites (EC001 – EC004 – see SHELAA 2021 site areas on Plan B), they had however not indicated in their assessment whether or not the sites in and around Bishops Green are likely to be economically viable. It will be appropriate for Hampshire CC to be consulted in respect of these constraints for any sites that fall within the safeguarding areas.



Plan A: Hampshire Minerals and Waste Plan 2013 Extract showing Minerals Safeguarding area (brown hatched area) at Bishops Green and Ground Water Protection Zones 1 and 2 (blue hatched areas) (BDLP Policy EM6)

3.9 A total of 9 sites therefore qualified for Stage 3 assessment (per Table B above and Site Plans overleaf). Together these sites could deliver more than 100 new homes, which far exceeds the indicative housing figure and would be considered as disproportionately high in relation to the existing size of the settlements and their position (as Tier 4 'Small Villages') in B&D BC's settlement hierarchy. The third stage of the assessment is therefore needed to inform the choice of sites for allocation in the Plan.

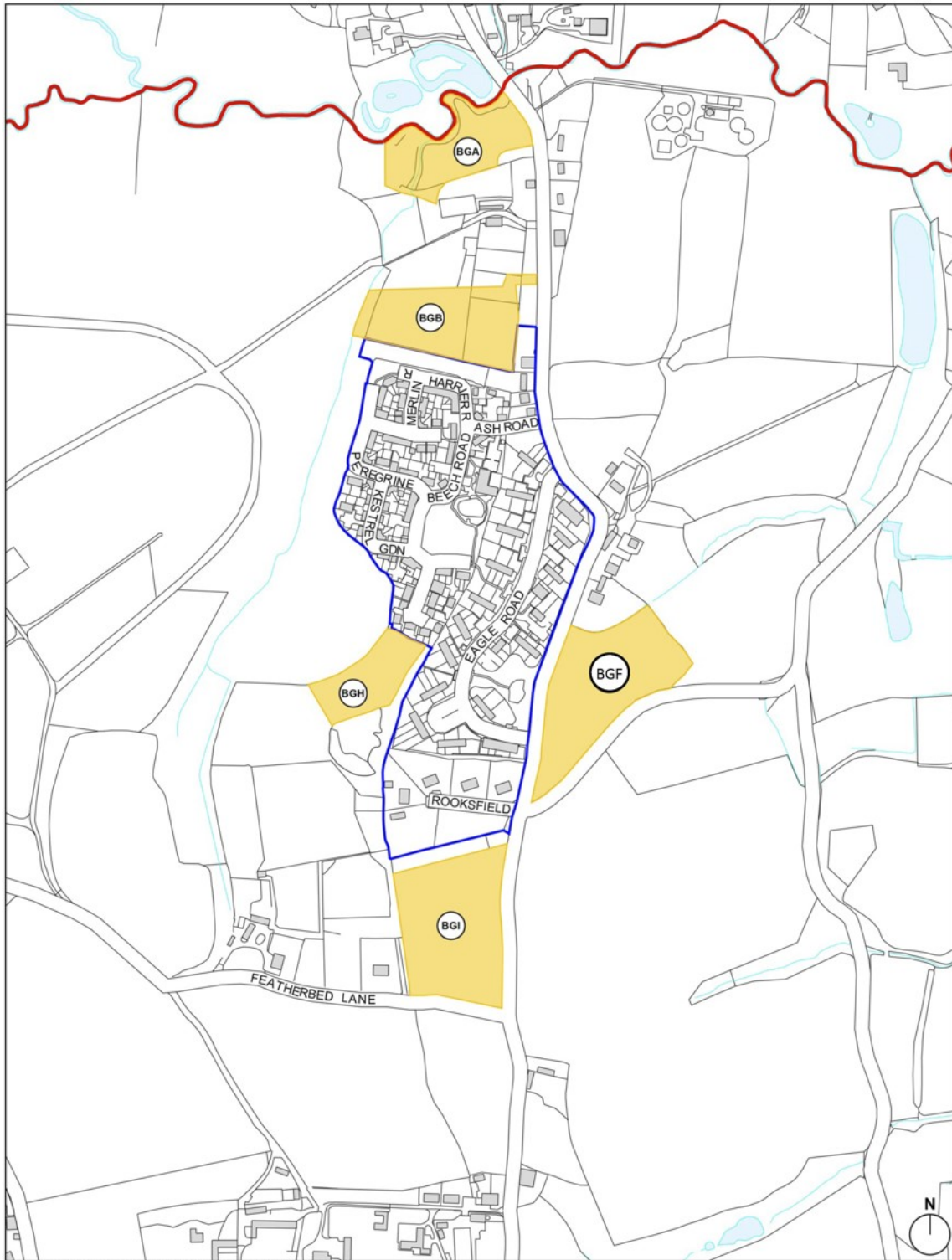


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**ES&BG Neighbourhood Plan
BDBC SHELAA 2021 Sites Bishop's Green**

■	SHELAA	Site Area (ha) EC001 - 1.76 EC002 - 2.58 EC003 - 22.5 EC004 - 2.27 (1.9 Developable)
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Plan B

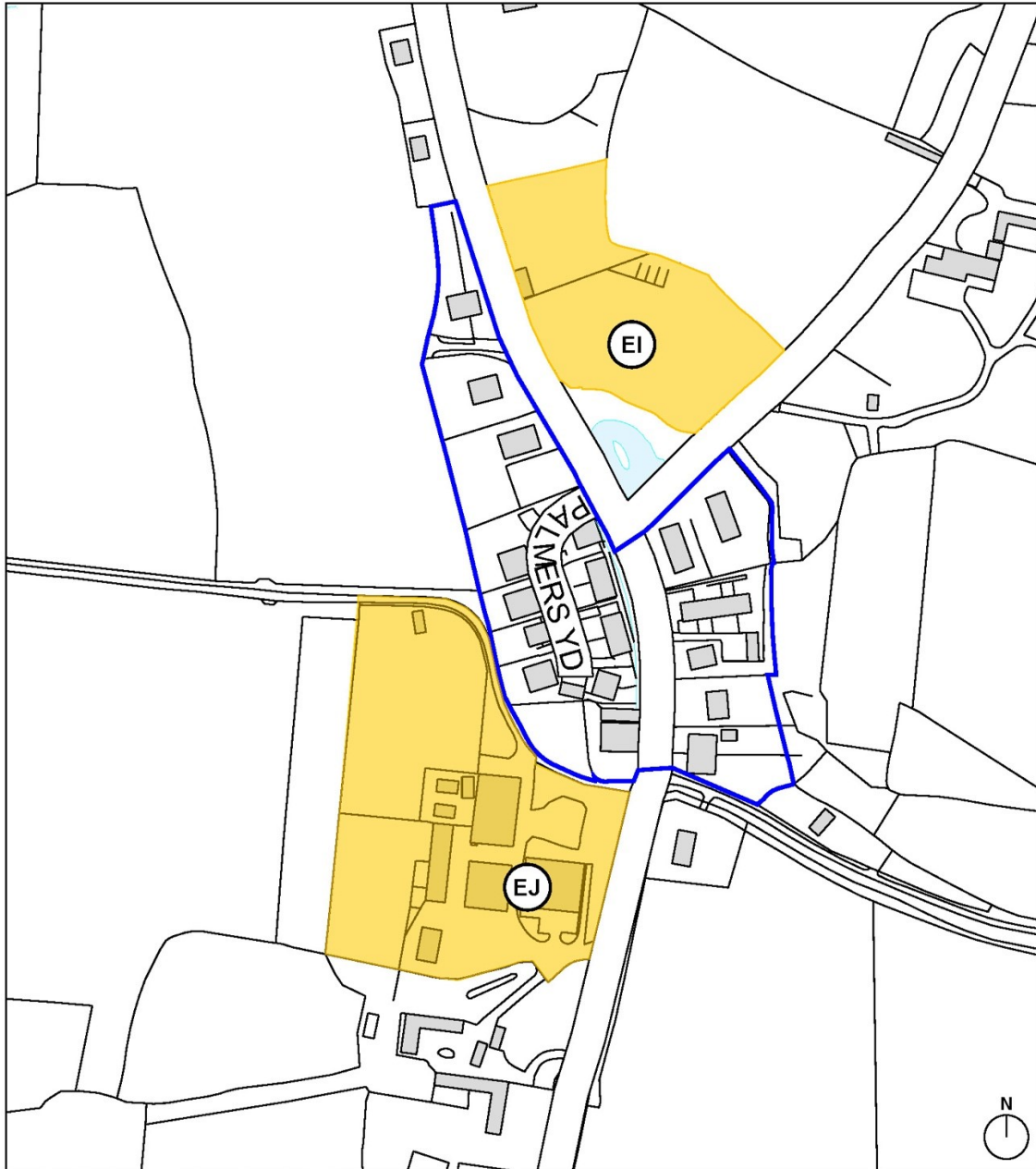


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ES&BG Neighbourhood Plan Site Assessment Inset 1 Bishop's Green

- Proposed Settlement Boundary
 - Site Boundary
- | | | |
|-------------|--------------|--------------|
| BGA = 1ha | BGI = 1.80ha | BGF = 1.74ha |
| BGB = 1.4ha | BGH = 0.6ha | |

Plan B1 – Bishop Green Stage 2 Sites

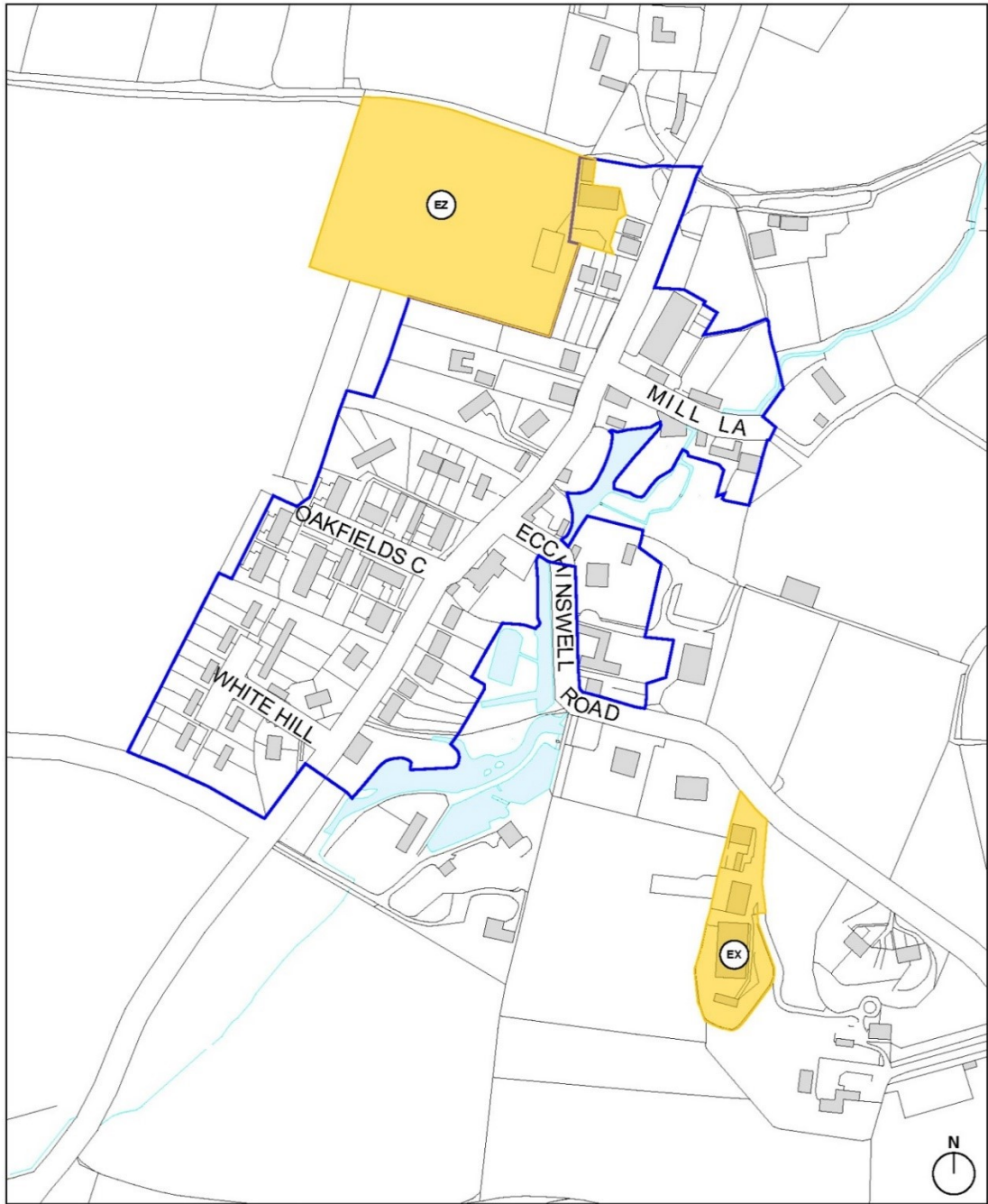


**ES&BG Neighbourhood Plan
Site Assessment Inset 2 Ecchinswell Satellite Area**

— Proposed Settlement Boundary

■ Site Boundary
EI = 0.87ha
EJ = 1.67ha

Plan B2 – Ecchinswell North Stage 2 Sites



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**ES&BG Neighbourhood Plan
Site Assessment Inset 3 Ecchinswell**

- Proposed Settlement Boundary
- Site Allocation
- EX = 0.49ha
- EZ = 2.04ha

Plan B3 – Ecchinswell Stage 2 Sites

4. Stage Three

4.1 This stage of the process combined two assessment exercises: a strategic environmental assessment (SEA) and a community consultation.

- The first provides an assessment of the technical attributes of the sites using a set of agreed environmental objectives as required by the Regulations.
- The second assessment tests the opinions of the local community for each of the potential sites. This testing acknowledges that the Plan can only be “made” following a successful referendum following examination.

4.2 For these two assessments, the findings of technical SEA may be tempered by the community view, but only if there is a compelling case to do so.

4.3 To inform both exercises, the Steering Group (SG) sought additional information from the owners/promoters of the Stage 2 sites. In some cases, indicative proposals and scheme layouts have been provided, together with confirmation of access rights and offers of providing community benefits as part of a scheme (see Appendix A of this document). For others, the landowners committed to development of more detailed layout proposals in the event that the SEA and Community assessments favoured their sites.

4.4 Following receipt of the interim SA/SEA technical assessment and the Community Consultation, the SG sought to further test the viability and deliverability of the leading options to ensure confidence that the final sites to be allocated in the plan will proceed to development and so meet the need for extra housing. This is inevitably an iterative process following the PPG guidelines (PPG Paragraph: 038 Reference ID: 11-038-20190722).

Technical Assessment: SA/SEA

4.5 The SA/SEA is being carried out in iterations by AECOM (an independent consultant) for the SG, based on the site information provided by the landowners and using the environmental objectives and baseline data agreed in the SEA scoping exercise that was completed by AECOM in early 2022.

4.6 An interim report (May 2022) assessed the 9 sites as shown in the chart below. The assessment used the 7 environmental objectives from the SEA Scoping Report and determined the potential for likely significant and minor, positive or adverse effects (not taking into account mitigation measures) and neutral effects of development resulting from an allocation in the Plan. The report does not itself give weight to the objectives and does not seek to rank the sites.

	Bio/Geo diversity	Climate Change	Landscape	Historic Environment	Land, Soil & Water	Community wellbeing	Transportation
BGA	Red	Blue	Blue	Yellow	Blue	Blue	Green
BGB	Blue	Blue	Blue	Yellow	Blue	Blue	Green
BGF	Blue	Blue	Red	Yellow	Blue	Blue	Red
BGH	Blue	Blue	Yellow	Blue	Blue	Blue	Blue
BGI	Yellow	Blue	Red	Yellow	Blue	Blue	Red
EI	Yellow	Blue	Blue	Red	Blue	Blue	Red
EJ	Yellow	Blue	Blue	Red	Blue	Blue	Blue
EX	Yellow	Blue	Blue	Yellow	Yellow	Blue	Blue
EZ	Blue	Blue	Blue	Red	Yellow	Blue	Blue
Likely positive effect	Uncertain effect		Neutral/no effect		Likely negative effect		
Green	Blue		Yellow		Red		

4.7 The outcome of the exercise is that for some sites there are potentially negative effects but these were seen as minor rather than major.

4.8 There is scope for successful mitigation of some or all of the likely negative effects in the assessment, particularly by means of suitable layout/planting to address landscape concerns, design to address the historic environment and safer pathways to facilitate access.

4.9 The only distinguishing minor positive effects relate to the ease of access to public transport relative to other sites. For the parish as a whole, the overall very limited availability and utility of public transport is a significant contributor to the overall low sustainability of the area. (see ESBG17 and document Sup Ev L in the ES&BG NP Submission Plan). With only two sites to be selected for the modest number of additional homes, any adverse transport effect is mitigated by the small number of new homes in the Parish that each generate extra vehicle movements.

4.10 The report indicates that sites BGB, BGH and EX have the least significant adverse effects to address. In respect of the landscape effects identified for BGF/BGI, allocation

policies for these sites could include effective mitigation measures relating to scheme layout and the creation of effective landscaping on the most sensitive site boundaries. The final SA/SEA report for the Neighbourhood Plan (document ES&BG NP AECOM SA-SEA Report October 2022) accompanying the plan and this Site Assessment Report contains the full assessment and commentary.

Note: The Submission version of the SA/SEA prepared by AECOM (issued October 2022 and published with the Submission version of the ES&BG NP) now gives a revised version of the above interim assessment. This matter is covered in an addendum at the end of this report but does not alter the overall conclusions. The most significant change is an expectation of a “likely negative effect” for site BGB in the area of Bio/Geo Diversity.

Community Assessment

4.11 As outlined above, it is also necessary to consider the sites in a Community Consultation. As described in the Consultation Statement, the Survey was effective in engaging the community in the selection process and informing decision making. The consultation took place on 26/27/28 May 2022 in the village halls with ~120 residents taking part and spending considerable time answering a series of questions.

4.12 The community was first asked to decide which of 5 selection criteria for a site were most important to them. They were then asked to apply these three to determine their choice of the most appropriate site first for the Bishops Green settlement and then for Ecchinswell. For site EZ, a separate set of questions was asked to determine interest in this being taken forward as a community-led project. (Key stimulus material used in this consultation is included in Appendix B of this document) Overall parish community preference among the 5 site options for Bishops Green and 3 for Ecchinswell was as follows:

Bishops Green	% of votes
BGA	5%
BGB	38%
BGF	11%
BGH	26%
BGI	19%
Ecchinswell	
EI	25%
EJ	21%
EX	53%

4.13 Although the consultation and other engagement activities have been effective in terms of the number of residents engaging with the project, it is acknowledged that no consultation can provide a definitive view of community opinion. However, we have been advised that experience elsewhere suggests that those people that do engage at this stage of a neighbourhood plan project are also more likely to comment at the Pre-Submission (Regulation 14) and Pre-Examination Publicity (Regulation 16) stages, as well as to turn out

to vote at the referendum. It is therefore a helpful insight and its conclusions must be given some weight in the final selection of sites.

4.14 The outcome of community consultation in respect of judging community preferences is that there are three sites in Bishops Green (BGB/BGH/BGI) and one in Ecchinswell (EX) that had a significantly higher preference than the others. A more detailed review of responses showed that among residents who gave their post code as being in the vicinity of Bishops Green, BGB was the least preferred of the 3.

4.15 In the community feedback, there was strong objection to the establishment of a secondary Settlement Boundary for the “satellite” area of Ecchinswell. This was linked to objections to the idea of further development in this area of the village. Given the level of objection and the relatively low community preference and potentially negative effects on the Historic Environment for sites EI and EJ, the proposal to establish the secondary Settlement Boundary will not be progressed in this plan and hence sites EI and EJ were discounted from further consideration. Site EX was therefore the only site for Ecchinswell remaining to be considered in the final selection.

4.16 In reviewing the SA/SEA findings, feedback from the community and in consideration of maintaining sustainable Settlement Boundaries, the Steering Group discounted sites BGA and BGF from further consideration. This left BGB, BGH and BGI as final shortlist for Bishops Green.

Additional Viability and Deliverability Testing leading to Final Site Selection for Bishops Green

4.17 Initial assessment of site BGH had indicated that access to the location would need collaboration with Sovereign Housing (a Housing Association) who own the social housing units in Eagle Road and who would have to create the access in/around the existing houses. In the first rounds of discussions with Sovereign, there was interest in the idea and a view that it was potentially practical. With the outcome of the SA/SEA and the Community Consultation, the BGH option was tested further. As a result of this deeper assessment with Sovereign Housing, it became apparent that the idea of creating an access to and developing BGH would only be viable if this development was part of more extensive redevelopment of the Eagle Road houses. This area is presently seen as a long term part of the Sovereign Housing portfolio but major redevelopment is not part of their short or medium term plans. Accordingly site BGH will not be taken further within the ES&BG NP.

4.18 Site BGB was offered to the ES&BG NP Call for Sites process as a 1.4ha site comprising 0.6ha to be used for 15 homes, 0.8ha of Green Space plus a new access to C155 road through Bishops Green. This 1.4ha is also part of a larger site that was (and at the time of writing, still is) subject to a parallel Outline Planning Application (B&D BC 22/00174/OUT) for 42 (originally 50) homes in a dense suburban style layout. This proposal is known as Woodside View. The promoter made the offer of the site BGB on a “without prejudice” basis as they wished to continue simultaneous pursuit of the 22/00174/OUT application.

4.19 As part of final viability/deliverability testing, the SG sought confirmation from the promoter that the 1.4ha BGB site was unequivocally “available” for allocation in the ES&BG NP to create 15 extra homes for Bishops Green. The promoter declined to give such a confirmation.

4.20 From this SG concluded that the promoter of site BGB did not want to fully support a proposal for the Neighbourhood Plan intended to deliver the scale of development considered appropriate by the community and by B&D BC given the position of Bishop Green in the settlement hierarchy. Rather than a small development of 15 homes in a layout suited to the rural environment, the promoter is instead strongly favouring a relatively dense “suburban” development of 42 (originally 50) homes in the Woodside View scheme. The Steering Group wants to avoid creating confusion with the community by bringing forward a proposed site allocation that has an uncertain outcome and (with the support of the Parish Council) has therefore discounted site BGB from further consideration. In making this decision the Parish Council and the SG sought advice from our professional consultant (oneil homer) and from the B&D BC Planning Team.

4.21 The owner of site BGI has offered a commitment to meeting the need for a modest number of homes for Bishops Green and is open not only to mitigating concern over landscape effects with improvements to hedgerows and planting schemes, but also the enhancement of nature via a green corridor and the provision of significant accessible green space. The proposed design/masterplan has a strong rural feel and taking all the viability and deliverability factors into account, BGI is therefore the preferred site for Bishops Green. A Concept Development Framework is shown in Appendix A of this document and a detailed design report forms is in the supporting evidence for the ES&BG Submission Plan (document Supp Ev P).

Additional Viability and Deliverability Testing for site EX

4.22 A detailed site assessment of EX showed that the site with an area of around 0.5ha comprises two distinct areas. Development of the whole site for a scheme of around 5 dwellings would be an inefficient use of the site. The southern part of the site also has technical constraints making it potentially unsuitable for a smaller/lower cost scheme. The northern parcel has the potential to be developed efficiently for a scheme of around 5 starter/downsizer dwellings using existing building footprints, minimising the environmental impact. This northern parcel also has a more open aspect and better access to sunlight.

4.23 A design proposal for the northern parcel has been developed and is included in the supporting evidence for the ES&BG Submission Plan (document Supp Ev Q). A Concept Development Framework for the proposed development from this report is shown in Appendix A; it has a clear rural feel including 'barn' and 'long house' components.

4.24 One aspect of site EX that created concern for the Parish Council and the SG is its location on the narrow and bendy C155 road out of Ecchinswell towards Kingsclere. Irrespective of the allocation of sites for housing, the Neighbourhood Plan identifies this area as one of the key locations for establishing "Slow the Pace" measures and the Parish Council has an objective to extend the 30mph speed limit out to the village boundary. This is covered in detail in Policy ESBG17 and supporting evidence document Supp Ev L of the plan. In addition to this, the SG expressed a strong desire that development of EX is accompanied by the creation of a "green path" along the north side of C155. (The viability and deliverability of such a green path is enabled by the common ownership of both site EX and the field to the north of C155). This is outlined in the supporting text for Policy ESBG4.

5. Recommendation For Site Allocations

5.1 Site BGI for Bishops Green and site EX for Echchinswell emerge as the best candidates for site allocation in the ES&BG NP. It is recommended that site BGI is selected to deliver a total of approx. 15 homes for Bishops Green and site EX is selected to deliver approx. 5 homes for Echchinswell over the plan period.

5.2 There is good correlation between the SA/SEA and Community tests, as local communities often have a strong instinct for the environmental aspects.

5.3 The overall assessment process identified how the selected sites should seek to avoid or mitigate any adverse effects and these requirements will be made clear in the respective allocation policies.

5.4 This final selection recommendation was endorsed by members of the ES&BG Parish Council at a confidential briefing held on 20th July 2022 ahead of Regulation 14 Pre-Submission Consultation.

Addendum

As noted in para 4.10, the Submission version of the SA/SEA prepared by AECOM (issued October 2022 and published with the Submission version of the ES&BG NP) now gives a revised version of the SA assessment comparing the short-listed site options. The most significant change is an expectation of a “likely negative effect” for site BGB in the area of Bio/Geo Diversity.

	Bio/Geo diversity	Climate Change	Landscape	Historic Environment	Land, Soil & Water	Community wellbeing	Transportation
BGA	Red	Blue	Blue	Yellow	Blue	Blue	Green
BGB	Red	Blue	Red	Yellow	Blue	Blue	Green
BGF	Blue	Blue	Red	Yellow	Blue	Blue	Red
BGH	Blue	Blue	Yellow	Blue	Blue	Blue	Blue
BGI	Blue	Blue	Red	Yellow	Blue	Blue	Red
EI	Yellow	Blue	Blue	Red	Blue	Blue	Red
EJ	Yellow	Blue	Blue	Red	Blue	Blue	Blue
EX	Yellow	Blue	Blue	Yellow	Yellow	Blue	Blue
EZ	Blue	Blue	Blue	Red	Yellow	Blue	Blue
Likely positive effect	Uncertain effect		Neutral/no effect		Likely negative effect		
Green	Blue		Yellow		Red		

The changes to the SA/SEA assessment do not affect the overall recommendation for the allocation of sites BGI and EX in the ES&BG NP.

Appendix A: Site Information

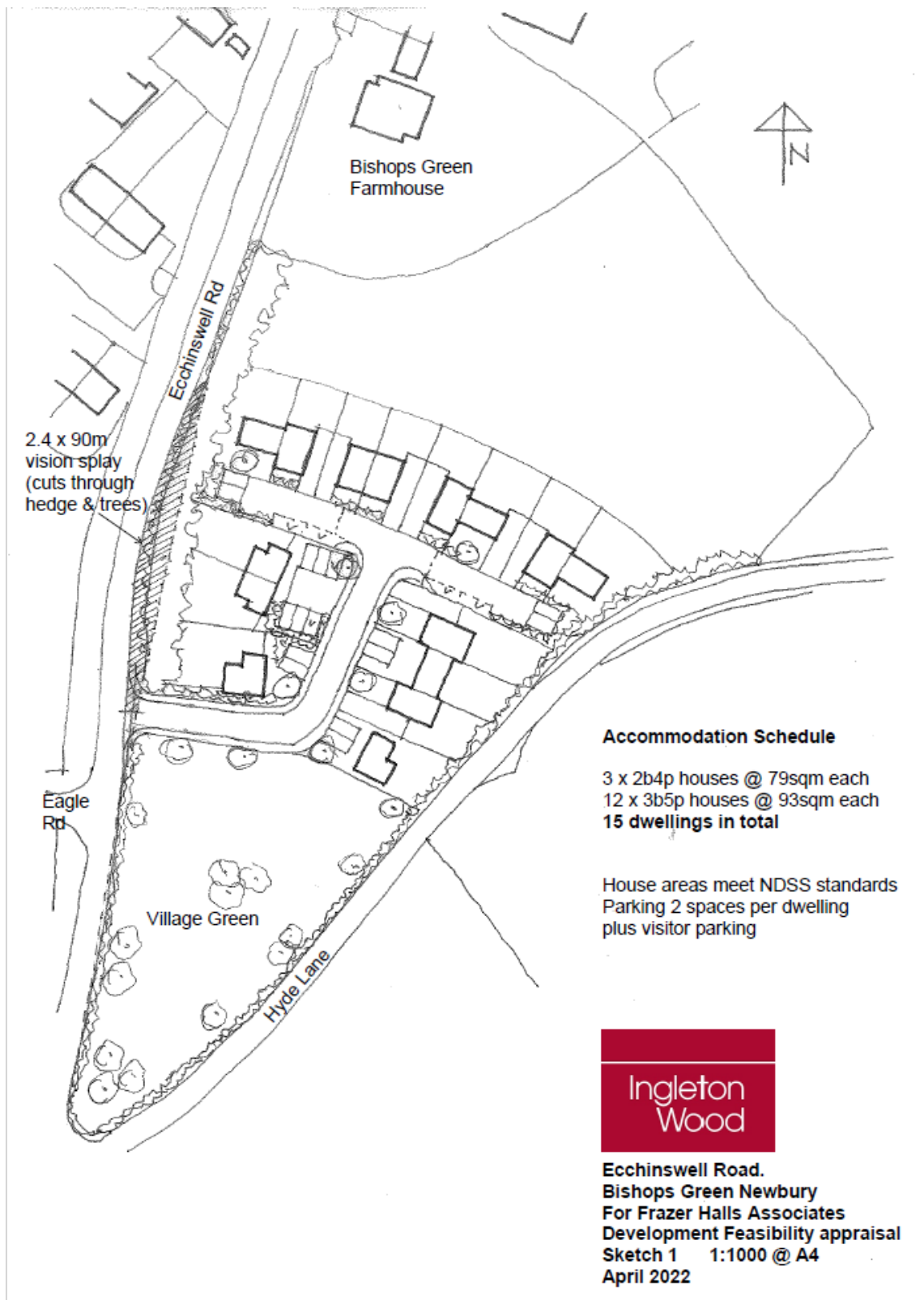
Site BGA – proposed scheme received on 24th March 2022



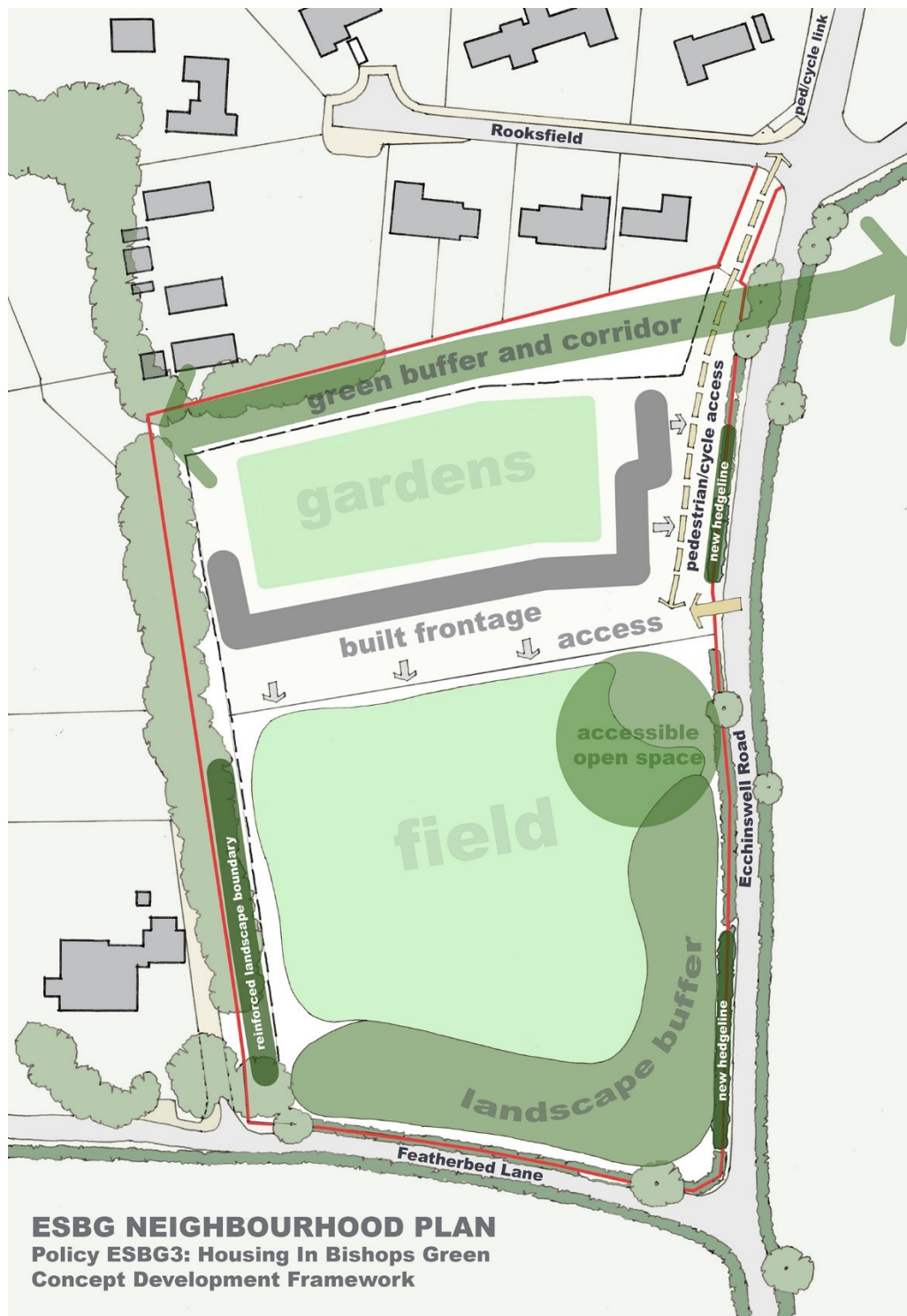
Site BGB – proposed scheme received on 25th March 2022



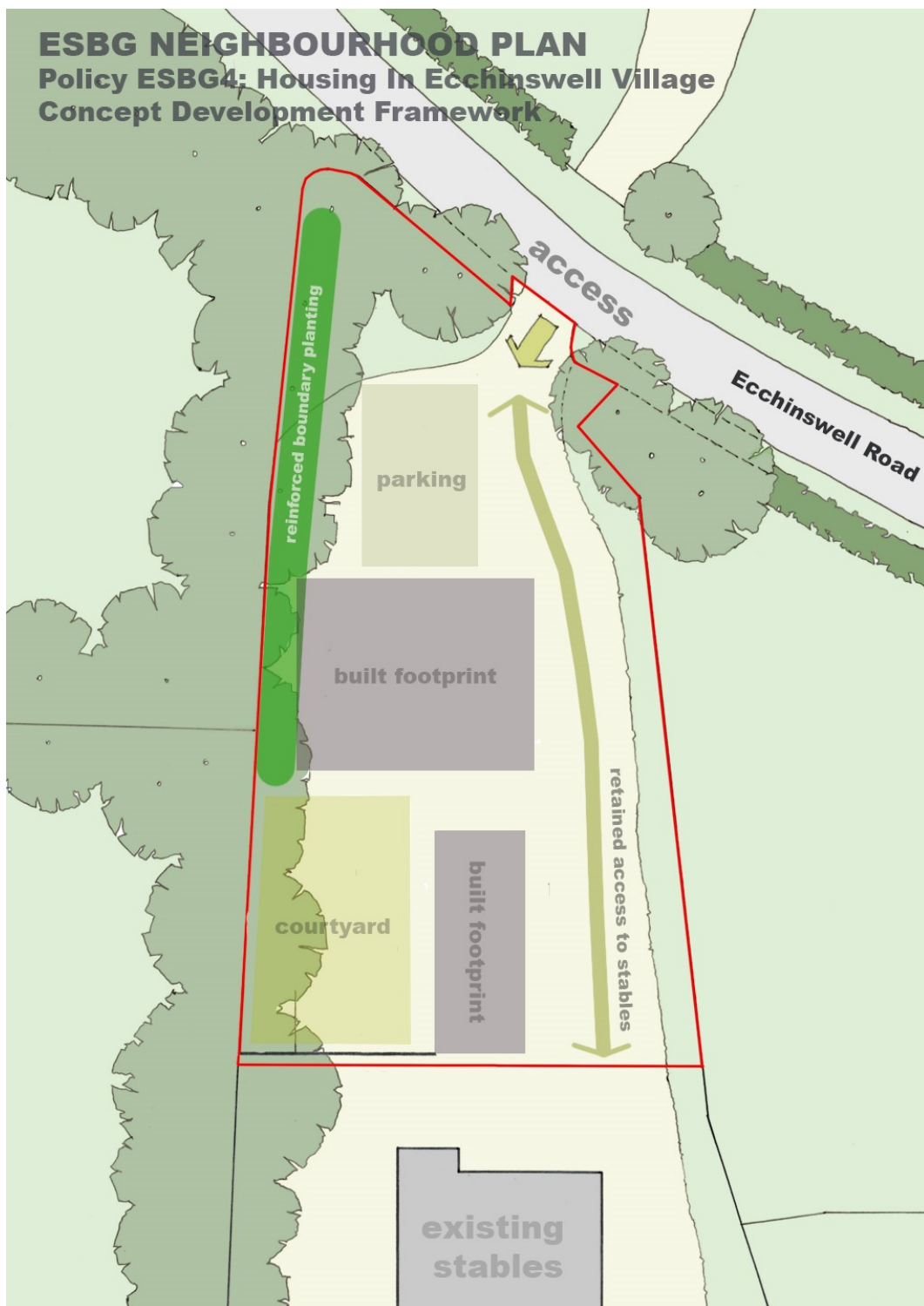
Site BGF – one of two proposed schemes received on 17th May 2022 (the other proposal was similar but proposed access was not seen as appropriate)



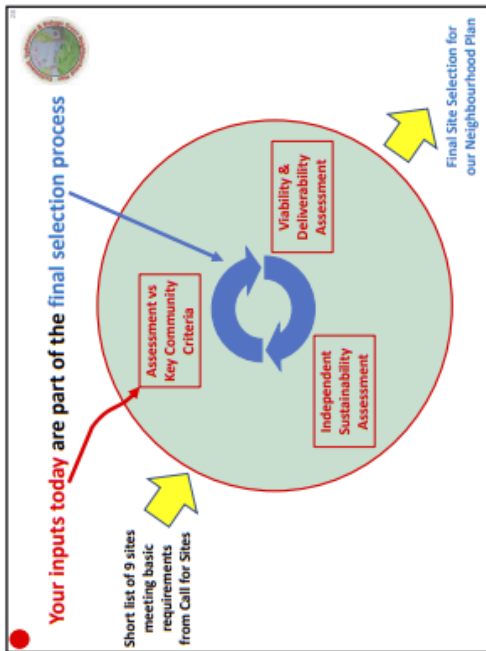
Concept Development Framework for site BGI



Concept Development Framework for Site EX



Appendix B: Community Consultation Materials



28

Key community criteria proposed for site selection

A Low Environmental Impact

- Minimum impact on rural landscape
- No damage to important areas/species
- Includes buffers to sensitive areas
- Can deliver net bio-diversity gain

B Well Integrated with Existing Settlement

- Close to Community facilities
- Safe foot access – not in/across busy road
- Close to bus stop (Bishops Green)

C Safe Access to Site

- Direct access to "good" road
- Room for safe junction with good sight-lines
- Enough space for larger deliveries

D Maintains Strong Settlement Boundary

- Does not cross "hard" boundary
- Does not create "stepped" gaps
- Does not create "ribbon" effect

E Ready Access to Green Space

- Provides sufficient/extra Green Space
- Ready access to existing Green space

Please Complete Q5 on Feedback Form

29

For Bishops Green there are 5 shortlisted sites.

Settlement Boundary —

Each site can deliver the targeted 15 homes.

Most offer extra Green Space.

Details on next poster.

Reminder: Community Selection Criteria

- A. Low Environmental Impact
- B. Well Integrated with existing settlements
- C. Safe Access to Site
- D. Maintains Strong Settlement Boundary
- E. Ready Access to Green Space

Please Complete Q5 on Feedback Form

30

Short list of 5 potential sites for ~15 extra homes in Bishops Green.

Please Complete Q5 on Feedback Form

Site Offered	Description	Pros	Cons
BGA	Part of a 2.5ha semi-brownfield site promoted to B&D BC for development of up to 72 homes. Another part already has permission for 4 houses and a new road access.	Offer includes ~0.5ha of Green Space.	Poor integration with rest of Bishops Green. Not joined to Settlement Boundary (see site BGB). Future for retained part of site?
BGB	Part of 2.3ha semi-brownfield site north of Harrier Road (Woodside View). Planning application for 50 homes in a dense/urban layout is underway.	Offer includes ~0.8ha of Green Space. Location offers good integration with rest of Bishops Green.	Current planning application conflicts with our plan. Future for retained part of site?
BGF	Part of a 1.8ha greenfield site promoted to B&D BC for development of up to 70 homes. Land currently used as pasture.	Offer includes ~0.3ha of Green Space. Subject to a road crossing, reasonable integration with rest of Bishops Green.	Breaches Eastern boundary of the Settlement (main road) setting precedent for further extension onto farmland there. Future for retained part of site? Access to rest of BG requires road crossing.
BGH	~0.5ha on land west of Eagle Road. Currently used as pasture. For development, access requires collaboration with Sovereign Housing.	Reasonable integration with rest of Bishops Green via Eagle Road.	Difficult access from Eagle Road. Size may limit extra Green Space.
BGI	Land south of Hoolibridge. Currently used as pasture. Whole field (~2ha) offered for 15 homes plus accessible Green Space.	Centre offering significant extra Green Space.	Poor integration potential and limited pedestrian access to rest of Bishops Green.

31

For Ecchinswell, there are 3 shortlisted sites (EI/EJ/EX) and/or a proposal for a community-led development (EZ)

The community is only looking for a small number of extra homes in Ecchinswell.

First we are asking you to consider sites EI/EJ/EX; details of these are on next poster.

We then want your reaction to the idea of a community-led development (EZ) laid out on the next table.

[Please Complete Q7 on Feedback form](#)

31

Short list of 3 potential sites for a small number of extra homes in Ecchinswell

Site Offered	Description	Pros	Cons
EI	Field of ~2ha on land north of the pond.	Potential Green Space.	Remote from and has no pavement to main village centre. Large site vs modest number of homes anticipated in the plan.
EJ	Full area (~1ha) of farm buildings and surrounding land offered for development with expectation that project can fund relocation of equipment/activity.	Potential Green Space. Brownfield site.	Relatively remote from and has no pavement to main village centre. Very large site vs modest number of homes anticipated in the plan.
EX	Land containing Clere Livery Stables.	Opportunity for ~5 extra homes in a compact space replacing buildings in poor state of repair.	Safety of pedestrian access to rest of village. Located just inside AONB What green space available?

Reminder: Community Selection Criteria

A Low Environmental Impact

B Well integrated with existing settlements

C Safe Access to Site

D Walkable Strong Settlement Boundary

E Ready Access to Green Space

Please Complete Q7 on Feedback form

32

Proposal for a Community-led Development Project to create 21st Century Village Hub in Ecchinswell

Concept is the creation of a...

"Village Hall and Community Hub ... A modern multi-functional centre for Ecchinswell"

Based around the existing Village Hall & Playing Field

Maintains existing multi-purpose hall for village events, regular & one-off hirings and an extensive recreation/sports area.

Includes +/- 5 affordable homes prioritised for people with local connections plus **new/upgraded** facilities that could enable a broader range of activities desired by local residents... *for example* ...

- community shop with café etc
- new sports/recreation options desired by local residents (e.g. tennis, 5-a-side football...)
- opportunity for pop-up markets etc
- upgraded play area, social space for teens
- office/meeting space, premises for small businesses
- shared "work near home" facilities
- space for medical/other care service delivery
- electric car charging points for public use taking power from PV panels on Village Hall/other roof space

Modern, efficient, low-carbon buildings with ground source heat pumps, high grade insulation etc.

[Please Complete Q8 on Feedback form](#)

33

"Ecchinswell Village Hall and Community Hub"

Outline concept to gauge community interest

Many of the needs/suggestions came from residents at September meetings.

Concept based around the existing Village Hall/Recreation Field which is owned by Parish Council for use by the Community and operated by a charity ("Ecchinswell Village Hall and Recreation Ground").

Idea tested with Parish Council and Chair of the charity who are supportive.

If supported by the community, basic concept can be included in the Neighbourhood Plan to be taken forward as "Neighbourhood Development Order".

Turning concept into reality requires formation of a **dedicated Community Team**.

Complex project requiring sustained community support and leadership.

What do you think?

[Please Complete Q8 on Feedback form](#)

34

Appendix C – letter from B&D BC Planning to the ES&BG Parish Council confirming the indicative number of houses to the allocated in the Local Plan Update



Marian Dain
Ecchinswell, Bishops Green and Sydmonton
Parish Council
Sent via email

1 June 2022

Dear Marian,

Request for information on indicative housing number for Ecchinswell, Bishops Green and Sydmonton Neighbourhood Plan

Thank you for your email dated 16 March in relation to an indicative housing number for the neighbourhood plan. Please accept my apologies for the delay in providing a formal response to your original email.

The planning policy team is pleased to hear that you are progressing the Ecchinswell, Bishops Green and Sydmonton Neighbourhood Plan (EBG SNP) and we will continue to support you through that process.

You have requested an indicative housing number in order to inform the neighbourhood plan process, an approach which is in line with paragraph 67 of the National Planning Policy Framework (NPPF). As you will be aware, the council is at an early stage of updating its Local Plan, rolling the Plan forward to cover a period up to at least 2039. An evidence base is being compiled to inform Plan making and this has included a detailed Settlement Study which considers the relative sustainability of settlements in the borough and includes indicative future housing requirements for suitable settlements. This study specifies a figure of 15 homes for Bishops Green over the Plan period. Ecchinswell was also considered through this process and no housing requirement was identified. The study also proposes a new Settlement Policy Boundary (SPB) for Bishops Green and Ecchinswell.

Further details regarding the Settlement Study are available via the following link: [Agenda for Economic, Planning and Housing Committee on Thursday, 6th January, 2022, 6.30 pm - Basingstoke and Deane Borough Council](#)

The council is currently due to consult upon the draft Local Plan Update later this year, in line with Regulation 18 of the relevant legislation. This would be the first statutory stage in the Local Plan process. It is currently proposed that the outcomes of the Settlement Study outlined above would be included within the draft Plan. However, the council is currently reviewing its approach to the consultation and these elements may change as the Plan develops.

Plan making is very much at its early stages and therefore holds no weight in planning terms at this time. The strategy outlined in the draft Plan will be subject to public consultation as part of the Local Plan Update process and the Examination in Public, and so may be amended in due course. However, the above information provides a direction of travel and represents the current thinking of the LPA in this regard. It is worthy of note that if the housing requirement for the settlements of Bishops Green and/or Ecchinswell were to change after the Neighbourhood Plan (NP) was 'made' then that could be addressed via modifications to the NP as relevant.

In order for the parish to benefit from the protection afforded by paragraph 14 of the NPPF, all of the four criteria within that paragraph must be met. These relate to the age of the plan and include the need for the plan to allocate specific sites and policies to meet the identified need in Bishops Green (criterion a and b). In relation to the next two criteria (c and d), this information is published annually online, and more detailed information is available to view through the council's Authority Monitoring Report. It should be noted that this position may change and therefore the council's position may be different when the Neighbourhood Plan has been adopted.

At present:

- In relation to criterion c), I can confirm that the council is able to demonstrate a 4.5-year supply of deliverable housing sites.
- In relation to d) regarding housing delivery, the Housing Delivery Test results were published in February 2022 by the Department for Levelling Up, Housing and Communities. This confirmed that against the council's requirement to deliver 2195 new homes, 4001 new homes were delivered, which results in a 2021 measurement of 182%. The test was therefore passed and no consequences resulted.

I hope that the information set out above is of use to you and obviously please let me know if it would be helpful to discuss any of the above in more detail.

Yours Sincerely,

Joanne Brombley
Planning Policy Manager